

# City Council Briefing

January 4, 2016



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## MAIN STREET / CENTRAL - REZONING INITIATIVE

Richardson, Texas

# Agenda

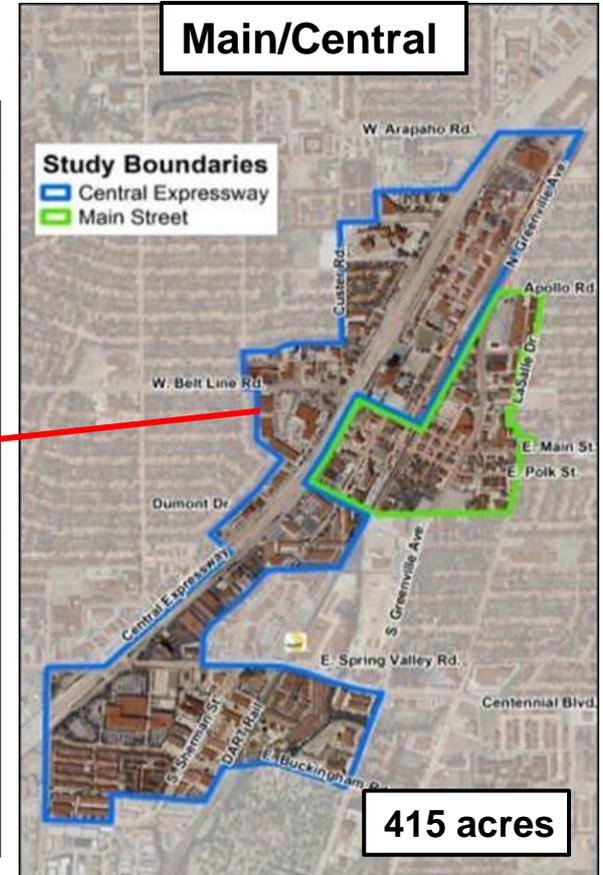
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- Project Overview
- Next Project Phase
- Additional Items for Consideration
- Code Development Timeframe

# Project Overview

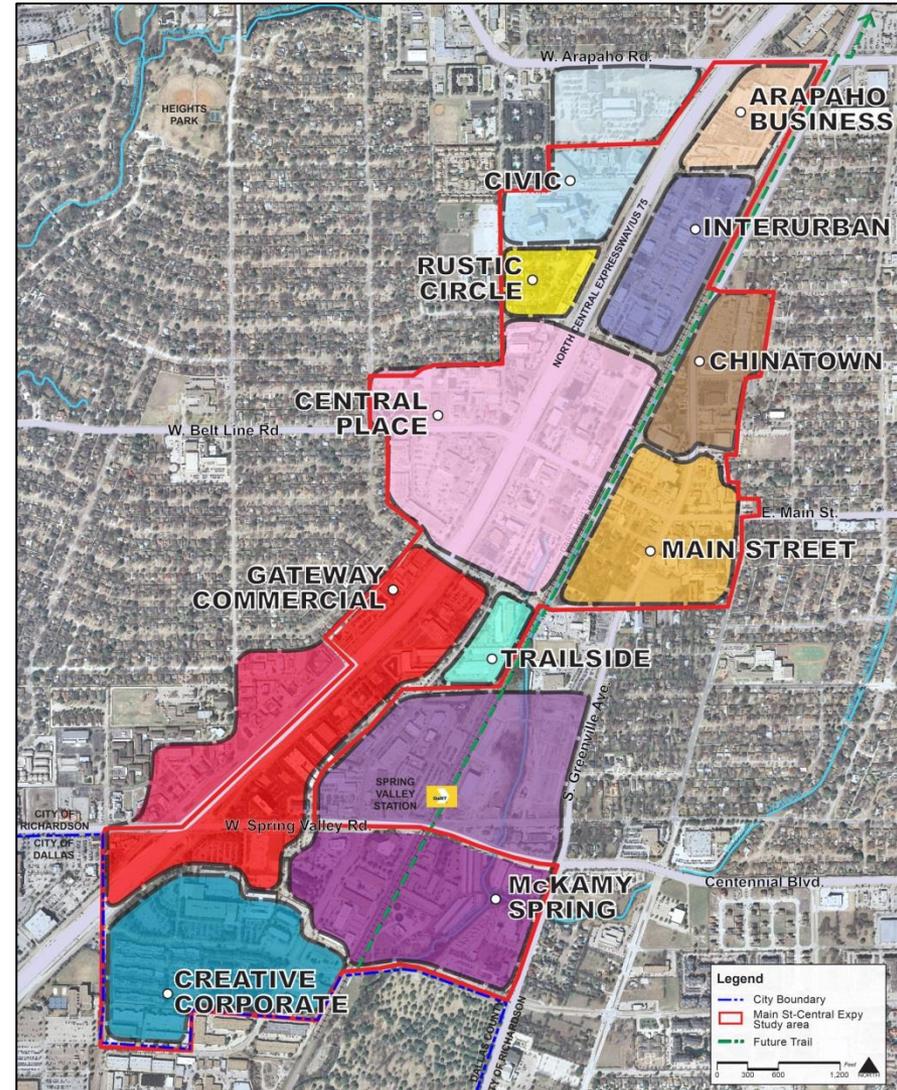
# 2009 Comprehensive Plan – Six Enhancement Areas

