

City Plan Commission Briefing

January 19, 2016



Image Source – Richardson Public Library



MAIN STREET / CENTRAL - REZONING INITIATIVE

Richardson, Texas

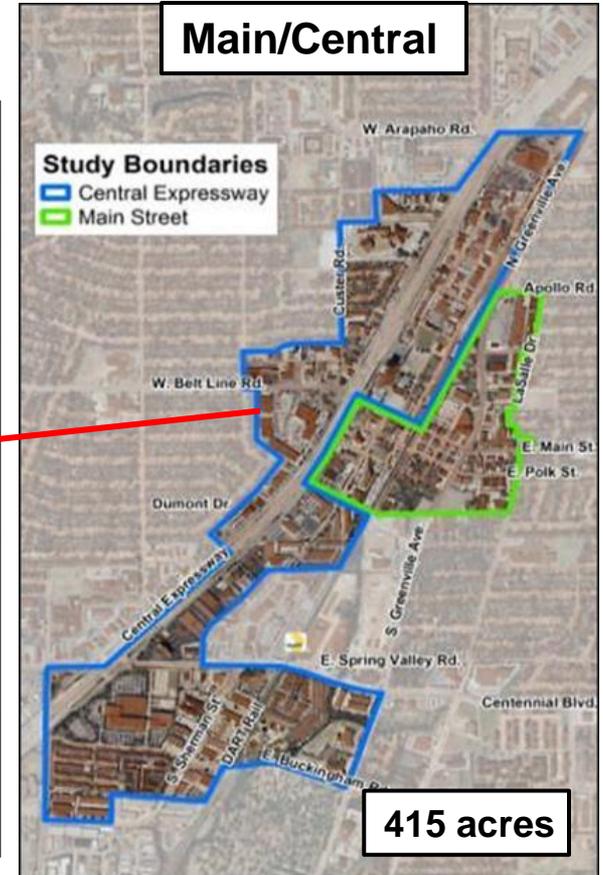
Agenda

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

Project Overview

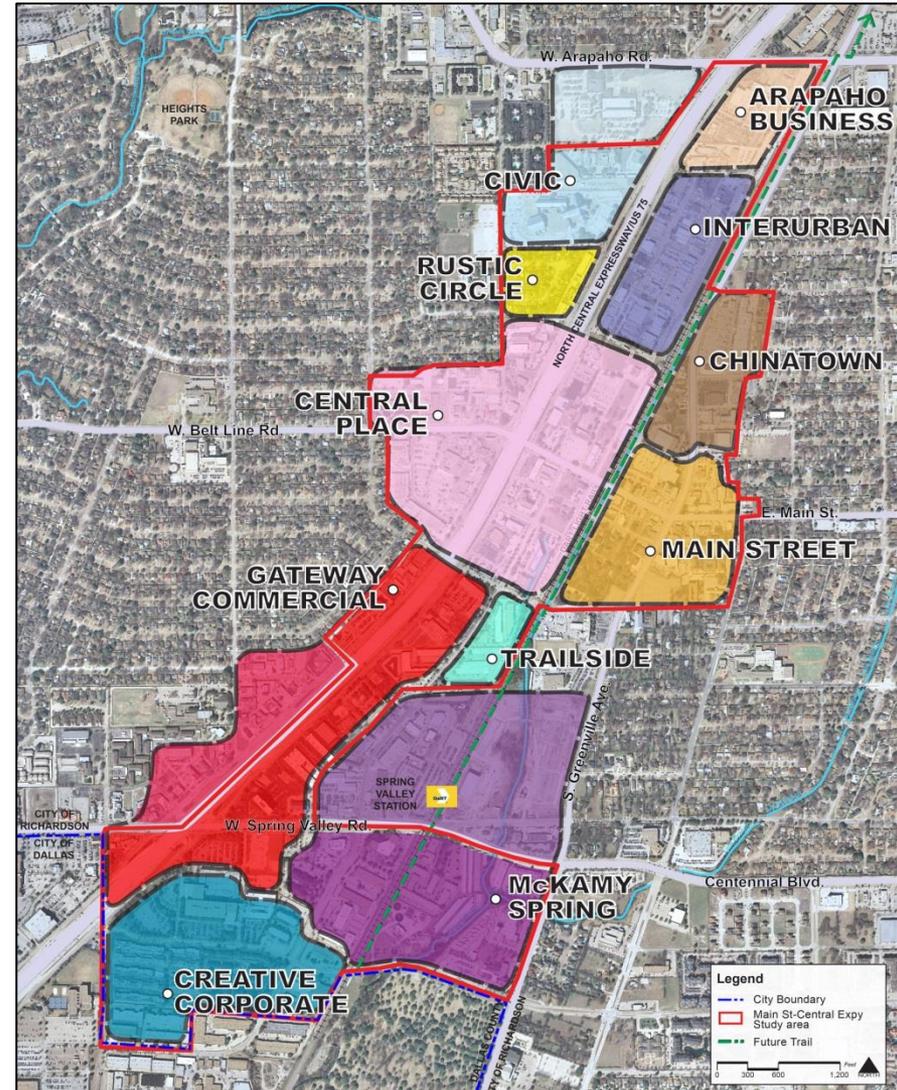
2009 Comprehensive Plan – Six Enhancement Areas

