

**CREATIVE
CORPORATE
SUB-DISTRICT**

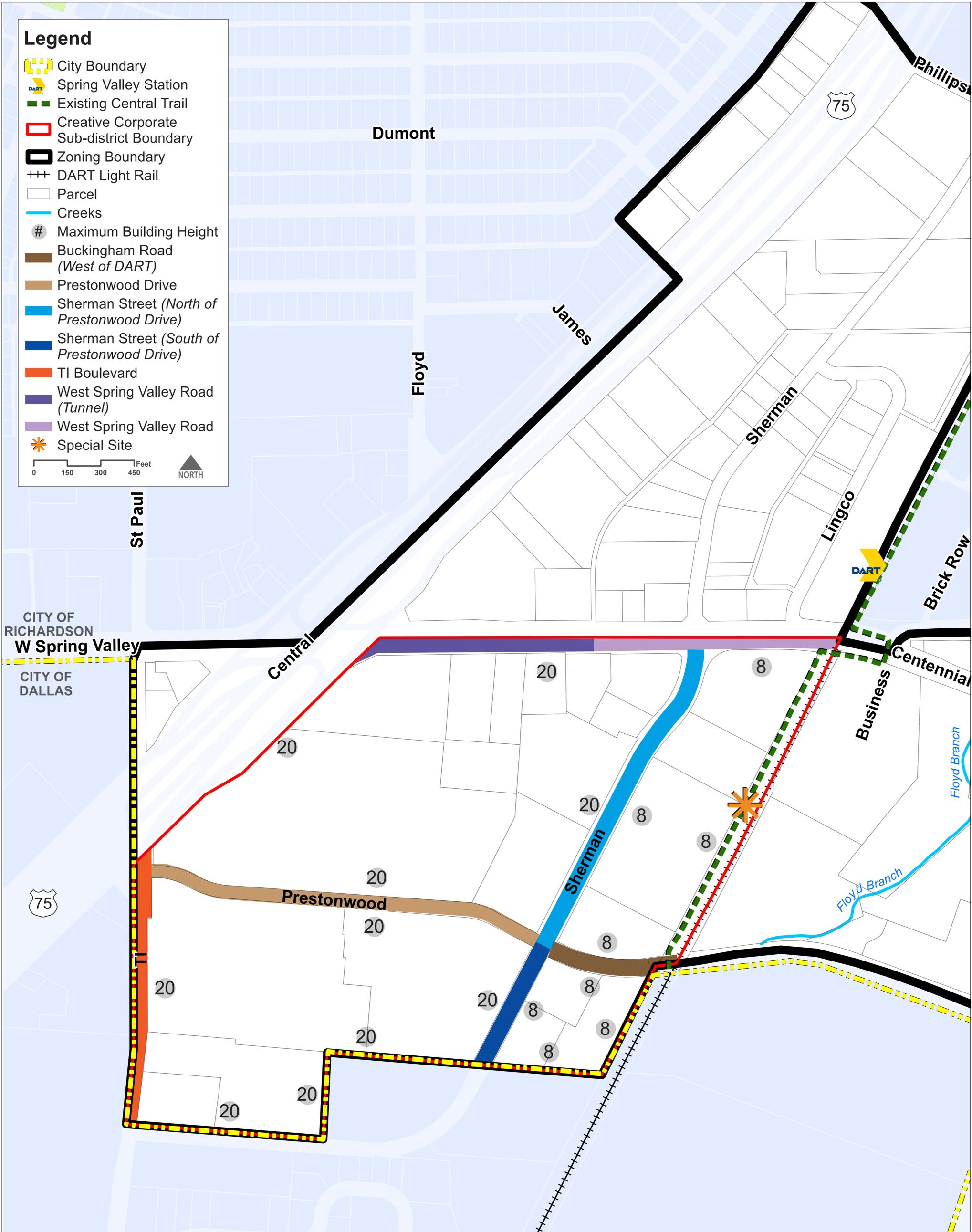


Station Discussion Topics

- Regulating Plans
- Street Cross-Sections
- Use Types



Creative Corporate Sub-district - Draft



Legend

- City Boundary
- Spring Valley Station
- Existing Central Trail
- Creative Corporate Sub-district Boundary
- Zoning Boundary
- DART Light Rail
- Parcel
- Creeks
- Maximum Building Height
- Buckingham Road (West of DART)
- Prestonwood Drive
- Sherman Street (North of Prestonwood Drive)
- Sherman Street (South of Prestonwood Drive)
- TI Boulevard
- West Spring Valley Road (Tunnel)
- West Spring Valley Road
- Special Site

