

# Community Workshop

September 23, 2014



Image Source – Richardson Public Library



## MAIN STREET / CENTRAL - REZONING INITIATIVE

**JACOBS**  
Kimley»Horn  
AN IRVING-CLOUD COMPANY

Richardson, Texas

# Agenda

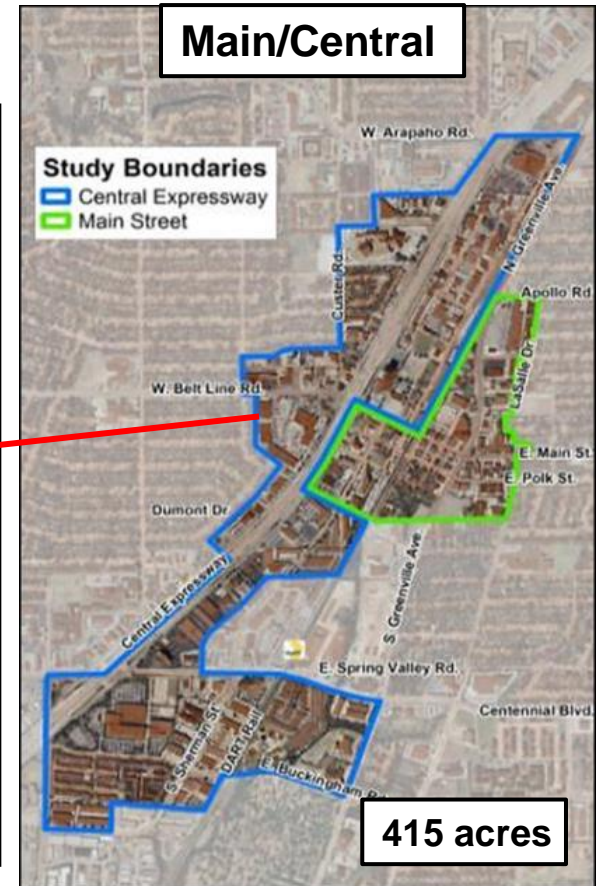
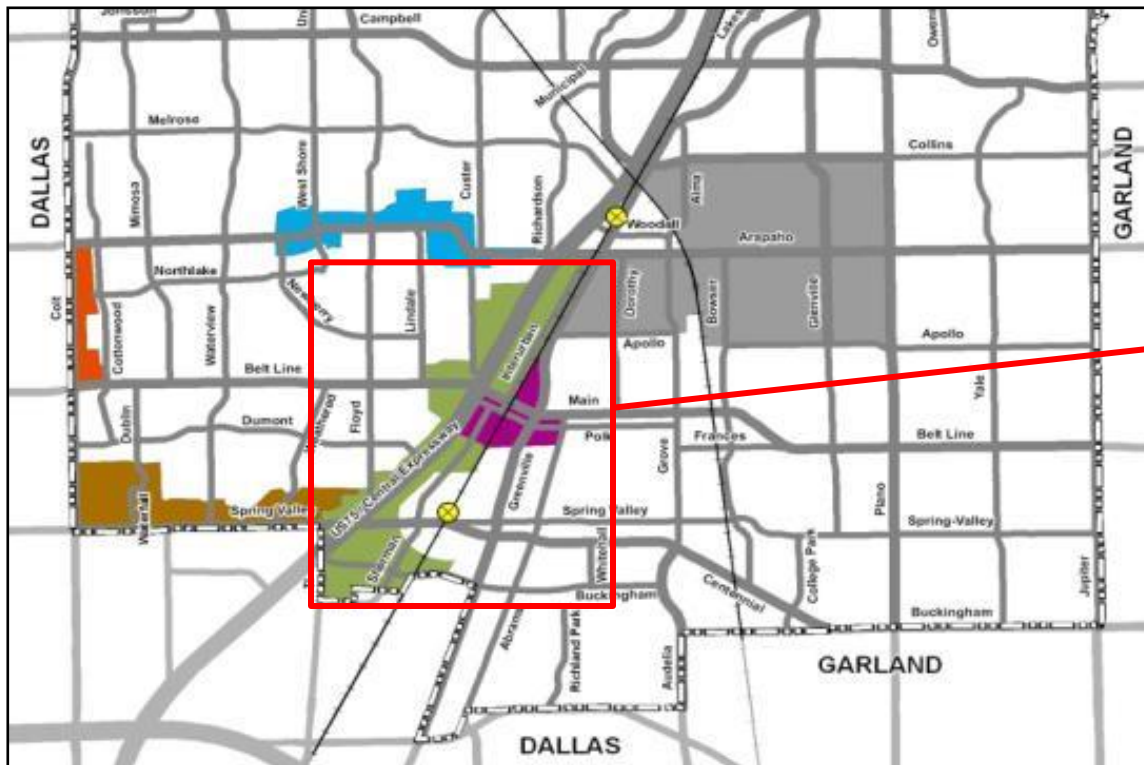
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- Vision Study Overview
- Rezoning Initiative Overview
- Preliminary City Council / CPC Direction
- Preliminary Zoning Direction
- Next Steps
- Session 2 Instructions

# Vision Study Overview

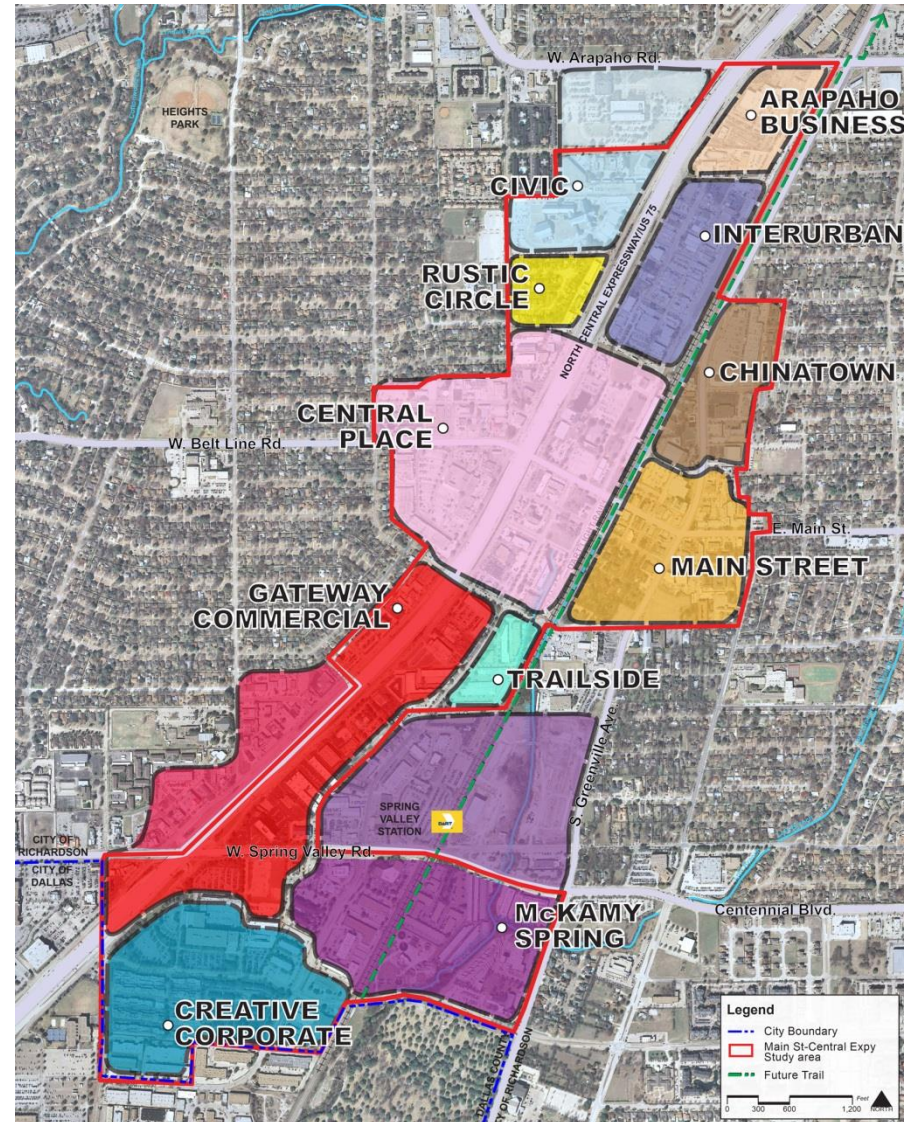
# 2009 Comprehensive Plan – Six Enhancement Areas

- West Spring Valley (Implementation)
- East Arapaho/Collins (Phase 1)
- West Arapaho
- Coit
- Old Town/Main Street (Phase 1)
- Central (Phase 1)



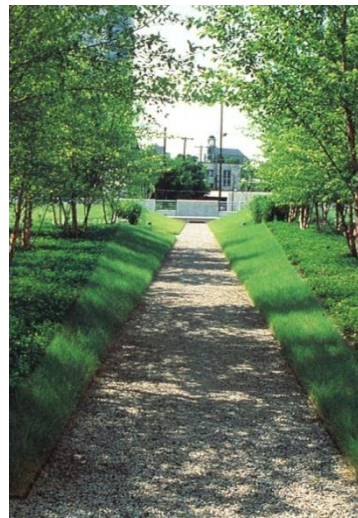
# Vision Study Overview

- **Old Town/Main Street and Central Expressway** combined into single study area
- 415 acres – 11 sub-districts
- Vision aligns:
  - Existing physical conditions
  - Existing opportunities and constraints
  - Anticipated future real estate / market factors
  - Community desires



# Concept Plan – Central Place

- 78 developable acres
- Creates a vibrant, mixed-use district at the heart of the study area
- Focuses on supporting infill development to create an “address” in the corridor



# Concept Plan – Main Street District

- 37 developable acres
- Creates a multi-generational, eclectic “heart” for the community based on a mix of uses and cultures, and a mix of old and new
- Provides an additional opportunity for an entertainment destination in the community



# Concept Plan – Chinatown

- 22 developable acres
- Builds a vibrant, mixed-use district within existing infrastructure
- Has potential to evolve as a center for tourism and education related to Chinese culture





# Concept Plan – Interurban District

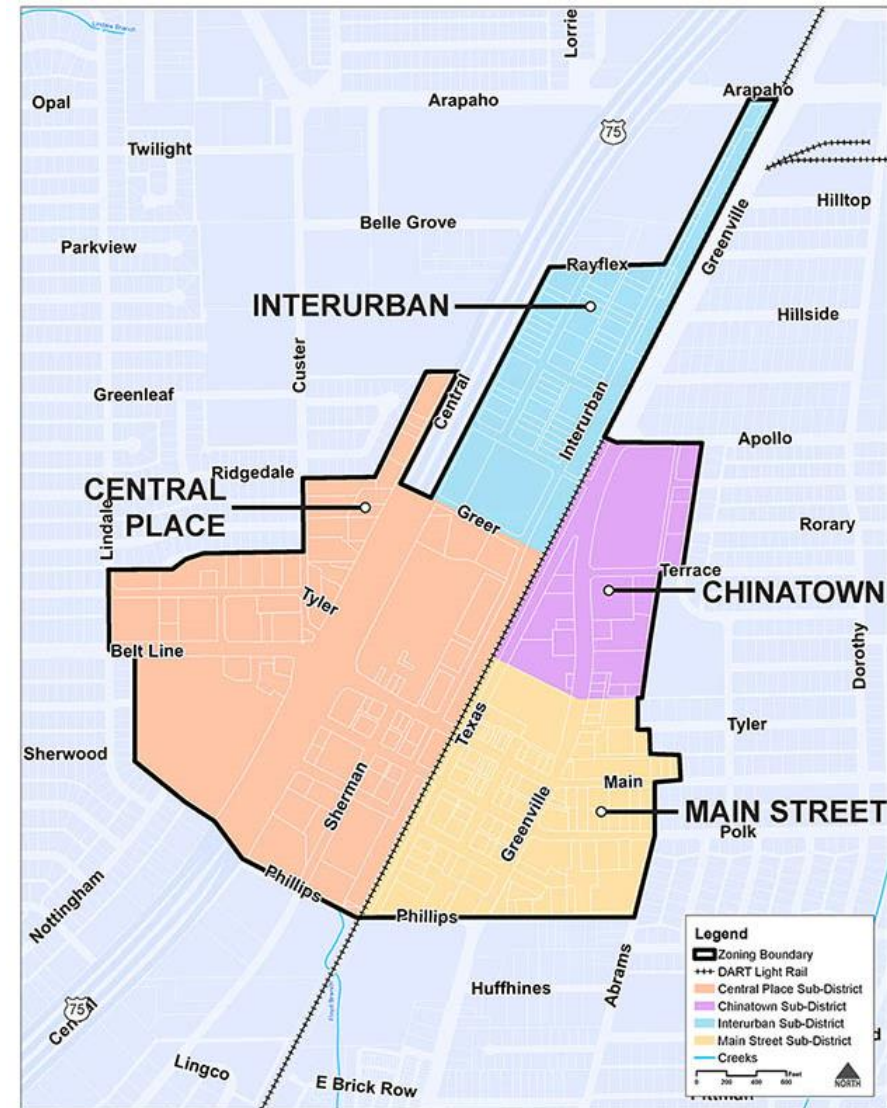
- 25 developable acres
- Creates an edgy, mixed-use district built upon the existing bones of the district
- Focuses on adaptive reuse of existing buildings and targeted infill development