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



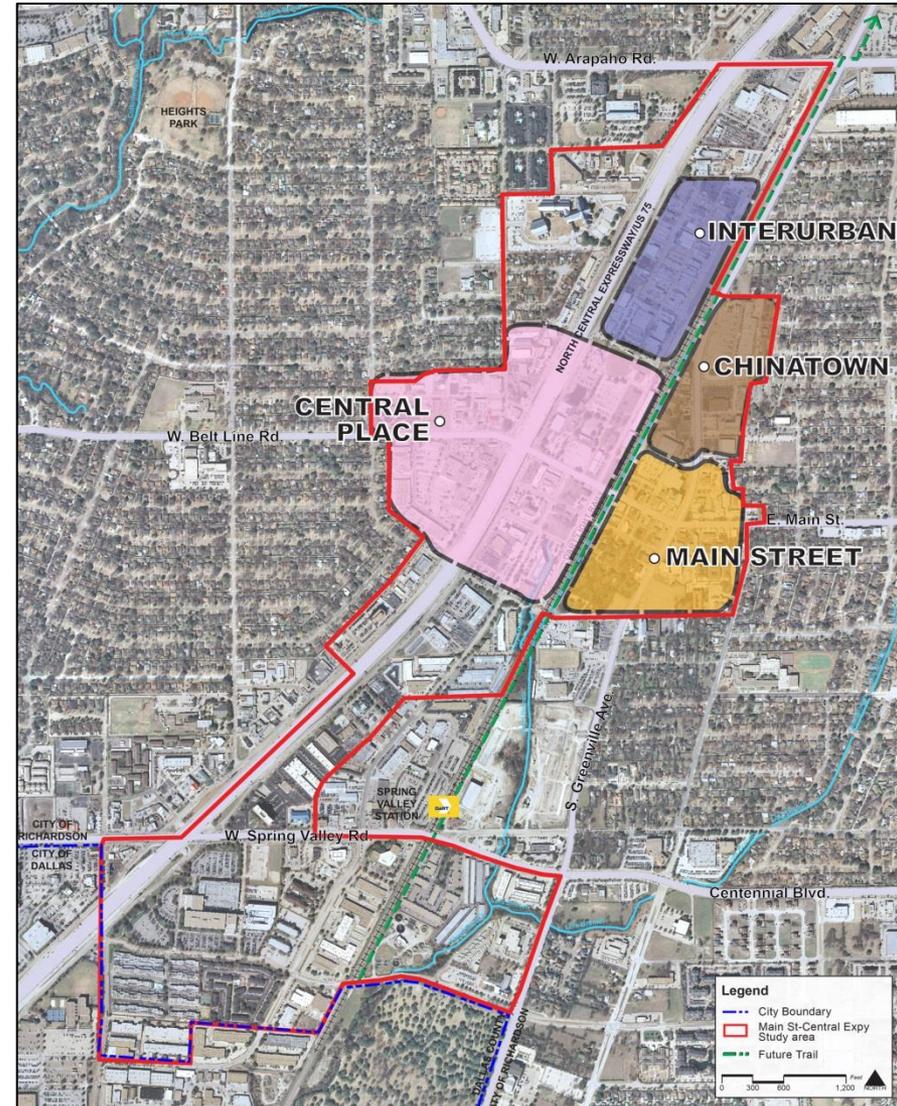
Phase I – Vision Study & Market Analysis

