

Property Owner Meeting Series 2

July 11-12, 2016



Image Source – City of Richardson



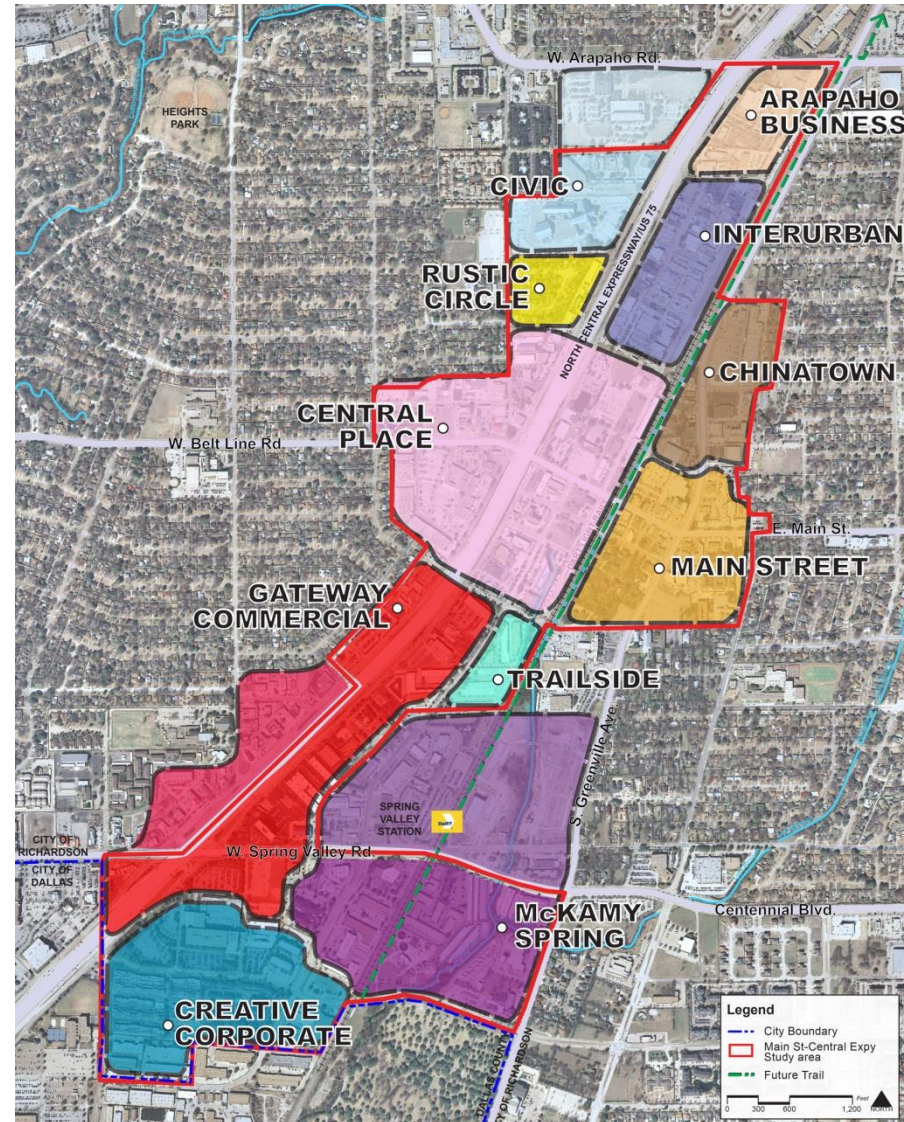
MAIN STREET / CENTRAL - REZONING INITIATIVE | PHASE III SOUTH END

Kimley»Horn
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Project Overview

Main Street / Central Expressway Project

- **Phase I** created a vision for the study area and for each of 11 sub-districts based on community goals and market realities (2013)
- **Phase II** created a Form Based code for the 4 Central Sub-districts (2015)
- **Phase III** focuses on the 4 South End Sub-districts and will create a Form Based Code for these areas (2016); includes refinements to the existing Code in the Central Sub-districts