# Rezoning Initiative Overview

# Rezoning Initiative Overview

- Focus of the initiative is towards implementing the vision
- Efforts are focused on 4 sub-districts
- Zoning Ordinance will include:
  - Regulating Plans
  - Open Space Plans
  - Street Types
  - Streetscape Standards
  - Architectural Standards
  - Signage Standards



**Preliminary City Council /  
CPC Direction**

## Preliminary Council Direction (June and July Briefings)

- The cross section of Belt Line Rd./Main St. between Texas Street and Greenville Avenue should create an environment that balances the needs of mobility and local businesses
- 4 through lanes should be maintained in this area to accommodate the existing and future transportation needs
- On-street parking, adequate sidewalks and amenity zones should be provided to support businesses and to encourage a strong pedestrian realm
- The building heights shown in the Vision Study are appropriate for each area with potential to increase heights on the east side of Central
- Building heights should transition to a lower scale adjacent to existing single family neighborhoods

## Preliminary Council / CPC Direction (September Worksession)

- Additional 20 story buildings should be allowed in the northeast quadrant of US 75 and Main Street adjacent to the Chase Bank tower
- Building heights immediately adjacent to single family lots should not exceed 40' in height
- Consistent design standards in place on parcels with Central Expressway frontage should apply to future development
- The new code should allow a consistent set of uses throughout each sub-district, except where adjacent to existing single family neighborhoods
- Auto related uses should continue to be allowed generally within the constraints that are currently in place under existing zoning
- Single family uses at higher densities should be allowed in all sub-districts

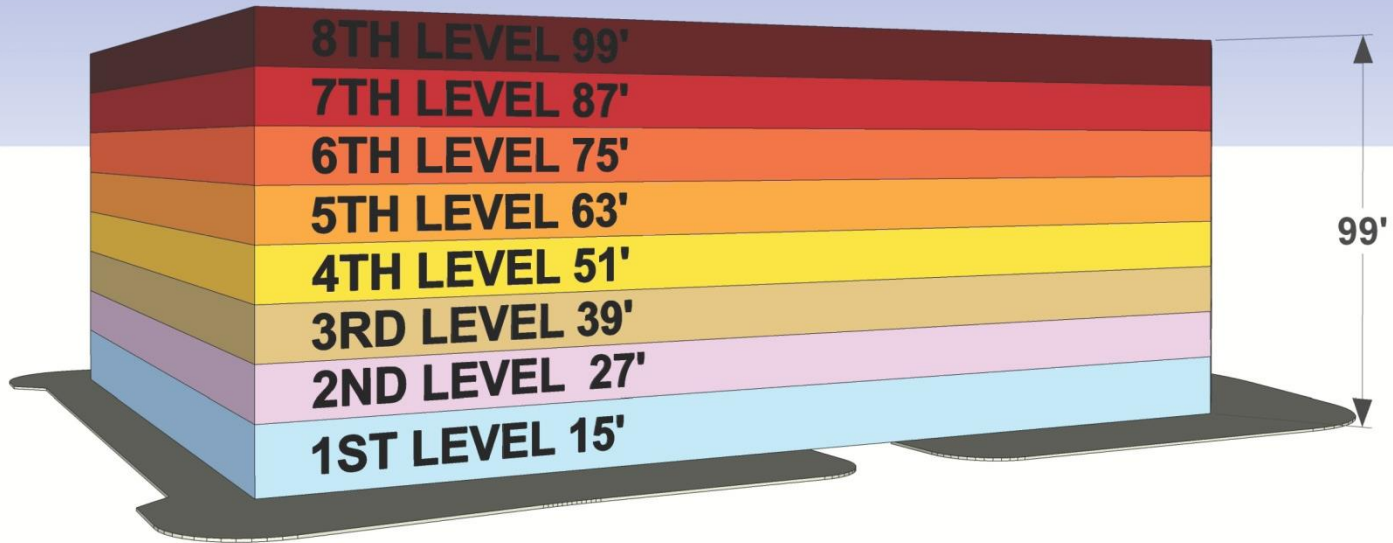
## Preliminary Council / CPC Direction (September Worksession)

- Nonconformities in all Sub-Districts should focus on four elements
  - I. Uses
  - II. Structures
  - III. Site elements
  - IV. Signage
- The existing approaches for handling nonconformities will vary sub-district by sub-district depending upon specific conditions encountered
- There should be provisions that allow for some improvements in non-conforming buildings or uses to bring the property up to code for healthy and safety, even if they don't bring the property completely up to zoning code

# Preliminary Zoning Direction



# Reminder - Building Heights



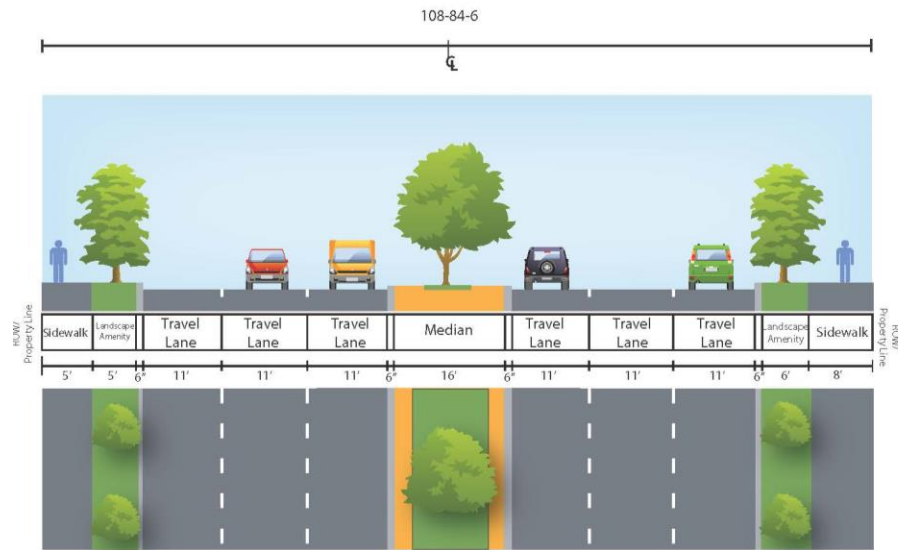
# Interurban Framework

- Building and Envelope Standards
  - Possible height range of 4-8 stories
  - Varying “Required Build To Zones” based on street frontage
  - Comprehensive mix of land uses including live/work units, artisanal manufacturing, office, multi-family, commercial, service and limited automotive
  - Incorporate maximum block length
  - Reduction in off-street parking requirements with emphasis on shared, on-street, or centralized parking



# Interurban Street Sections

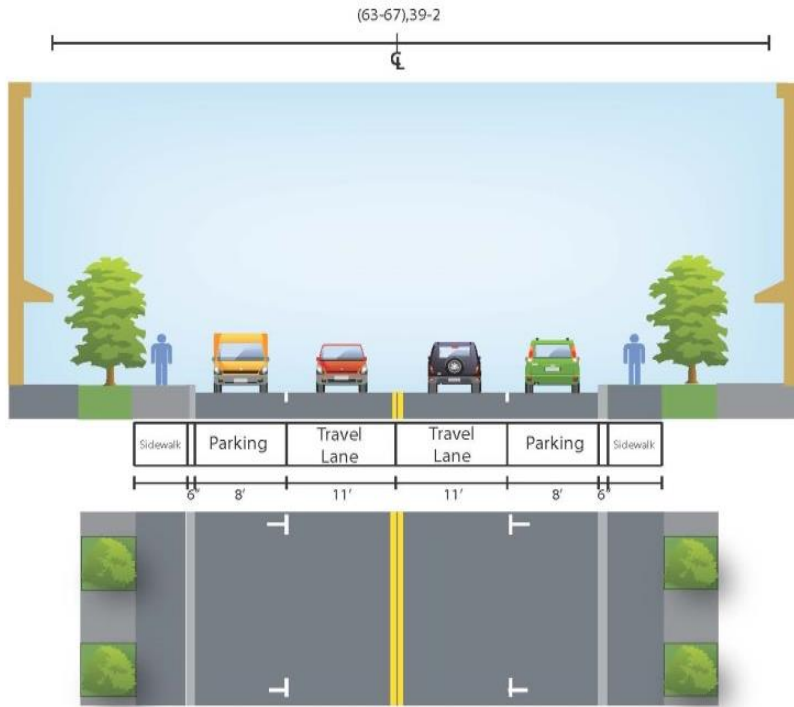
## Arapaho Road



# Interurban Street Sections

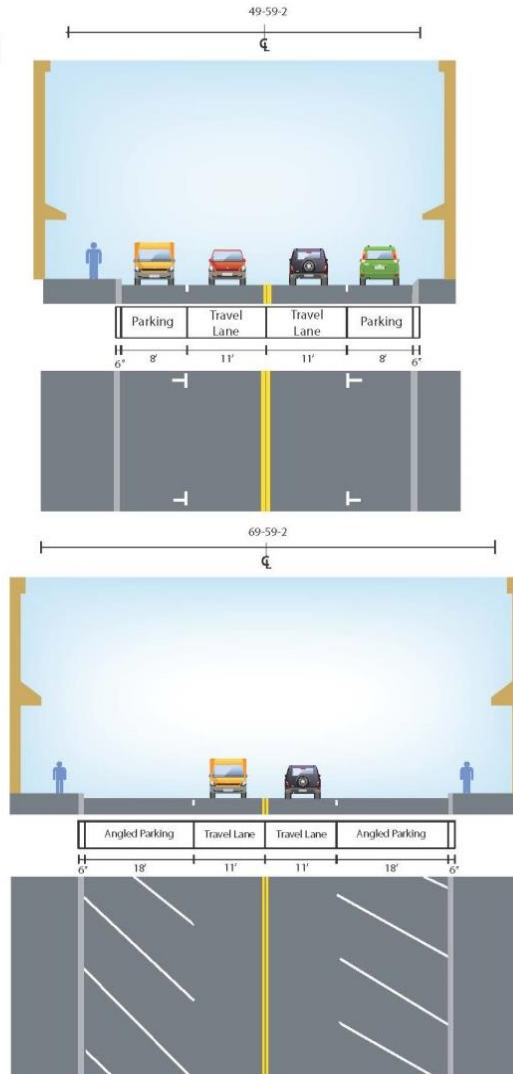
## Urban Mixed Use

- \* Bishop Avenue
- \* Davis Street
- \* Rayflex Drive
- \* Greer Street



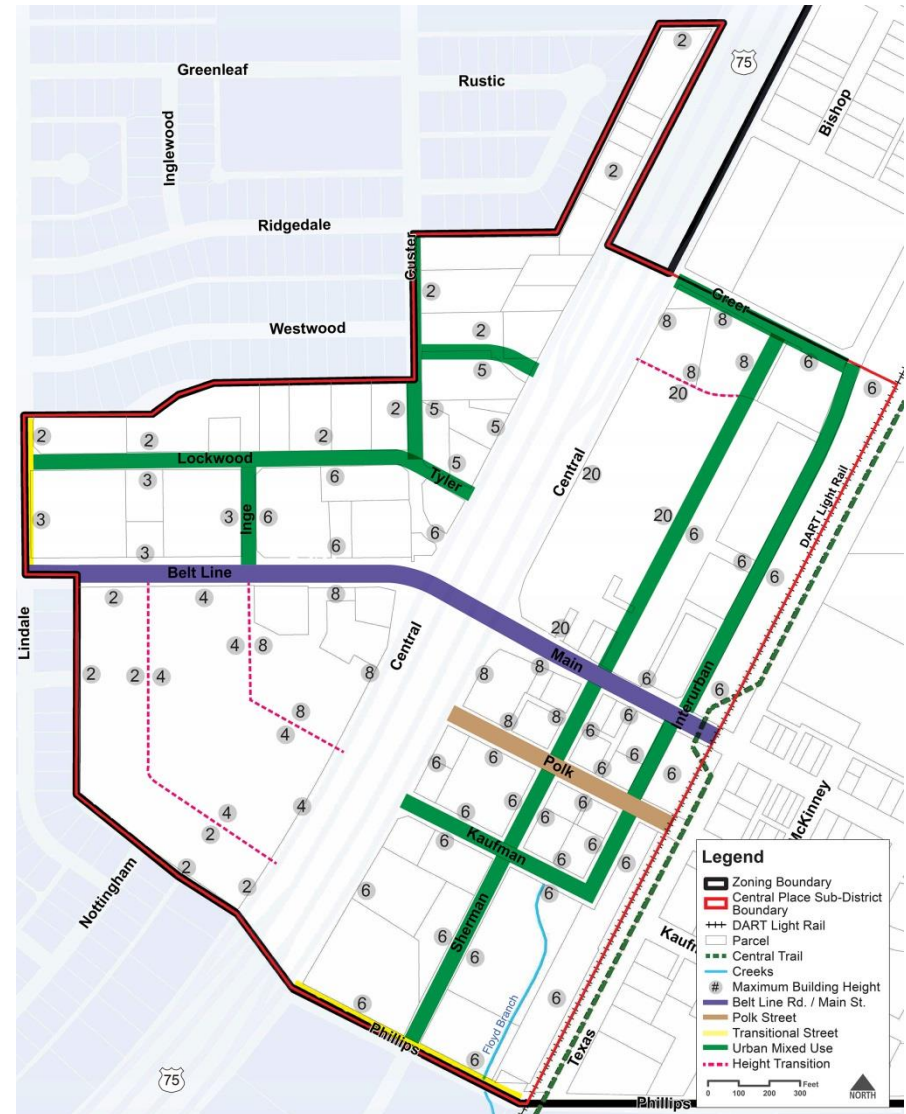
# Interurban Street Sections

- Urban Neighborhood
- \* Interurban Street
- \* Jackson Street



# Central Place Framework

- Building and Envelope Standards
  - Possible height range of 2-20 stories; higher buildings at core (Belt Line/Main and Central), lower buildings at edges adjacent to residential
  - On-site height transition on Richardson Heights Shopping Center property
  - Varying “Required Build To Zones” based on street frontage
  - Comprehensive mix of land uses including live/work, commercial, service, multi-family, retail, limited automotive and townhouse
  - Maximum block lengths for pedestrian comfort