- West Spring Valley (Implementation)
- East Arapaho/Collins (Implementation)
- West Arapaho
- Coit
- Old Town/Main Street (Implementation)
- **Central** (Implementation – portion of corridor)



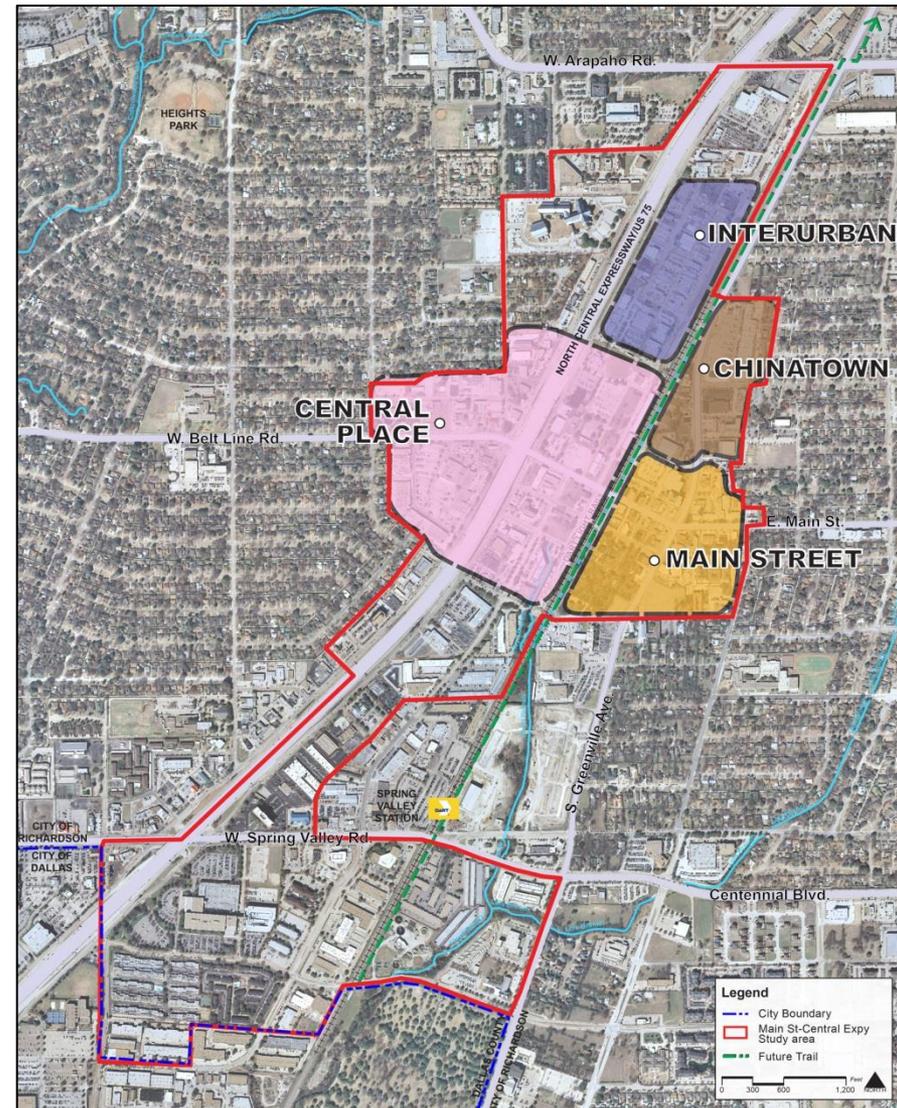
# Phase I – Vision Study & Market Analysis

- Inventoried existing conditions
- Analyzed existing market conditions
- Identified barriers to reinvestment
- Gathered stakeholder input
  - Community meetings
  - Individual/small group workshops and discussions
  - Online surveys and questionnaires
  - Facebook page
- Developed **vision** for the study area **based on community goals and market realities**
- Confirmed the concepts with stakeholders
- Developed an implementation strategy
- Final study and analysis accepted by Council in January 2013