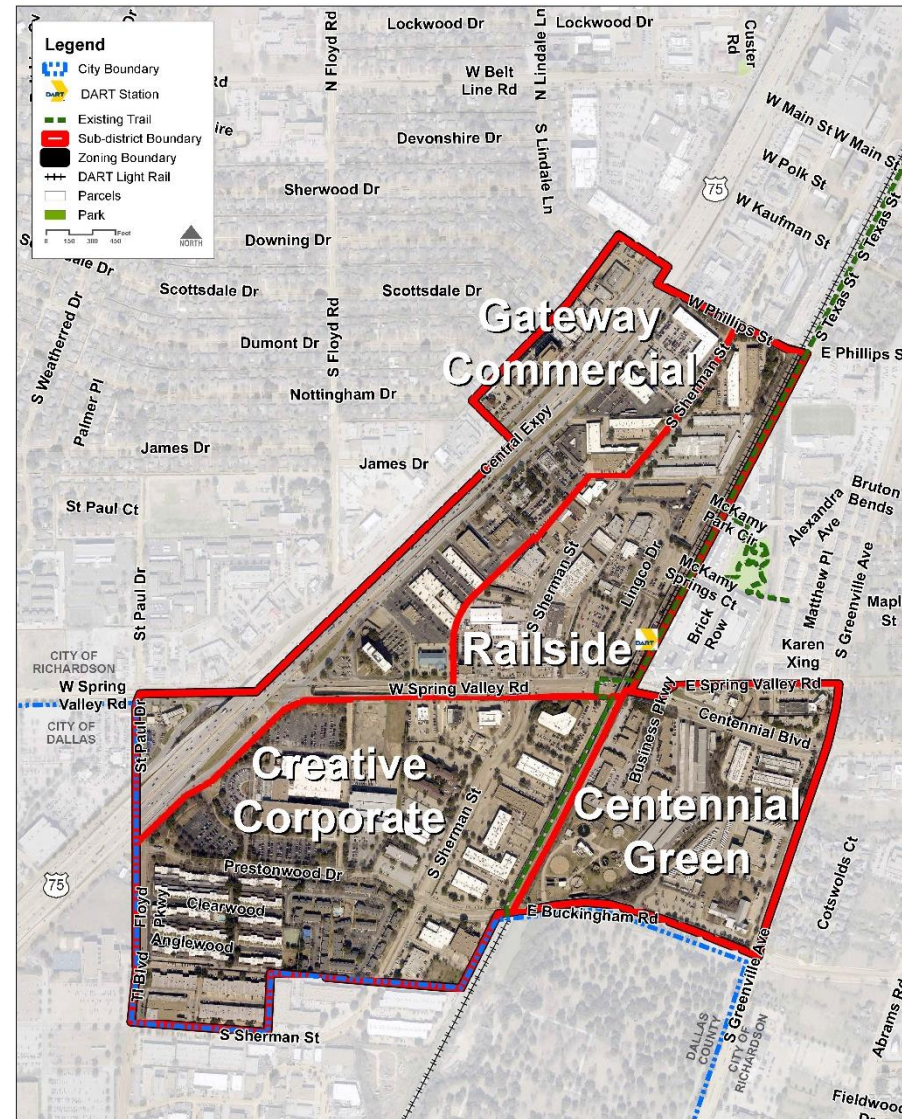
Phase III – Progress to Date

- Community and Stakeholder Involvement
 - Property and business owner meetings on March 2 and 3, 2016 – 62 participants
 - Community Workshop on March 29, 2016 – 65 participants
 - Online Survey during April 2016 – 295 responses
- City Council (CC) and City Plan Commission (CPC) Involvement and Direction
 - CC Briefing - January 4, 2016
 - CPC Briefing - January 19, 2016
 - CC Tour - April 30, 2016
 - CC Work Session - May 2, 2016
 - CPC Work Session – May 3, 2016
 - CPC Tour – May 17, 2016
 - CC/CPC Joint Work Session - June 20, 2016
- Today's drafts reflect comments from the community and stakeholders, as well as direction from City Plan Commission and City Council



Focus of Today's Meeting

- Review and discuss preliminary building heights established for each of the Southern Sub-districts
- Review and discuss proposed uses for each of the Southern Sub-districts
- Review and discuss proposed street types for each of the Southern Sub-districts
- Review and discuss proposed code amendments in the Central Sub-districts