- 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



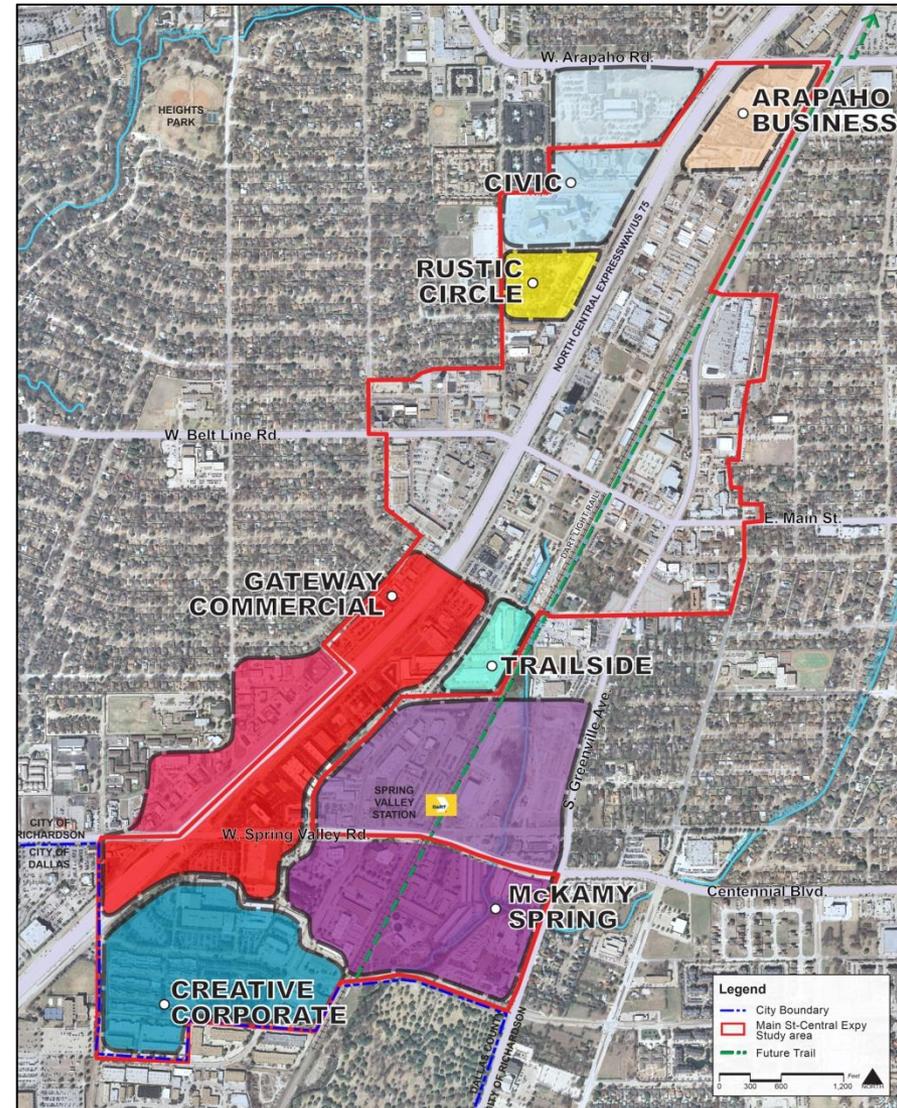
Phase II – Coding the Sub-districts

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



Phase II – Coding the Sub-districts

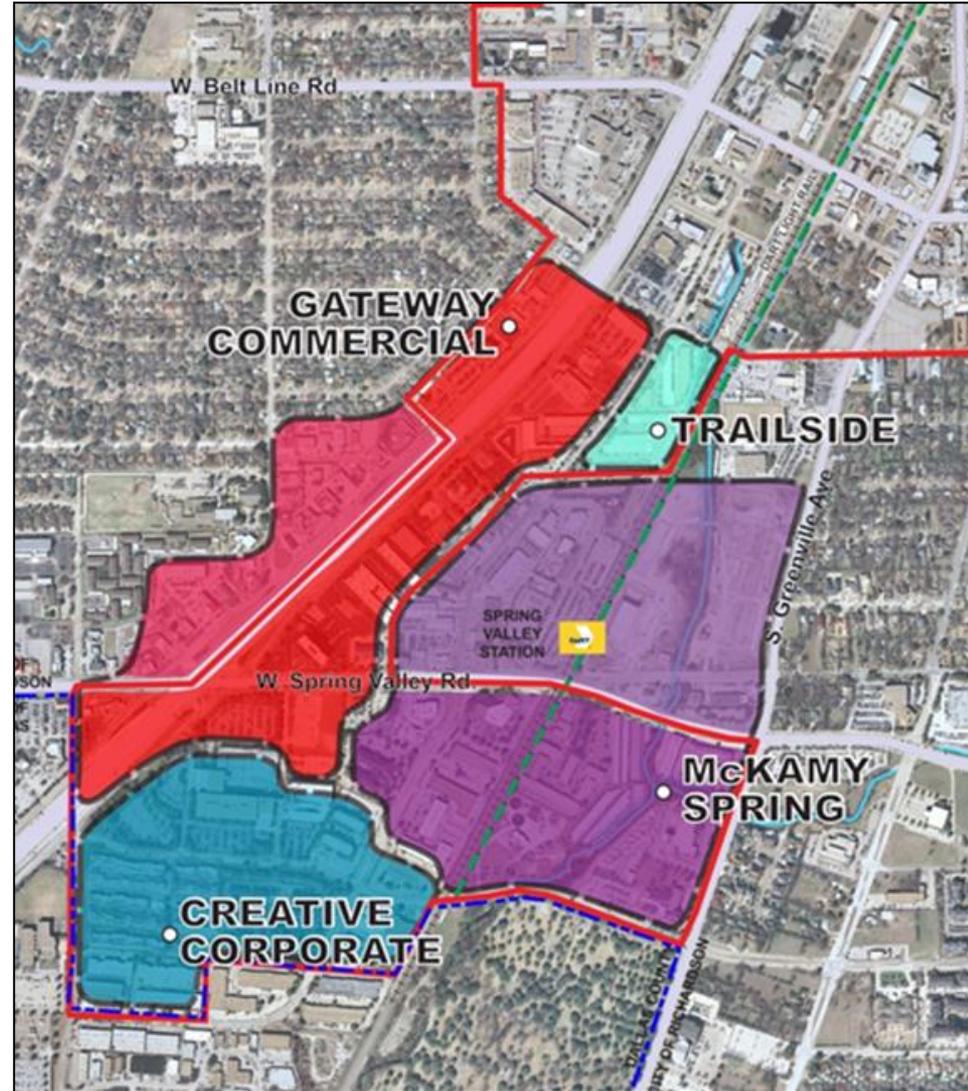
- Adopted new zoning regulations for four sub-districts in the “heart” of the study area (January 2015)
- Seven remaining sub-districts within the corridor to rezone
 - North end – longer term redevelopment scenario given existing businesses, federal and municipal facilities, and single-family neighborhood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