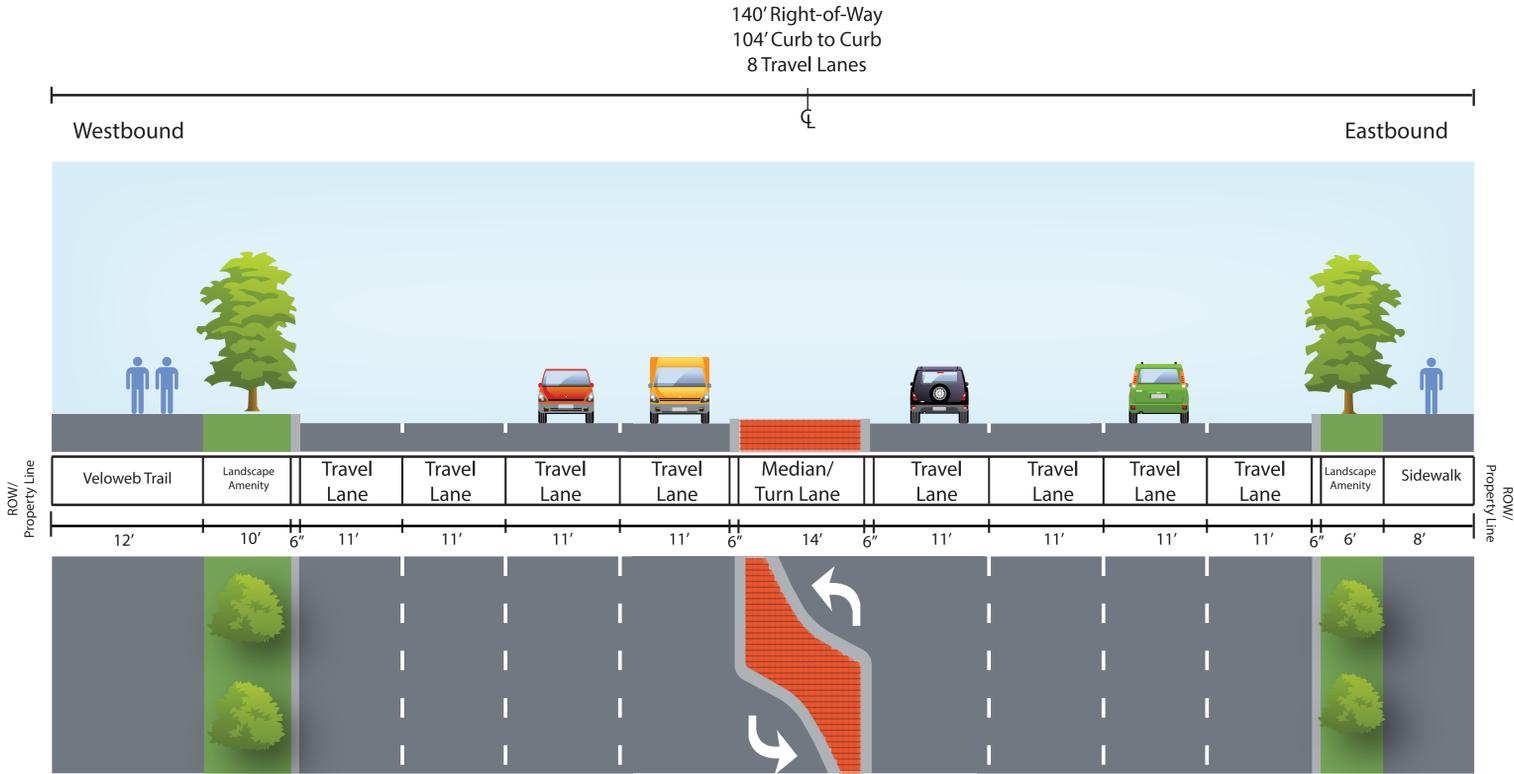
0 150 300 450 Feet
NORTH

CITY OF RICHARDSON
W Spring Valley
CITY OF DALLAS

July 2016

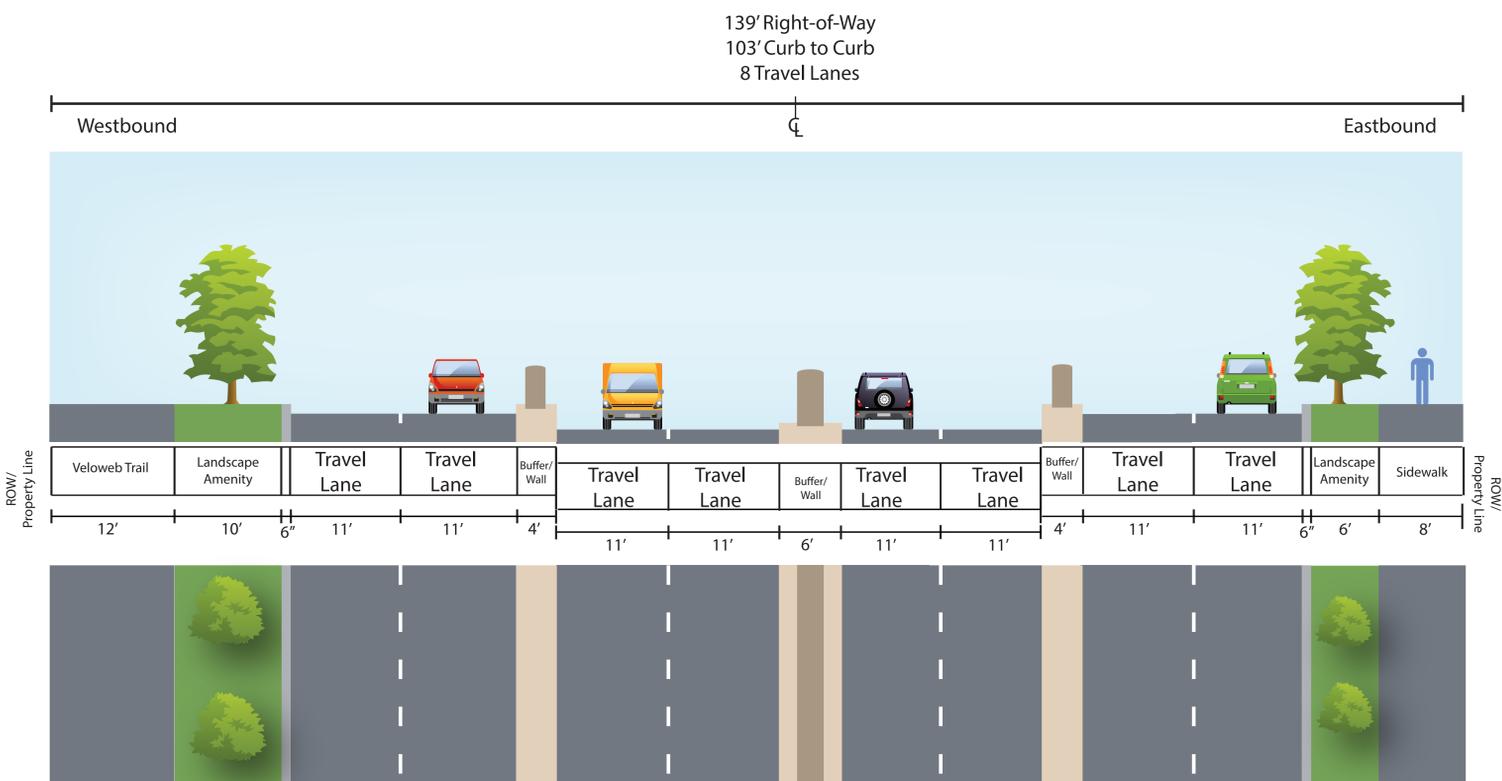
Creative Corporate - Street Cross-Sections

 West Spring Valley Road



All new and existing driveways, streets and alleys require an additional dedicated right turn lane on West Spring Valley Road.