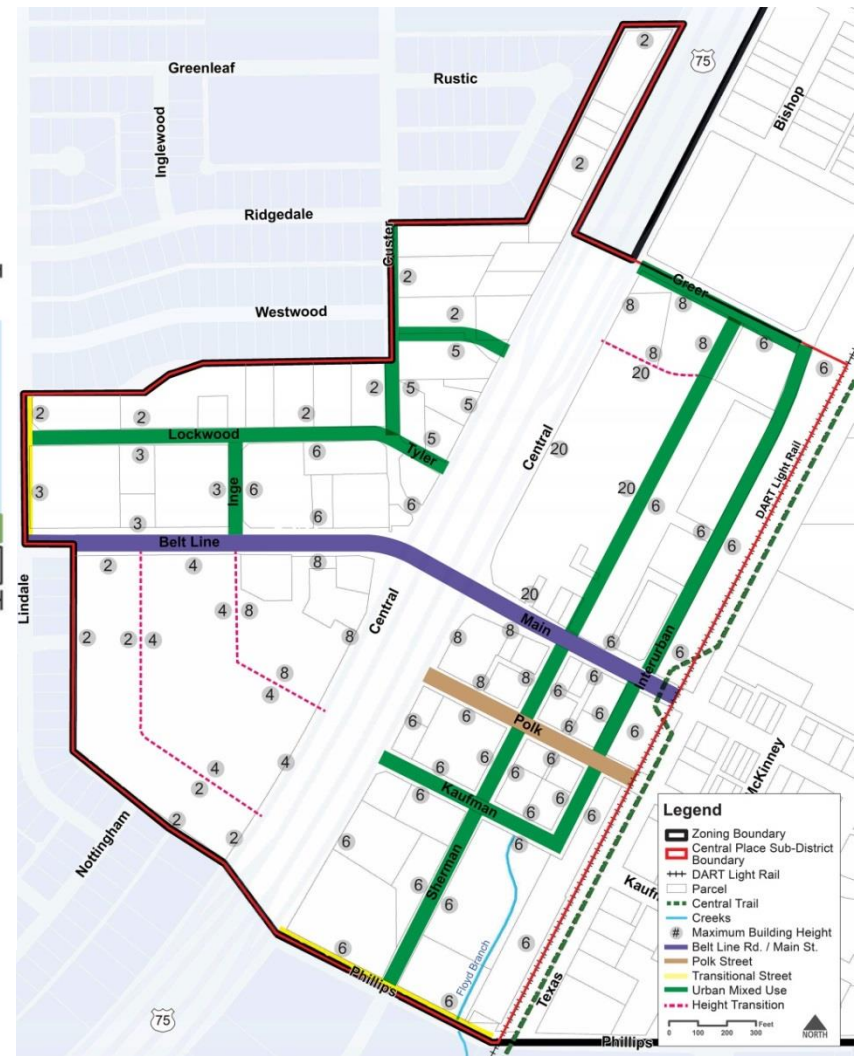
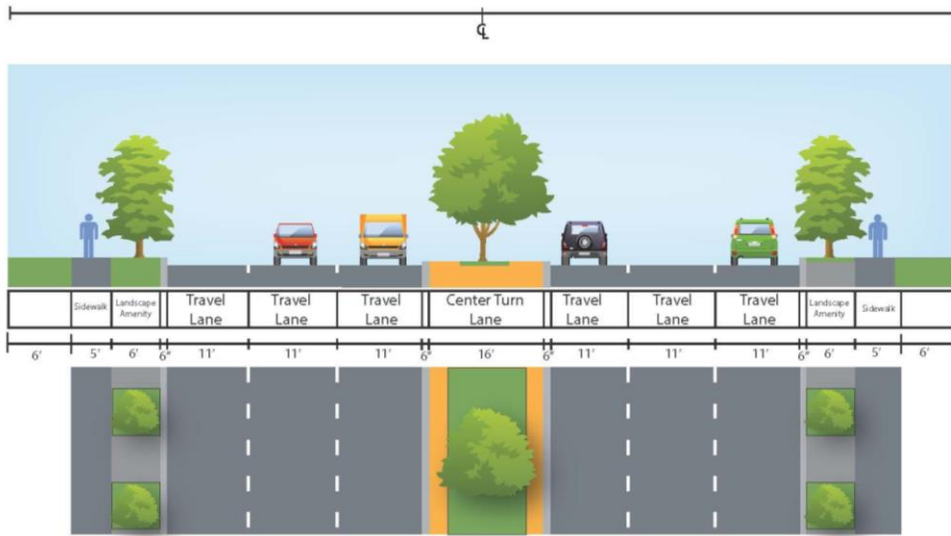


# Central Place Street Sections



Beltline Road/Main Street

120-82-6



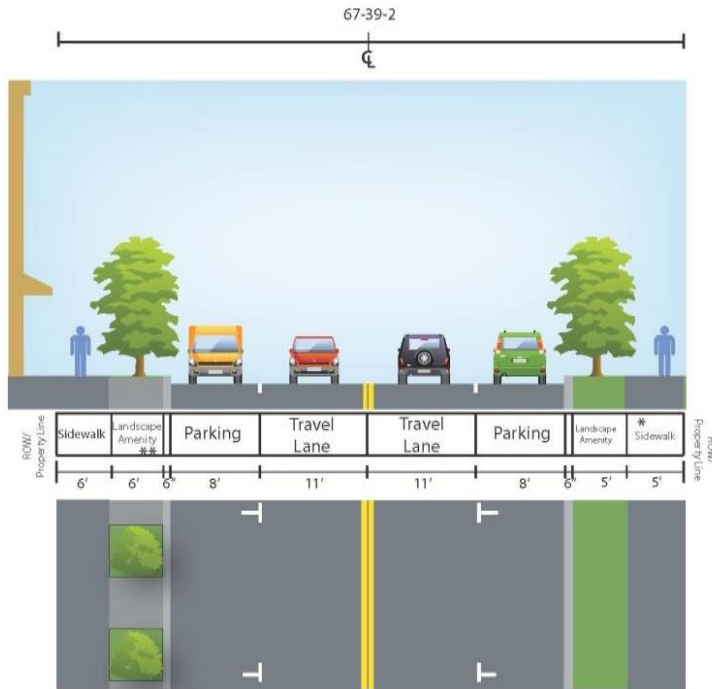
MAIN STREET / CENTRAL - REZONING INITIATIVE

