

Property Owner Meeting Series 1

March 2-3, 2016



Image Source – City of Richardson

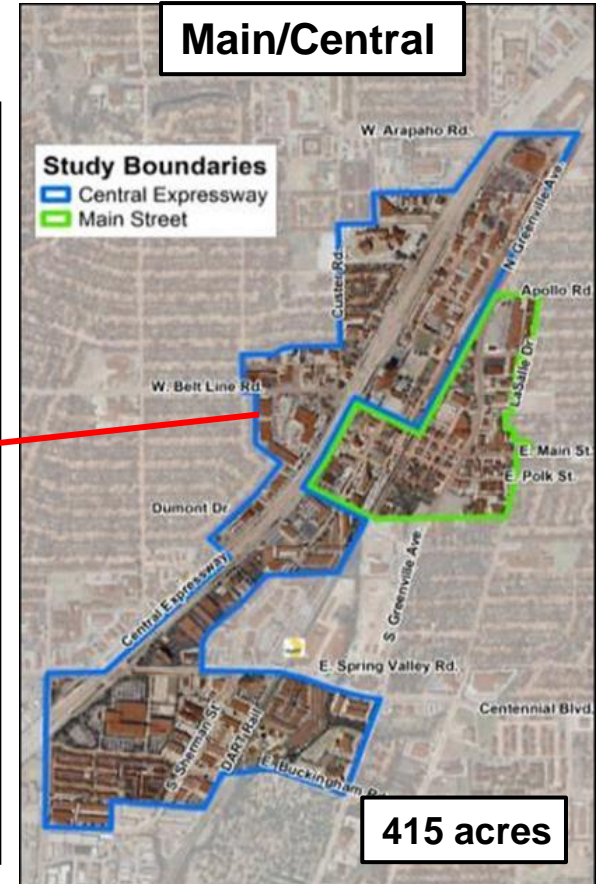


MAIN STREET / CENTRAL - REZONING INITIATIVE | PHASE III SOUTH END

Project Overview

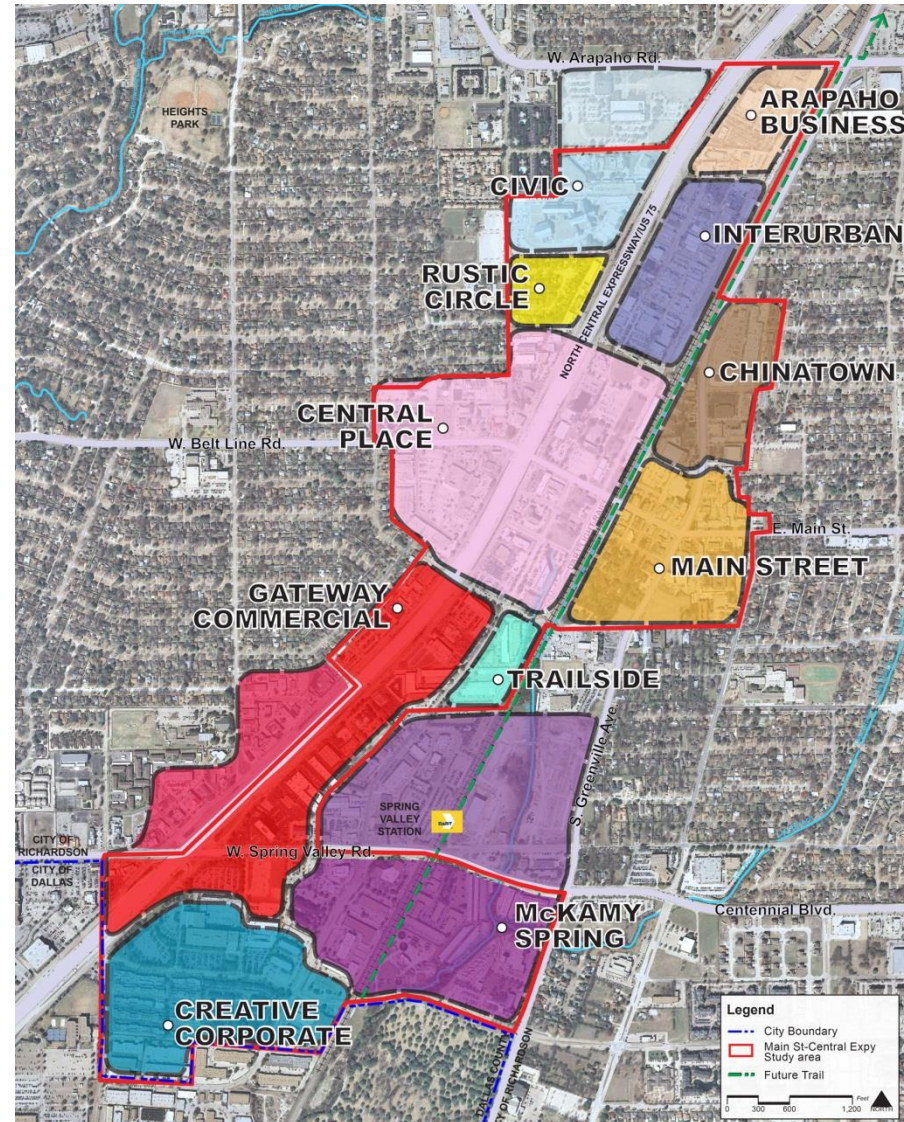
2009 Comprehensive Plan – Six Enhancement Areas