 West Spring Valley Road (Tunnel)



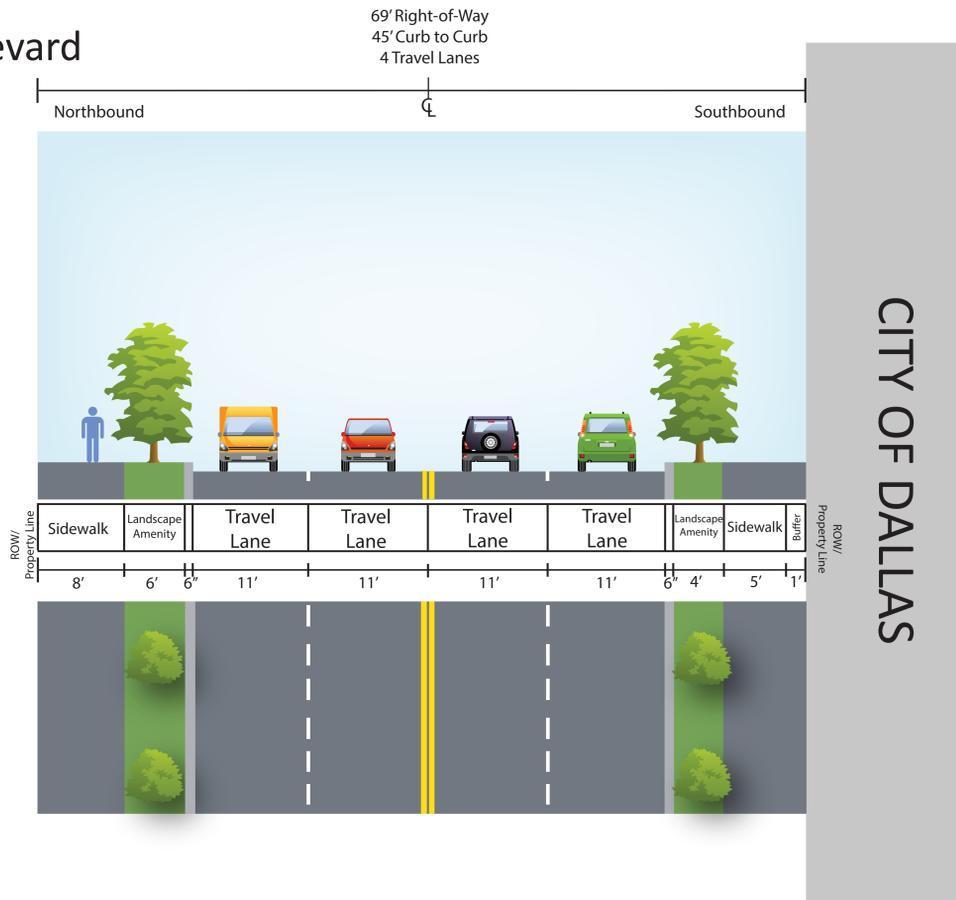
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