

**Planning Staff Analysis**  
**SP17-0051 / Entertainment Center in Rayzor Ranch**  
**City Council District 3**  
**Planning & Zoning Commission**  
**November 8, 2017**

**REQUEST:**

Consider a request by Andy B's Denton LLC for approval of a Site Plan for an entertainment center to be constructed within the Rayzor Ranch South RR-2 District located on Lot 17, Block A, of the Rayzor Ranch Town Center. The approximately 3.72-acre property is generally located north of the future Panhandle Drive approximately 445 feet east of the I-35 service road. (SP17-0051, Entertainment Center in Rayzor Ranch, Hayley Zagurski)

**OWNER:**

Andy B's Denton LLC

**APPLICANT:**

Brockette Davis Drake, Inc.

**BACKGROUND:**

The purpose of this request is for approval of a Site Plan for a 41,535 square foot Andy B's entertainment center to be located within the South RR-2 District of the Rayzor Ranch Overlay District (RROD). The entertainment center contains twenty (20) bowling lanes, and arcade, a nd event space, and a restaurant. Indoor recreation uses are permitted within the South RR-2 District and are subject to the architectural and landscape standards in Exhibits C-1 and D-1 of the RROD. As outlined in the RROD requirements, "Before building permits may be issued for any portion of the project, a site plan for that portion of the project must be approved in conformance with the [Overlay]." The RROD also requires a complete site plan submittal that demonstrates compliance with the Rayzor Ranch Overlay District and associated criteria for approval and shall be comprised of:

- A Site Plan that demonstrates compliance with development regulations such as lot coverage, parking, building height, and setbacks
- A Landscape Plan that demonstrates compliance with landscape area, parking lot landscaping, tree canopy, and tree mitigation.
- Exterior Building Elevations that illustrate compliance architectural standards.

The applicant has provided a site plan, landscape plan, and elevations in accordance with Exhibit C-1 and D-1 of the RROD.

**SITE DATA:**

The subject property is approximately 3.72 acres of undeveloped property that is being platted as Lot 17, Block A, of the Rayzor Ranch Town Center. The site is generally located north of the future Panhandle Drive and has frontage on two interior private roads within the Rayzor Ranch South Campus. The private roads adjoin the east and west sides of the property.

## SURROUNDING ZONING AND LAND USES:

<b>Northwest:</b> <ul style="list-style-type: none"> <li>• Zoning: South RR-2 District</li> <li>• Use: Undeveloped land intended for commercial use</li> </ul>	<b>North:</b> <ul style="list-style-type: none"> <li>• Zoning: RR-1 (Town Center) District</li> <li>• Use: Under development with an Embassy Suites and convention center</li> </ul>	<b>Northeast:</b> <ul style="list-style-type: none"> <li>• Zoning: South Mixed Use District</li> <li>• Use: Currently undeveloped</li> </ul>
<b>West:</b> <ul style="list-style-type: none"> <li>• Zoning: South RR-2 District</li> <li>• Use: Private street and land under development as a Rooms to Go</li> </ul>	<b>SUBJECT PROPERTY</b>	<b>East:</b> <ul style="list-style-type: none"> <li>• Zoning: South Mixed Use District</li> <li>• Use: Private street and undeveloped land</li> </ul>
<b>Southwest:</b> <ul style="list-style-type: none"> <li>• Zoning: South RR-2 District</li> <li>• Use: Under development as a Rooms to Go</li> </ul>	<b>South:</b> <ul style="list-style-type: none"> <li>• Zoning: South RR-2 District</li> <li>• Use: Currently undeveloped</li> </ul>	<b>Southeast:</b> <ul style="list-style-type: none"> <li>• Zoning: South Mixed Use District</li> <li>• Use: Undeveloped land and future extension of Panhandle Drive</li> </ul>