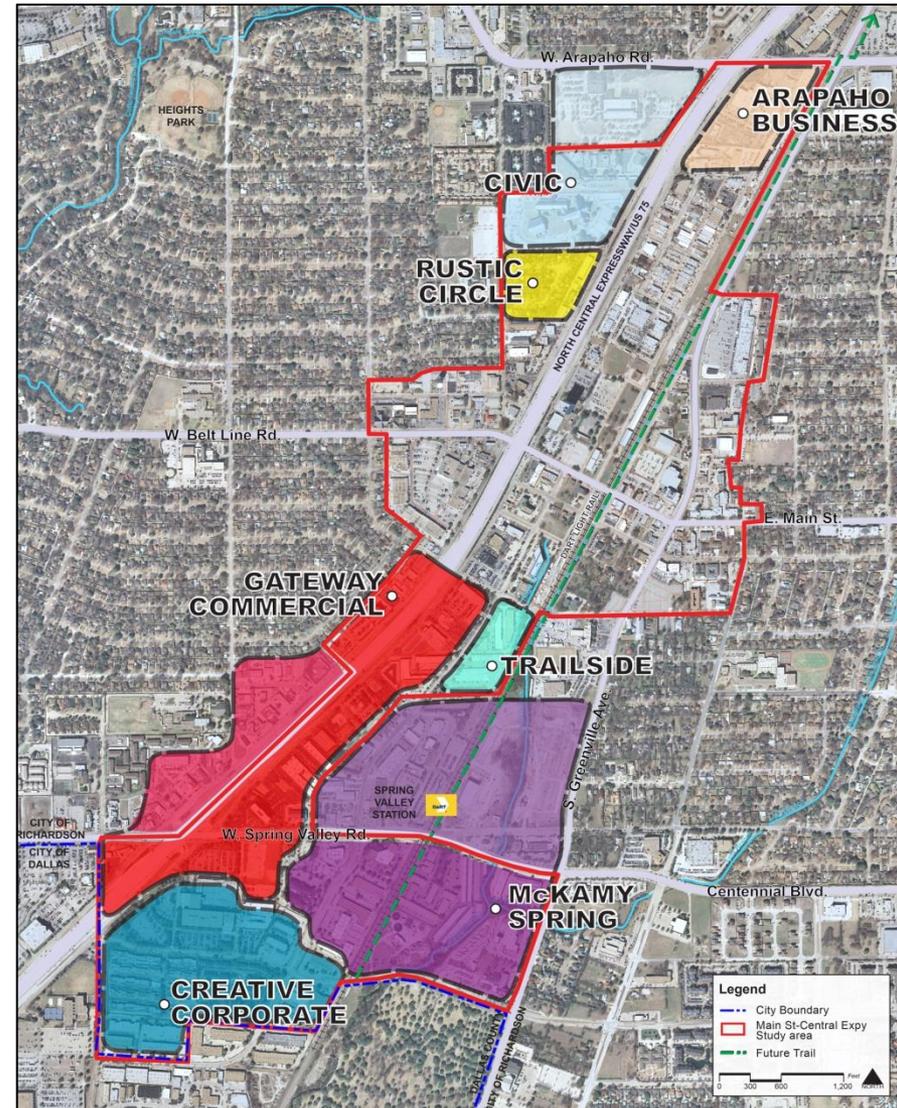
## Phase II – Coding the Sub-districts

- Adopted new zoning regulations for four sub-districts in the “heart” of the study area (January 2015)



