

Zoning File
MTP 11-02

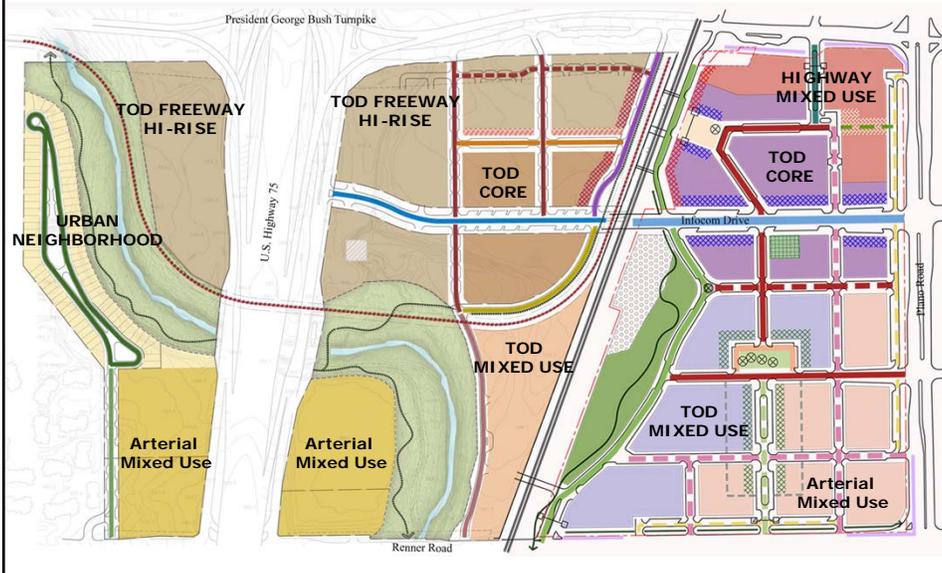
Master Transportation Plan Amendment

City Council
May 9, 2011

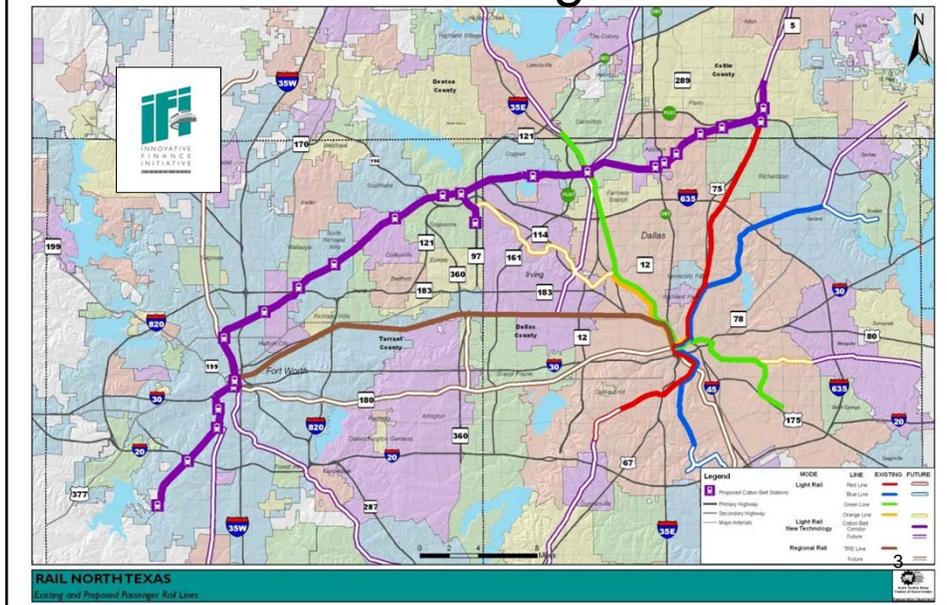
Public Hearing



