

Z18-0001 Rayzor Ranch Marketplace Residential

Development Services

March 6, 2018



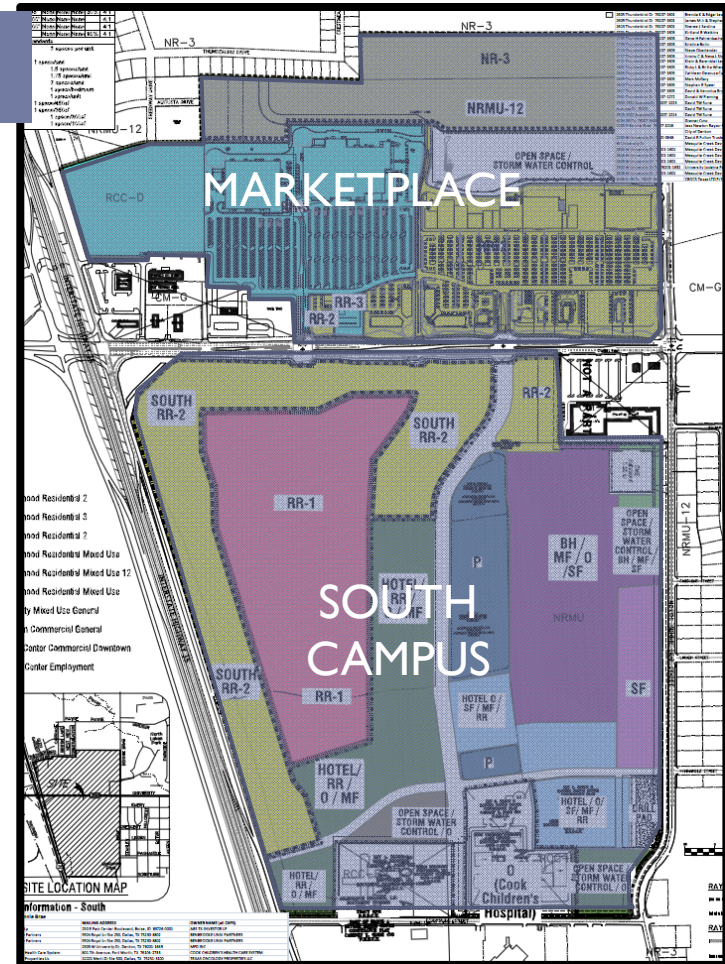
Background:

- ▶ The Rayzor Ranch Overlay District consists of 410 acres located along US 380 between Bonnie Brae and IH-35.
- ▶ Approved in 2007.
- ▶ **Subject Property:** 40.7 acres north of Wal-Mart and Academy
- ▶ **Request:** consider adoption of an ordinance to amend the Rayzor Ranch Overlay District to provide standards and criteria for residential development within the subject property.



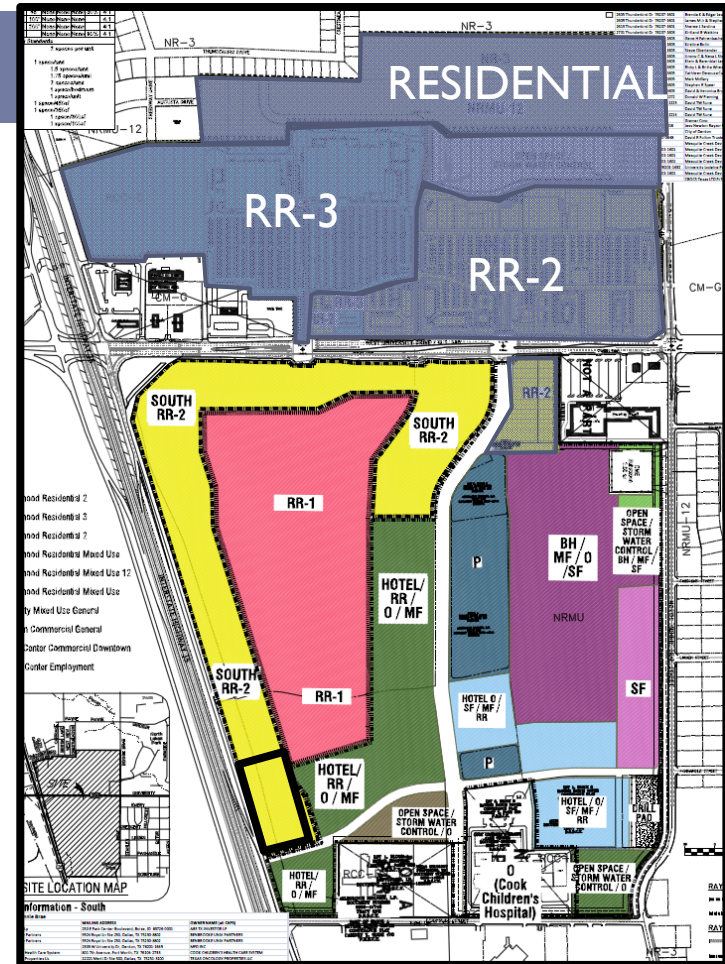
Rayzor Ranch:

- ▶ Two Major Areas:
 - ▶ Marketplace
 - ▶ South Campus



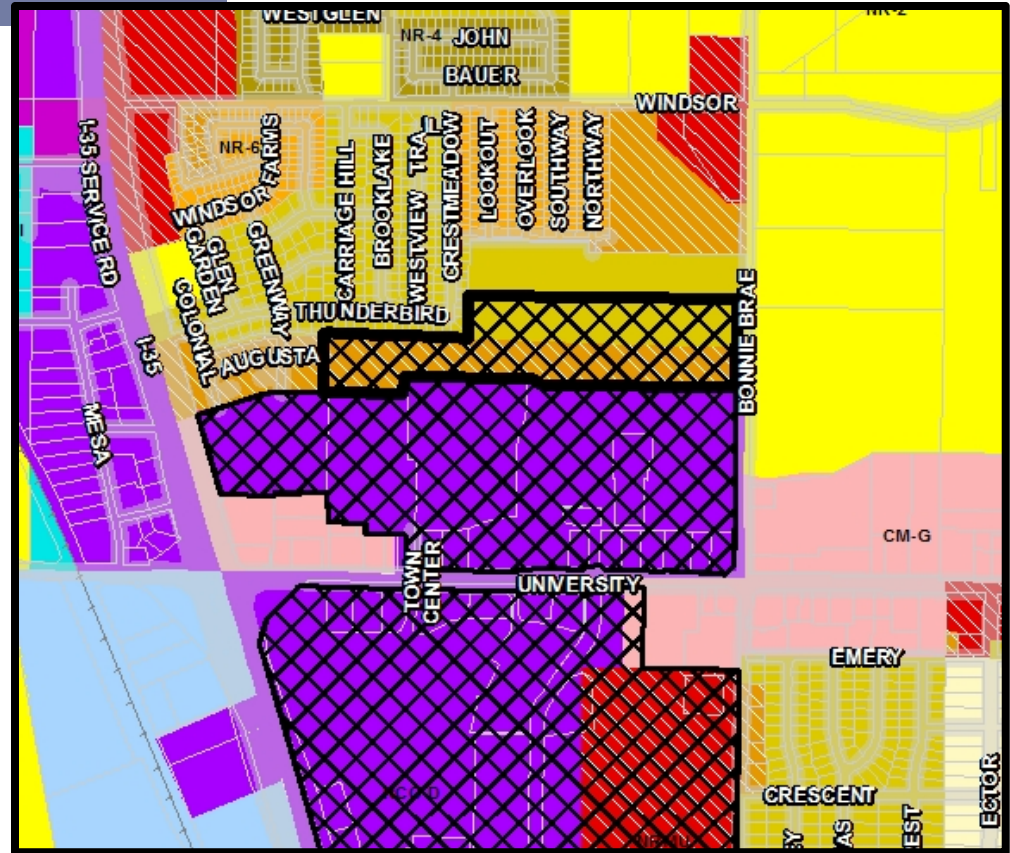
Overlay Zoning:

- ▶ Marketplace:
 - ▶ RR-2
 - ▶ RR-3
 - ▶ Exhibits C, D, and E of the RROD outline the architectural, landscaping, and sign standards for these areas.
- ▶ Residential Area
 - ▶ No design and development standards yet approved



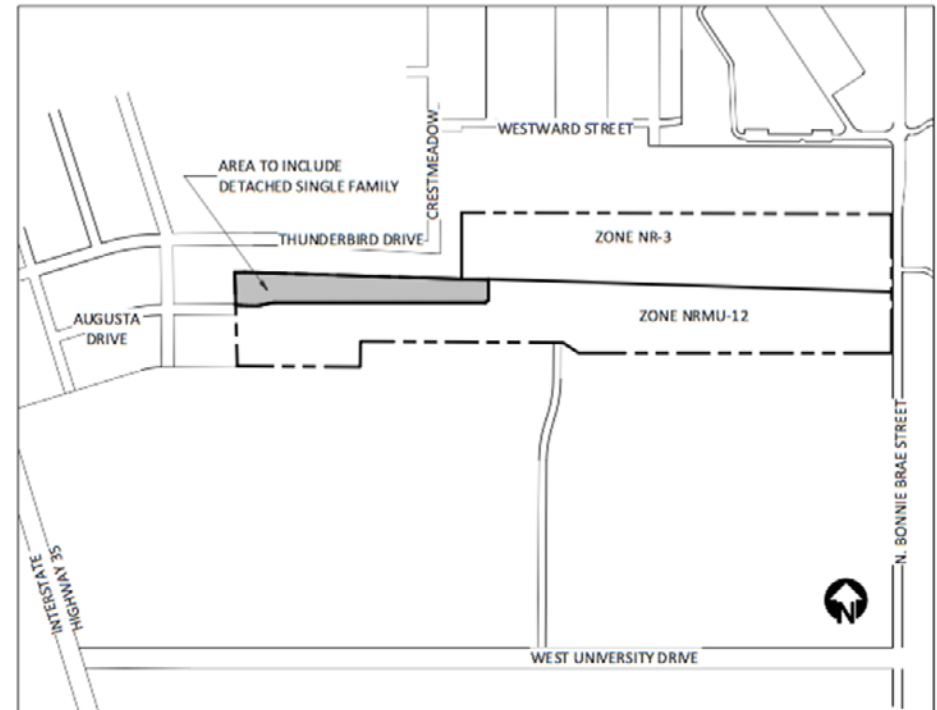
Base Zoning:

- ▶ NR-3 (16 acres)
- ▶ NRMU-12 (24 acres)



Proposed Standards:

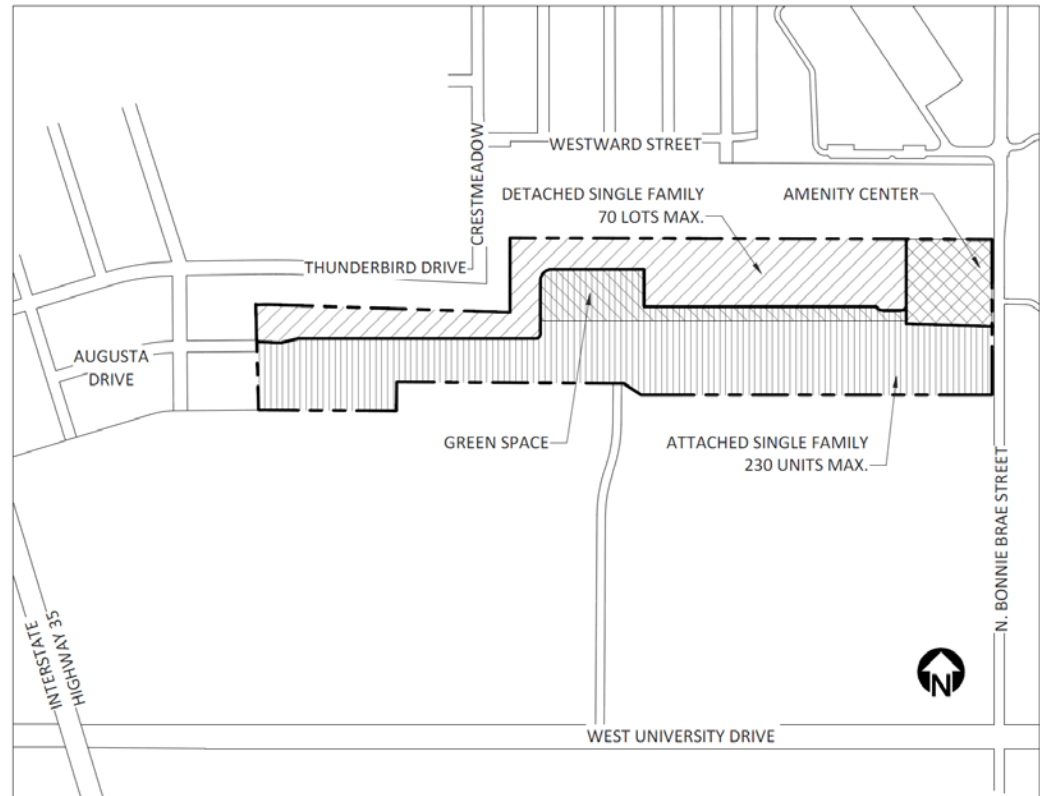
- ▶ Permitted uses limited to:
 - ▶ NR-3: Single-Family Dwellings
 - ▶ NRMU-12: Single-Family, Attached Single-Family, and Big Houses
 - ▶ Others:
 - ▶ Amenity Center
 - ▶ Accessory garages/storage