## Phase II – Coding the Sub-districts

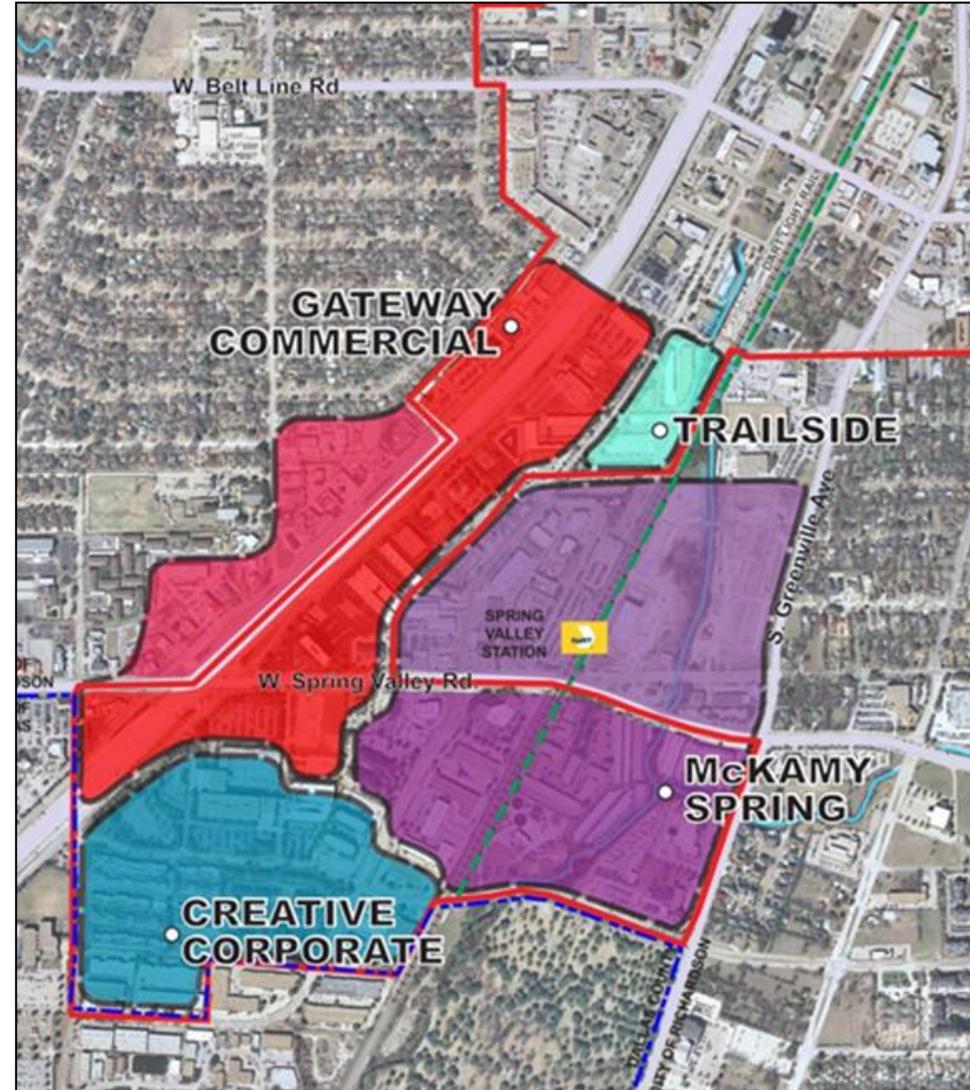
- Adopted new zoning regulations for four sub-districts in the “heart” of the study area (January 2015)
- Seven remaining sub-districts within the corridor to rezone
  - North end – longer term redevelopment scenario given existing businesses, federal and municipal facilities, and single-family neighborhood
  - South end – opportunities for infill and/or redevelopment



**Next Project Phase**

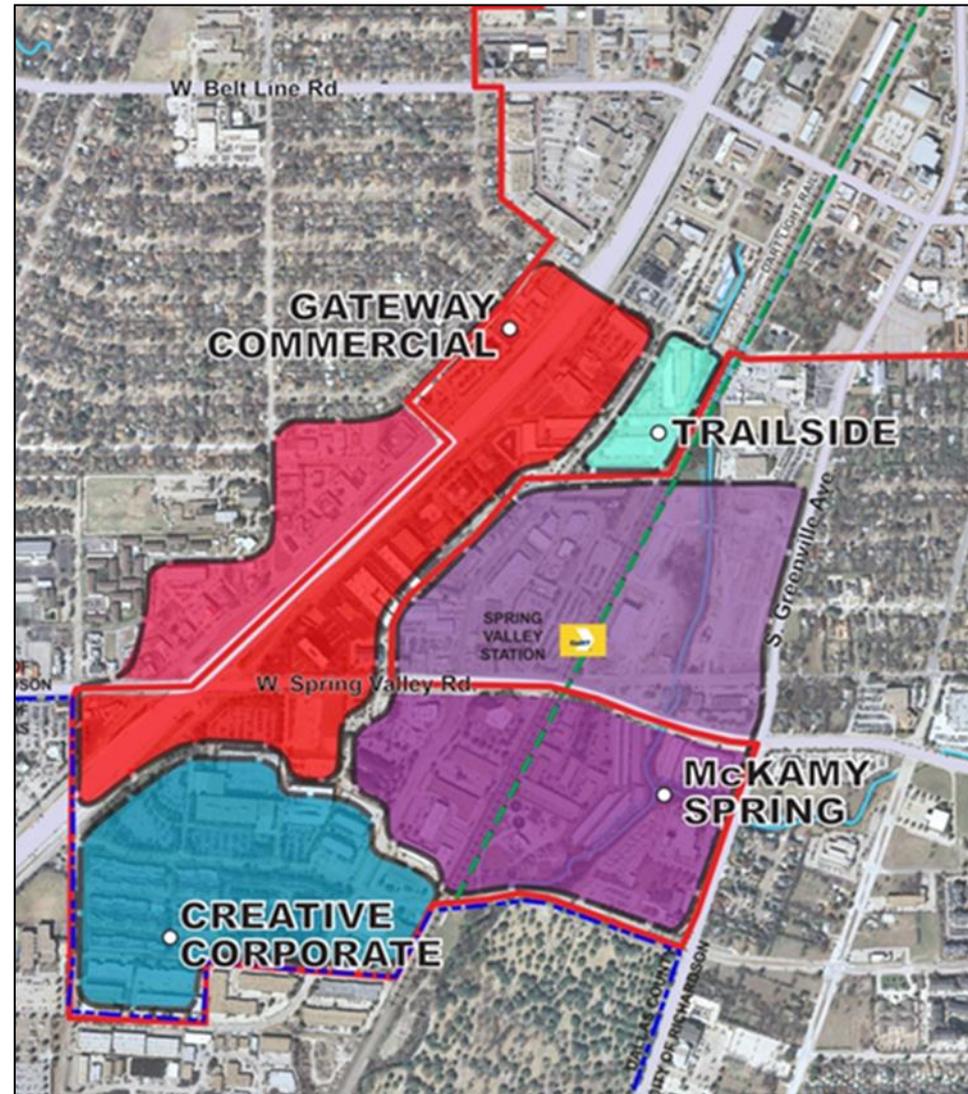
## Phase III – Coding Southern Sub-districts