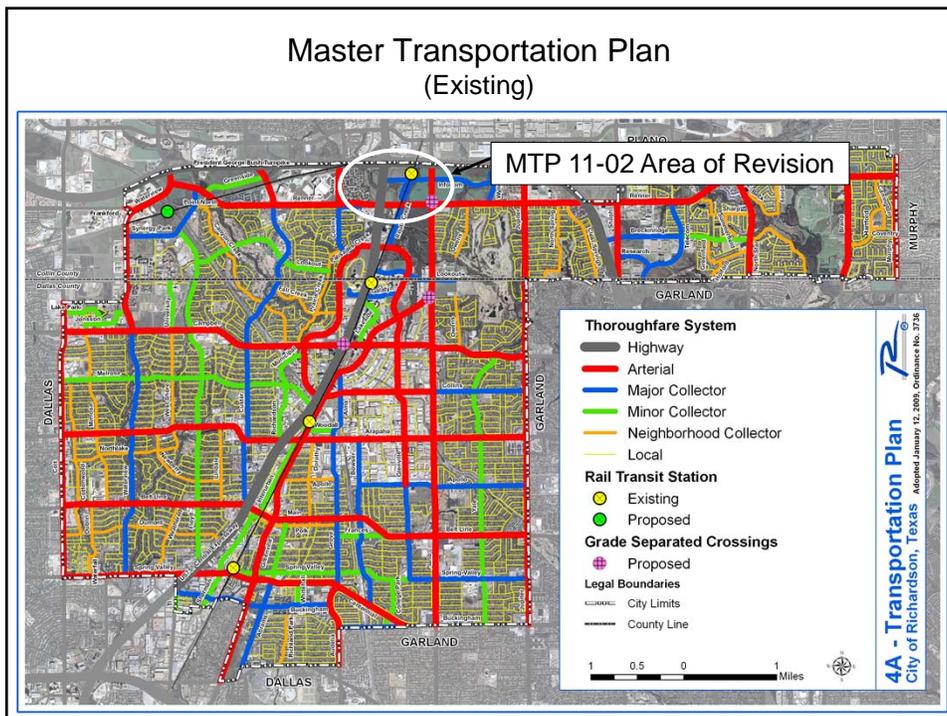
Bush / 75 Area Regulating Plan Streets and Character Zones



Cotton Belt – Regional Rail



Master Transportation Plan (Existing)



Master Transportation Plan (Proposed)

