

Z17-0021 Rayzor Ranch

Planning Division

Oct. 17, 2017

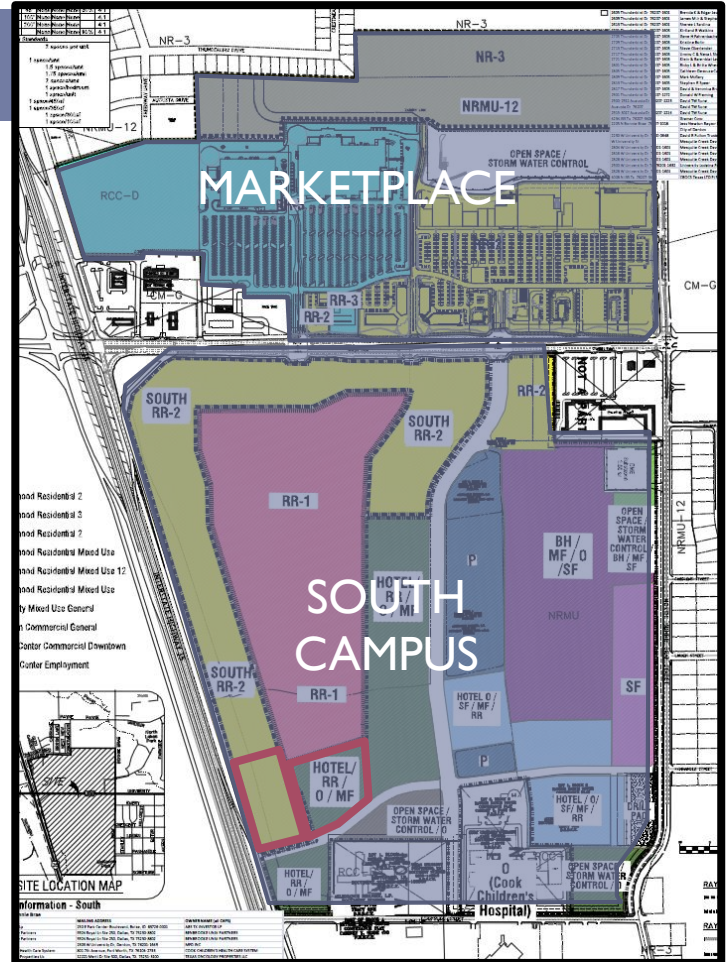


Background:

- ▶ Hold a public hearing and consider adoption of an ordinance for the proposed revisions requested by RED Development; specifically, to amend Exhibits B-1, B-4, and E-1 of the Rayzor Ranch Overlay District in Subchapter 35.7.15 of the Denton Development Code to change approximately 12.17 acres from the South Mixed Use District to the South RR-2 District and to incorporate approximate 22.17 acres into Sign Area 2. The Rayzor Ranch Overlay District consists of approximately 410 acres generally located on both side of West University Drive (US 380) between North Bonnie Brae Street and IH-35. (Z17-0021, Rayzor Ranch).

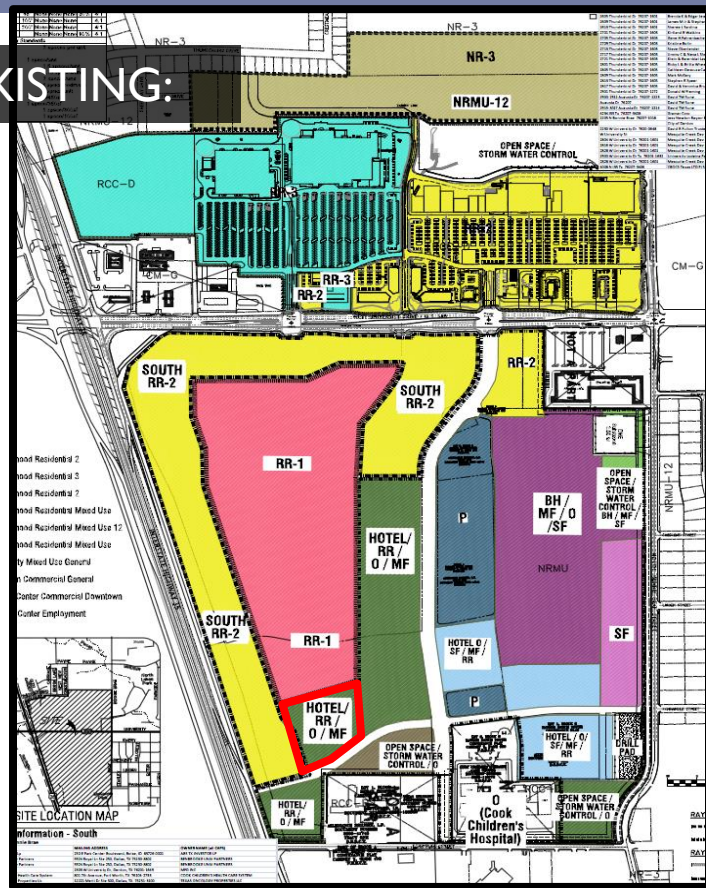
Rayzor Ranch:

