

Planning Staff Analysis

Z18-0001/Rayzor Ranch Marketplace Residential

City Council District 3

March 6, 2018

REQUEST:

Hold a public hearing and consider adoption of an ordinance regarding an amendment to the Rayzor Ranch Overlay District to provide standards and criteria for the residential development within the Rayzor Ranch Marketplace Residential Area. The Rayzor Ranch Marketplace Residential Area includes approximately 40.7 acres generally located on the west side of North Bonnie Brae Street, approximately 1,400 feet north of West University Drive (US 380) in the City of Denton, Denton County, Texas. (Z18-0001, Rayzor Ranch Marketplace Residential, Hayley Zagurski).

OWNER:

KD Partners, LLC

APPLICANT:

Hodges Architecture

BACKGROUND:

This request is to establish the residential design and development criteria for the 40 acres north of the existing Rayzor Ranch Marketplace. The base zoning for the subject property is a split of Neighborhood Residential 3 (NR-3) and Neighborhood Residential Mixed Use 12 (NRMU-12) Districts. The request does not change the density or intensity of uses permitted under the base zoning but does provide design and development criteria for the residential uses beyond what is currently provided in the Denton Development Code (DDC).

The Rayzor Ranch Overlay District (RROD) was first created in 2007, and includes a total of 410 acres of land located on both sides of US Highway 380 between I-35 and Bonnie Brae Street. The RROD is intended to provide design criteria and development standards for the entire mixed-use development. The majority of the current overlay standards have been in place since 2010. However, architectural, landscape, and signage standards have not yet been established and incorporated into the ordinance for two areas of the overlay district: the residential area north of the Marketplace (where Wal-Mart, Sams, and Academy Sports are located) and most of the South Mixed Use District, which is primarily located along Heritage Trail Drive and west of Bonnie Brae Street south of University Drive.

The request includes the following:

1. Update Section 35.7.15.3.A.3 to state:
“**Residential (NRMU-12 & NR-3)**— The Rayzor Ranch Marketplace Residential Area, depicted as NRMU-12 and NR-3 on Exhibit B, is intended for residential development. Development standards for this area are provided in Exhibit C-4.”

2. Update Section 35.7.15.4.B.1 to provide the following definition:
“**Amenity Center:** A facility used by and for the benefit of the members of an HOA, Common Ownership Entity, or Multifamily complex. Amenity Centers may include indoor and outdoor components and facilities including, but not limited to; pools, gym/fitness center, game rooms, offices, meeting rooms, and lounges.”
3. Update Section 35.7.15.5.A to state:
“A. In Subarea 1 of the Rayzor Ranch Marketplace, the City rules and regulations applicable to the development of property located within the NR-3 and NRMU-12 zoning districts are applicable to the respective areas shown on Exhibit B, except as otherwise provided by this Overlay District and further restricted or excepted as follows:
 1. **Permitted Uses.** The following uses must be located within the NR-3 and NRMU-12 portions Subarea 1 as shown on Exhibit B and as further defined in Exhibit C-4.
 - a. NR-3: Single-family dwellings
 - b. NRMU-12: Single-family dwellings, attached single-family dwellings (townhomes), and big houses
 - c. Amenity Center
 - d. Accessory garages and storage for residents
 2. **Design Standards.**
 - a. Exhibit C-4 to this ordinance sets forth the site design, landscaping, and architectural standards for both the NR-3 and NRMU-12 portions of Subarea 1 of the Rayzor Ranch Marketplace.”
4. Add design and development standards for the subject property referred to as Subarea 1 as provided in Exhibit C-4.

If the requested development standards are approved, the applicant proposes to subdivide the property to develop a maximum of 70 detached single-family residential units on the north side of the property and a maximum of 230 attached single-family units on the southern portion of the property. In addition to platting, a Site Plan would also be required to be approved by the Planning and Zoning Commission for this residential development.

SITE DATA:

The subject property includes a total of approximately 40 acres of land and is undeveloped. The property is comprised of a single parcel. The property is currently undeveloped, and has approximately 670 feet of frontage on North Bonnie Brae Street.

Approximately 16 acres of the subject property has a base zoning of NR-3 District, and the remaining 24 acres of the subject property has a base zoning of NRMU-12 District. All 40 acres are located within Subarea 1 of the Rayzor Ranch Marketplace portion of the Rayzor Ranch Overlay District.

Bonnie Brae Street is classified as a Secondary Arterial Street on the Mobility Plan. Bonnie Brae, in the area of the subject property, is developed as a four lane undivided roadway.