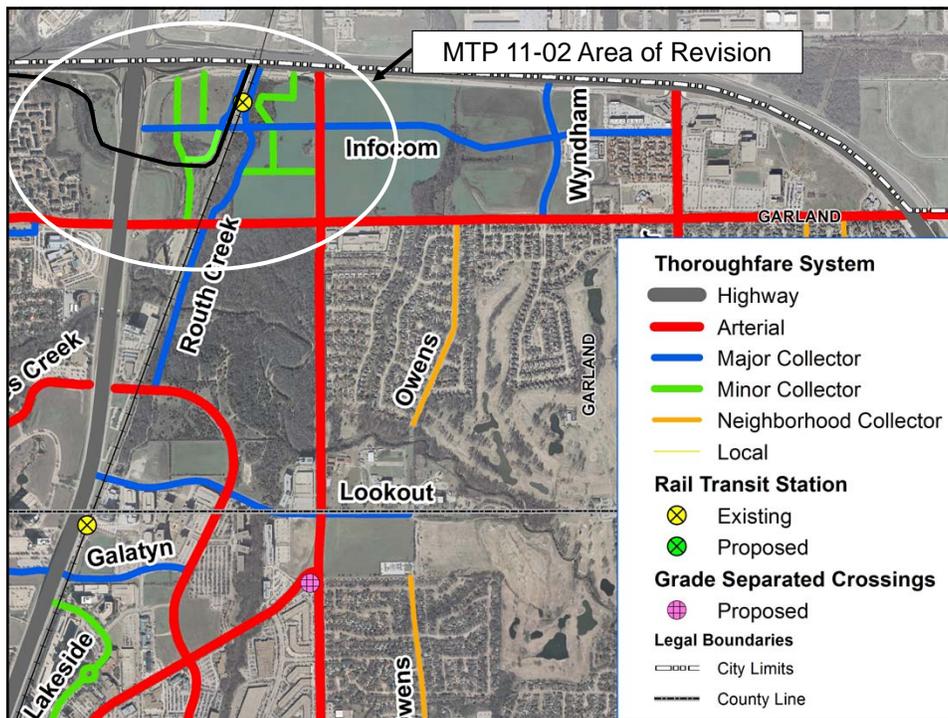
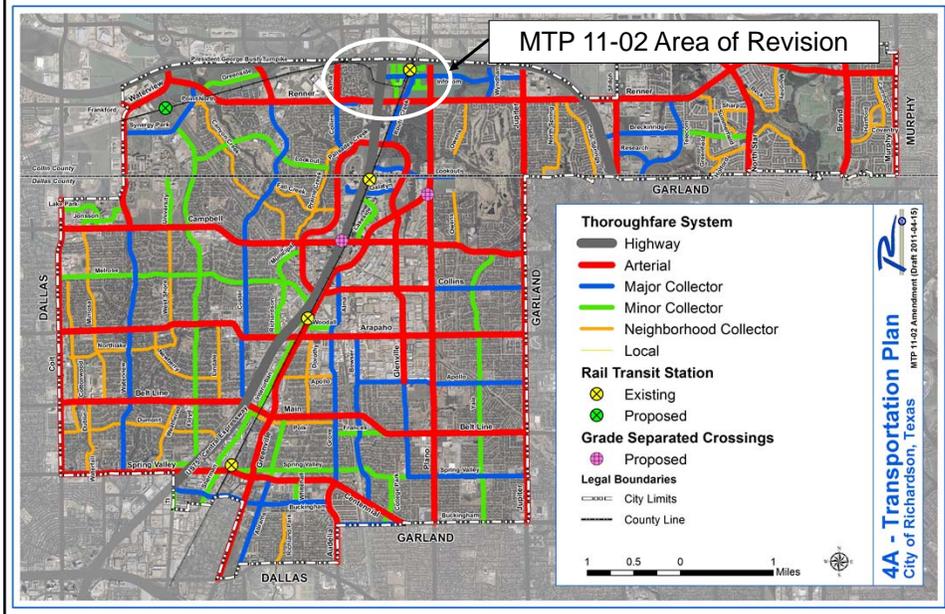
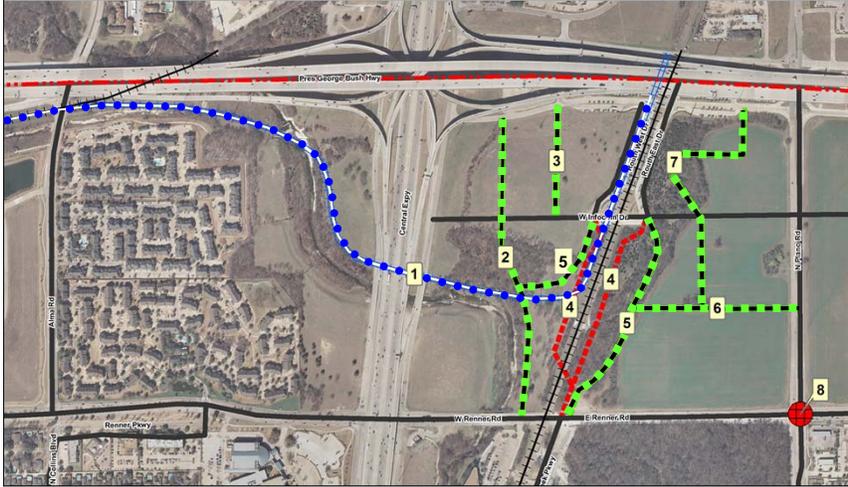