Working Assumptions for Existing Code Amendments/Refinements

Existing Code Amendments/Refinements

- Staff and consultant team has identified several amendments/refinements that need to be made to the existing Code
- Property and business owners at March stakeholder meetings also requested team to consider certain amendments to existing Code
- Not uncommon to refine a newly adopted zoning code
- Code amendments affect Interurban, Central Place, Chinatown and Main Street sub-districts – some are sub-district specific and others apply to all sub-districts
- 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



Existing Code Amendments/Refinements

- Amendments/refinements identified including (but not limited to):
 - ✓ On-premise alcoholic beverage consumption
 - Exemption currently exists in current Code for private club establishments, from the minimum contiguous zoned area (5 acres) and number of establishments per area (1 per 10 acres) requirements of the Code of Ordinances
 - Amending Code to exempt all establishments serving or selling alcohol for on-premise consumption (e.g. restaurants and microbreweries) from the minimum contiguous zoned area and number of establishments per area requirements in the Code of Ordinances.
 - ✓ Belt Line Road/Main Street
 - Re-evaluating the street cross-section west of Greenville Avenue
 - ✓ Use charts
 - Application of supplemental use requirements for certain uses
 - Consistency with other recent CZO amendments



Existing Code Amendments/Refinements

- ✓ Mews streets and alleys
 - Removal of alleys requirement – other access options available to assist with circulation (i.e. fire lanes)
 - Include an option for SF-A home wanting to front on a mews street
- ✓ Central Place Regulating Plan
 - Designation of “Special Site” opportunity
 - Changing Phillips Street to an Urban Mixed Use street
- ✓ Building frontage build-out
 - Allowing publicly accessible open space to also satisfy requirement
- ✓ Architecture materials
 - Materials updates
 - Clarifying when certain provisions apply
- ✓ Mechanical equipment screening
 - Clarification to existing provisions
 - Added ground mounted equipment screening requirements



Existing Code Amendments/Refinements

- ✓ Signage
 - Clarify provisions, dimensions, Ch. 18 applicability
- ✓ Non-conforming properties
 - Clarification of provisions related to other proposed amendments
 - Accommodation for non-conforming buildings due to their existing height
- ✓ Definitions
 - Removal (e.g. massage establishment), new additions (e.g. established building line), and clarifications
- ✓ Scrivener's errors, references



Existing Code Amendments/Refinements

- ✓ Dumpsters*
 - Placement requirements
 - Clarifying recycling allowed
- ✓ Outdoor seating areas/patios*
 - Establishing new regulations
 - Materials, placement, temporary enclosures
- ✓ Fences/Screening Walls and Street Walls*
 - Establishing new regulations
 - Materials, placement

**Requested by property/business owners*



Existing Code Amendments/Refinements - Dumpsters

Through the application of the dumpster regulations over the last year, several issues have arisen. The following proposed changes reflect a response to the issues:

- ✓ Definition of dumpster has been modified to include “recycling dumpsters”
- ✓ Regulations have been modified to:
 - Clarify that the required masonry screening wall is included within the site placement requirements for the dumpster
 - Require that dumpster siting be in accordance with the City’s Dumpster/Compactor Pad Detail for consistency with other City policies
 - Remove the minimum setback requirement from rear/side interior lot lines
 - Allow for a minor modification process to permit alternate container placement standards to accommodate servicing in unique situations



Existing Code Amendments/Refinements – Outdoor Seating Areas / Patios

New proposed standards to accommodate outdoor seating/patio enclosures for residential and nonresidential uses were created based on property and business owner concerns of existing and future outdoor seating and patios:

- ✓ Outdoor seating areas (including patios and roof-top areas) are allowed, and may be partially or fully enclosed, subject to site plan approval
- ✓ Are considered as an accessory structure and shall be architecturally consistent with the primary building it is serving
- ✓ Shall not encroach into the minimum required sidewalk
- ✓ Non-residential and residential outdoor seating areas may be enclosed by a perimeter fence and/or wall; however, if located within a front yard or Required Front Build-to Zone then it shall:
 - Be constructed of tubular steel, wood, masonry and/or a combination thereof
 - Shall not exceed 42-inches in height
 - Shall be a minimum 50% open or transparent (residential applications only)



Existing Code Amendments/Refinements – Outdoor Seating

Areas / Patios cont.