# Central Place Street Sections



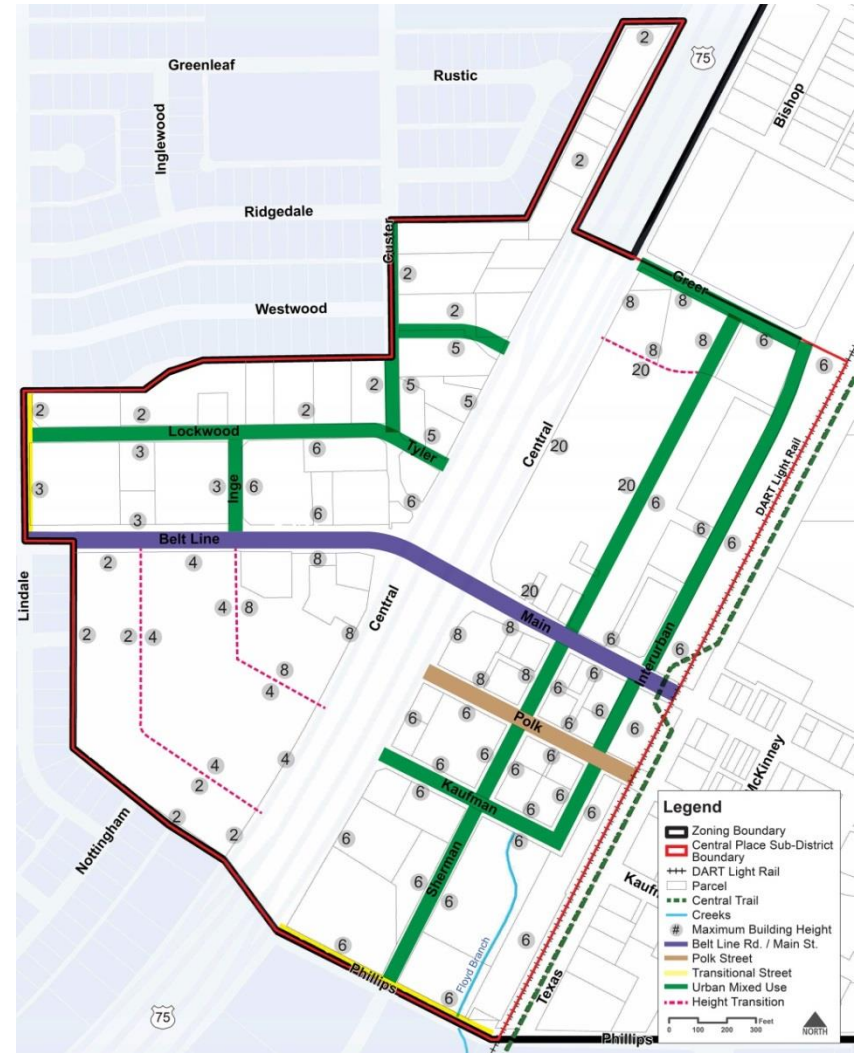
Transitional Street

- \* Phillips Street
- \* Lindale Lane



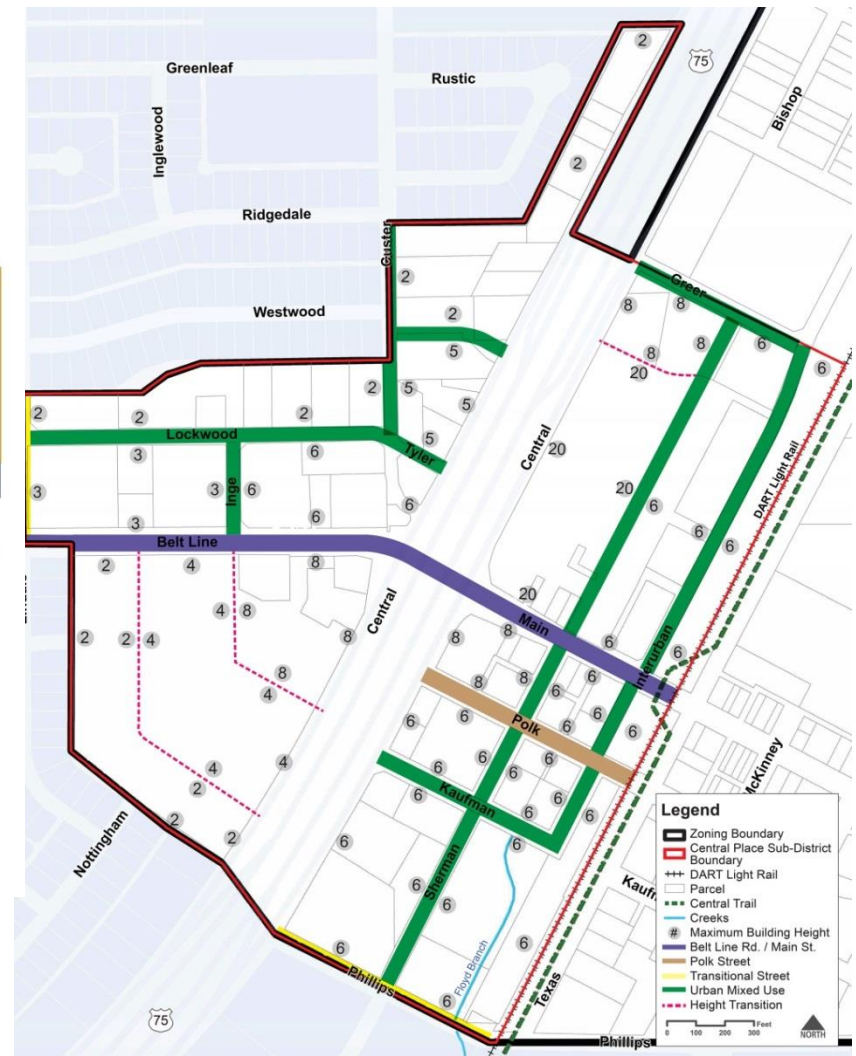
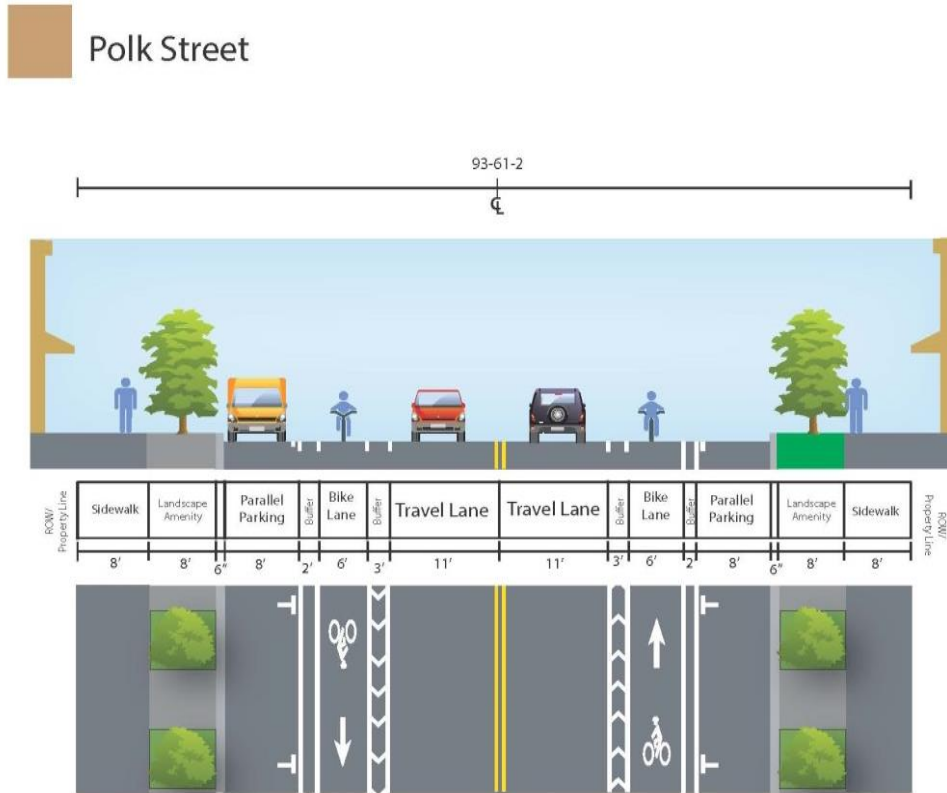
\*\* Minor Modification may be requested to allow continuous landscape parkway

\* Sidewalk widths for existing neighborhoods to remain





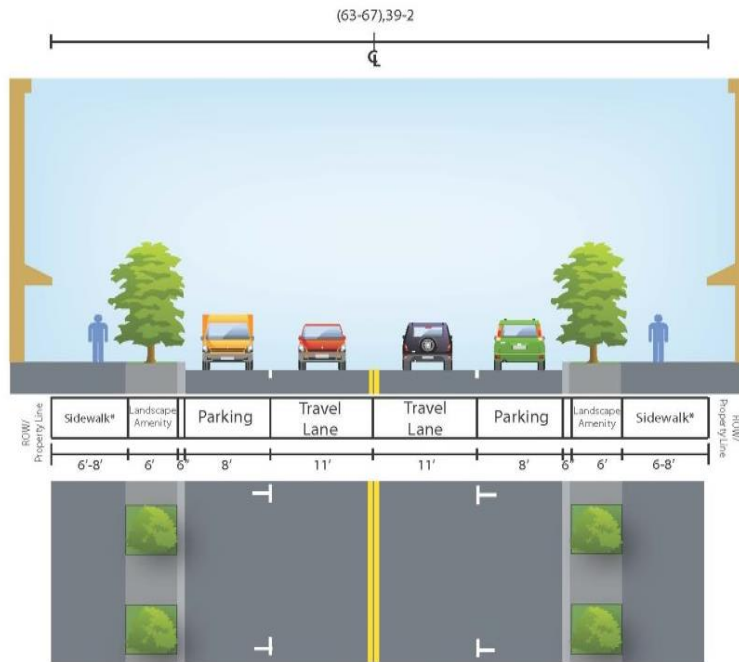
# Central Place Street Sections



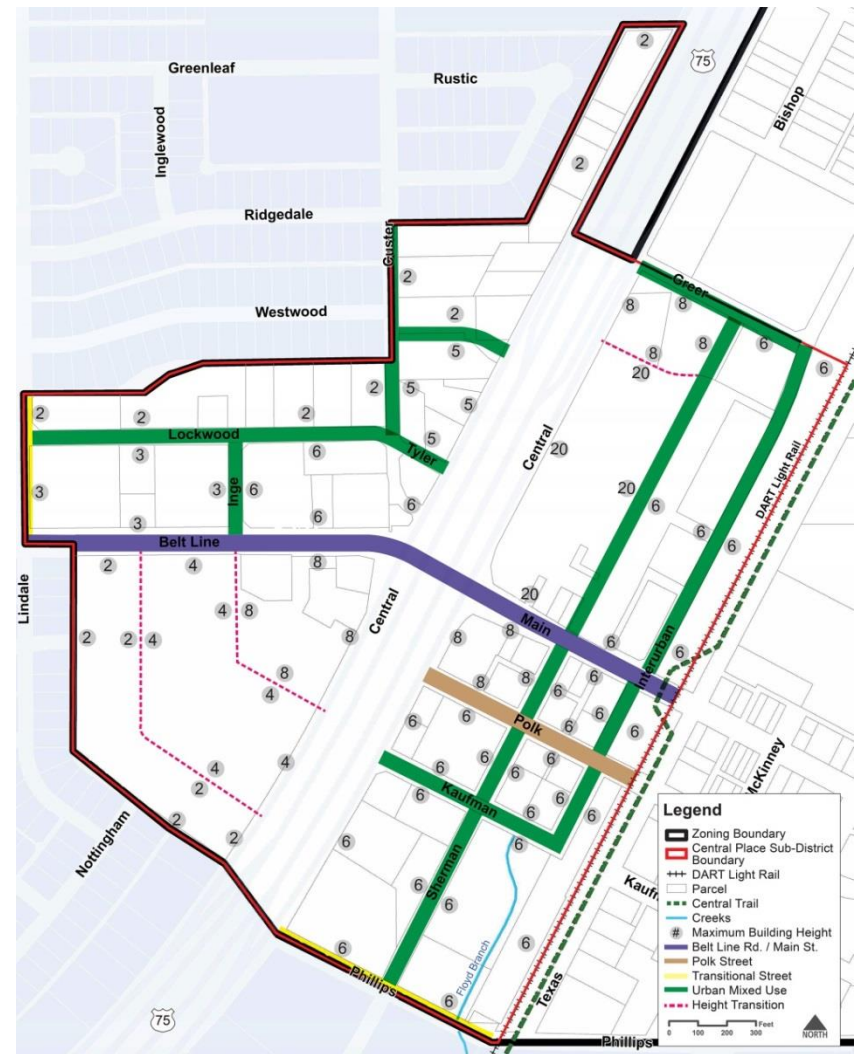
# Central Place Street Sections

## Urban Mixed Use

- \* Custer Road
- \* Lockwood Drive
- \* Inge Drive
- \* Tyler Street
- \* Greer Street
- \* Sherman Street
- \* Kaufman Street
- \* Interurban Street
- \* Future Street

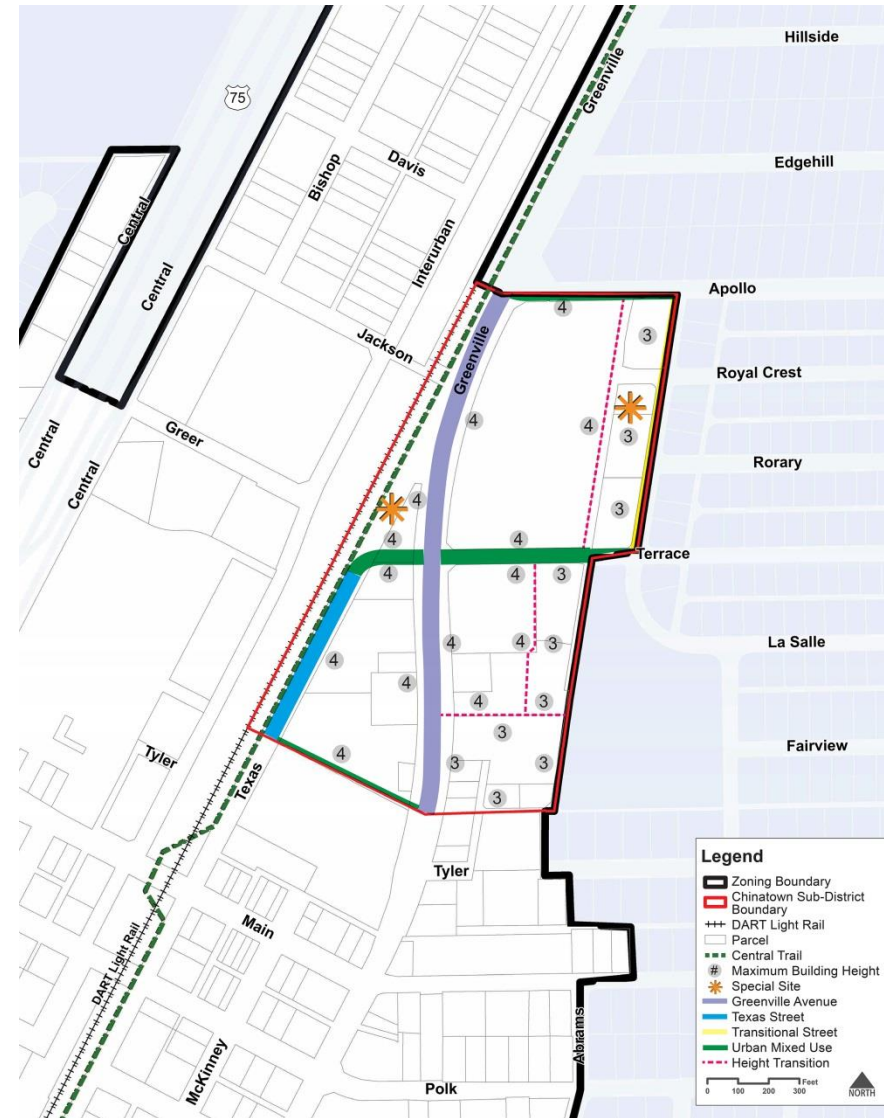


\* Sidewalk along Sherman Street, Kaufman Street, Interurban Street, and Greer Street shall have a minimum 8-foot width (unobstructed); all other streets shall have a minimum 6-foot width (unobstructed).