Exhibit A. MTP 11-02 Revisions



- | | |
|---|---|
| <ol style="list-style-type: none"> 1. Add Cotton Belt as a Regional Rail Transit Corridor 2. Add collector between frontage road and Renner Road 3. Add collector between frontage road and Infocom Drive 4. Delete existing alignment of Routh Creek Drive | <ol style="list-style-type: none"> 5. Add new alignment of Routh Creek Drive 6. Add collector between Plano Road and Routh Creek Drive 7. Add collector between frontage road and collector 8. Remove designated grade separated intersection |
|---|---|

Zoning File
MTP 11-02

Master Transportation Plan
Amendment

May 9, 2011
City Council

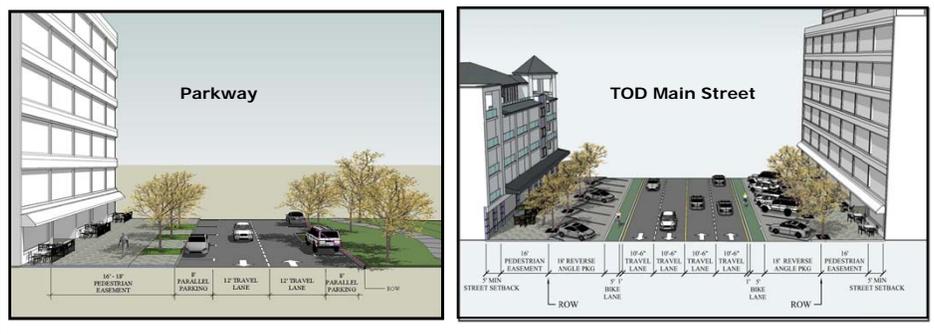
Public Hearing



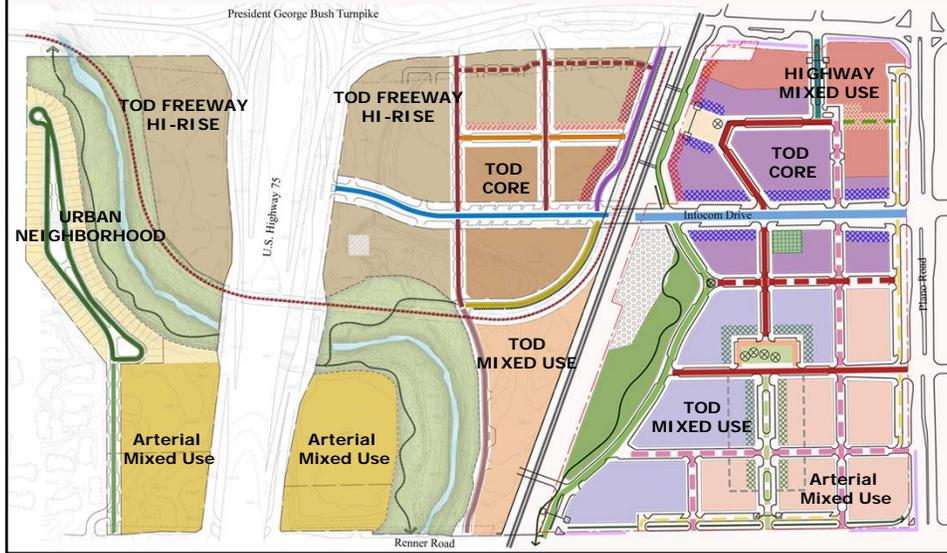
Minor Collector - Characteristics

- Collectors serve internal traffic movements within a specific area of the city, such as a subdivision, and connect with the arterial system. Major Collectors may handle relatively long trips, carrying traffic for several miles from a traffic generator or connecting to the next Arterial roadway. Minor Collectors and Neighborhood Collectors typically do not handle long trips, so they need not be continuous for any great length.
 - Major Collectors typically carry between 5,000 and 18,000 vehicles per day.
 - Minor Collectors typically carry between 2,500 and 8,000 vehicles per day.
 - Neighborhood Collectors typically carry between 1,000 and 4,000 vehicles per day.

