



Legislation Details (With Text)

File #: Z16-0013b **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 approval of a request to amend the Rayzor Ranch Overlay District to reclassify approximately ten acres from the South Mixed-Use District subarea to the South RR-2 District subarea. The Rayzor Ranch Overlay District includes approximately 410 acres generally located on both sides of 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- Location Map, 3. Exhibit 3- Zoning Map, 4. Exhibit 4- Future Land Use Map, 5. Exhibit 5- Exhibit B-1 Existing, 6. Exhibit 6- Exhibit B-1 Proposed, 7. Exhibit 7- Exhibit B-4 Existing, 8. Exhibit 8- Exhibit B-4 Proposed, 9. Exhibit 9- South Mixed Use v. South RR-2 Comparison Table, 10. Exhibit 10- Exhibit C-1 - South RR-2 Architectural Standards, 11. Exhibit 11- Exhibit D-1 - South RR-2 Landscape Standards, 12. Exhibit 12- Exhibit E-1 - South RR-2 Sign Standards, 13. Exhibit 13- Notification Map, 14. Exhibit 14- Planning and Zoning Commission Meeting Minutes, 15. Exhibit 15- 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 approval of a request to amend the Rayzor Ranch Overlay District to reclassify approximately ten acres from the South Mixed-Use District subarea to the South RR-2 District subarea. The Rayzor Ranch Overlay District includes approximately 410 acres generally located on both sides of 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 RROD is divided into two major districts; the “Marketplace” on the north side of US 380 and the “South Campus” on the south side of US 380. Both of these districts are further subdivided into smaller sub-districts identified in the Concept/Schematic Plan and Zoning Overlay in Exhibits B-1 and B-4 of the RROD, respectively:

- Marketplace:
 - RR-2
 - RR-3
 - Residential Area
- South Campus:
 - RR-1
 - RR-2
 - South RR-2
 - South Mixed Use
 - DME Substation
 - Gas Well Drill Pad

Each sub-district is intended to have its own unique set of zoning, architectural, landscape, and sign standards, however not all the sub-districts have approved standards in the ordinance. Sub-districts that do not currently have approved design standards include the Residential Area of the Marketplace and the South Mixed Use area of the South Campus. These standards are intended to be incorporated into the ordinance prior to the development of these respective phases of the Rayzor Ranch district.

The applicant is requesting a reclassification of approximately 10 acres located at the northeast corner of IH-35 and Panhandle Street. This property is currently classified as a South Mixed-Use sub-district of the South Campus. Since the design standards for the South Mixed Use sub-district have not yet been adopted, the applicant is requesting to reclassify the subject property to South RR-2, in order to apply South RR-2 design standards to a proposed retail use.

If the request is approved, all permitted uses and general regulations associated with the South RR-2 would apply the subject property. For reference, a comparison table of applicable regulations for the South RR-2 and South Mixed Use District subareas is attached. The existing architectural, landscape, and sign standards are also found in Exhibits C-1, D-1 and E-1, respectively, of the RROD in Ordinance 2016-017.

There are two primary differences between these districts:

- *South RR-2 (Proposed)*: The South RR-2 District is purely a non-residential district, subject to the architectural, landscape, and sign guidelines in Exhibits C-1, D-1, and E-1 of the RROD.
- *South Mixed Use (Existing)*: The South Mixed Use District permits a mix of residential and non-residential uses. The architectural, landscape, and sign guidelines for the South Mixed Use District, however, have not yet approved and are intended to be incorporated at a later date as Exhibits C-2, D-2, and E-2.

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. Location Map
3. Zoning Map
4. Future Land Use Map
5. Exhibit B-1 - Current
6. Exhibit B-1 - Proposed
7. Exhibit B-4 - Current
8. Exhibit B-4 - Proposed
9. South Mixed Use v. South RR-2 Comparison Table
10. Exhibit C-1 - South RR-2 Architectural Standards
11. Exhibit D-1 - South RR-2 Landscape Standards
12. Exhibit E-1 - South RR-2 Sign Standards
13. Notification Map
14. Planning and Zoning Commission Meeting Minutes
15. Draft Ordinance

Respectfully submitted:
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