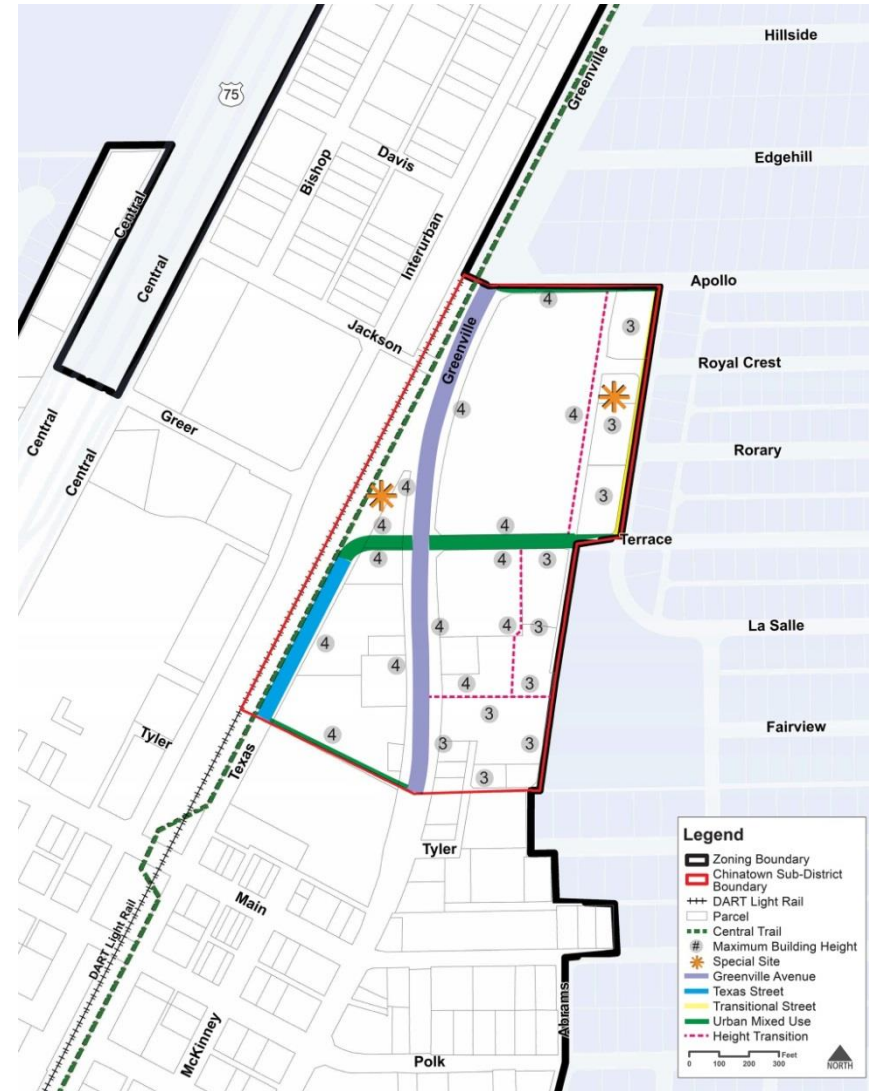
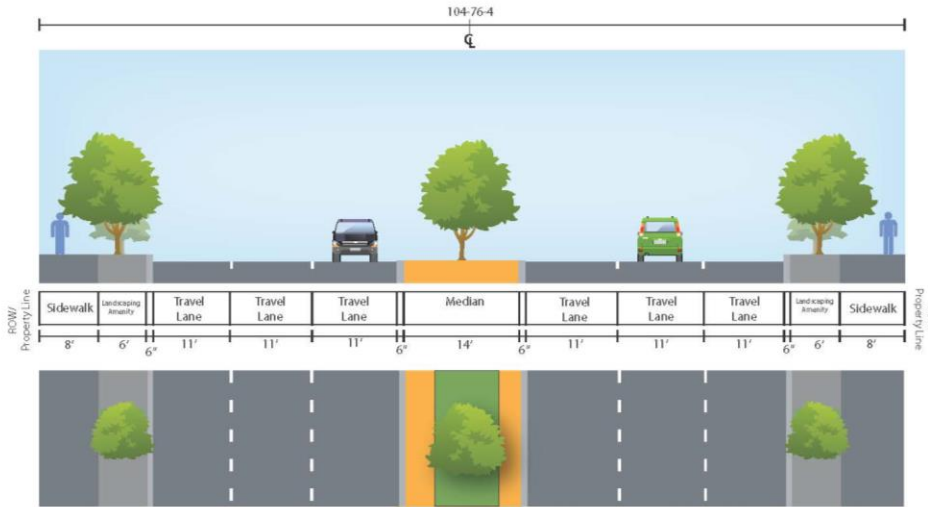
# Chinatown Framework

- Building and Envelope Standards
  - Possible height range of 3-4 stories; higher buildings at core (Greenville and Texas), lower buildings at edges adjacent to residential.
  - Pedestrian connectivity to neighborhood to east between Apollo and Terrace
  - Varying “Required Build To Zone” based on street frontage
  - Comprehensive mix of land uses including live/work, commercial, service, community center, multi-family, townhome
  - Maximum block lengths



# Chinatown Street Sections

## Greenville Avenue

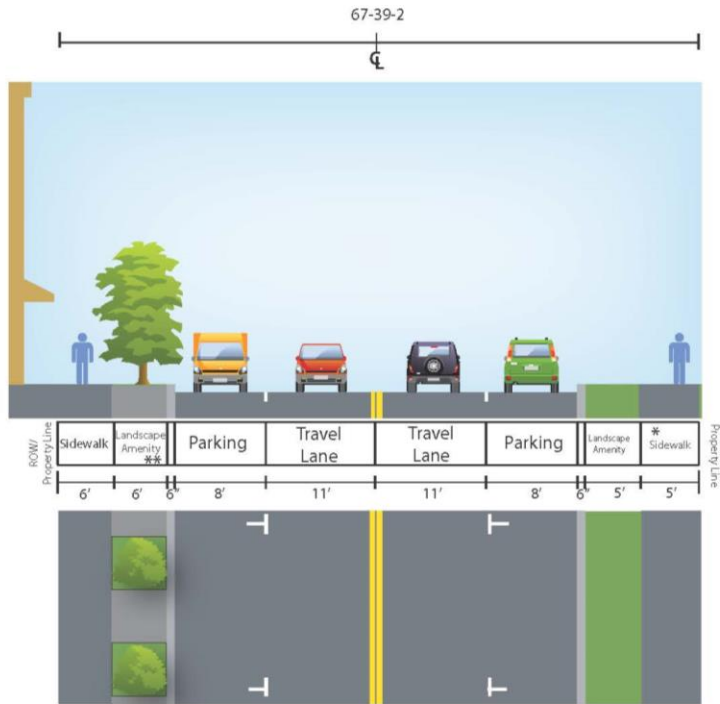


# Chinatown Street Sections



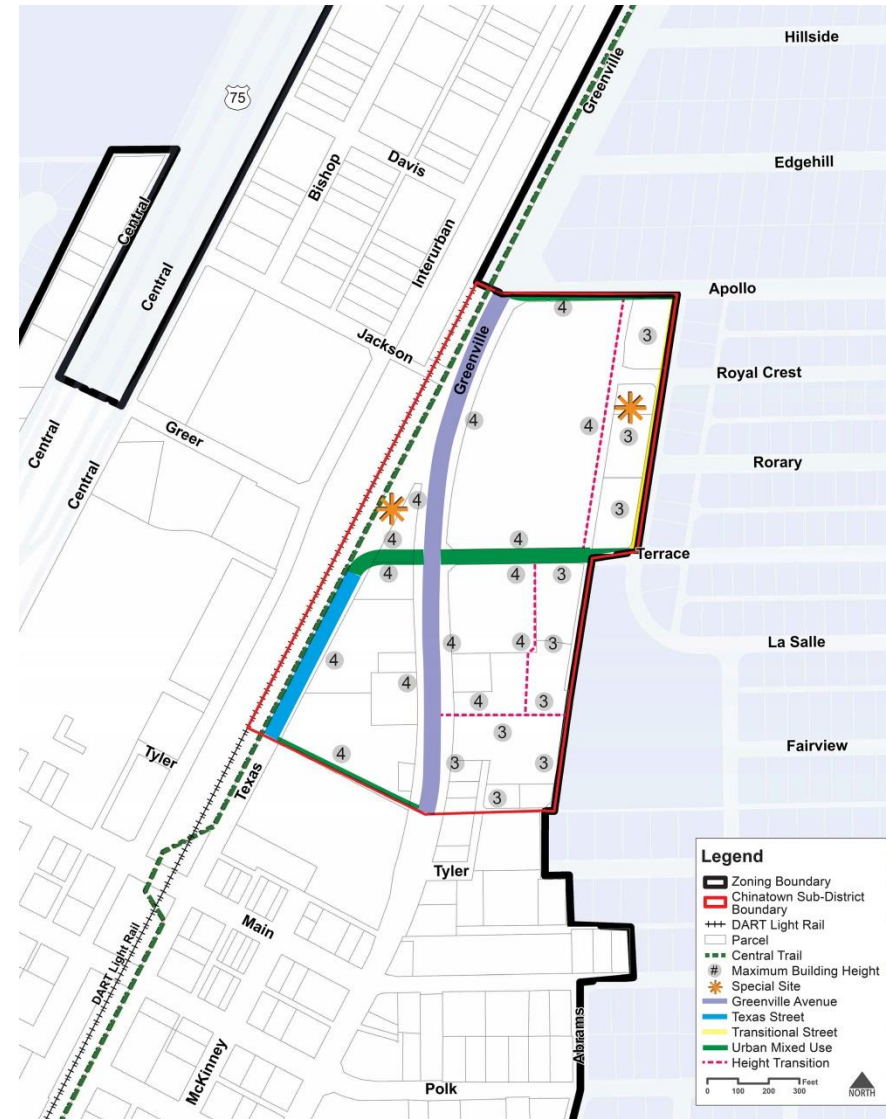
## Transitional Street

\* LaSalle Drive




\*\* A minor modification may be requested to allow a continuous landscape parkway

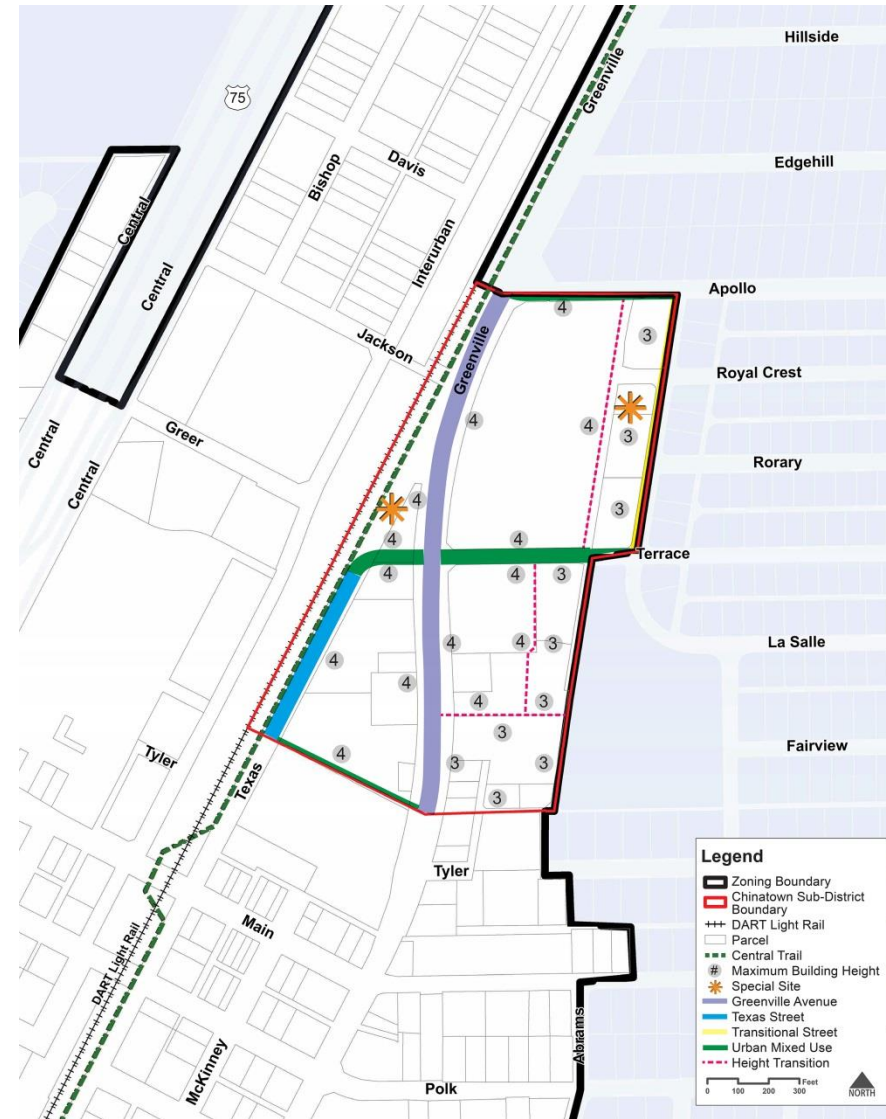
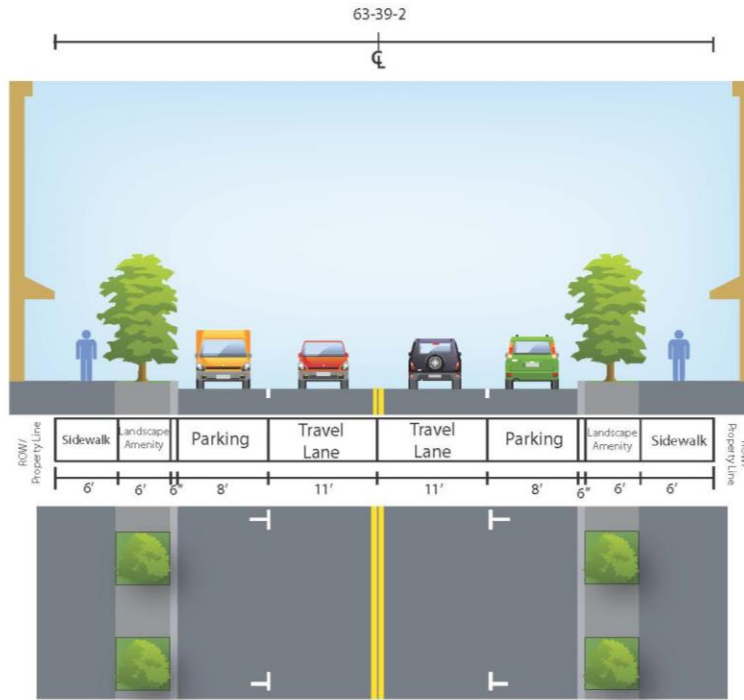
\*Sidewalk widths for existing Neighborhoods to remain