Streets Design Standards coded in zoning

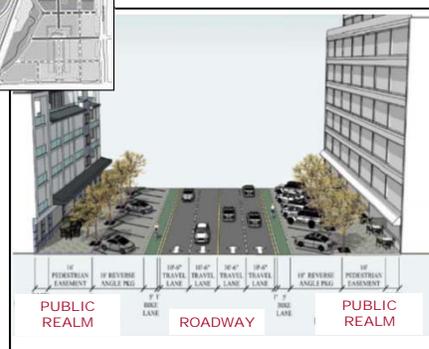
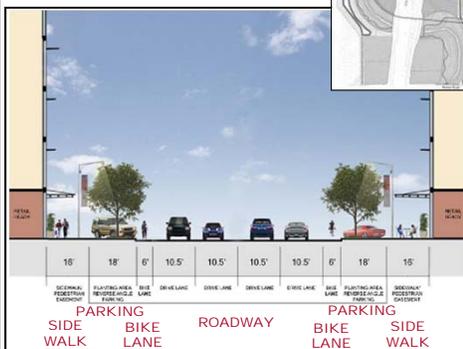
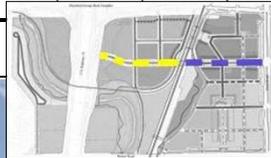


Regulating Plan Streets and Character Zones



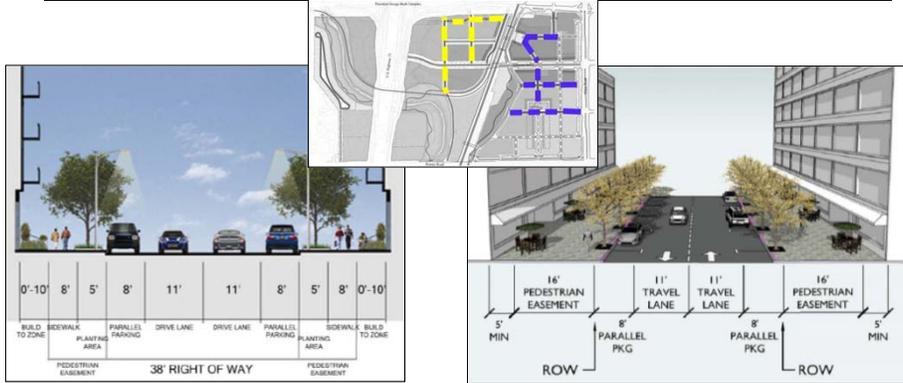
TOD Main Street

Code	R.O.W.	Pedestrian Easements (both sides)	# of Vehicular Lanes	Vehicular Lane Widths	# of Bike Lanes	Bike Lane Width	On-Street Parking	Sidewalk Width	Parkway/Tree Well
C-TOPD	90'	16'	4	10.5'	2	6'	Reverse angled (both sides)	16'	Tree Well (5' X 5')
BCS-PD	90'	16'	4	10.5'	2	5'	Reverse angled (both sides)	16'	Tree Well (5' X 5')