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



Phase I – The Vision

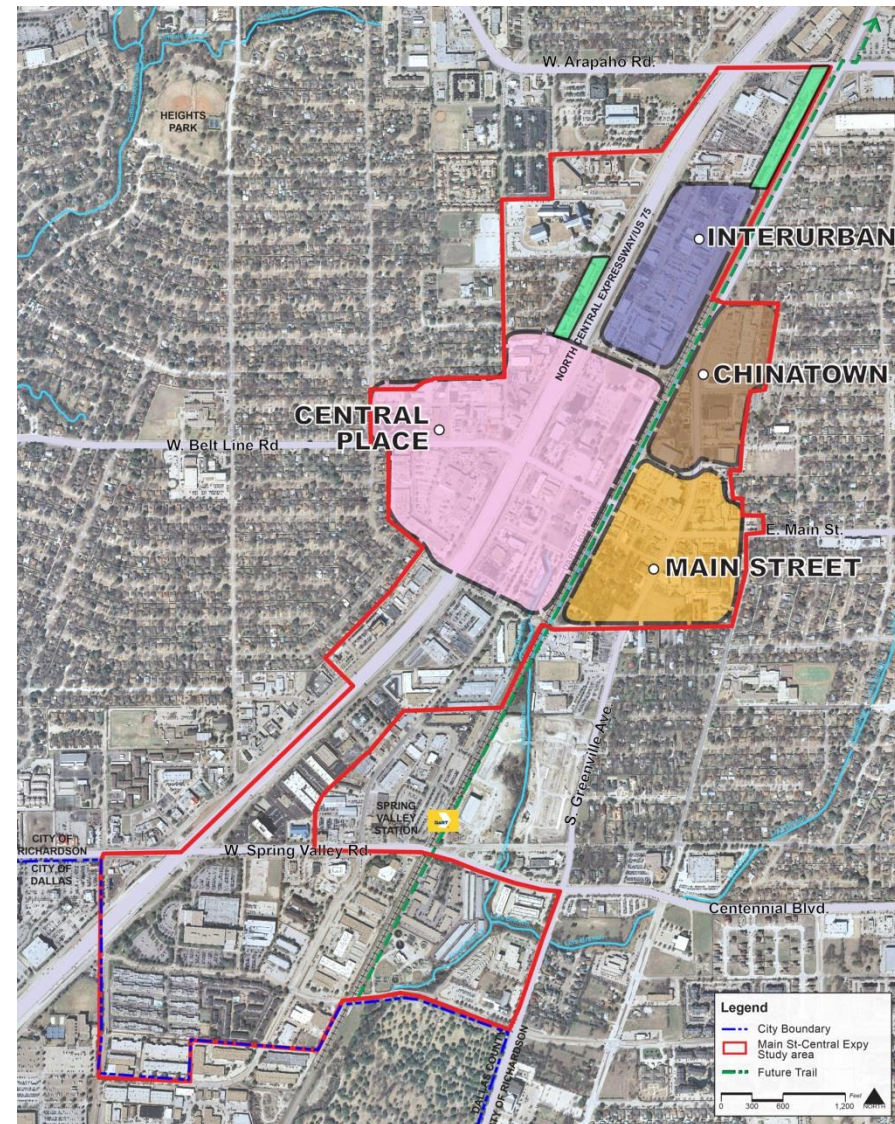
- **Old Town/Main Street** and **Central Expressway** combined into single study area
- 415 acres – 11 sub-districts
- Developed vision for the study area based on community goals and market realities
- Study accepted by City Council in January 2013