- ▶ 410 acres located along US 380 between Bonnie Brae and IH-35.
- ▶ Overlay district originally approved in 2007.
- ▶ Major Components:
 - ▶ Zoning Restrictions
 - ▶ Permitted Uses
 - ▶ Map
 - ▶ Site Design
 - ▶ Architecture
 - ▶ Landscaping
 - ▶ Signage
 - ▶ Site Plan Process
- ▶ Two Major Areas:
 - ▶ Marketplace
 - ▶ South Campus

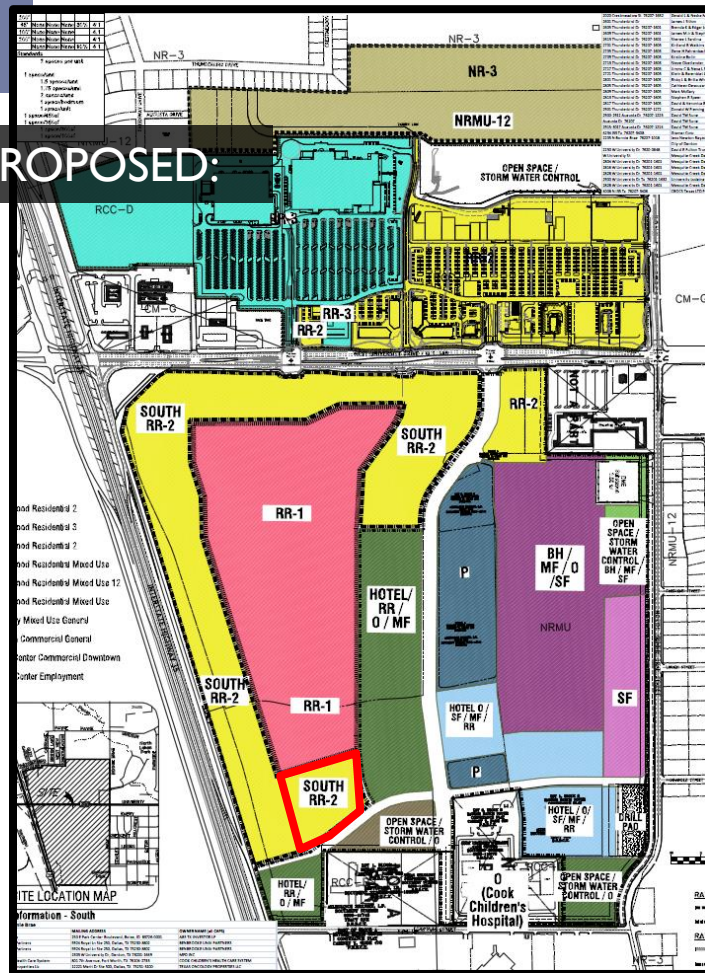


First Request: Ex. B-1

EXISTING:

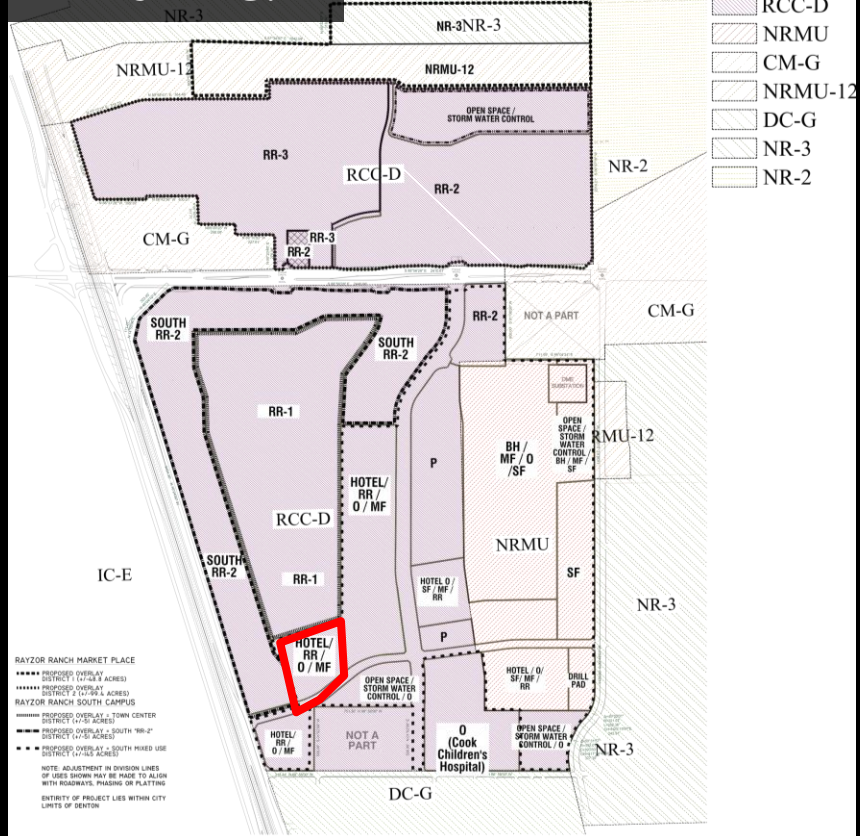


PROPOSED:

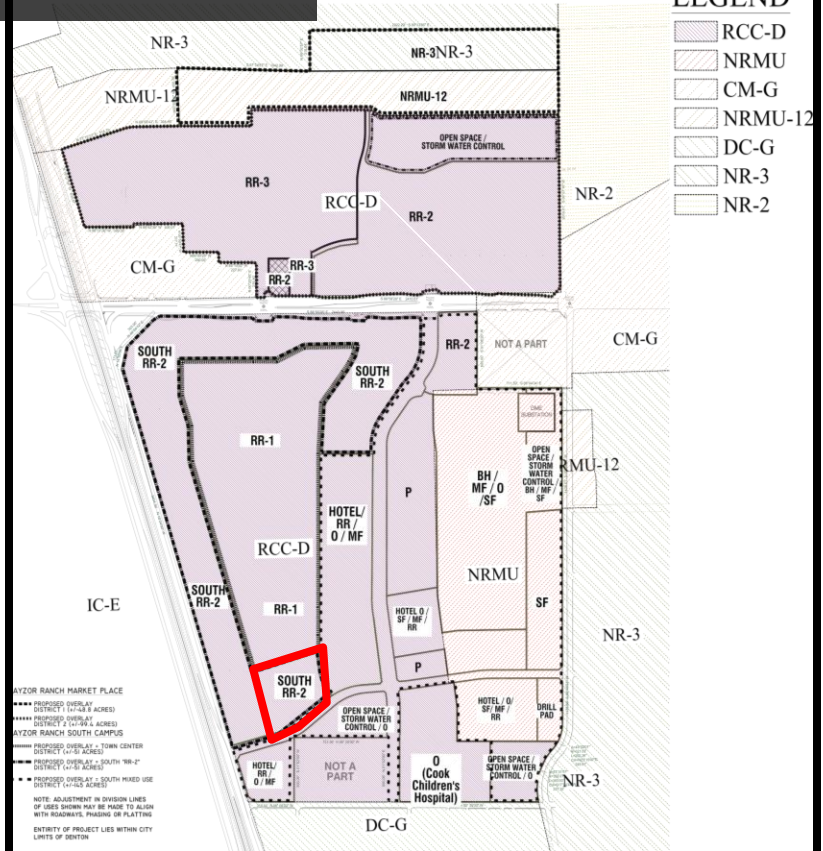


Second Request: Ex. B-4

EXISTING:



PROPOSED:



Comparison:

GENERAL REGULATIONS:

	South Mixed Use – Existing	South RR-2 - Proposed
Floor Area Ratio	4.0	4.0
Maximum Lot Coverage	90% (80% Single-Family)	90%
Minimum Landscaped Areas	10% (20% Single-Family)	10%
Minimum Tree Canopy Coverage	TBD (40% Single-Family)	25%
Maximum Building Height	65 ft. for Single-Family 200 ft. for Hotels and Offices 100 ft. for All Other Uses	200 ft. for Hotels and Offices 100 ft. for All Other Uses