The City is in the process of engineering and constructing improvements for Bonnie Brae Street to make it a four-lane divided roadway. Phase 1 (located between Roselawn Drive and Vintage Boulevard) of the improvements is currently under construction. The portion of Bonnie Brae located between University Drive and Windsor Drive is identified as Phase 6 of the project and is currently in the engineering design portion of the project, with construction estimated to begin in 2021.

SURROUNDING ZONING AND LAND USES:

Northwest: <ul style="list-style-type: none"> • Zoning: Neighborhood Residential 3 (NR-3) District • Use: Single-family residences 	North: <ul style="list-style-type: none"> • Zoning: NR-3 District • Use: Undeveloped except for a single-family residence 	Northeast: <ul style="list-style-type: none"> • Zoning: Neighborhood Residential 2 (NR-2) District • Use: Bonnie Brae St. and North Lakes Park
West: <ul style="list-style-type: none"> • Zoning: NR-3 and NRMU-12 Districts • Use: Single-family residences, multi-family development, and an undeveloped lot 	SUBJECT PROPERTY	East: <ul style="list-style-type: none"> • Zoning: NR-2 District • Use: Bonnie Brae St. and North Lakes Park
Southwest: <ul style="list-style-type: none"> • Zoning: RCC-D District • Use: Rayzor Ranch Marketplace Development 	South: <ul style="list-style-type: none"> • Zoning: Regional Center Commercial Downtown (RCC-D) District • Use: Rayzor Ranch Marketplace Development 	Southeast: <ul style="list-style-type: none"> • Zoning: NR-2 District • Use: Bonnie Brae St. and North Lakes Park

COMPATABILITY OF REQUEST WITH SURROUNDING ZONING AND LAND USES:

The request does not include any change to the base zoning of the subject property. The existing zoning is consistent with the zoning of surrounding properties, and provides a transition between existing commercial development to the south and existing single-family development to the north.

The intended residential development will be compatible with surrounding uses and generally consistent with the type and density/intensity of development in the surrounding area.

COMPREHENSIVE PLAN:

The subject property is located within an area designated as “Moderate Residential” according to the Future Land Use Plan in the Denton Plan 2030. This designation is primarily intended to promote single-family housing on small lots, typical of Denton’s more compact, established single-family neighborhoods. The density of Moderate Residential should range between four to twelve units per acre. Low-rise multifamily dwellings and townhomes may also be located in

these areas so long as they maintain a scale, style, and building orientation complementary of the prevailing character of the area. This designation typically applies to areas that serve as a transition between established single-family neighborhoods and mixed-use or commercial areas that can accommodate greater density.

The overall density of the proposed development would be consistent with the “Moderate Residential” designation. The type of residential development described in Exhibit C-4 would also be consistent with this designation as it proposes materials, color palettes, and housing types that are both consistent with the remainder of the RROD and that logically transition between the regional-scale commercial development and the existing neighborhoods.

CONSIDERATIONS:

1. The request is for an amendment to the Rayzor Ranch Overlay District to provide standards and criteria for the 40 acres area designated for residential development within the Rayzor Ranch Marketplace. The proposed design and development standards are consistent with the base zoning and the overall development style of the RROD.
2. The proposed design and development standards would result in a residential development that is consistent with the existing development pattern in the area and that meets the intent of the Future Land Use Plan for areas designated “Moderate Residential.”
3. The proposed design and development standards are generally stricter in terms of architectural details, building materials, and color palette than the existing City-wide standards for single-family residential development contained in Subchapter 13 of the Denton Development Code. The proposed standards do include reduced setbacks for the NRMU-12 zoned attached single-family units. The reduced setbacks would allow buildings to be brought closer to the streets to create a more walkable, urban feel on the south portion of the property adjoining the Marketplace commercial development.

The proposed standards are also consistent in terms of material and color palette with the standards for the commercial portions of the RROD.

4. Within the NRMU-12 zoned portion of the property, the proposed design and development standards would allow for a “big house,” which is defined by the RROD as “A type of residential development where ten (10) or fewer dwelling units are located in a single building which is intended to resemble a single large house. The dwelling units can be vertically or horizontally integrated.” However, the conceptual site plan provided as Appendix 02 to Exhibit C-4 does not identify the big house use; therefore, if the use were proposed the conceptual plan would need to be revised.

STAFF RECOMMENDATION:

Staff recommends approval of the request as it is compatible with the surrounding property and is consistent with the goals and objectives of the Denton Plan 2030.

PUBLIC NOTIFICATION:

To comply with the public hearing notice requirements, 45 notices were sent to property owners within 200 feet of the subject property, 112 courtesy notices were sent to physical addresses within 500 feet of the subject property, a notice was published in the Denton Record Chronicle, and signs were placed on the property. No formal responses to the mailed notifications were received as of the issuance of this report. Several email inquiries were received, and have been attached to the Notification Map.

Respectfully submitted:
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