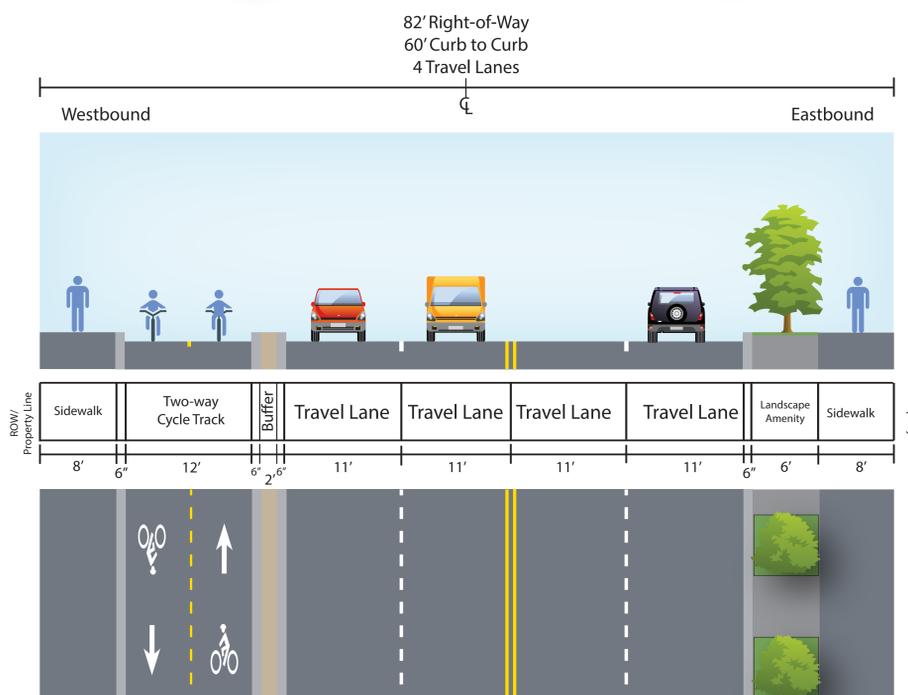
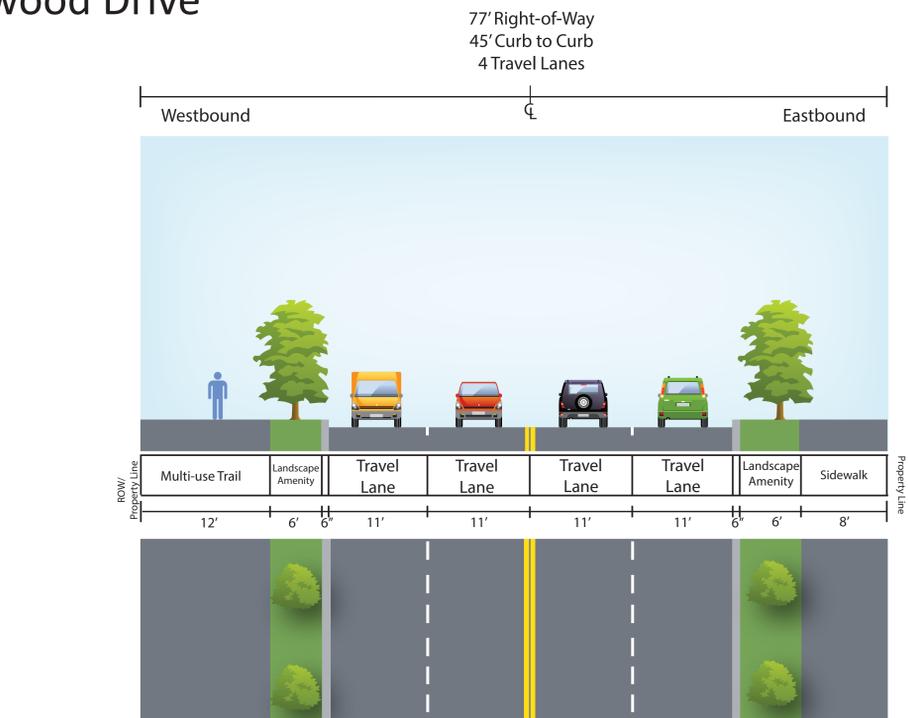
Creative Corporate - Street Cross-Sections



