

Planning Staff Analysis
SP17-0053 / Two Retail Buildings Rayzor Ranch
City Council District 3
December 13, 2017

REQUEST:

Consider a request by DB Denton II LLC for approval of a Site Plan for two multi-tenant buildings to be constructed within the Rayzor Ranch South RR-2 District located on Lots 6R and 7R, Block A, of the Rayzor Ranch Town Center. The approximately 3.13-acre property is generally located at the southwest corner of University Drive and Heritage Trail Boulevard. (SP17-0053, Two Retail Buildings Rayzor Ranch, Hayley Zagurski)

OWNER:

DB Denton II, LLC

APPLICANT:

Dunaway Associates

BACKGROUND:

The purpose of this request is for approval of a Site Plan for two multi-tenant commercial buildings with a total of 17,450 square feet of floor area to be located within the South RR-2 District of the Rayzor Ranch Overlay District (RROD). Retail, professional service, and restaurant uses typical of multi-tenant buildings in this area 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. The site plan submittal 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 with 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 comprised of two lots, totaling approximately 3.13 acres of undeveloped property. Lot 6R is on the western side of the property and is approximately 1.51 acres in size. Lot 7R is located on the eastern side of the subject property and is approximately 1.62 acres in size. The site is generally located at the southwest corner of the University Drive/Heritage Trail

Boulevard intersection within the Rayzor Ranch South Campus. Internal private streets adjoin the property to the west and south.

University Drive (Highway 380) adjoins the site to the north. University Drive is a Texas Department of Transportation (TXDOT) maintained roadway and a Primary Arterial Roadway per the Mobility Plan. Improvements to University Drive were recently completed by TXDOT in this area, and it is built as a six-lane divided roadway that is now at its full width. Discussions with TXDOT are on-going regarding the installation of a signal at the intersection of Heritage Trail.

Heritage Trail Boulevard adjoins the site to the east. Heritage Trail is a Secondary Arterial Roadway per the Mobility Plan. The portion of the road adjoining the subject property is completed, and construction of the southern portions of the road is ongoing with the Rayzor Ranch development. The road is being constructed as a four-lane divided roadway.

SURROUNDING ZONING AND LAND USES:

Northwest: <ul style="list-style-type: none"> • Zoning: RR-2 District • Use: University Drive and Rayzor Ranch Marketplace 	North: <ul style="list-style-type: none"> • Zoning: RR-2 District • Use: University Drive and Rayzor Ranch Marketplace 	Northeast: <ul style="list-style-type: none"> • Zoning: RR-2 District • Use: University Drive and Rayzor Ranch Marketplace
West: <ul style="list-style-type: none"> • Zoning: South RR-2 District • Use: Raising Canes restaurant 	SUBJECT PROPERTY	East: <ul style="list-style-type: none"> • Zoning: RR-2 District • Use: Heritage Trail and undeveloped land
Southwest: <ul style="list-style-type: none"> • Zoning: RR-1 District • Use: Internal streets and undeveloped land 	South: <ul style="list-style-type: none"> • Zoning: South RR-2 District • Use: Internal street and Winco Foods 	Southeast: <ul style="list-style-type: none"> • Zoning: RR-2 District and South Mixed Use District • Use: Heritage Trail and undeveloped land

CONSIDERATIONS:

1. The multi-tenant shops will comprise two buildings with a total of 17,540 square feet, which requires a minimum of 108 parking spaces based on the individual uses proposed within the buildings. These uses include commercial/retail and restaurant. A total of 132 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 2,098 square feet of public space with outdoor seating, trees, and shade structures over the outdoor seating. The applicant is proposing a total of 7 seats at covered tables and 3 plaza trees. The plaza area for both lots is proposed to the south of the building on Lot 7R. The minimum requirement for a plaza/ public space is one square foot of plaza or public space area for each 10 square feet 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 maximum building height of 100 feet, maximum lot coverage of 90%, and land use. The maximum proposed building height is 28 feet, and the proposed lot coverage is 70%. Retail, professional services, and restaurant uses are all permitted within the South RR-2 Subarea.

- 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 south and west. Internal drive aisles circulate traffic through the parking lots on both lots.

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 1,754 SF; and tree canopy area requirement of 20%. The site will have a total landscape area of 29.1% and 37.6% tree canopy, and the site meets all parking lot landscaping and screening requirements. Parking lot screening along Heritage Trail and University Drive was previously installed and is being maintained with the development. 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.