Next Project Phase

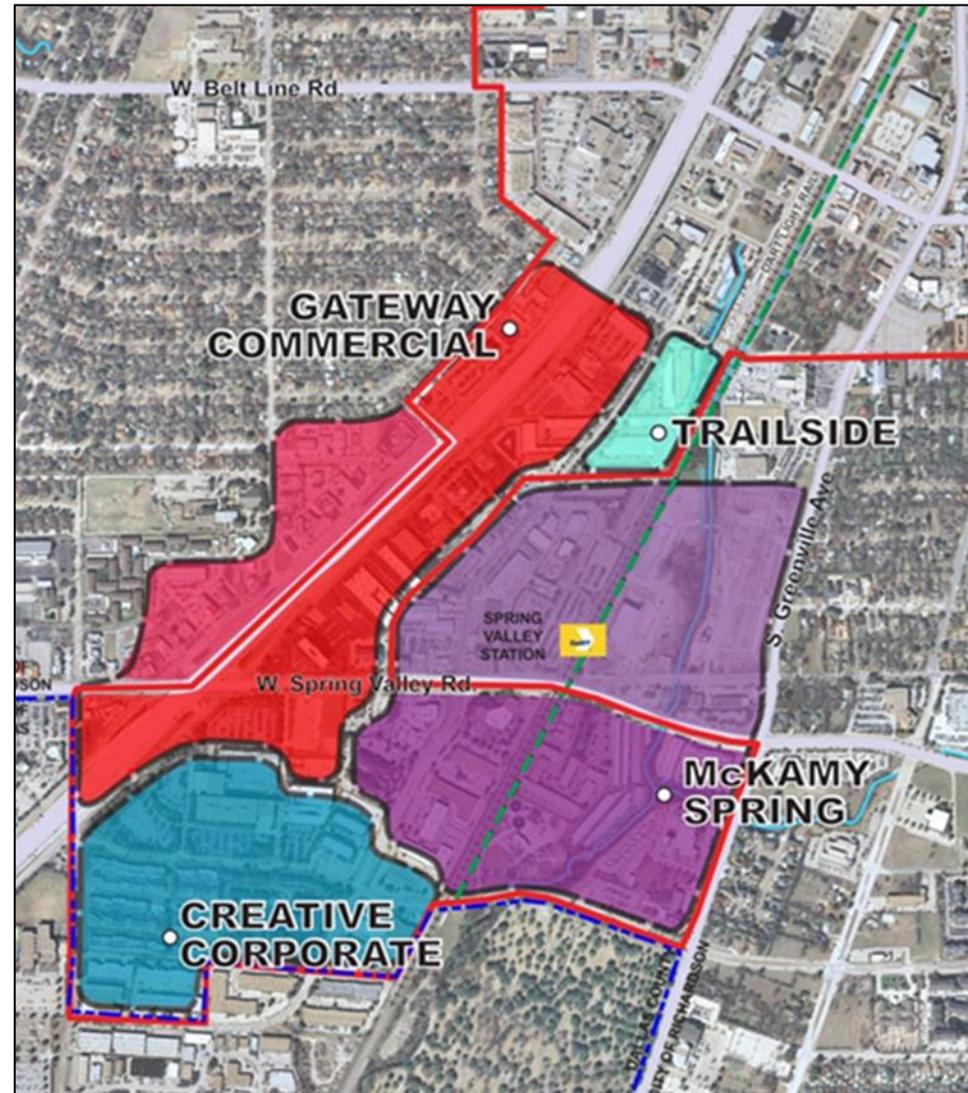
Phase III – Coding Southern Sub-districts

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



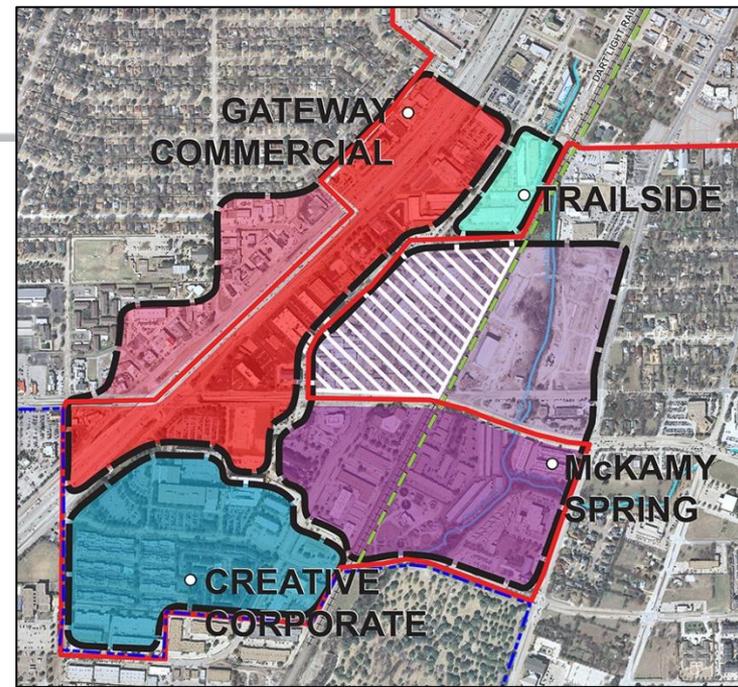
Phase III – Coding Southern Sub-districts