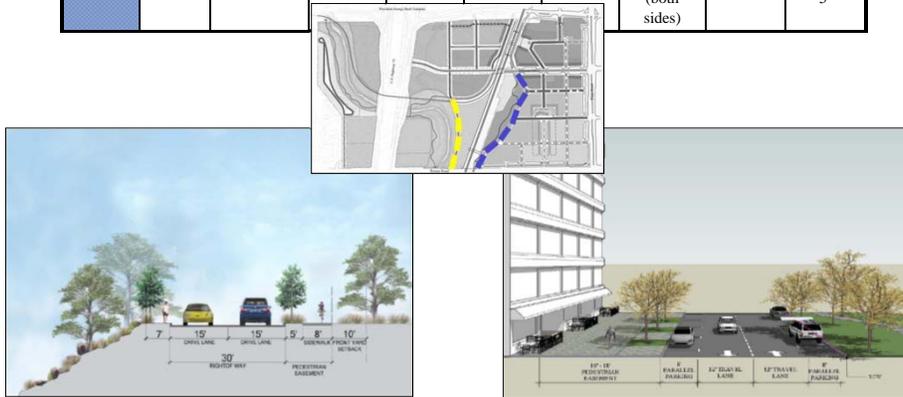
TOD Street

Code	R.O.W.	Pedestrian Easements (both sides)	# of Vehicular Lanes	Vehicular Lane Widths	# of Bike Lanes	Bike Lane Width	On-Street Parking	Sidewalk Width	Parkway/ Tree Well
C-TOPD	38'	13'	2	11'	None	NA	Parallel (both sides)	8'	Parkway 5' Tree Well 5' X 5'
BCS-PD	38'	16' - 'A' 12' - 'B'	2	11'	None	NA	Parallel (both sides)	16' - 'A' 12' - 'B'	Tree Well 5' X 5'



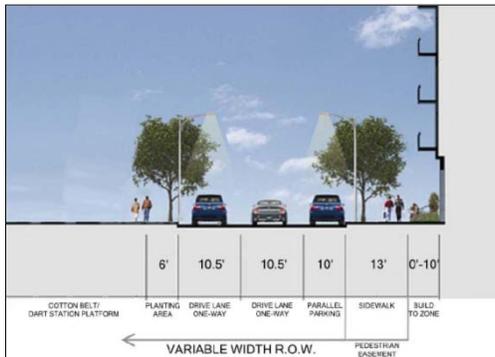
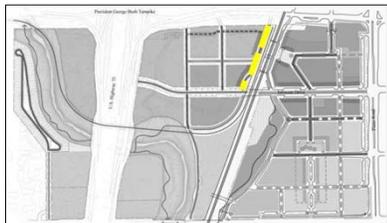
Parkway

Code	R.O.W.	Pedestrian Easements (both sides)	# of Vehicular Lanes	Vehicular Lane Widths	# of Bike Lanes	Bike Lane Width	On-Street Parking	Sidewalk Width	Parkway/ Tree Well
C-TOPD	30'	13'	2	15'	None	NA	No	8'	Parkway 5'
BCS-PD	40'	16'-18'	2	12'	None	NA	Parallel (both sides)	8'	Parkway 5'



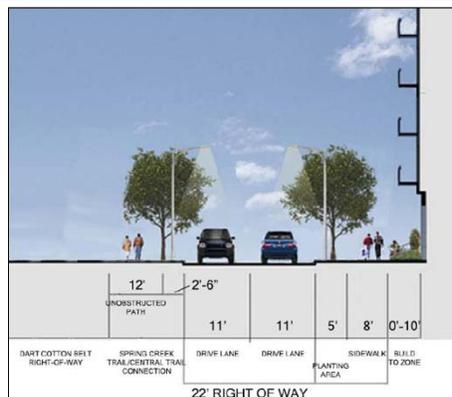
TOD Station

Code	R.O.W.	Pedestrian Easements (both sides)	# of Vehicular Lanes	Vehicular Lane Widths	# of Bike Lanes	Bike Lane Width	On-Street Parking	Sidewalk Width	Parkway/ Tree Well
C-TOPD	Variable	13' (west side)	2	10.5'	None	NA	Parallel (west side)	13' (west side)	Tree Well (5'X 5')



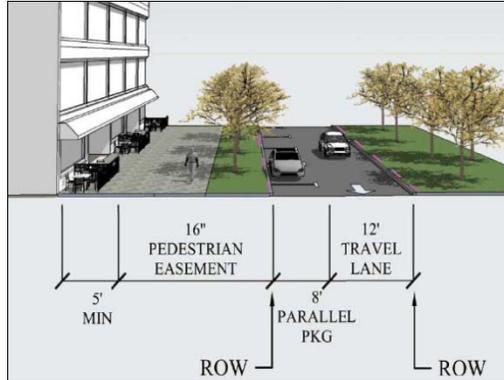
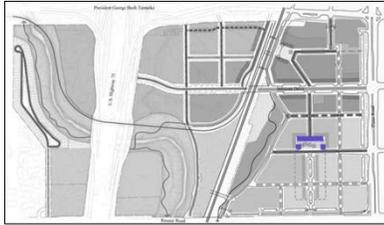
TOD Trail Connector