- Staff recommends creating new development regulations for the four southern sub-districts
  - Gateway Commercial
  - Trailside
  - Creative Corporate
  - McKamy Spring



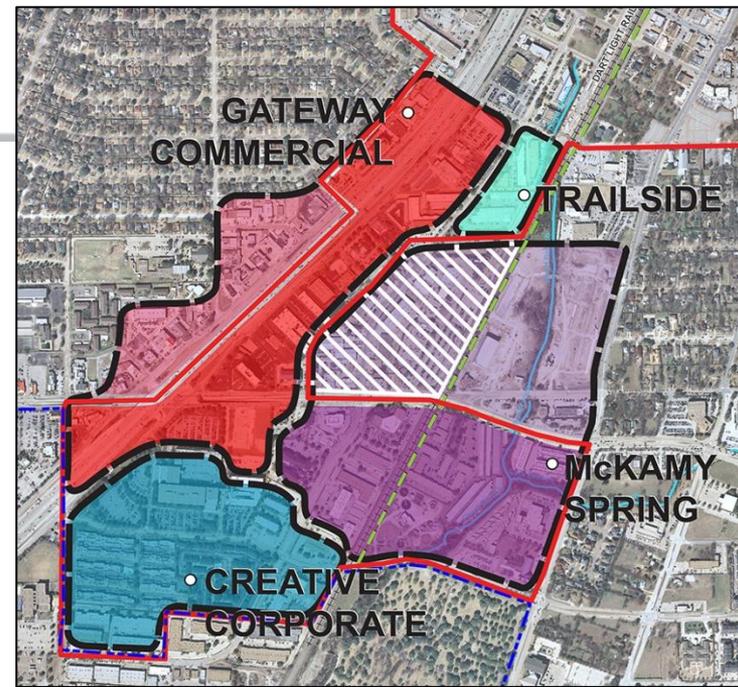
## Phase III – Coding Southern Sub-districts

- Why these sub-districts/areas?
  - Development interest continues within the U.S. 75 corridor
  - Southern gateway to the city
  - Past interest to rezone area expressed by City Council (early 2015 – Jimmy John’s special permit request)
  - Build upon success of rezoning four sub-districts at heart of corridor
  - Code framework exists – allows for project efficiencies
  - Opportunity to address “interface areas” between Spring Valley Station PD and U.S. 75



## Phase III – Spring Valley Station PD (West)

- Spring Valley Station PD – west side
  - Area has not benefitted from development reinvestment that could further support the nearby DART station
  - Area east of the DART rail line has redeveloped and matured
  - DART station area could benefit from having additional uses to support ridership
  - Rail line is a “natural divider” – could incorporate the area west of the rail line within the McKamy Spring Sub-district
    - Vision established for the McKamy Spring Sub-district is consistent with vision and goals established for the area adjacent to the Spring Valley Station – transit-oriented development
    - Opportunity to unify and “reset” the existing zoning for the Spring Valley corridor so that the zoning is contiguous and better connected
  - Area prime for redevelopment



# Vision – Gateway Commercial Sub-district

- 50 developable acres
- Focuses on creating a commercial development gateway to Richardson
- Builds upon, supports and extends the vision established for the area west of U.S. 75 in the West Spring Valley redevelopment strategy (i.e. mixed-use, mid-rise office, and hotel uses in an urban form), including establishing a new business “address”



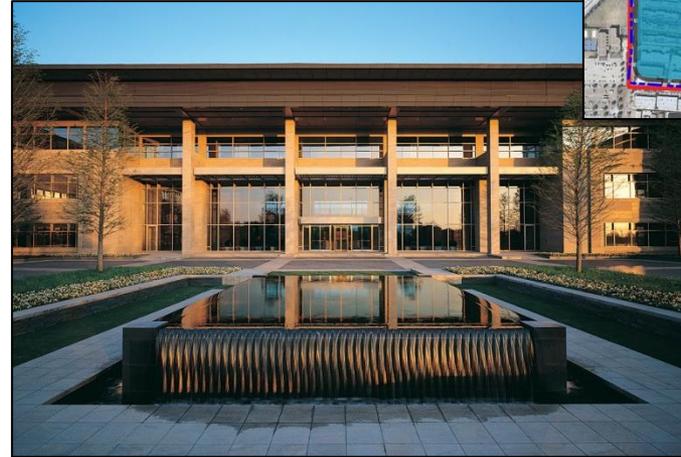
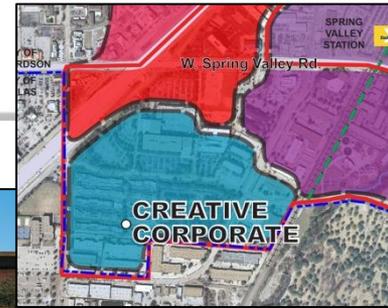
# Vision – Trailside Sub-district