- 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”



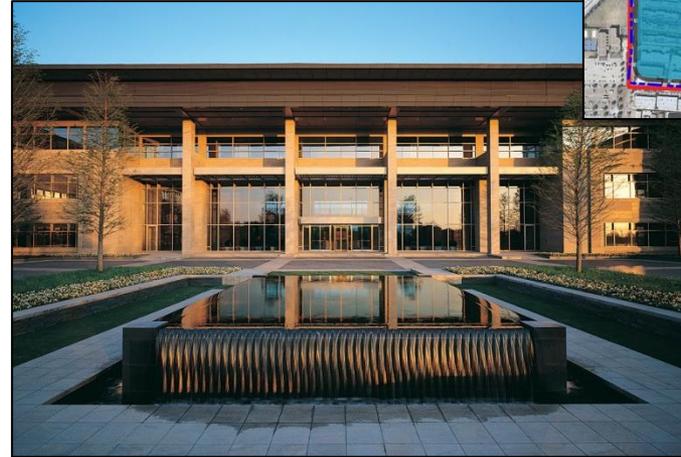
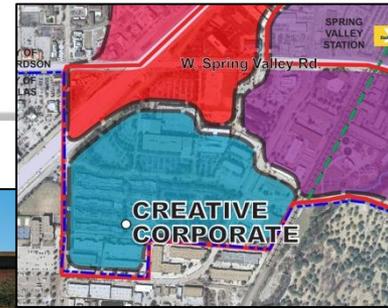
Vision – Trailside Sub-district

- 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



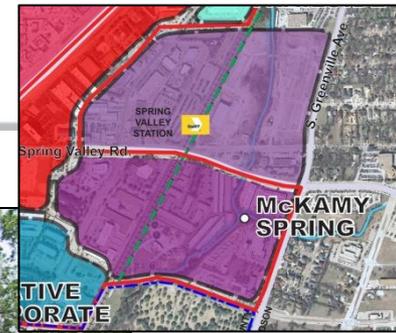
Vision – Creative Corporate Sub-district

- 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

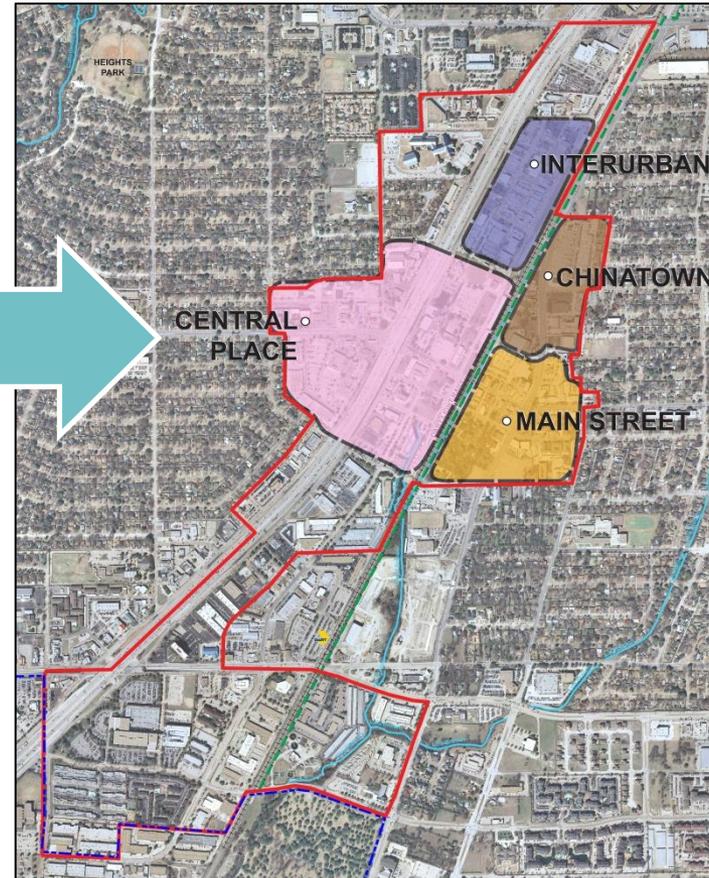


Additional Items for Consideration

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- 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