Proposed Standards:

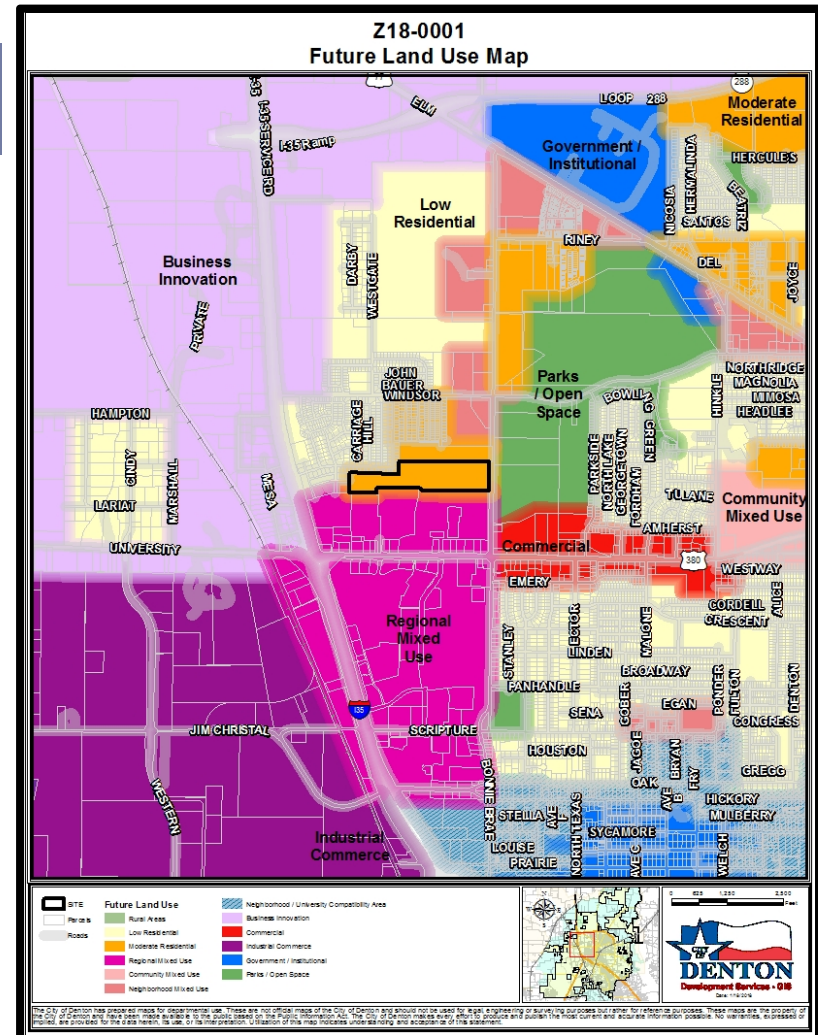
► Exhibit C-4

- Provides standards for Site Design, Architecture, Landscaping, Parking, etc.
 - Provides for a more urban, compact design on the south side with townhomes
 - Requires architectural diversity
 - 80% masonry minimum
 - Neutral color palette