## CONSIDERATIONS:

1. The entertainment center will comprise of 41,535 square feet, which requires a minimum of 151 parking spaces based on the individual uses provided within the building (bowling lanes, arcade, restaurant, and event space). A total of 165 spaces is proposed. There are no parking maximums according to the RROD (Ord. No. 2016-312).
2. To meet the minimum plaza requirements of the RROD, the applicant has provided 4,821 square feet of public space with outdoor seating, trees, and shade structures. The applicant is proposing a total of 3 benches, 3 tables, 5 plaza trees, and shade from structures at the entry and from plantings within the plaza area, which is proposed on the west and south sides of the building. The applicant is also proposing bicycle racks within the plaza area. The minimum requirement for a plaza/ public space is one square foot of plaza or public space area for each 10 square foot of gross ground floor area. According to Exhibit C-1, Article 3 of RROD, the Plaza areas are defined as areas that contain any three of the following:
  - a. An area that provides pedestrian seating at a rate of one seat for each 250 square feet. Seating shall be a minimum of fifteen inches (15”) in height and thirty inches (30”) in width. Seating elements include manufactured benches, ledge benches, natural elements, seat walls or other raised element designated for seating. When providing more than one sitting space on an element, each space shall be calculated at a minimum of eighteen inches (18”) of width.
  - b. An area that integrates shade within the open space area through the inclusion of shade trees, trellises, awnings or structural elements such as colonnades and canopies.
  - c. An area that provides trees in proportion to the space at a minimum of 1 tree per 800 square feet.
  - d. An area containing a water feature, fireplace, amphitheater, or public art.
  - e. An area containing outdoor dining.

- f. A Freestanding stone fireplace, obelisk or other design feature.
  - g. A hardscape area that integrates landscape planting within the hardscape through pots, above grade planters, in grade planters, or tree grates.
- 3. Pursuant to DDC Section 35.7.15.2.K, Approval Criteria, the Planning and Zoning Commission shall approve the site plan if it finds that:

- i. The site plan substantially complies with the Concept/Schematic Plan approved by City Council;**

Staff has reviewed the site plan and finds that the site plan complies with the Concept/Schematic Plan, Exhibit B-1, of the RROD in terms of land use – indoor recreation and restaurant, which are both permitted within the South RR-2 Subarea; maximum building height of 100 feet; and maximum lot coverage of 90%.

- ii. The site plan provides for a compatible arrangement of buildings and land uses that would not adversely affect adjoining neighborhoods or properties;**

The proposed site plan and landscape plan are compatible with the arrangement of buildings and land uses as shown by Exhibit B of the RROD. The proposed site plan and landscape plan do not adversely affect adjoining neighborhoods or properties outside the boundaries of the RROD.

- iii. The site plan provides for the adequate and safe circulation of vehicular traffic; and**

The proposed site plan provides adequate and safe circulation of vehicular traffic. Access to the site will be provided from the private interior drives serving the Rayzor Ranch south campus, which adjoin the property on the east and west. Internal drive aisles circulate traffic through the parking lot and provide connectivity to the southern adjoining property.

- iv. The plan fully complies with all other sections of this overlay district.**

Buildings within the South RR-2 subarea are required to demonstrate compliance with the Landscape Standards in Exhibit D-1 and the architectural design standards in Exhibit C-1. The proposed site plan, landscape plan, and elevations comply with these requirements. In terms of Exhibit D-1 (Landscape Plan), the building meets the minimum landscape area requirement of 10%; plaza area requirement of 4,054 SF; and tree canopy area requirement of 20%. The site will have a total landscape area of 17.6% and 51.3% tree canopy, and the site meets all parking lot landscaping and screening requirements. In terms of Exhibit C-1 (Architectural Design Standards) the building meets the requirements for building materials, design, and plaza space.

**STAFF RECOMMENDATION:**

Staff recommends approval of the site plan request as it is compliant with all applicable regulations of the RROD and meets the criteria for approval in Subchapter 35.7.15.2.K of the DDC.

**PUBLIC NOTIFICATION:**

No public notification is required for a Site Plan.