Rezoning Initiative Overview – Phase III Amendments

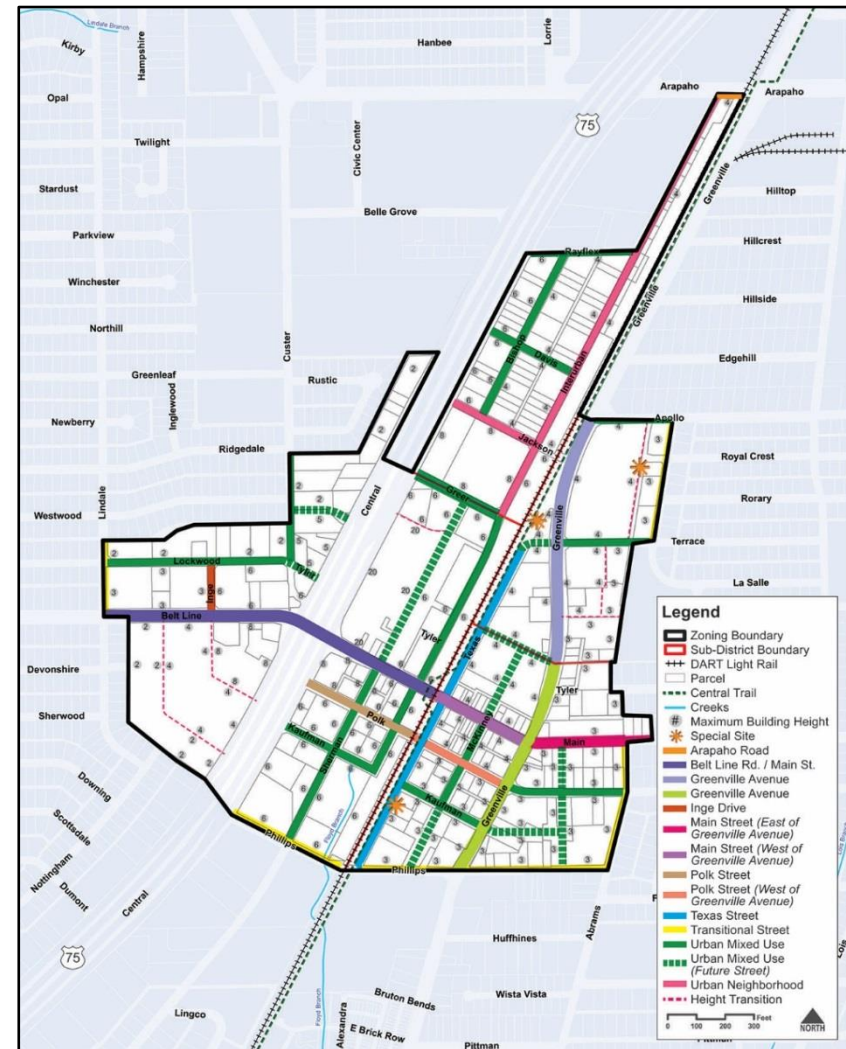
Rezoning Initiative Overview

- Focus of the prior Rezoning Initiative was towards implementing the vision established in the Phase I process
- Efforts focused on 4 sub-districts in the central portion of the corridor
 - Council rationale and consensus
 - Robust interest
 - Multiple catalyst sites
 - Project momentum
 - Built on existing successes
 - Manageable area



Rezoning Initiative Overview

- The Main Street/Central Expressway Form Based Code was adopted in Jan. 2015 (Phase II)
- Code included:
 - Regulating Plans
 - Public Open Space and Parking Plans
 - Street Typology and Streetscape Standards
 - Building Envelope Standards
 - Architectural Standards
 - Signage Standards
 - Administrative Provisions



Rezoning Initiative Overview – Phase III Amendments

- City has identified several amendments/refinements that need to be made to the existing Code
- Potential regulations identified include:
 - Dumpsters
 - Fencing
 - On-premise alcoholic beverage consumption (min. acreage requirement)
 - Signage
 - Mews streets and alleys
 - Scrivener's errors, references
 - Outdoor seating areas/patio's
 - Architecture materials
 - Building frontage (publicly accessible open space)
 - Definitions