- ✓ Residential (rooftop only) and nonresidential outdoor seating areas may be enclosed temporarily if constructed of canvas, screen mesh, sun shade fabric, clear vinyl materials or other materials as approved by the City Manager or designee intended for outdoor use
- ✓ Residential outdoor seating areas when located in a front yard or within the Required Front Build-to Zone shall not be partially or fully enclosed (exception: rooftop)
- ✓ Shall comply with building and fire codes and shall be maintained in good condition



Existing Code Amendments/Refinements – Fences / Screening Walls

The following proposed regulations were developed to address fences and screening walls which were not addressed in the previous code:

- ✓ Fences and screening walls:
 - Shall not be placed between the existing building and street right-of-way line (except in Interurban Sub-district for contracting operations and specified motor vehicle related uses)
 - Shall not be placed within the Required Front Build-to Zone or within the front yard building setback (except in Interurban Sub-district for contracting operations and specified motor vehicle related uses)
 - May have an inward opening vehicle ingress/egress gate setback a minimum 20 feet from the street right-of-way line
 - Allowed materials - tubular steel, wood, masonry, and other materials as approved by the City Manager or designee. Vinyl, chain-link (including but not limited to galvanized, powder or vinyl coated), barbed wire, and/or razor wire are prohibited



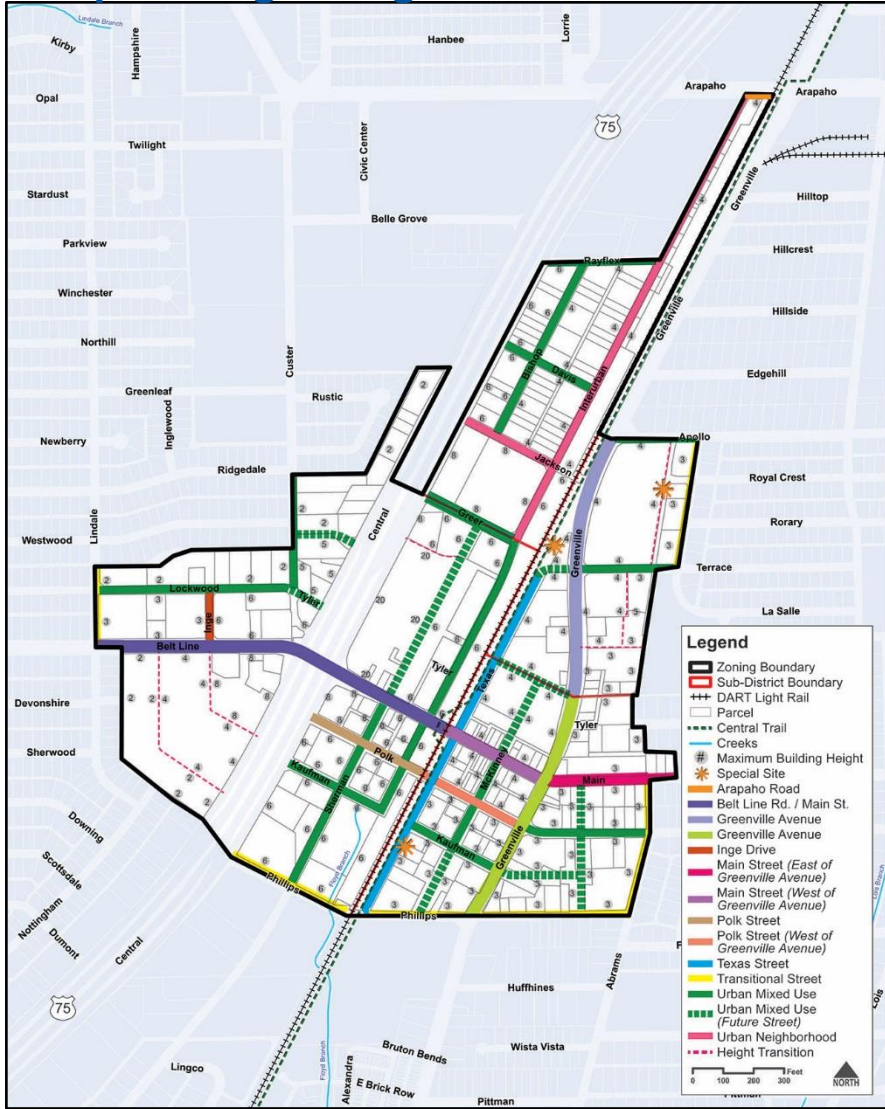
Existing Code Amendments/Refinements – Fences / Screening Walls cont.