- 10 developable acres
- Focuses on adaptive reuse of existing industrial buildings
- Positions Richardson as a community concerned with sustainability and the arts
- Area could become home to incubator artist studio spaces, businesses, retail/restaurants, outdoor display areas, and other uses that might support small businesses and people living/working nearby



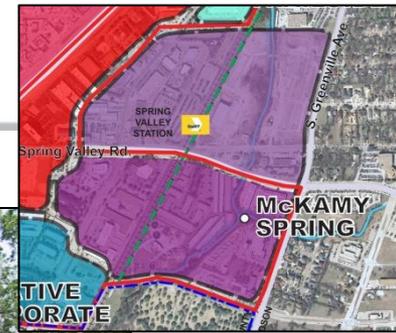
# Vision – Creative Corporate Sub-district

- 63 developable acres
- Focuses on attracting creative, innovative corporations to the corridor
- Supports public desire to attract businesses oriented to creativity, design, and “knowledge” workers



# Vision – McKamy Spring Sub-district

- 62 developable acres
- Establishes future phases for ultimate build-out of transit-oriented development at the nearby Spring Valley Station
- Provides support housing for Creative Corporate and Gateway Commercial sub-districts

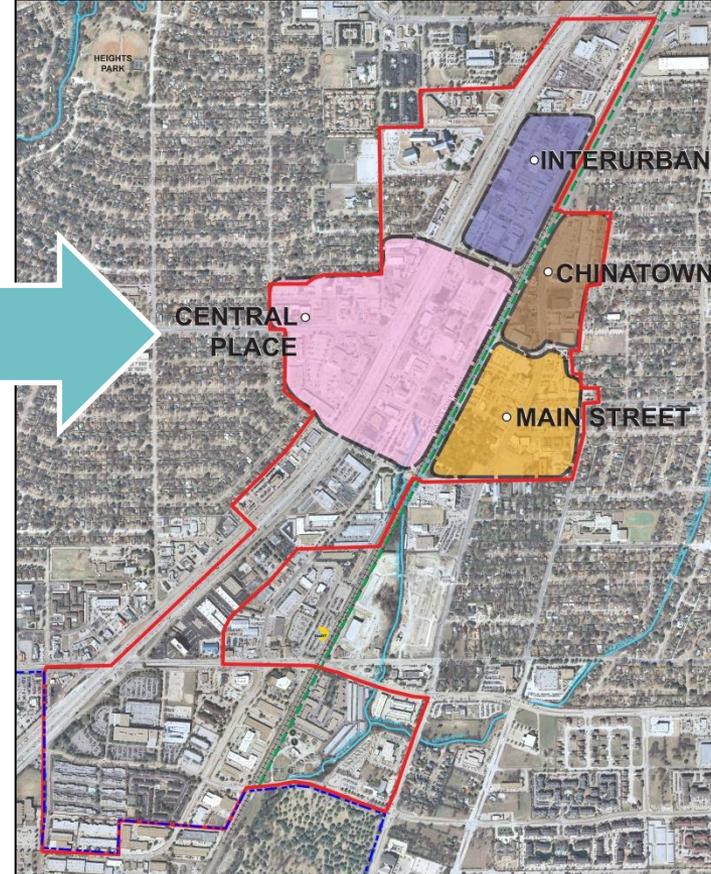
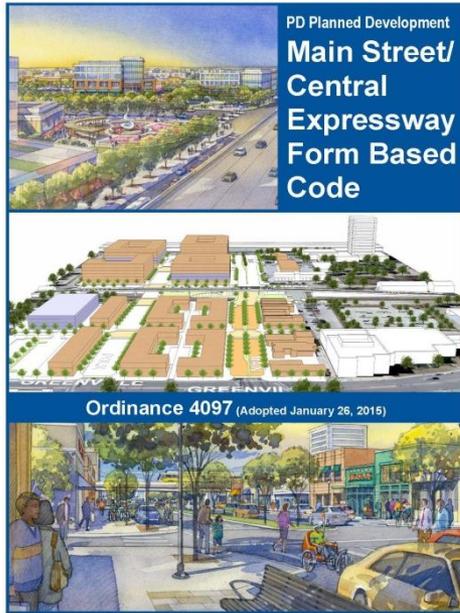