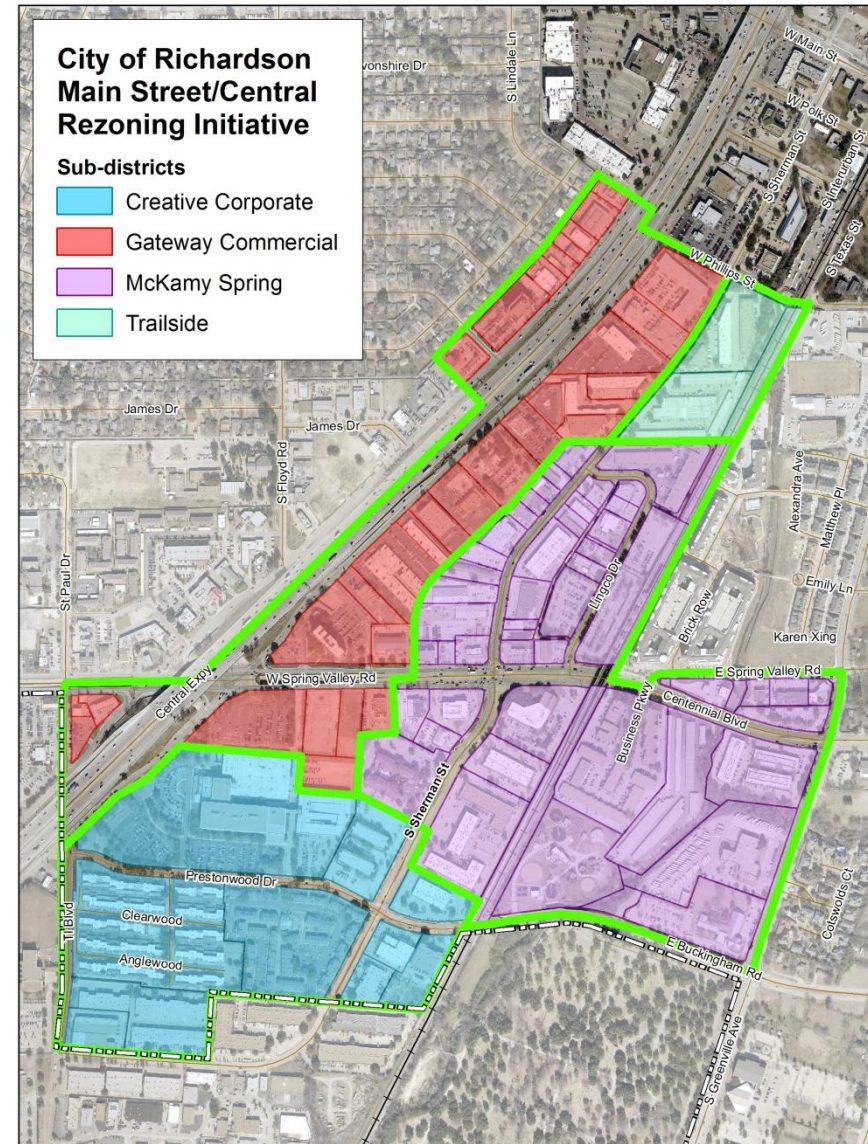
Rezoning Initiative Overview – Phase III Amendments

- Code 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
- Not uncommon to refine a newly adopted zoning code
- Amendments to Code are being completed concurrently with rezoning the southern end of the Main Street/Central Corridor – and Code refinements identified would also be applied to the southern sub-districts



Rezoning Initiative Overview – Phase III South End

- Main Street/Central Expressway Form Based Code is being expanded to include 4 sub-districts in the southern end of the corridor
- Continues the rezoning initiative for the entire corridor



Focus of Today's Meeting

- To gain an understanding of how the current Code is working in the area
- To hear feedback on potential changes that could enhance the current Code
- To discuss administrative changes (clean-up) to the existing Code that may be prepared for City Council consideration
- Address any concerns



Rezoning Initiative Overview – Phase III Amendments

- City has identified several amendments/refinements that need to be made to the existing Code
- Potential regulations identified include:
 - Dumpsters
 - Fencing
 - On-premise alcoholic beverage consumption (min. acreage requirement)
 - Signage
 - Mews streets and alleys
 - Scrivener's errors, references
 - Outdoor seating areas/patio's
 - Architecture materials
 - Building frontage (publicly accessible open space)
 - Definitions



Facilitated Discussions

Next Steps

Next Steps

- The Consultant Team will facilitate a Community Workshop on March 29 to receive additional feedback from the community related to desires or concerns to be considered in the rezoning process - focus of workshop will be on the southern portion of the corridor.
- Based upon your feedback and the feedback from the Community Workshop, the consultant will begin preparing a draft zoning ordinance for each of the southern four sub-districts, and prepare draft revisions to the existing Main Street/Central Expressway Form Based Code.
- The consultant will brief the City Council on May 2nd to share with them the desires and concerns heard from you and the surrounding community, and to receive direction for addressing those items in the draft ordinance.
- The consultant will provide an ordinance overview to the City Council and City Plan Commission in late June to continue receiving direction related to the draft ordinance.
- The consultant will then conduct additional property and business owner meetings and a community-wide meeting in July to review the direction of the draft ordinance.



Property Owner Meeting Series 1

March 2-3, 2016



Image Source – Richardson Public Library



MAIN STREET / CENTRAL - REZONING INITIATIVE | PHASE III SOUTH END