# Chinatown Street Sections

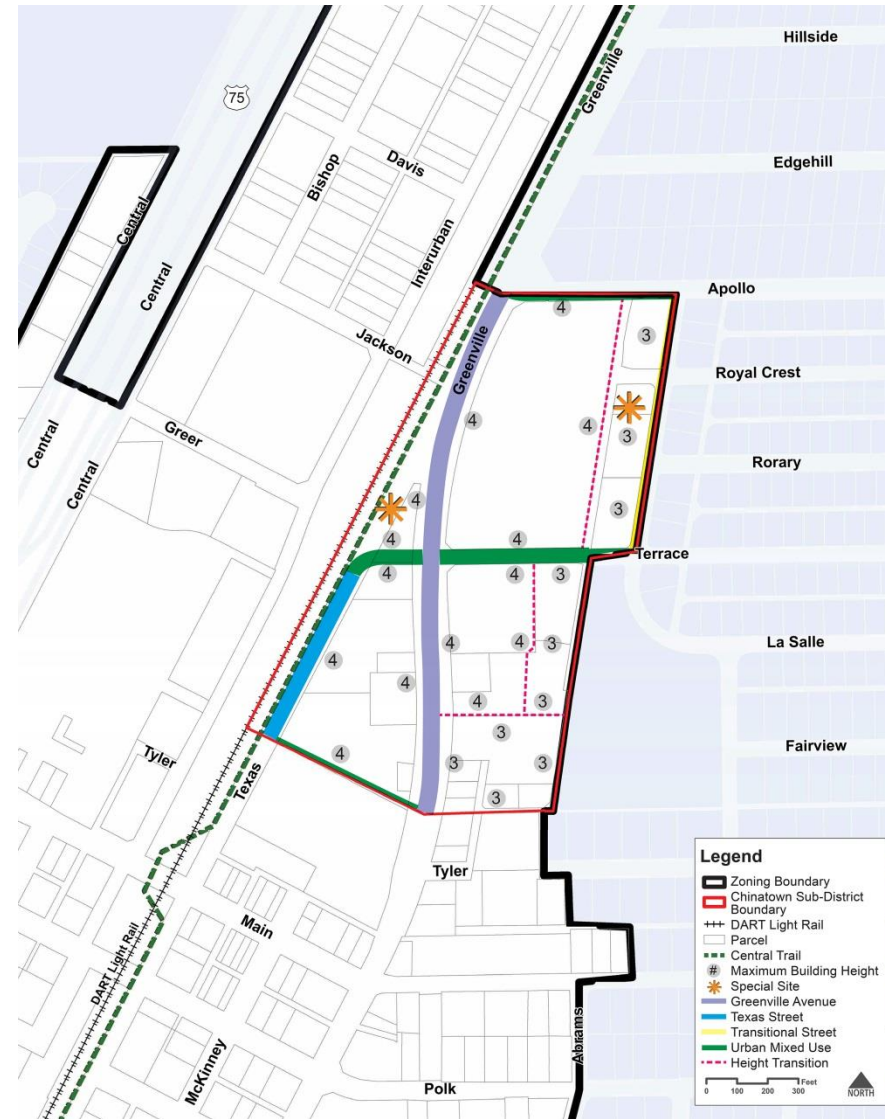
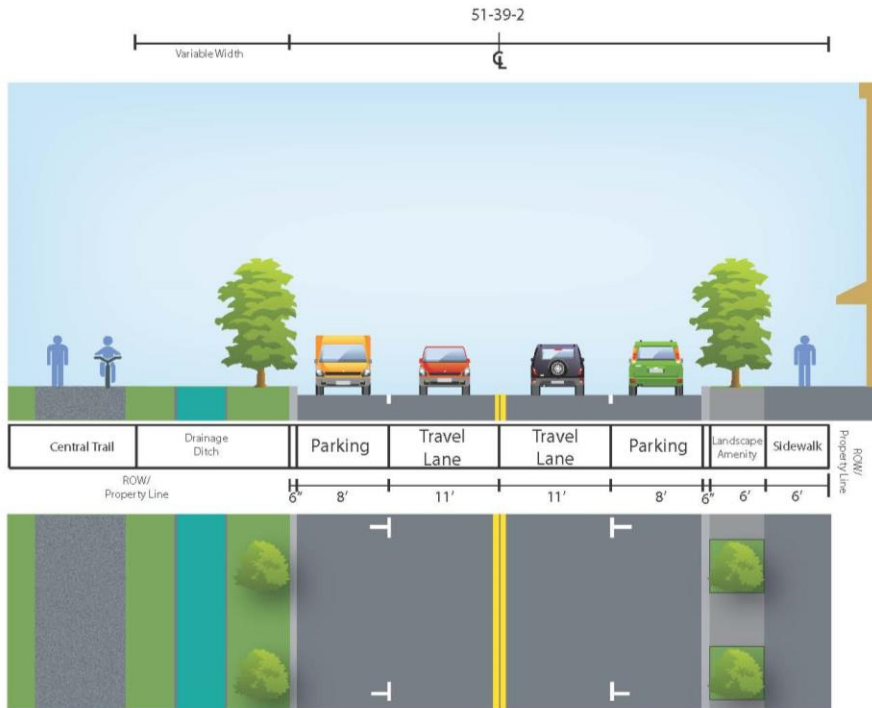
 Urban Mixed Use

\* Terrace Drive



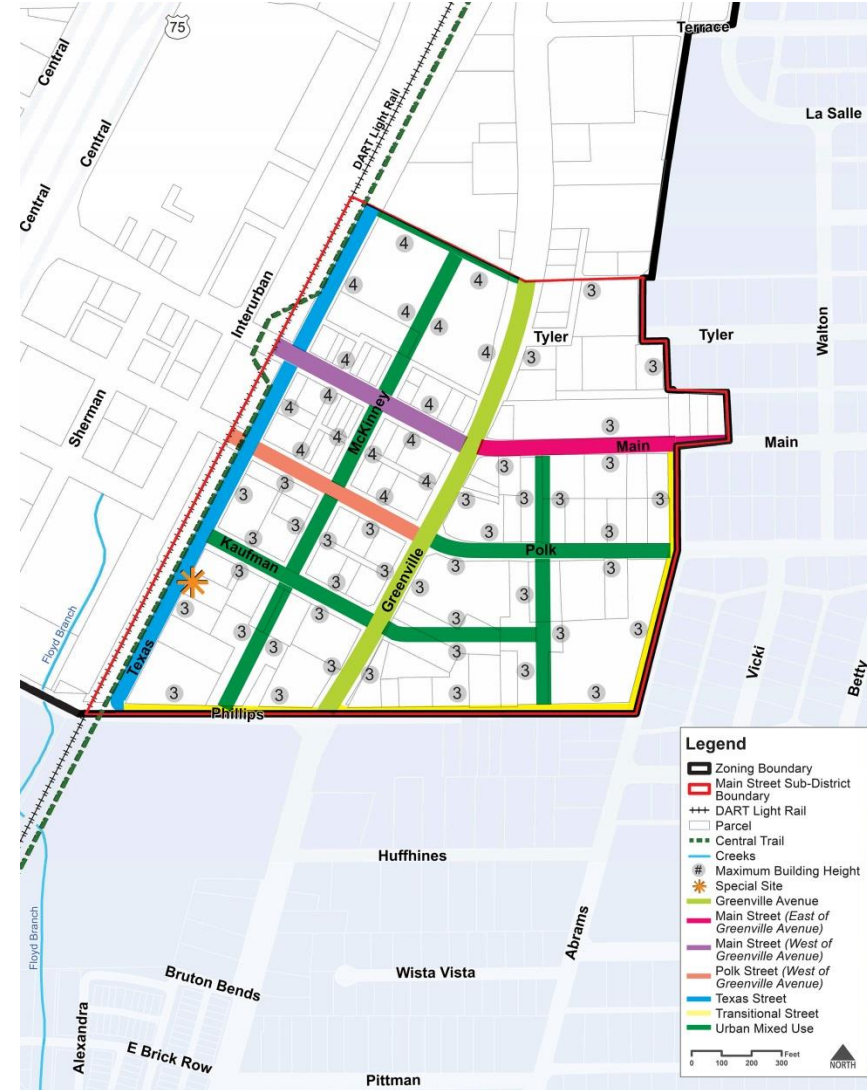
# Chinatown Street Sections

## Texas Street



# Main Street Framework

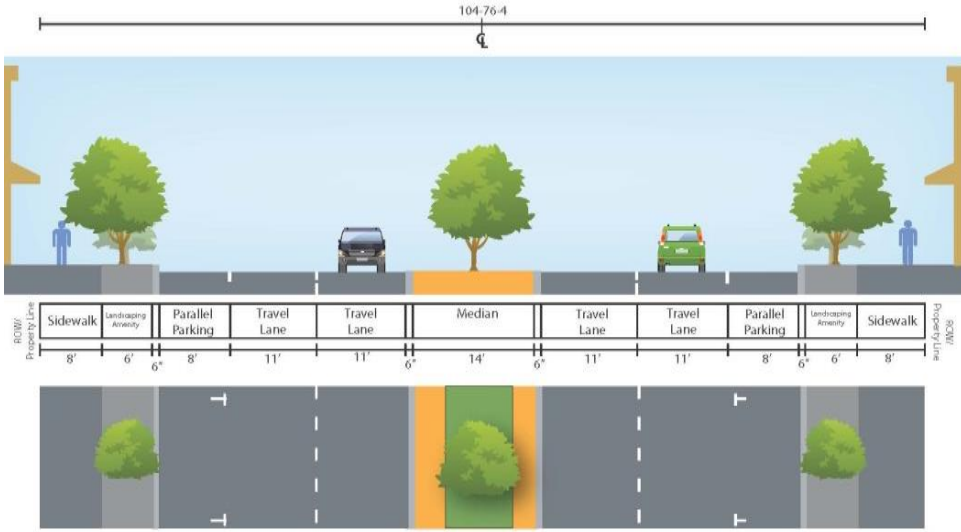
- Building and Envelope Standards
  - Possible height range of 3-4 stories; higher buildings at core, lower buildings at edges adjacent to residential
  - Varying “Required Build To Zone” based on street frontage
  - Comprehensive mix of land uses including live/work, service, retail, multi-family, commercial, townhome
  - Maximum block lengths oriented to pedestrian comfort
  - Emphasis on shared, on-street, or centralized parking





# Main Street Sections

 Main Street (West of Greenville Avenue)



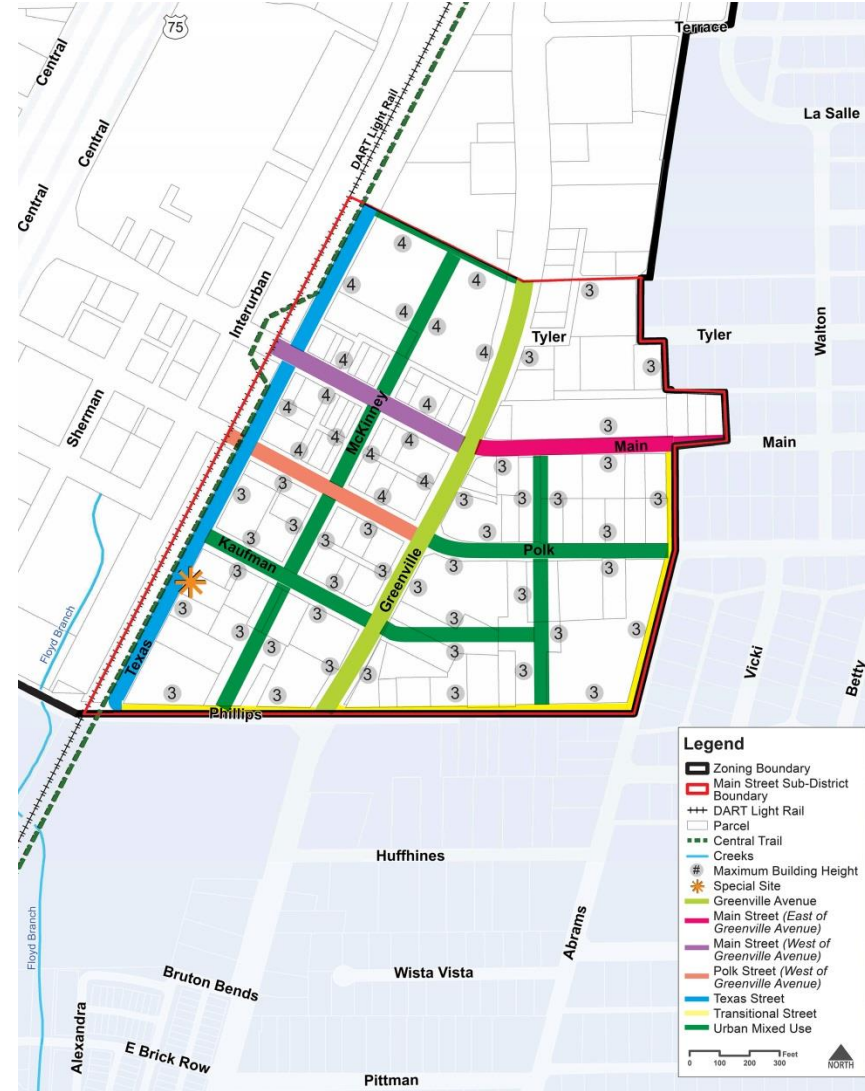
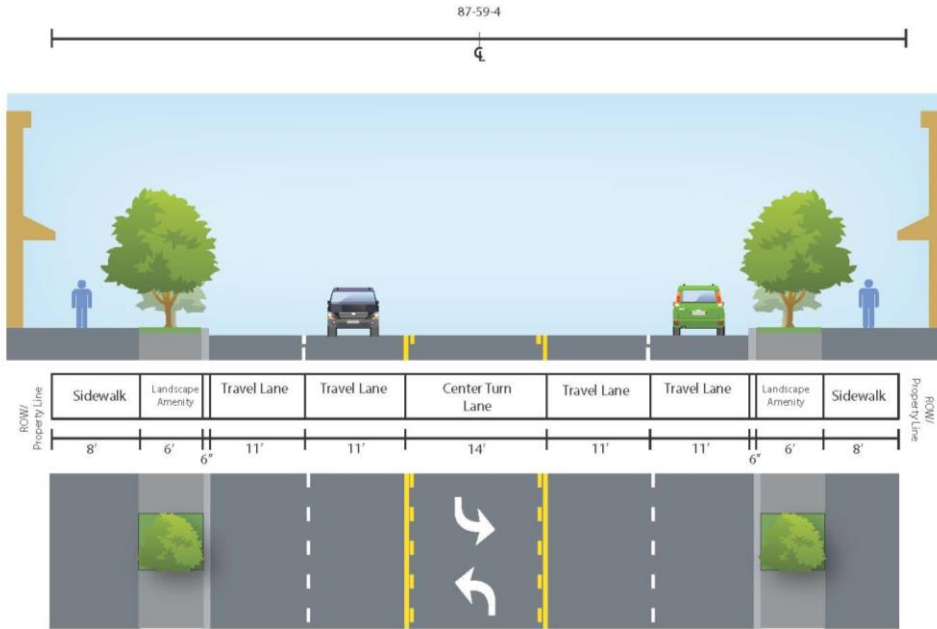
The map shows the layout of Main Street and surrounding streets. Key features include:

- Zoning Boundary:** Indicated by a thick black line.
- Main Street Sub-District Boundary:** Indicated by a red line.
- DART Light Rail:** Indicated by a dashed line with cross-ticks.
- Streets:** Labeled streets include Central, Sherman, Tyler, Main, Polk, Kaufman, Greenville, Texas, Phillips, Abrams, Wista Vista, Bruton Bends, E Brick Row, Pittman, Victoria, Betty, and Terrace.
- Building Height:** Numbers (3, 4) are placed on the map to indicate maximum building heights in different areas.
- Special Site:** Marked with an orange star near the intersection of Kaufman and Greenville.
- Legend:**
  - Zoning Boundary
  - Main Street Sub-District Boundary
  - Boundary
  - DART Light Rail
  - Parcel
  - Central Trail
  - Creeks
  - Maximum Building Height
  - Special Site
  - Greenville Avenue
  - Main Street (East of Greenville Avenue)
  - Main Street (West of Greenville Avenue)
  - Polk Street (West of Greenville Avenue)
  - Texas Street
  - Transitional Street
  - Urban Mixed Use
- Scale:** 0 to 300 feet.
- North Arrow:** Points North.

# Main Street Sections

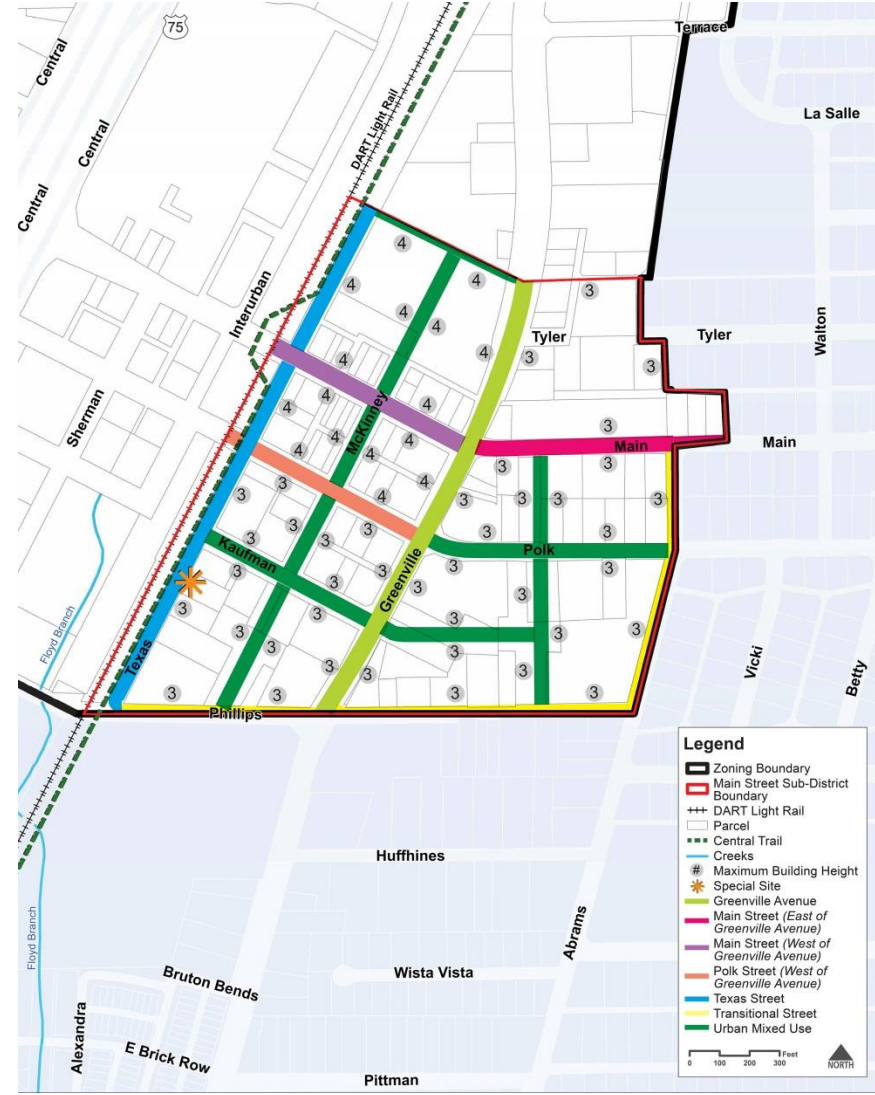


Main Street (East of Greenville Avenue)

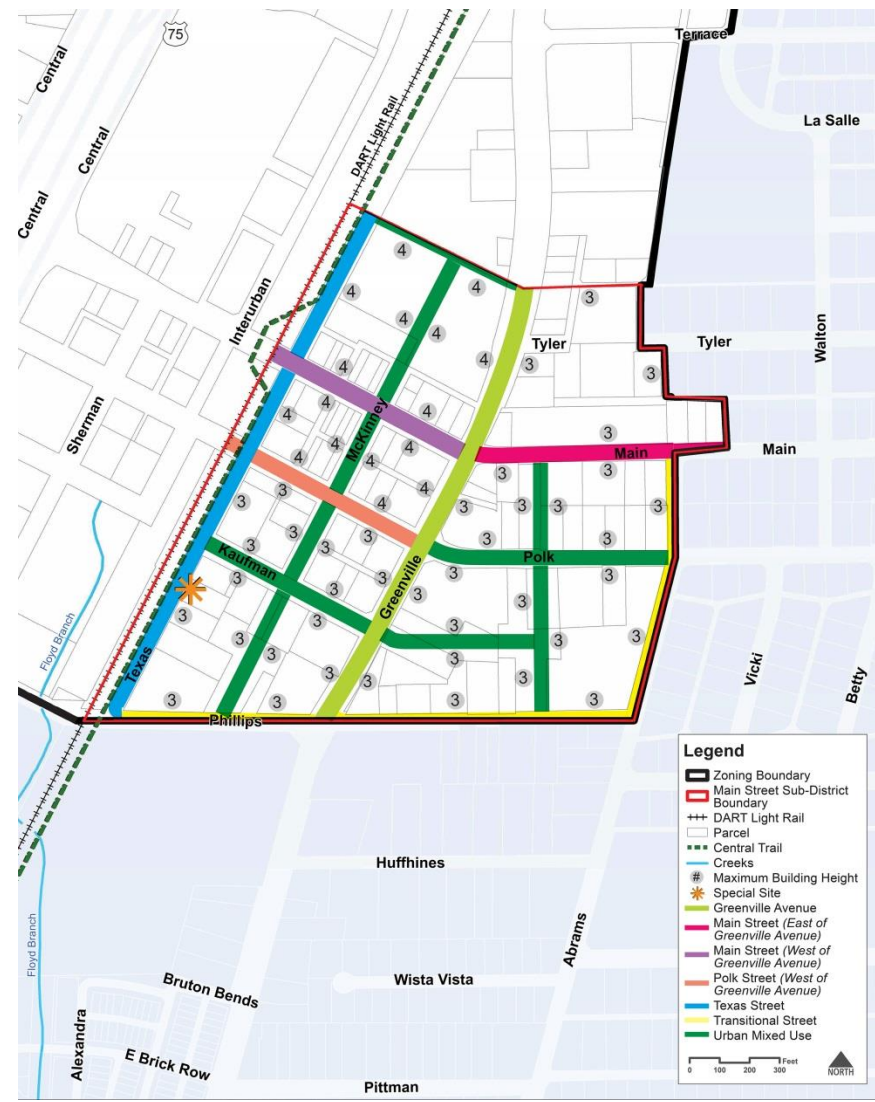


# Main Street Sections

## Polk Street (West of Greenville Avenue)

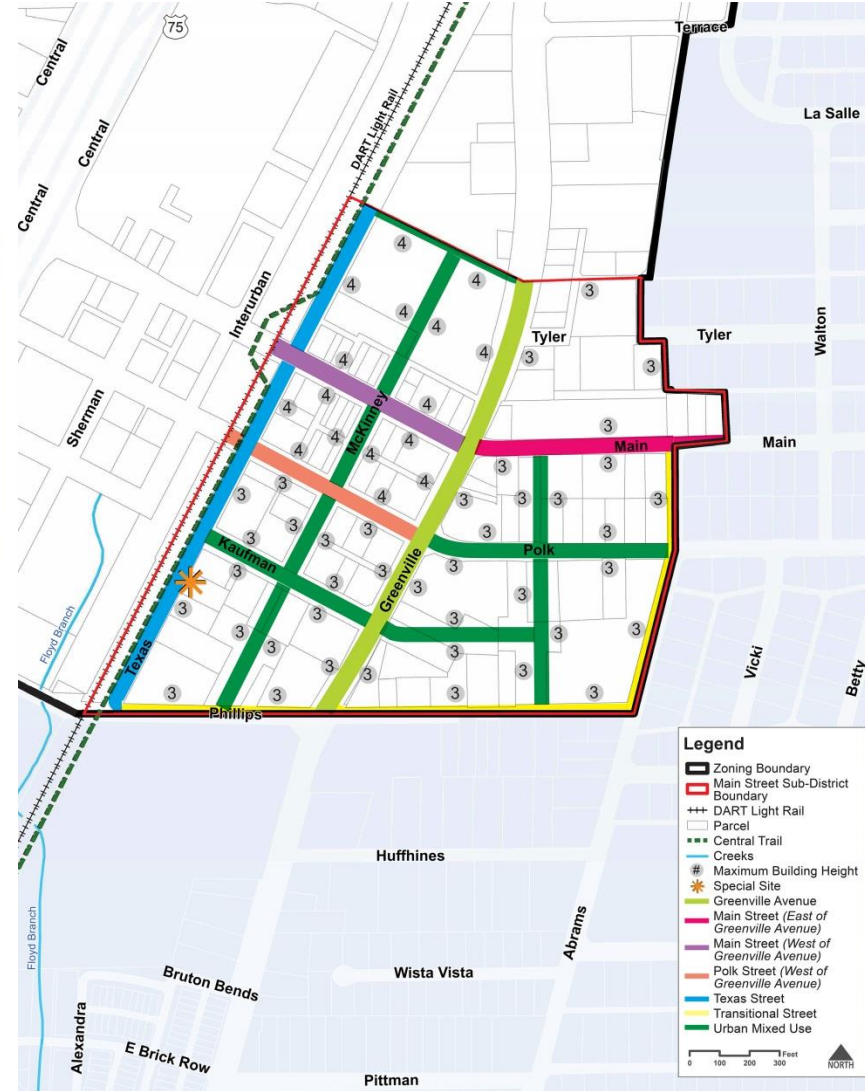
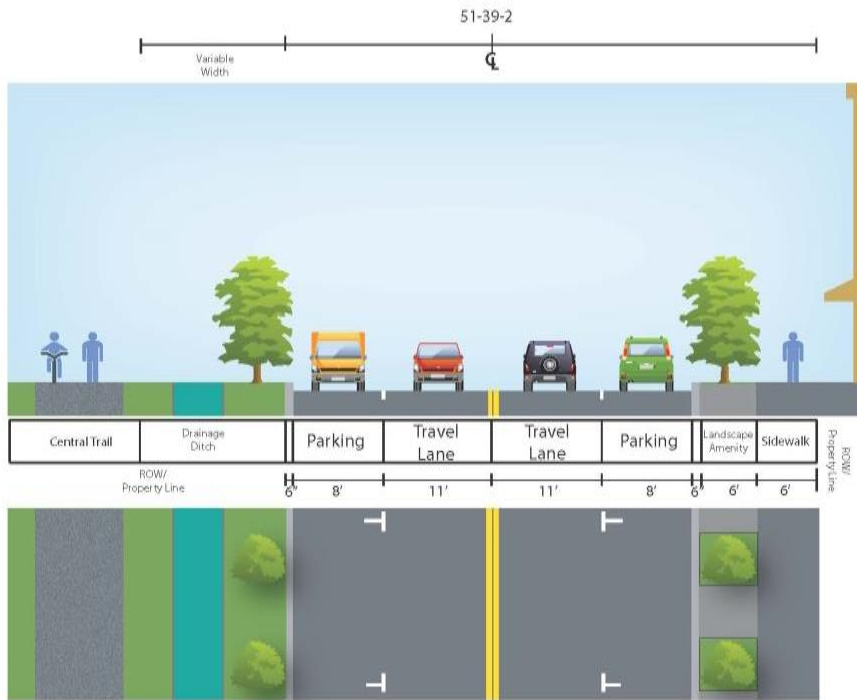


