



Legislation Text

File #: Z16-0013, **Version:** 1

Planning Report

Z16-0013/Rayzor Ranch Zoning Plan

City Council District 3

Planning & Zoning Commission

September 28, 2016

REQUEST:

Hold a public hearing and consider making a recommendation to City Council regarding 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. (Z16-0013, Rayzor Ranch Zoning Plan, Mike Bell)

OWNER:

Scott Rehorn, DB Denton II LLC

APPLICANT:

Gary DeVleer, Hodges Architecture

Scott Wagner, RED Development

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.

REQUEST:

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.

SITE DATA:

The subject property includes ten acres of undeveloped land at the future intersection of IH-35 and Panhandle Street. Panhandle Street will form the southern boundary of the property, however it has not been constructed at this time. Upon platting of the property, the applicant will be required to construct the full, four-lane section of Panhandle Street from IH-35 to the southeastern corner of the property.

USE OF PROPERTY UNDER CURRENT ZONING:

The subject property is currently located within the South Mixed Use District of the RROD. This district is intended to include a mix of retail, office, multifamily, and single-family uses. The base zoning district of the subject property is Regional Center Commercial Downtown (RCC-D) District. A comparison table with a list of permitted uses for the South Mixed Use and South RR-2 subareas is included for reference.

SURROUNDING ZONING AND LAND USES:

North: The property to the north is undeveloped, has a base zoning of RCC-D District, and is part of the South RR-2 District of the RROD. To property to the northeast part of the RR-1 District and is currently being developed as a Convention Center and Hotel.

East: The property to the east is undeveloped, has a base zoning of zoned RCC-D District, and is part of the South Mixed Use District of the RROD.

South: The property to the east is undeveloped, has a base zoning of zoned RCC-D District, and is part of the South Mixed Use District of the RROD.

West: To the west is IH-35.

COMPATABILITY OF REQUEST WITH SURROUNDING ZONING/LAND USES:

The proposed request is compatible with the existing South RR-2 designation to the north of the subject property. Surrounding properties to the east and south are part of the South Mixed Use District, which generally permit the same non-residential uses as the South RR-2 District in addition to a number of residential uses.

COMPREHENSIVE PLAN:

The subject property is located within an area designated as “Regional Mixed Use.” This designation applies to areas that serve as regional destinations within Denton. Development may include moderate and high density residential, commercial, office, entertainment and other uses except industrial, at the highest levels of scale and density within the city. Unique development standards are proposed to create the walkable urban character and day and nighttime activity of an urban center. This designation is located primarily along I-35 interchanges and primary arterials to encourage the greatest regional accessibility. Future development in Regional Mixed Use areas will complement and embrace existing, viable uses, and raise the standard of design to increase their regional draw, accommodate greater connectivity and mobility options, and create a sense of place.

Development criteria of the Regional Mixed Use future land use designation include:

- a) A regional activity center is considerably larger and more diverse in its land uses than any other activity center. It includes vertically integrated uses where different use may occur on each floor of the building.
- b) Allowable uses may include national retailers, employment, restaurants and entertainment venues, and high-density housing.
- c) Uses should create destinations and augment the regional draw and image of Denton.
- d) Commercial uses should be programmed to serve a regional market and to be compatible with adjacent land uses.
- e) Diverse uses should be located in close proximity to one another so that all users are accessible from a single stop or by walking or bicycling.
- f) Development should be sited accessible to transit services.
- g) Places of worship, schools, and parks and open space are allowed by right.
- h) The character of this area should be maintained by ensuring that new development is sensitive to the surrounding built and natural context in scale and form as described above.
- i) Proposals should be presented and reviewed according to the degree to which they achieve the goals of the Regional Mixed Use land use and may be the subject of Small Area Plans when significant developments are proposed.

CONSIDERATIONS:

1. The applicant is requesting to reclassify the approximately 10-acre property from the South Mixed Use District to the South RR-2 District so that a proposed retail use may be designed in accordance with the existing site design standards for South RR-2. Since retail uses are permitted in both districts and the two subareas have comparable zoning regulations, the request will primarily affect site design standards that

will be applied to the subject property.

2. If approved, however, the request would remove the ability for the site to be developed with single-family, townhome, and multi-family uses. As the subject property is adjacent to an interstate highway, staff does not consider the removal of these residential uses on this particular property to be detrimental to the integrity of South Mixed Use District or the overall RROD.
3. The proposed request would allow the subject property to be designed and constructed consistent with existing development. Recently approved site plans within this district include In-N-Out, Chili's, Raising Cane's, Winco, and two multi-tenant buildings containing various retail and restaurant uses.
4. The site design standards for the South Mixed Use District have not yet been included in the RROD. Until these standards are approved, it is difficult to determine the impact that this request may have on the overall aesthetics in the South Mixed Use District area. However, considering that the subject property has frontage along IH-35 and Panhandle Street, staff does not anticipate that the eventual design standards regarding non-residential development for the South Mixed Use District will be substantially different from those already approved in South RR-2. It is anticipated that the primary difference in the standards for the South Mixed Use District will be in regard to the inclusion of site design guidelines for residential development.

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.

OPTIONS:

1. Recommend approval as submitted.
2. Recommend approval subject to conditions.
3. Recommend denial.
4. Table the item.

PUBLIC NOTIFICATION:

To comply with the public hearing notice requirements, 91 notices were sent to property owners within 200 feet of the subject property, 237 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.

PROJECT TIMELINE:

Application Received:	July 1, 2016
1 st Submittal Sent to DRC Members:	July 1, 2016
Comments Released to Applicant:	July 17, 2016
DRC Meeting with Staff:	Declined
Business Days under DRC Review:	10
Business Day out to Applicant:	0
Total Business Days:	10

EXHIBITS:

- Aerial Map
- Zoning Map

- Future Land Use Map
- Exhibit B-1 - Current
- Exhibit B-1 - Proposed
- Exhibit B-4 - Current
- Exhibit B-4 - Proposed
- South Mixed Use v. South RR-2 Comparison Table
- Exhibit C-1 - South RR-2 Architectural Standards
- Exhibit D-1 - South RR-2 Landscape Standards
- Exhibit E-1 - South RR-2 Sign Standards
- Notification Map & Responses

Respectfully submitted:
Shandrian Jarvis, AICP
Development Review Committee Administrator

Prepared by:
Michael J. Bell
Senior Planner