



## Legislation Text

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**File #:** SP17-0040, **Version:** 1

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### **Planning Report**

**SP17-0040 / Cheddar's RR**

**City Council District 3**

**Planning & Zoning Commission**

**October 11, 2017**

### **REQUEST:**

Consider a request by DB Denton II for approval of a Site Plan for a Cheddar's restaurant to be constructed within the Rayzor Ranch South RR-2 District located on Lot 25, Block A, of the Rayzor Ranch Town Center. The approximately 1.67 acre property is generally on the east side of I-35 approximately 940 feet south of West University Drive (US 380). (SP17-0040, Cheddar's RR, Hayley Zagurski)

### **OWNER:**

DB Denton II, LLC

### **APPLICANT:**

Dunaway Associates, LP

### **BACKGROUND:**

The purpose of this request is for approval of Site Plan for a 7,570 square foot Cheddar's restaurant to be located within the South RR-2 District subarea of the Rayzor Ranch Overlay District (RROD). Restaurants are permitted uses within the South RR-2 subarea and are subject to the architectural and landscape standards in Exhibit C-1 and D-1 of the RROD. 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 RROD 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 architectural standards.

The applicant has provided a site plan, landscape plan, and elevations in accordance with Exhibit C-1 and D-1 of the RROD.

### **SITE DATA:**

The subject property is approximately 1.67 acres of undeveloped property that is platted as Lot 251, Block A, of the Rayzor Ranch Town Center. The site has frontage on the I-35 frontage road, but access is provided by the private driveways serving the interior of the Rayzor Ranch South Campus.

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

North: To the north is undeveloped property within the South RR-2 District of the RROD that is planned for commercial development.

East: To the east is a private drive and undeveloped land that is located in the RR-1 (Town Center) District. The area is intended to be developed with retail and other commercial development as part of the Rayzor Ranch Town Center.

South: To the south is undeveloped property located within the South RR-2 District that is planned for commercial development.

West: To the west is the I-35 frontage road.

## **CONSIDERATIONS:**

1. The restaurant will be comprised of 7,570 square feet, which requires a minimum of 75 parking spaces (one space per 100 square feet). A total of 125 spaces is proposed. There are no parking maximums according to RROD (Ord. No. 2016-312).
2. To meet the minimum plaza requirements of the RROD, the applicant has provided 1,202 square feet of public space with outdoor seating, and trees and planters. The applicant is proposing a total of 3 benches, 3 trees, and 2 planters within the plaza area, which are proposed on the west and south sides of the building. The minimum requirement for a plaza/ public space is one square foot of plaza or public space area for each 10 square foot of gross ground floor area. According to Exhibit C-1, Article 3 of RROD, the Plaza areas are defined as areas that contain any three of the following:
  - a. An area that provides pedestrian seating at a rate of one seat for each 250 square feet. Seating shall be a minimum of fifteen inches (15”) in height and thirty inches (30”) in width. Seating elements include manufactured benches, ledge benches, natural elements, seat walls or other raised element designated for seating. When providing more than one sitting space on an element, each space shall be calculated at a minimum of eighteen inches (18”) of width.
  - b. An area that integrates shade within the open space area through the inclusion of shade trees, trellises, awnings or structural elements such as colonnades and canopies.
  - c. An area that provides trees in proportion to the space at a minimum of 1 tree per 800 square feet.
  - d. An area containing a water feature, fireplace, amphitheater, or public art.
  - e. An area containing outdoor dining.
  - f. A Freestanding stone fireplace, obelisk or other design feature.
  - g. A hardscape area that integrates landscape planting within the hardscape through pots, above grade planters, in grade planters, or tree grates.
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;**

Staff has reviewed the site plan and found that the site plan complies with the Concept/Schematic Plan, Exhibit B-1 of the RROD in terms of land use - restaurant, which is permitted within the South

RR-2 Subarea; maximum building height of 100 feet; and maximum lot coverage of 90%.

**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 is compatible with the arrangement of buildings and land uses as shown by Exhibit B (Concept Plan) of RROD. The proposed site plan and landscape plan do not adversely affect adjoining neighborhoods or properties outside the boundaries of the RROD.

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

The proposed site plan provides adequate and safe circulation of vehicular traffic. Access to the site will be provided from the private interior drive aisles serving the Rayzor Ranch south campus. The internal drive aisle surrounds the building and connects to the southern adjoining property.

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

Buildings within the South RR-2 subarea are required to demonstrate compliance with the Landscape Standards in Exhibit D-1 and the Architectural Standards in Exhibit C-1. The proposed site plan, landscape plan, and elevations comply with these requirements. In terms of Exhibit D-1 (Landscape Plan), the building meets the minimum landscape area requirement of 10%; plaza area requirement of 757 SF; and tree canopy area requirement of 20%. The site will have a total landscape area of 11% and 31% tree canopy, and the site meets all parking lot landscaping and screening requirements. In terms of Exhibit C-1 (Architectural Design Standards) the building meets the requirements for building materials and design and plaza space.

**STAFF RECOMMENDATION:**

Staff recommends approval of the site plan 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.
4. Table the item.

**PUBLIC NOTIFICATION:**

No public notification is required for a Site Plan.

**PROJECT TIMELINE:**

Application Received:	July 3, 2017
1 <sup>st</sup> Submittal Sent to DRC Members:	August 16, 2017
Comments Released to Applicant:	August 30, 2017
2 <sup>nd</sup> Submittal Sent to DRC Members:	September 6, 2017
Comments Released to Applicant:	September 22, 2017
Business Days under DRC Review:	22
Business Day out to Applicant:	4
Total Business Days:	26

**EXHIBITS:**

- Aerial Map
- Site Plan
- Landscape Plan
- Elevations
- Applicant Narrative

Respectfully submitted:  
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Interim Planning Director

Prepared by:  
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Senior Planner