Future Land Use:

- ▶ Moderate Residential
 - ▶ 4-12 dwelling units per acre
 - ▶ Mixture of housing types
 - ▶ Transitional areas between established single-family neighborhoods and mixed-use or commercial areas



Considerations:

- ▶ The proposed design and development standards are consistent with the zoning and overall RROD
- ▶ Proposed design and development standards are generally stricter than City-wide standards for single-family development.
- ▶ Overall density conforms to the Future Land Use designation.
- ▶ Provides a logical transition between existing commercial development and neighborhoods.

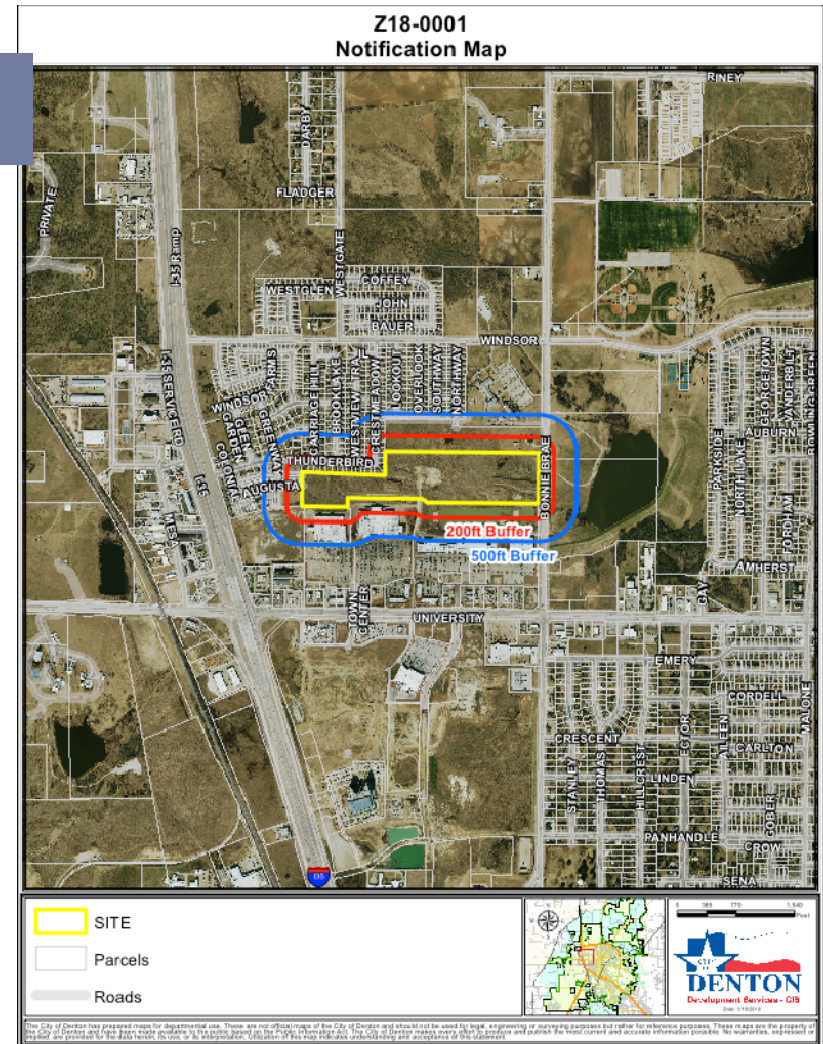
Public Notification:

- ▶ 200 ft. Public Notices sent via certified mail: **45**
- ▶ 500 ft. Courtesy Notices sent via regular mail: **112**
- ▶ Responses to 200' Legal Notice:

In Opposition: **0**

In Favor: **0**

Neutral: **1**



Recommendation:

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