TI Boulevard



Prestonwood Drive



1. Depending upon the type of development and density that occurs within the area, a cycle-track may be a preferred option to provide an alternative means of transportation to serve the area.

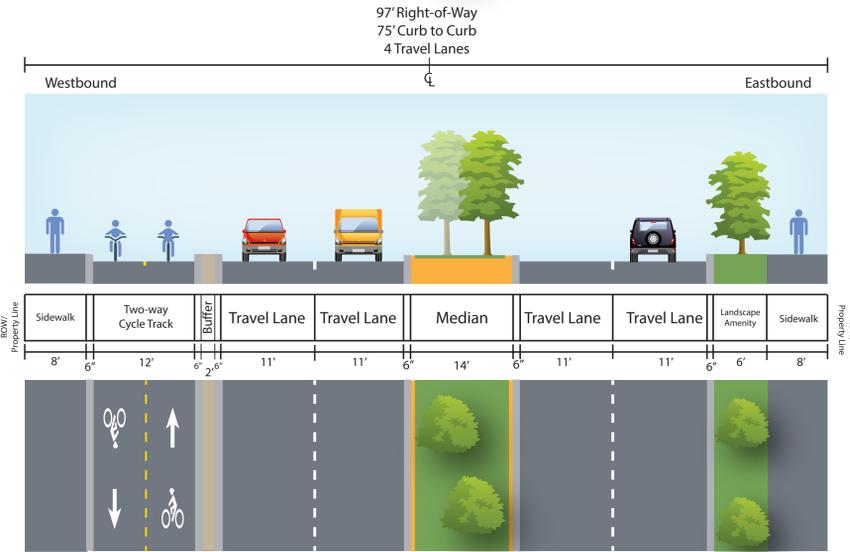
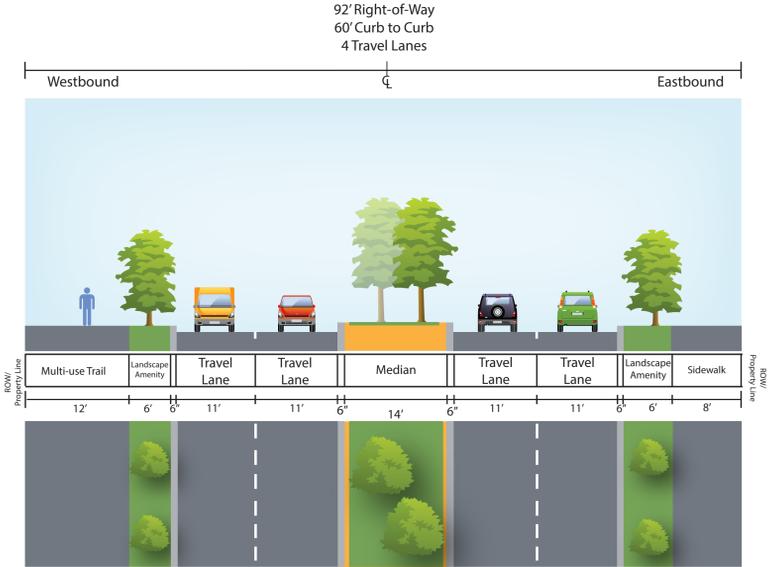
2. The street cross-section constructed first shall be the determining street cross-section for all of Prestonwood Drive and Buckingham Road (west of DART).



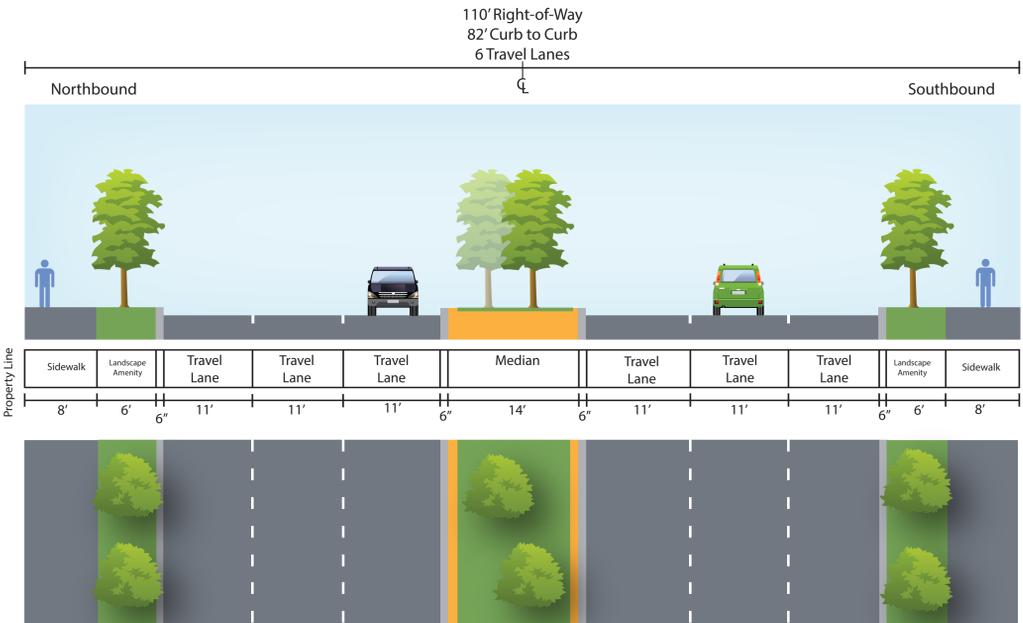
Creative Corporate - Street Cross-Sections

Buckingham Road (West of DART)