## **Additional Items for Consideration**

## Additional Items for Consideration

- Need to refine boundaries of sub-districts particularly for the sub-districts south of Spring Valley Road so that boundaries are not dividing properties
- Amendments/refinements to existing Main Street/Central Expressway Form Based Code (adopted January 2015)
  - Dumpsters
  - Fencing
  - On-premise alcoholic beverage consumption (min. acreage requirement)
  - Signage
  - Mews streets and alleys
  - Scrivener's errors, references
  - Amendments affect Interurban, Central Place, Chinatown and Main Street sub-districts – some are sub-district specific and others apply to all sub-districts
  - Requires public notification due to amending existing zoning

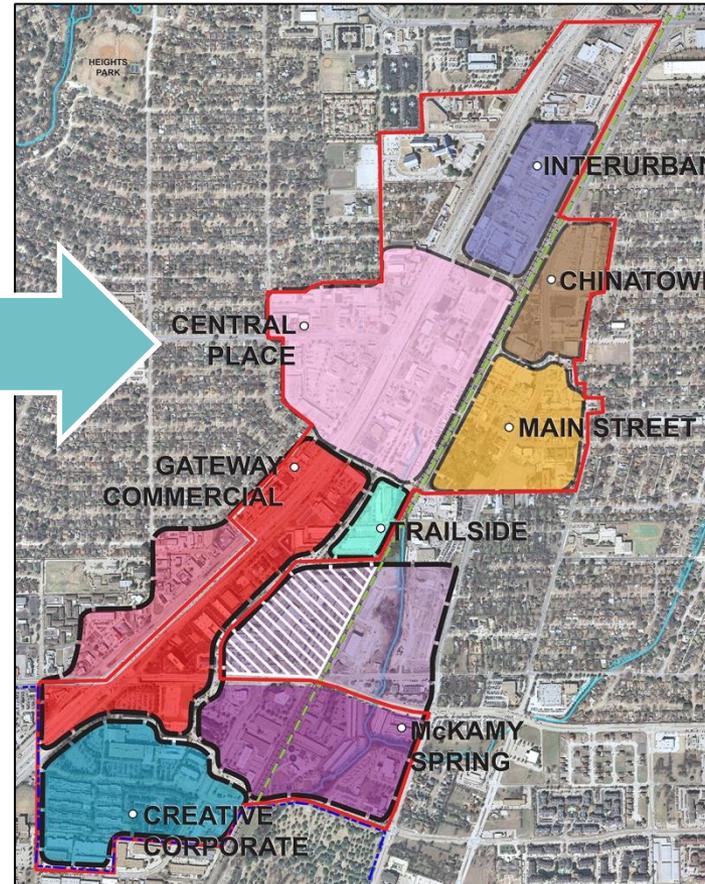
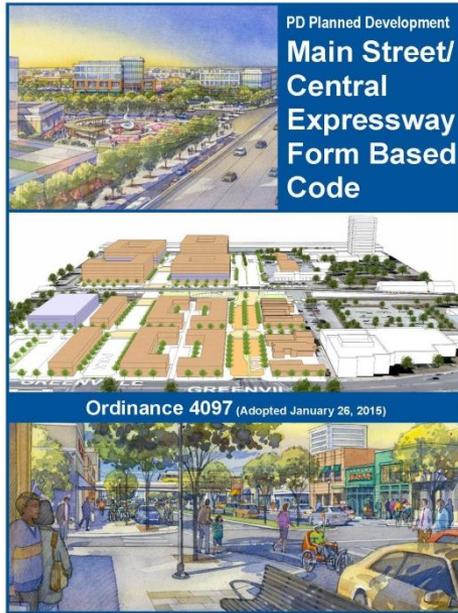
# Main Street/Central Expwy Form Based Code – Today



## One Code document:

- Uses and development standards for **four** sub-districts – each sub-district is a subsection within the Code
- Signage (applies to all sub-districts)
- Administration (applies to all sub-districts)
- Definitions (applies to all sub-districts)