Comparison:

DESIGN STANDARDS:

	South Mixed Use – Existing	South RR-2 - Proposed
Architectural Standards	Exhibit C-2 (to be created later)	Exhibit C-1
Landscape Standards	Exhibit D-2 (to be created later)	Exhibit D-1
Sign Standards	Exhibit E-2 (to be created later)	Exhibit E-1

Comparison: South RR-2 Standards

Approved Building Elevations in the South RR-2 District

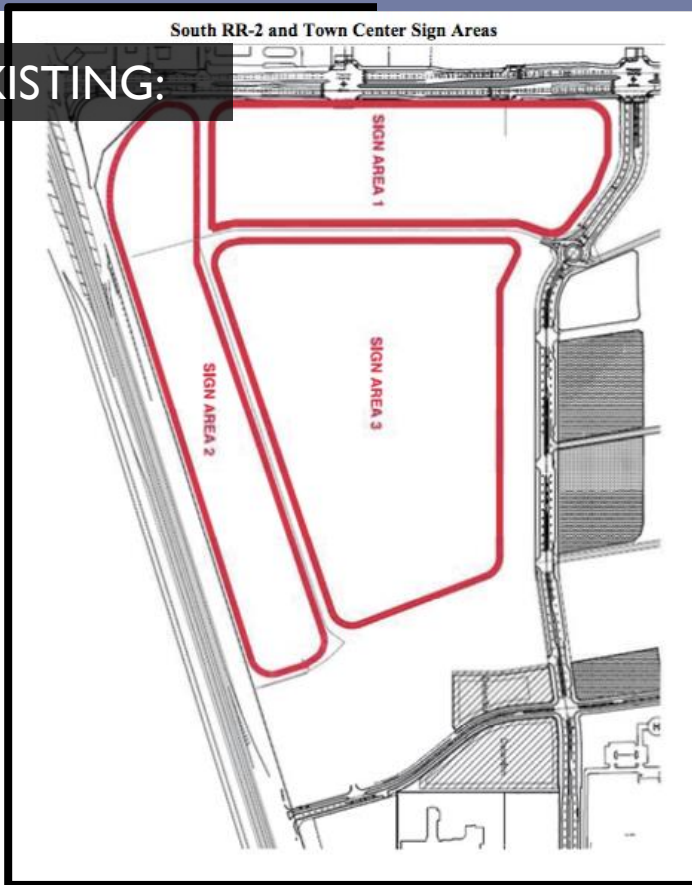


Considerations:

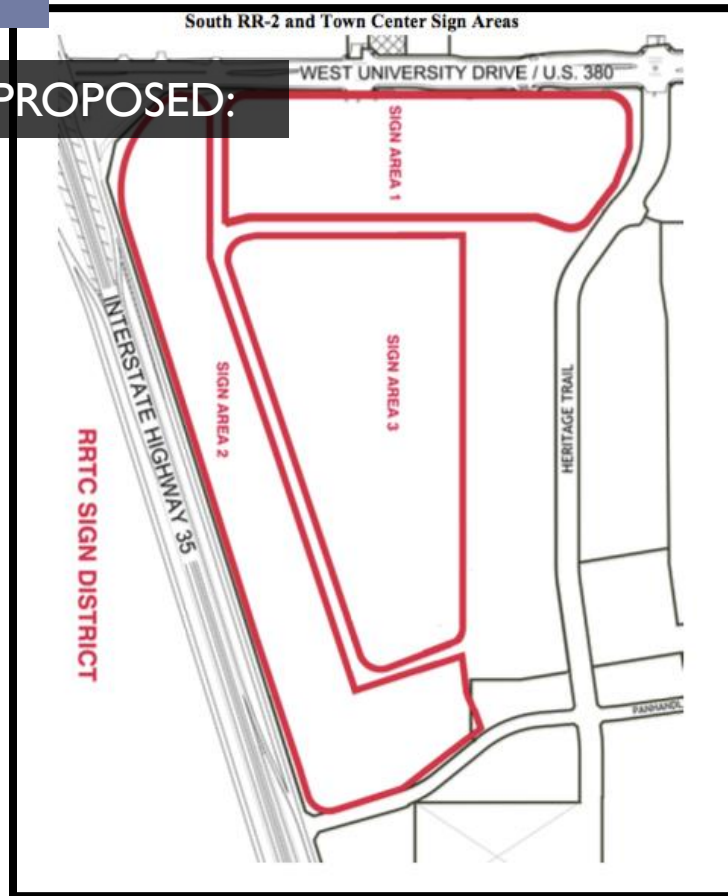
- ▶ The first request will have two major implications:
 - ▶ Removal of residential uses
 - ▶ Change in design standards
- ▶ Residential is not ideal given the proximity to I-35 and existing commercial development, so loss of residential uses is not detrimental to the integrity of the district.
- ▶ Design standards for *non-residential* development is unlikely to be substantially different between South RR-2 and South Mixed Use.