- When located in front of the existing building and/or within the Required Front Build-to Zone in the Interurban Sub-district, shall be tubular steel (or similar material) and minimum 50% open or transparent
- Allowed maximum eight feet in height; maximum five feet in height for contracting operations and motor vehicle related uses if located in front of the existing building and/or within the Required Front Build-to Zone in the Interurban Sub-district
- Finished side of the fence or screening wall visible from streets and/or public open spaces will face outward
- Shall comply with additional permitting and placement requirements within the City's Code of Ordinances (Chapters 6 and 22)

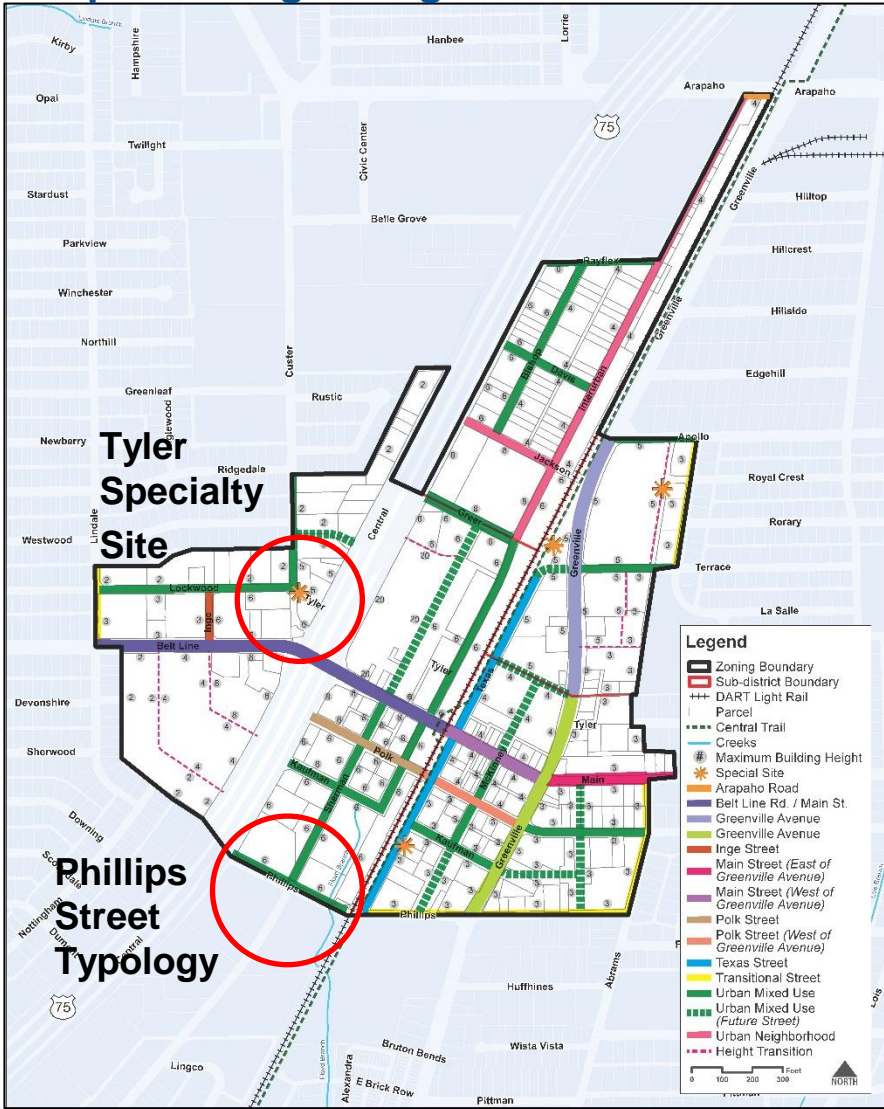


Central Sub-districts

Adopted Regulaging Plan

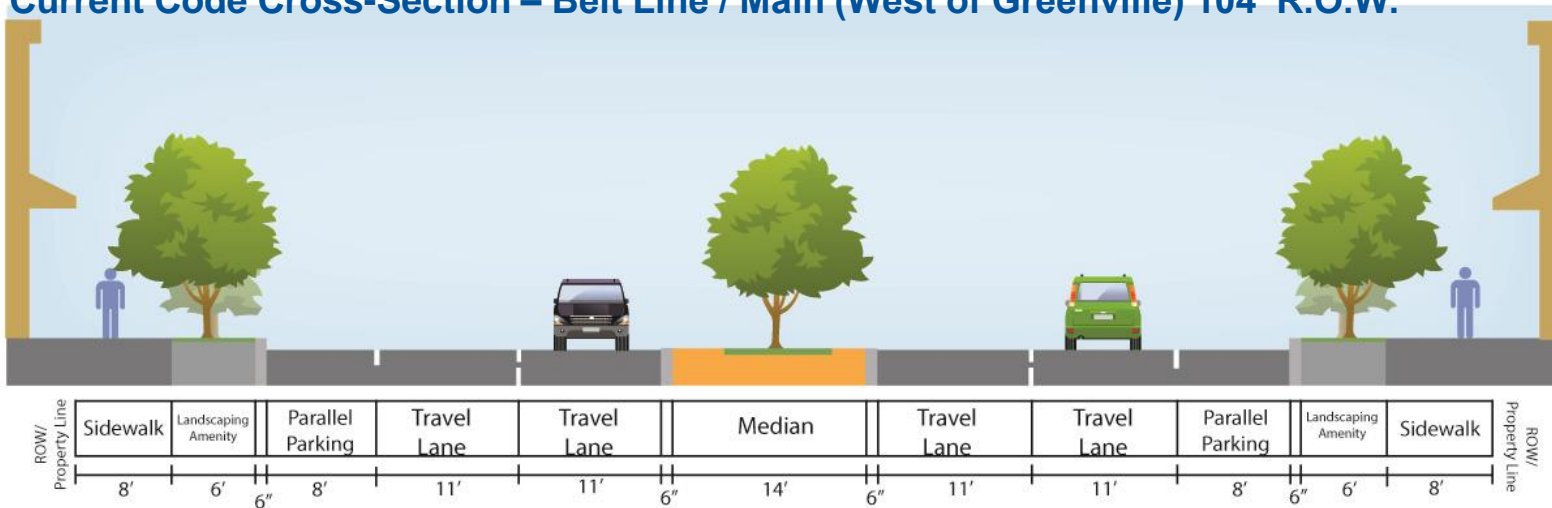


Proposed Regulaging Plan

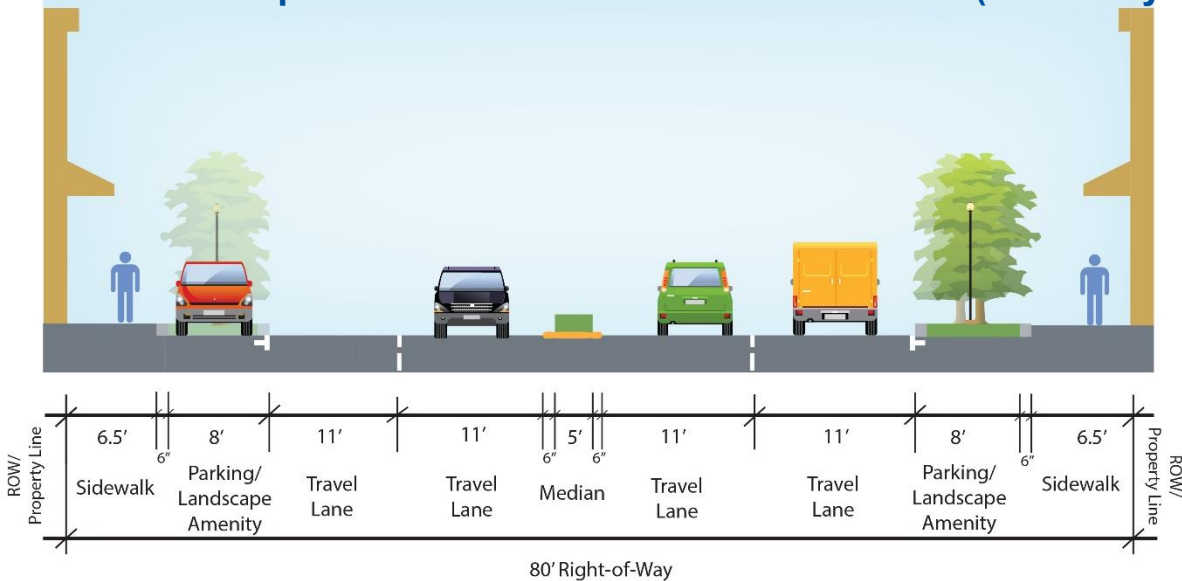


Belt Line – Main Street Cross-sections

Current Code Cross-Section – Belt Line / Main (West of Greenville) 104' R.O.W.

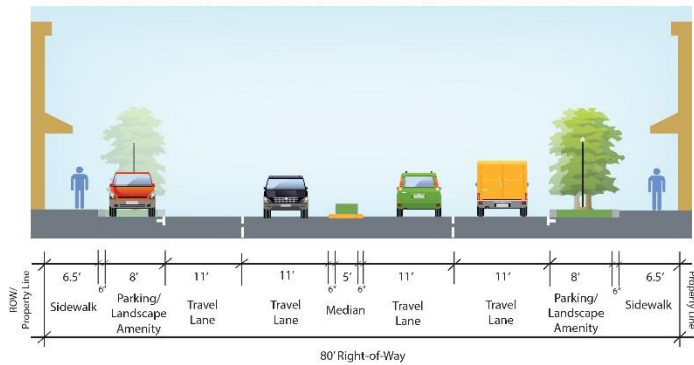


Alternate Proposed Cross-Section – Belt Line / Main (McKinney to Texas Street) 80' R.O.W.