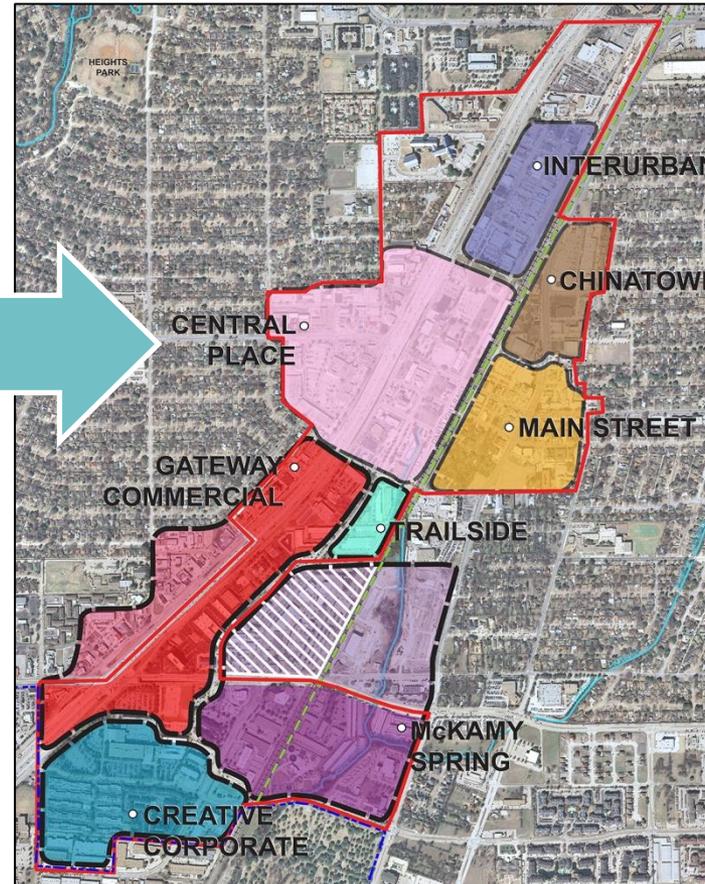
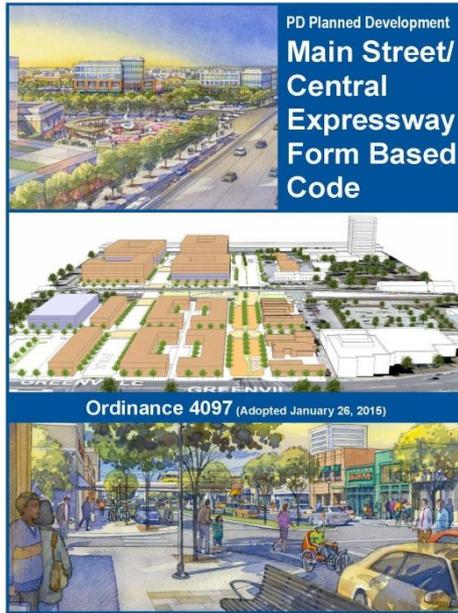
Main Street/Central Expwy Form Based Code – Today