# Main Street/Central Expwy Form Based Code – End of 2016



Amended  
existing  
regulations



New  
sub-districts  
added

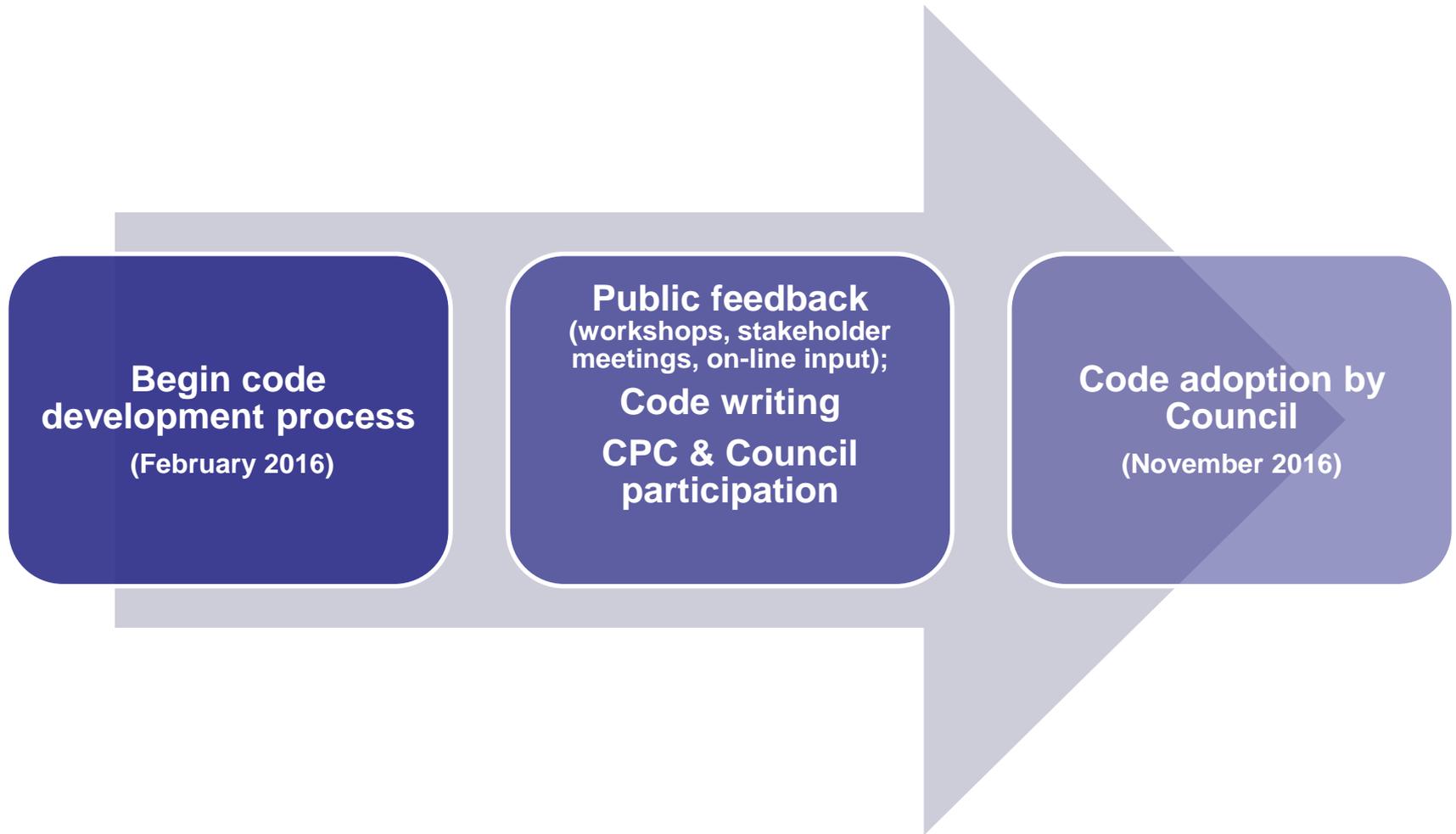
## One Code document:

- Uses and development standards for **eight** sub-districts – each sub-district is a subsection within the Code
- Signage (applies to all sub-districts)
- Administration (applies to all sub-districts)
- Definitions (applies to all sub-districts)

- Code structured to be able to add additional sub-districts
- Public notice to all property owners due to adding sub-districts and amending existing regulations

## Code Development Timeframe

# Code Development Timeframe



# Summary

Timeframe	Task
February/March 2016	<ul style="list-style-type: none"><li>• Project kick-off with consultant team</li><li>• Briefing to CPC</li><li>• Property owner engagement</li><li>• Community workshops</li></ul>
Spring/Summer 2016	<ul style="list-style-type: none"><li>• Tour of sub-districts (Sat. April 30?)</li><li>• Council/CPC briefings</li></ul>

# Summary

Timeframe	Task
Spring/Summer 2016 (cont.)	<p>Initiate code writing:</p> <ul style="list-style-type: none"><li>• Develop new uses and development standards for:<ul style="list-style-type: none"><li>– Gateway Commercial</li><li>– Trailside</li><li>– Creative Corporate</li><li>– McKamy Spring</li><li>– Western portion of the Spring Valley Station PD</li></ul></li><li>• Amendments/refinements to adopted Code (Central Place, Interurban, Chinatown and Main Street sub-districts)</li></ul>

# Summary

Timeframe	Task
Summer 2016	<ul style="list-style-type: none"><li>• Council/CPC briefings (including joint workshop)</li><li>• Property owner engagement</li><li>• Community workshops</li></ul>
September/October 2016	<ul style="list-style-type: none"><li>• Public hearing notification (mailed notice)</li><li>• CPC code consideration</li></ul>
October/November 2016	<ul style="list-style-type: none"><li>• Public hearing notification (newspaper notice)</li><li>• Council code consideration and adoption</li></ul>

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