



## Legislation Text

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**File #:** SP16-0002, **Version:** 1

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### **Planning Report**

**SP16-0002/Rayzor Ranch Multi-Family Tract**

**City Council District 3**

**Planning & Zoning Commission**

**October 12, 2016**

### **REQUEST:**

Consider approval of a Site Plan within the Rayzor Ranch South Campus for a Multi-Family development on Lot 9R, Block A of the Rayzor Ranch Town Center, Phase One. The approximately 11 acre site is generally located on the west side of Heritage Trail Boulevard, approximately 1,100 feet south of West University Drive (US 380). The subject property is within the Rayzor Ranch Overlay District (Ord. No. 2016-017). (SP16-0002, Rayzor Ranch Multi-Family Tract, Mike Bell)

### **OWNER:**

Mike Ebert, DB Denton II LLC

### **APPLICANT:**

Randall Siemon, P.E., Dunaway Associates

Austin Bradley, EPC Real Estate Group

### **BACKGROUND:**

The purpose of this request is to consider a Site Plan for a 300 unit multi-family development located within the Rayzor Ranch Overlay District (RROD). The property is located on the west side of Heritage Trail within the South Mixed Use subarea of the RROD. Multi-Family is a permitted use on the property and is subject to the site design standards listed within Exhibit C-3 of RROD Ordinance. As outlined in the RROD requirements, "Before building permits may be issued for any portion of the project, a site plan for that portion of the project must be approved in conformance with the [Overlay]." The Ordinance also requires a complete site plan submittal that demonstrates compliance with the Rayzor Ranch Overlay District and associated criteria for approval and shall be comprised of:

- A Site Plan that demonstrates compliance with development regulations such as lot coverage, parking, building height, and setbacks
- A Landscape Plan that demonstrates compliance with landscape area, parking lot landscaping, tree canopy, and tree mitigation)
- Exterior Building Elevations that illustrate compliance with Ord. No. 2010-158 including but not limited to exterior wall offsets, building materials, color palate, and roof pitch)

The applicant has provided a site plan, landscape plan, and elevations in accordance with Exhibit C-3 of the RROD ordinance.

### **SITE DATA:**

The subject property is an 11-acre, undeveloped lot that is platted as Lot 9R, Block A, of the Rayzor Ranch Town Center, Phase One. Heritage Trail will serve as the eastern boundary of the proposed development. Plans for the extension of Heritage Trail from its current terminus north of the subject property to the future extension of Panhandle Street to the south have been approved.

### **SURROUNDING ZONING AND LAND USES:**

North: To the north is the Winco grocery store located within the South RR-2 subarea.

East: To the east is across Heritage Trail is an undeveloped property designated for a park in the South Mixed Use subarea.

South: To the south is undeveloped property located within the South Mixed Use subarea.

West: To the west is undeveloped property located within the RR-1 Town Center subarea.

### **CONSIDERATIONS:**

1. The site plan reflects six apartment buildings totaling 97,698 square feet and 300 units. Also included in the site plan are eight accessory garage structures and a pool for the residents. The development will not be gated, with the exception of the pool area on the west side of the property.
2. The 300 units will be comprised of 30 studio apartments, 156 one-bedroom apartments, and 114 two-bedroom units. The total required parking for these units is 472 parking spaces. The applicant has provided 325 surface parking spaces 151 garage spaces. The site is over-parked by four spaces, however this is permitted in the RROD.
3. Pursuant to DDC Section 35.7.15.2.K, Approval Criteria, the Planning and Zoning Commission shall approve the site plan if it finds that:

- i. **The site plan substantially complies with the Concept/Schematic Plan approved by City Council;**

The site plan complies with the Concept/Schematic Plan, Exhibit B-1 of the RROD. Multi-family uses are permitted within the area designated as “HOTEL/RR/O/MF” in the Concept/Schematic Plan.

- ii. **The site plan provides for a compatible arrangement of buildings and land uses that would not adversely affect adjoining neighborhood or properties;**

The proposed site plan and landscape plan provides for a compatible arrangement of buildings and land uses that do not adversely affect adjoining neighborhoods or properties outside the boundaries of the RROD. The subject property has no adjacency to property outside of the RROD. Surrounding properties are intended be developed with a mix of non-residential and multi-family uses.

- iii. **The site plan provides for the adequate and safe circulation of vehicular traffic; and**

The proposed site plan reflects adequate and safe circulation of vehicular traffic. Access to the property is proposed in three locations. The primary entrance is located at the median opening on Heritage Trail and will include two 20 ft. driveways separated by a landscaped median. Two secondary entrances are located on the private driveway between the subject property and the Town

Center and both shall be 26 feet wide.

**iv. The plan fully complies with all other sections of this overlay district.**

Buildings within the Rayzor Ranch South Campus are required to demonstrate compliance with the comprehensive site design standards in Exhibit C-3 (Rayzor Ranch Multifamily Guidelines). Standards for multi-family include but are not limited to the following requirements:

- All facades shall be comprised of at least 40% stone, masonry, or brick.
- Permitted secondary building materials may be brick, masonry, stone, stucco, EIFS (8 ft. above grade or higher), siding, concrete masonry units, prefinished metal panels, pre-cast or tilt-wall with a textured finish, or cast or manufactured brick or stone products.
- All buildings within the project shall be constructed of building materials from a similar color and material palette.
- Accessory structures shall compliment the main building architecture and use the same material and color palette.
- Buildings must be located within 20 feet of the property line for at least 50% of the total frontage along streets within public right-of-way.
- Parking is not permitted between the building and streets within public right-of-way.
- An area equal to at least 8% of the lot area shall be dedicated to open space for recreation for use by the tenants.

The applicant has submitted a site plan, landscape plan, and building elevations that reflects the requirements for the RROD. Staff has determined that the proposed development complies with Exhibit C-3

**STAFF RECOMMENDATION:**

Staff recommends approval of the request as it is compliant with all applicable regulations of the RROD and meets the criteria for approval in Subchapter 35.7.15.2.K of the DDC.

**OPTIONS:**

1. Approve as submitted.
2. Approve subject to conditions.
3. Deny the item.
4. Table the item.

**PUBLIC NOTIFICATION:**

No public notification is required for a Site Plan.

**EXHIBITS:**

- Aerial Map
- Site Plan
- Landscape Plan
- Elevations
- Exhibit C-3 Rayzor Ranch Multifamily Guidelines

Respectfully submitted:  
Shandrian Jarvis, AICP  
Development Review Committee Administrator

Prepared by:  
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Senior Planner