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

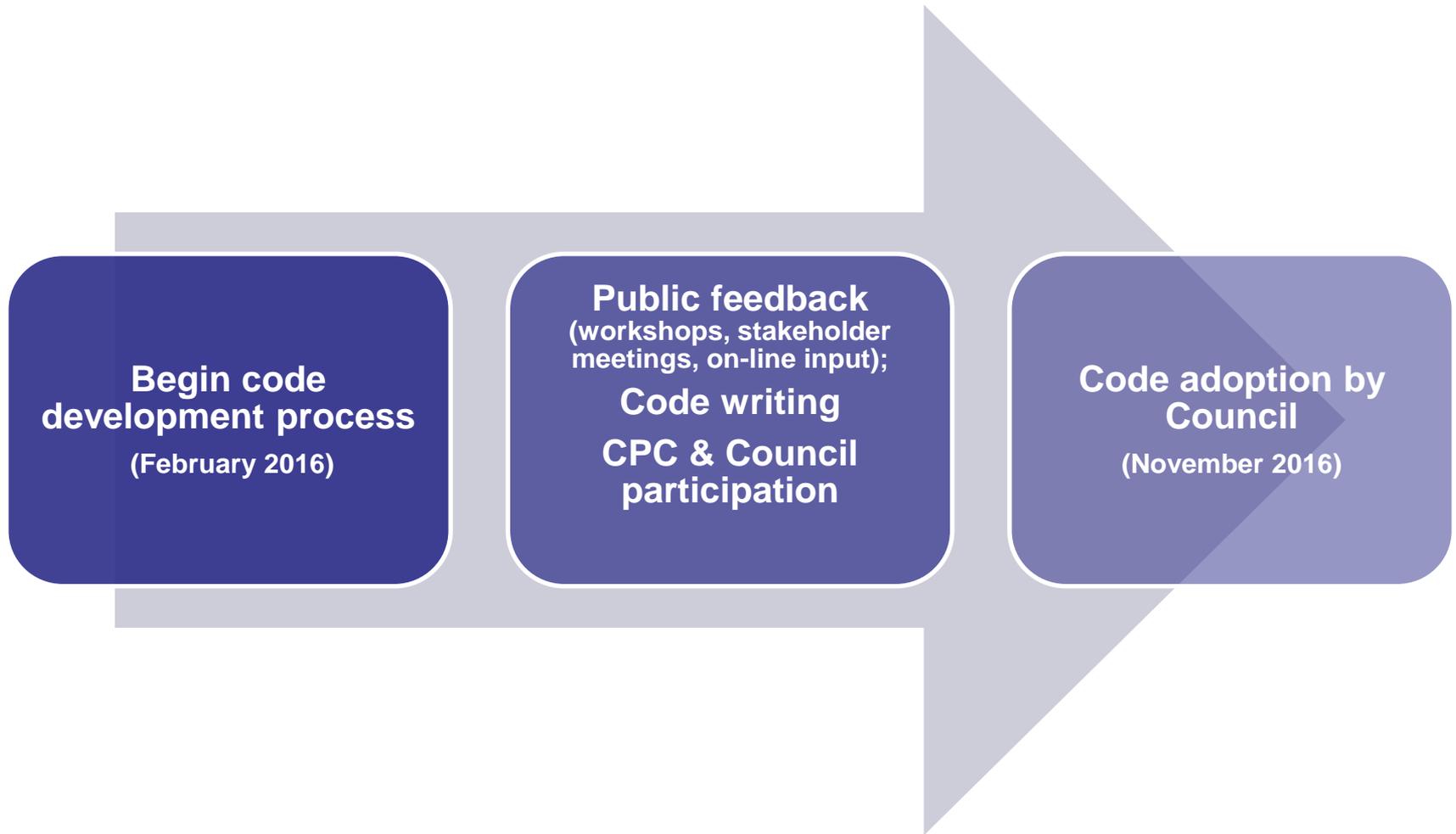
One Code document:

- 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

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Summary

| Timeframe | Task |
|---------------------|---|
| February/March 2016 | <ul style="list-style-type: none">• Project kick-off with consultant team• Property owner engagement• Community workshops |
| Spring/Summer 2016 | <ul style="list-style-type: none">• Tour of sub-districts<ul style="list-style-type: none">- Council: Sat. April 30 (<i>tentative</i>)- CPC: Tues. May 17 (<i>tentative</i>)• Council/CPC briefings |

Summary

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

Summary

| Timeframe | Task |
|------------------------|--|
| Summer 2016 | <ul style="list-style-type: none">• Council/CPC briefings (including joint workshop – Mon. June 20)• Property owner engagement• Community workshops |
| September/October 2016 | <ul style="list-style-type: none">• Public hearing notification (mailed notice)• CPC code consideration<ul style="list-style-type: none">– 1st meeting mid-Sept– 2nd meeting Thurs. Oct 6 <i>(rescheduled from Tues. Oct. 4)</i> |
| October/November 2016 | <ul style="list-style-type: none">• Public hearing notification (newspaper notice)• Council code consideration and adoption |

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