Third Request: E-1, App. 1

EXISTING:



PROPOSED:



EXISTING:

EXISTING:



PROPOSED:



Appendix

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Additional items including various double-headed arrows and project items will be located on the project as it is entered, using various icons, and past to

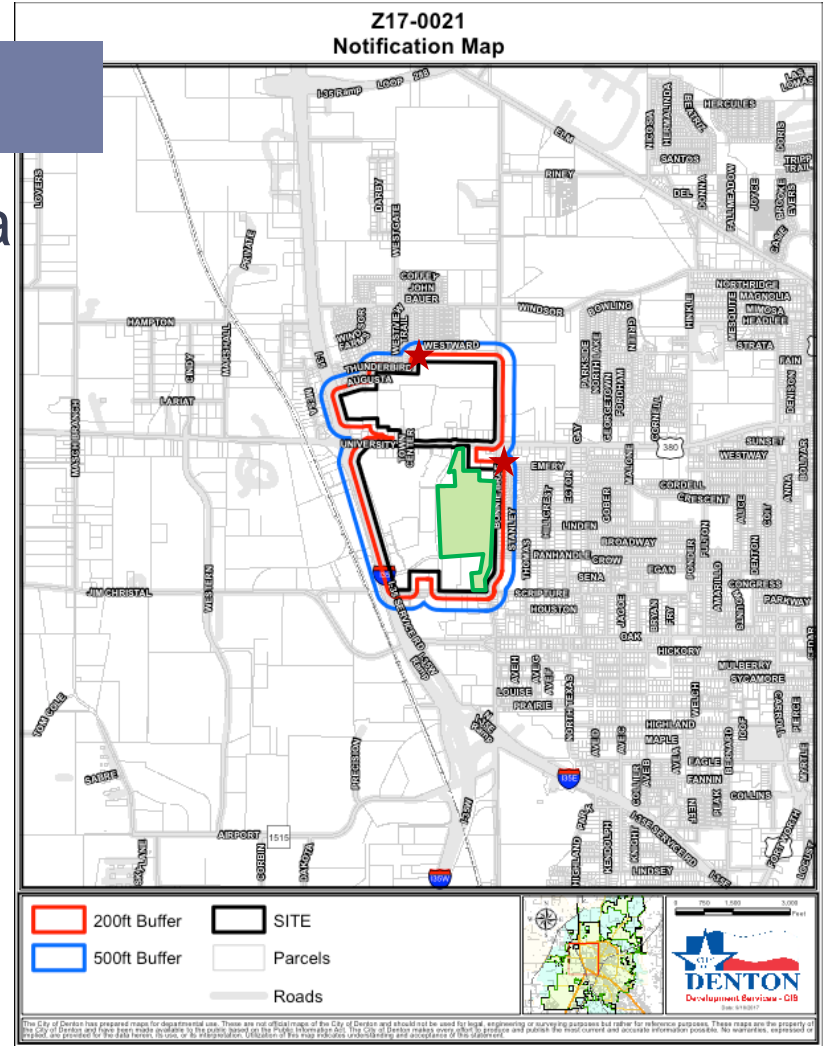
Public Notification:

- ▶ 200 ft. Public Notices sent via certified mail: **101**
- ▶ 500 ft. Courtesy Notices sent via regular mail: **292**
- ▶ Responses to 200' Legal Notice:

In Opposition: **2**

In Favor: **1**

Neutral: **0**



Recommendation:

- ▶ The Planning and Zoning Commission recommends **APPROVAL** of the request [6-0].
- ▶ Staff recommends **APPROVAL** of both aspects of the request as it is compatible with surrounding development and consistent with the goals and objectives of the Denton Plan 2030.