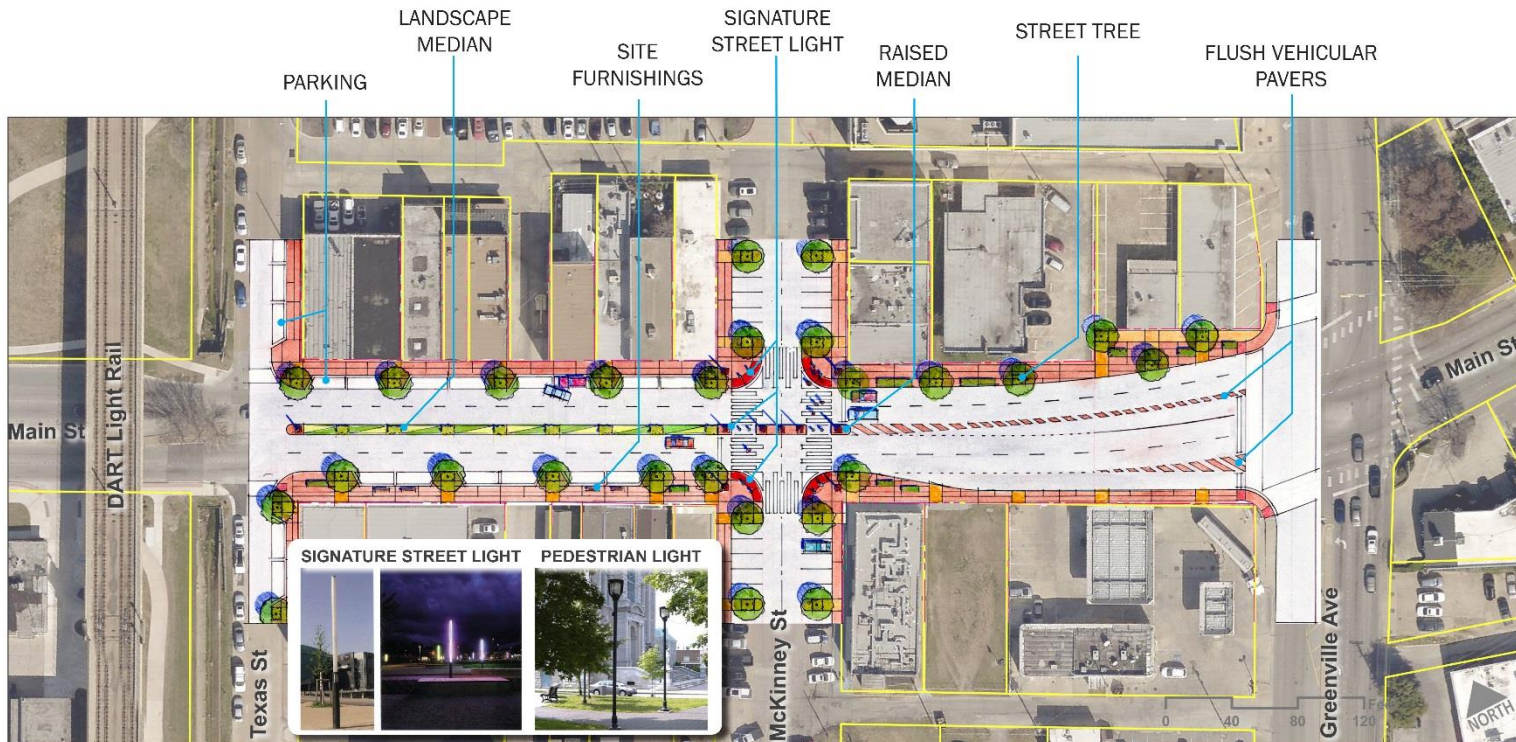
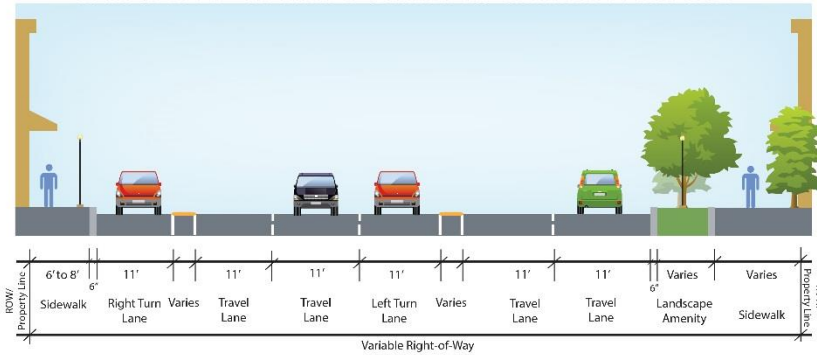


Belt Line – Main Street – Alternate Proposed Cross-section

MAIN STREET - TEXAS STREET TO MCKINNEY STREET



MAIN STREET - MCKINNEY STREET TO GREENVILLE AVENUE



Comparison – Coded vs. Alternate Street Cross-section

Site Element	Coded Street Cross-section (at McKinney St.)	Alternate Street Cross-section (at McKinney St.)
Sidewalks (both sides)	8 ft.	6.5 ft.
Landscape/Amenity Zones (both sides)	6 ft.	8 ft. – Combined into same lane (i.e. parking lane with landscape islands)
Parallel Parking (both sides)	8 ft. (dedicated lane)	
Travel Lanes (all)	11 ft. (44 ft. total)	11 ft. (44 ft. total)
Median	14 ft.	5 ft.
Total ROW Width	104 ft.	80 ft. (existing varies)



Alternate Cross-section – Additional Observations

- Contained within existing ROW except at NWC of Belt Line / Main and Greenville – ROW needed for intersection realignment
- Accommodates dedicated left turn lanes Belt Line / Main at Greenville (NB and SB)
- Accommodates right turn lane for EB Belt Line / Main to SB Greenville
- Between McKinney and Greenville – no on-street parking and landscaping areas minimal
- Sidewalk widths could become less
- NWC Belt Line / Main at Greenville – opportunity to create small open space area with balance of property
- Should properties redevelop, owners could choose to set back buildings farther away from ROW up to 10 ft. (as currently coded) – allows for wider sidewalk area and/or small landscape areas



Next Steps

Next Steps

- Summer: Code drafting
- August 1: City Council briefing
- August 2 (tentative): City Plan Commission briefing
- September/October: City Plan Commission consideration of proposed Code
- October/November: City Council consideration of proposed Code



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