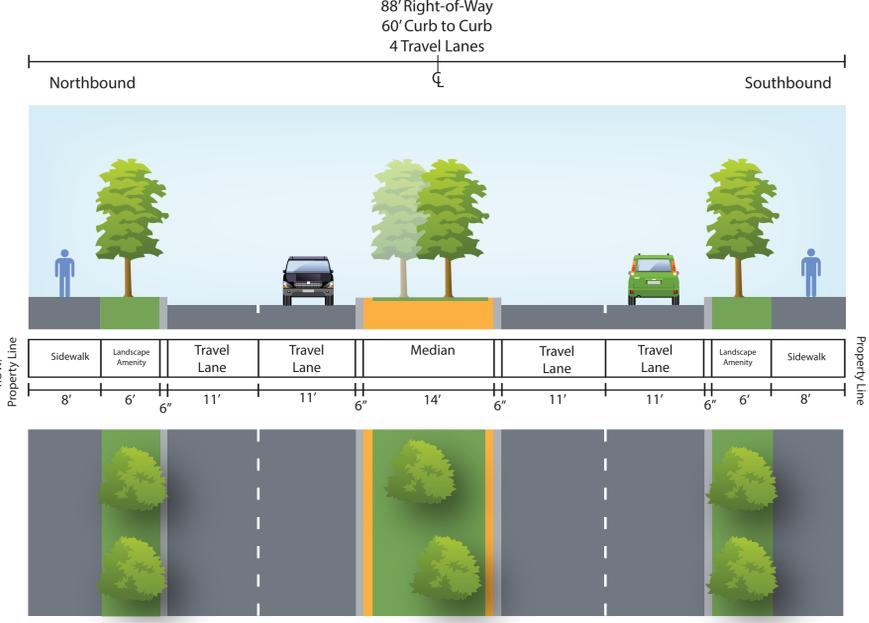
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Sherman Street (North of Prestonwood Drive)



Sherman Street (South of Prestonwood Drive)



Creative Corporate - Proposed Use Types

Draft

District	How Permitted P - Permitted S - Special Permit	Supplemental Use Regulations
Use		
Residential		
Multi-Family	S	Minimum Density of forty dwelling units per acre.
Single Family Detached		
Townhome		
Non-Residential		
Adult Day Care		
Ambulance Service		
Amusement Arcade		
Antenna, Accessory	P	See Article XXII-E, Supplemental Regulations for Certain Uses, Richardson Comprehensive Zoning Ordinance, as amended or its successors.
Antenna, Commercial	P	
Antenna, Commercial, in Excess of Three Antennas	S	
Antenna, Freestanding	P	
Antenna, Mounted	P	
Art Gallery		
Assisted Living Facility		
Bakery	P	
Bank or Financial Institution	P	
Barber or Beauty Salon	P	
Beer and Wine Package Sales - 75% or more Revenue from Sales of Beer and/or Wine	S	
Beer and Wine Package Sales - Less than 75% Revenue from Sales of Beer and/or Wine	P	
Boarding Kennel		
Carwash		
Catering Service		
Child Care Center	S	See Article XXII-E, Supplemental Regulations for Certain Uses, Richardson Comprehensive Zoning Ordinance, as amended or its successors.
Church	P	
Commercial Amusement Center		
Community Garden		
Construction Field Office	P	
Contracting Operation		
Cultural/Community Center		
Drive-Through Facility (All Uses)	S	
Drugstore or Pharmacy	P	
Electronic-Cigarette Establishment	S	
Fine Arts Studio		
Food Truck Park		
Fraternal Organization		
Health Club	P	
Helipad	S	
Home Occupation	P	See Article I, Title, Definitions, General Provisions, Auto Wrecking Yards and Swimming Pools, Richardson Comprehensive Zoning Ordinance, as amended or its successors.
Hospital	S	
Hotel, Full Service	P	
Hotel, Other	S	
Independent Living Facility		
Large Scale Retail/Service Store	S	
Laundromat	S	
Laundry or Dry Cleaning Service	S	
Laundry Pick Up Station	P	
Live/Work Unit	P	
Mailing Service	P	
Manufacturing Facility, Artisanal		
Manufacturing Facility, Heavy		
Manufacturing Facility, High Tech		
Martial Arts School		
Massage Establishment	S	
Microbrewery		
Mortuary or Funeral Home		



