



Legislation Details (With Text)

File #: Z16-0022b **Version:** 1 **Name:**

Type: Planning Case

File created: 9/27/2016 **In control:** City Council

On agenda: 10/11/2016 **Final action:**

Title: Hold a public hearing and consider an amendment to the Rayzor Ranch Overlay District to provide design standards and criteria for multi-family development within the South Mixed Use District subarea. The Rayzor Ranch Overlay District includes approximately 410 acres generally located along West University Drive (US 380) between North Bonnie Brae Street and IH-35. The Planning and Zoning Commission recommends approval (7-0).

Sponsors:

Indexes:

Code sections:

Attachments: 1. Exhibit 1- Staff Analysis, 2. Exhibit 2- Rayzor Ranch Location Map, 3. Exhibit 3- Exhibit C-3 Existing, 4. Exhibit 4- Exhibit C-3 Proposed, 5. Exhibit 5- Subchapter 13 v. Exhibit C-3 Comparison Table, 6. Exhibit 6- Multifamily Example, 7. Exhibit 7- Notification Map, 8. Exhibit 8- Planning and Zoning Commission Meeting Minutes, 9. Exhibit 9- Draft Ordinance

Date	Ver.	Action By	Action	Result
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AGENDA INFORMATION SHEET

DEPARTMENT: Department of Development Services

ACM: Jon Fortune

DATE: October 11, 2016

SUBJECT

Hold a public hearing and consider an amendment to the Rayzor Ranch Overlay District to provide design standards and criteria for multi-family development within the South Mixed Use District subarea. The Rayzor Ranch Overlay District includes approximately 410 acres generally located along West University Drive (US 380) between North Bonnie Brae Street and IH-35. The Planning and Zoning Commission recommends approval (7-0).

BACKGROUND

The Rayzor Ranch Overlay District (RROD) is the document regulating the zoning, design, and development of the mixed-use, master-planned Rayzor Ranch project generally located along US 380 between IH-35 and North Bonnie Brae Street. The purpose of the RROD is to:

- A. Ensure compatibility of new construction with the existing scale and characteristics of surrounding properties; and
- B. Protect and enhance specific land features which have characteristics distinct from lands and structures outside the RROD; and
- C. Provide within the Rayzor Ranch area a combination of land uses arranged and designed in accordance

with sound site planning principles and development techniques; and in such a manner as to be properly related to each other, the immediate surrounding area, the planned mobility system, and other public facilities, such as water and sewer systems, parks, schools and utilities.

The current overlay standards have been in place since 2010, however the architectural, landscape, and signage standards for various sub-districts of the RROD have not all been incorporated into the ordinance. Sub-districts that do not currently have approved design standards include the residential area north of the area between Wal-Mart and Academy and the South Mixed Use area primarily located between Heritage Trail Boulevard and North Bonnie Brae Street. In addition, there are currently no guidelines specific to multifamily development identified in the approved ordinance. Design standards for these areas were intended to be incorporated into the ordinance prior to the development of these respective phases of the Rayzor Ranch district.

The owner is currently planning to develop a multi-family project and has submitted a request for approval of comprehensive design standards specific to multi-family to be incorporated into the RROD. Guidelines for multi-family in the South Mixed Used District (Exhibit C-3), were originally approved with the update of the RROD in 2010. These guidelines outlined limited requirements, but contained no specific language for architectural, landscaping, and signage requirements. The proposed amendments to Exhibit C-3 include the following sections, which comprehensively are intended to promote the walk-able, urban character intended for this district:

- A. Site Design & Orientation
- B. Architectural Standards
- C. Accessory Structures
- D. Landscaping
- E. Lighting
- F. Open Space & Amenities
- G. Service & Security Areas
- H. Parking & Circulation
- I. Fencing
- J. Screening (Dumpsters & Mechanical Equipment)
- K. Signage
- L. Grading & Drainage

Attached is a comparison table of the city-wide multi-family standards in Subchapter 13 of the Denton Development Code and the proposed multifamily design standards.

OPTIONS

1. Approve as submitted.
2. Approve subject to conditions.
3. Deny.
4. Postpone consideration.
5. Table item.

RECOMMENDATION

The Planning and Zoning Commission recommends approval of this request (7-0).

The Development Review Committee recommends approval of this request.

PRIOR ACTION/REVIEW (Council, Boards, Commissions)

On September 28, 2016, the Planning and Zoning Commission recommended approval of the request (7-0).

STRATEGIC PLAN RELATIONSHIP

The City of Denton’s Strategic Plan is an action-oriented road map that will help the City achieve its vision. The foundation for the plan is the five long-term Key Focus Areas (KFA): Organizational Excellence; Public Infrastructure; Economic Development; Safe, Livable, and Family-Friendly Community; and Sustainability and Environmental Stewardship. While individual items may support multiple KFAs, this specific City Council agenda item contributes most directly to the following KFA and goal:

Related Key Focus Area: Economic Development

Related Goal: 3.4 Encourage development, redevelopment, recruitment, and retention

EXHIBITS

1. Staff Analysis
2. Rayzor Ranch Location Map
3. Exhibit C-3 Existing
4. Exhibit C-3 Proposed
5. Subchapter 13 v. Exhibit C-3 Comparison Table
6. Multi-family Example
7. Notification Map
8. Planning and Zoning Commission Meeting Minutes
9. Draft Ordinance

Respectfully submitted:
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