# Main Street Sections



# Main Street Sections

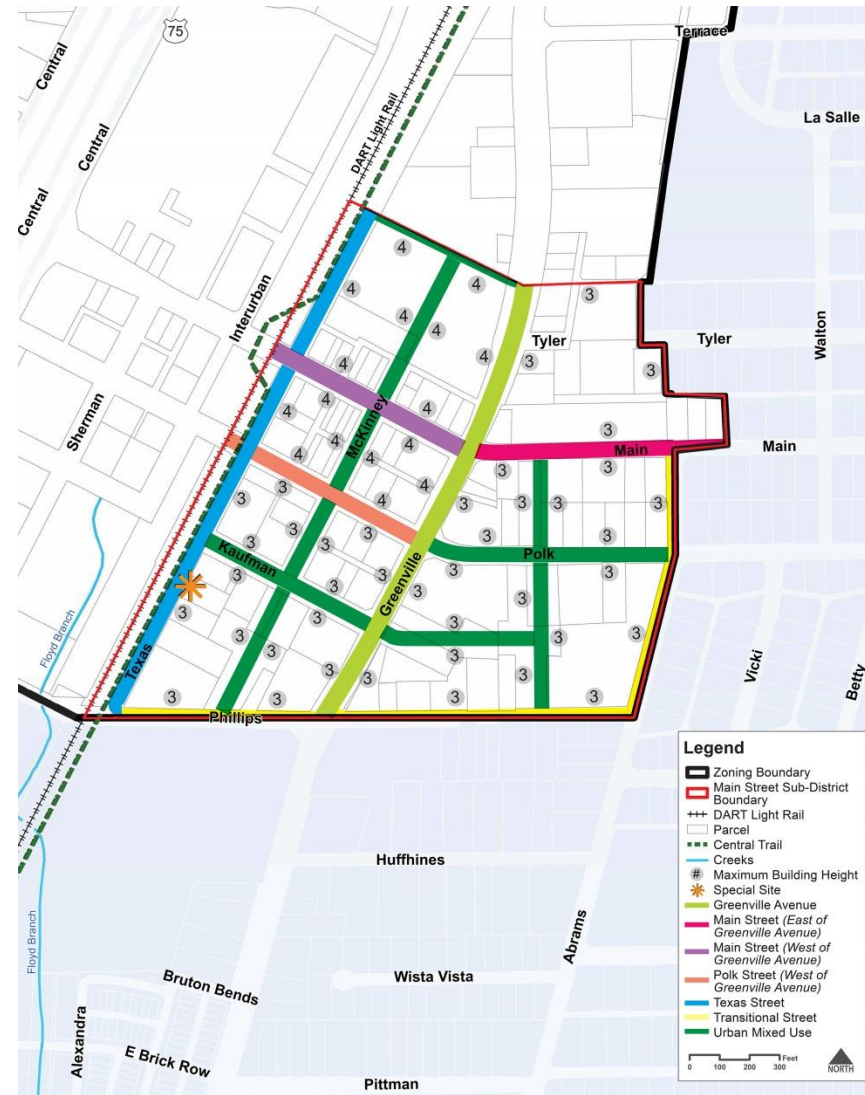
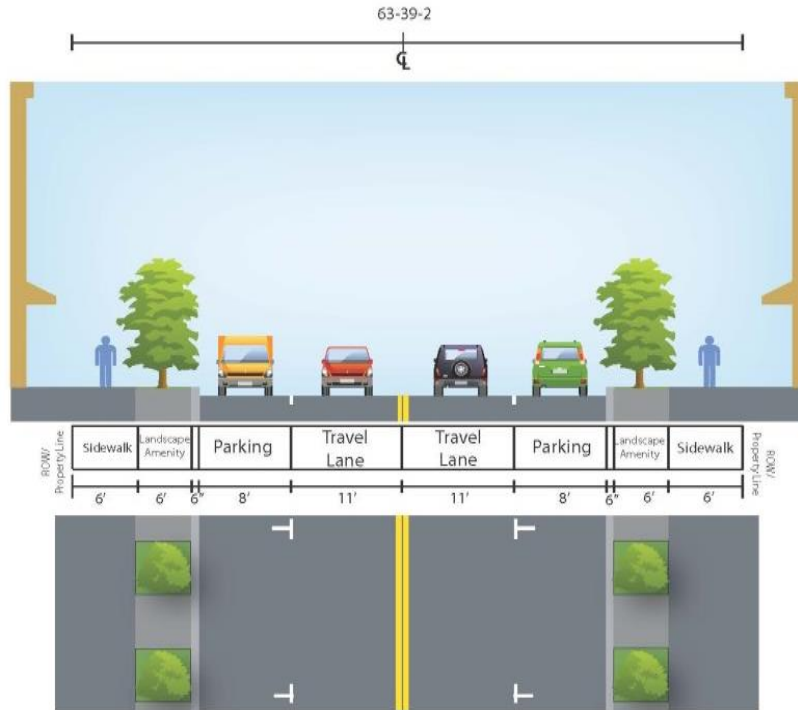
## Texas Street



# Main Street Sections

## Urban Mixed Use

- \* Kaufman Street
- \* Polk Street (east of Greenville Avenue)
- \* McKinney Street
- \* Future Street

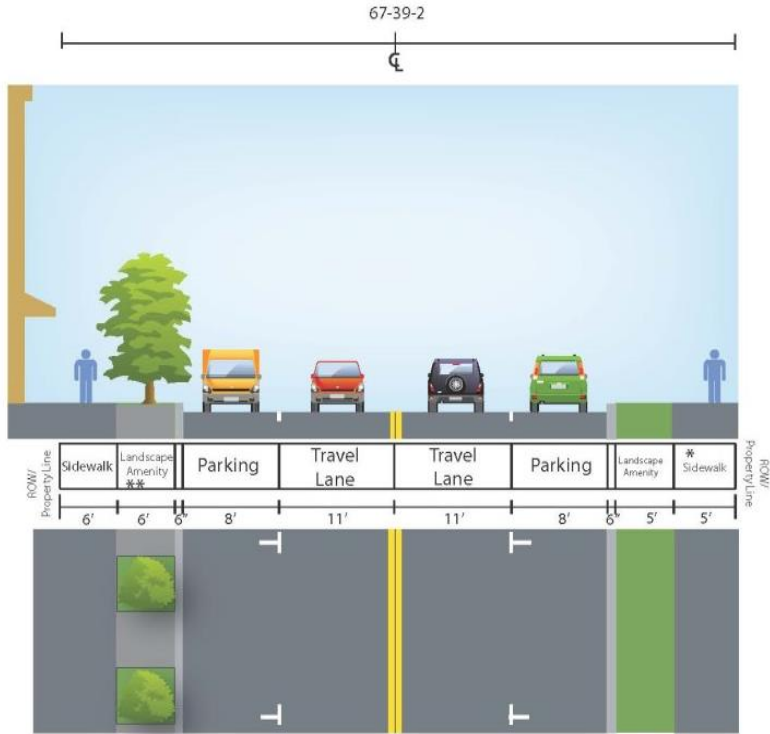


# Main Street Sections



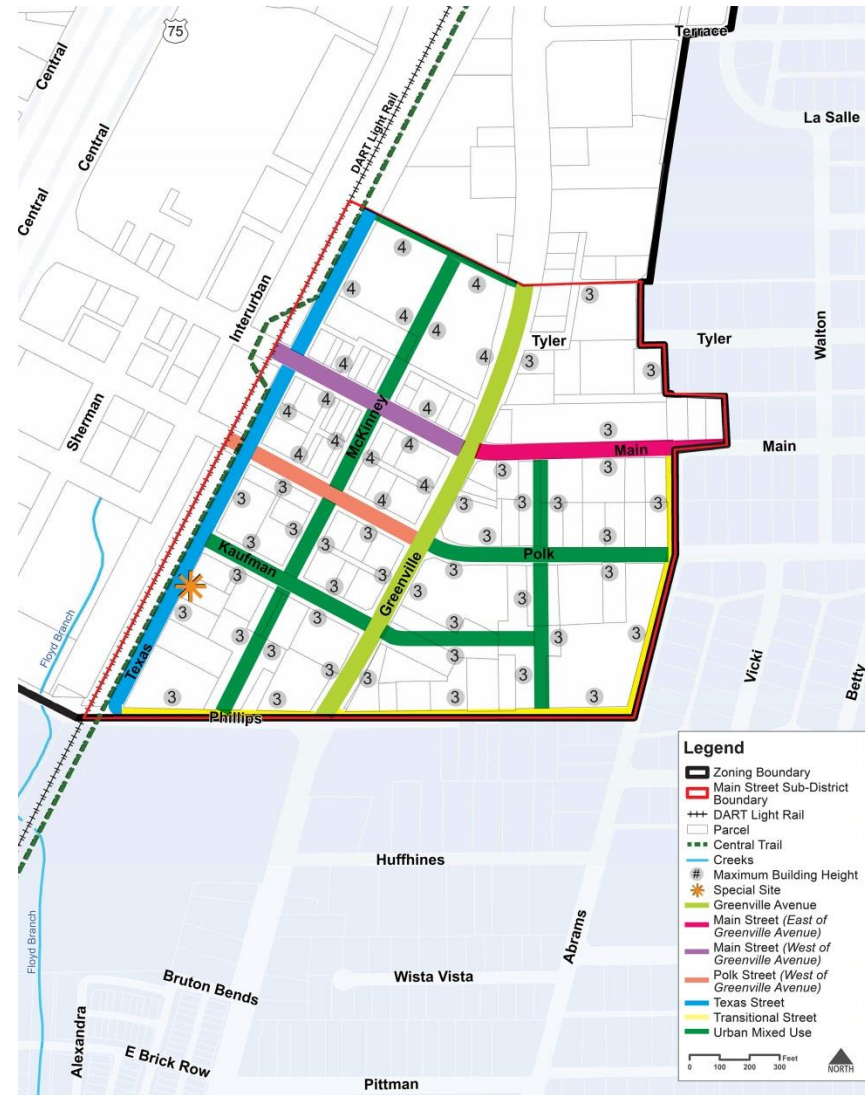
## Transitional Street

- \* Abrams Road
- \* Phillips Street



\*\*A minor modification may be requested to allow continuous landscape parkway

\*Sidewalk widths for existing neighborhoods to remain



# MAIN STREET / CENTRAL - REZONING INITIATIVE

## **Session 2 Instructions**



## Session 2 – Small Group Discussions

- Opportunity for detailed discussion about each Sub-District
- Discussion with consultant team member & stakeholders
- Topics include draft proposals for:
  - Regulating Plans
  - Building and Envelope Standards, including Height
  - Street Cross-Sections
  - Allowable Uses
  - Parking
  - Non-Conformities
- Location
  - Interurban in Parks Rooms
  - Central Place, Chinatown, Main Street in Richardson Room
- Select a Sub-District ; join that discussion until we adjourn by 9

**Next Steps**

## Next Steps

- Based upon CPC and City Council Feedback, the consultant team will prepare a draft form-based code for the four sub-districts
- The team is currently reviewing the direction of the code with area property and business owners (Sept 23-24)
- Based upon their feedback and feedback received from you tonight, the consultant team will prepare a draft form-based code for the four sub-districts
- The draft code will be presented for consideration by the CPC in October; Council in December

# Community Workshop

September 22, 2014



Image Source – Richardson Public Library

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