Code	R.O.W.	Pedestrian Easements (both sides)	# of Vehicular Lanes	Vehicular Lane Widths	# of Bike Lanes	Bike Lane Width	On-Street Parking	Sidewalk Width	Parkway/ Tree Well
C-TOPD	22'	13' (north) 14.5' (south)	2	11'	None	NA	No	8' (north) 14.5' (south)	Tree Well (5'X 5') Parkway 5'

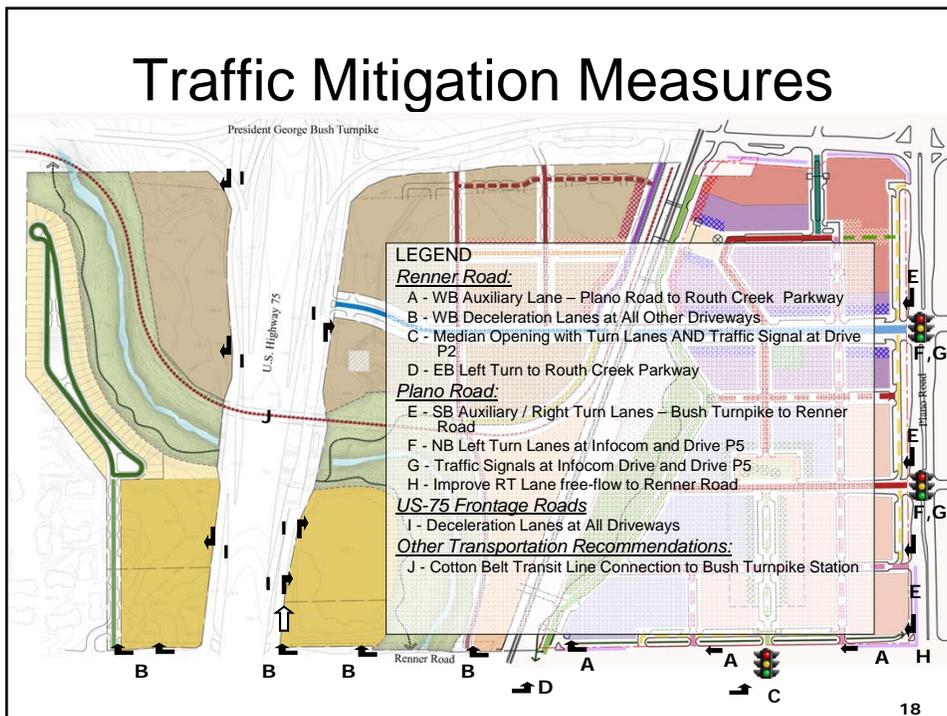


Court Street

Code	R.O.W.	Pedestrian Easements (both sides)	# of Vehicular Lanes	Vehicular Lane Widths	# of Bike Lanes	Bike Lane Width	On-Street Parking	Sidewalk Width	Parkway/ Tree Well
BCS-PD	20'	16'	1	12'	None	NA	Parallel (one side)	16'	Tree Well (5'X 5')



Traffic Mitigation Measures



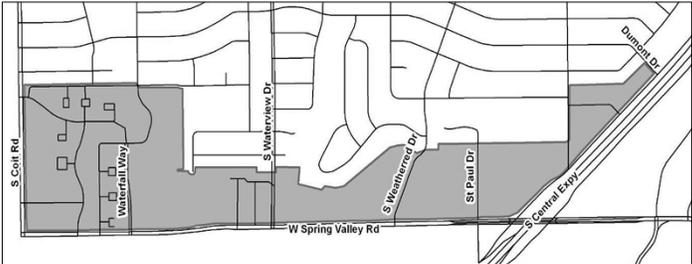
Zoning File 11-04

City Council Public Hearing
05/09/2011

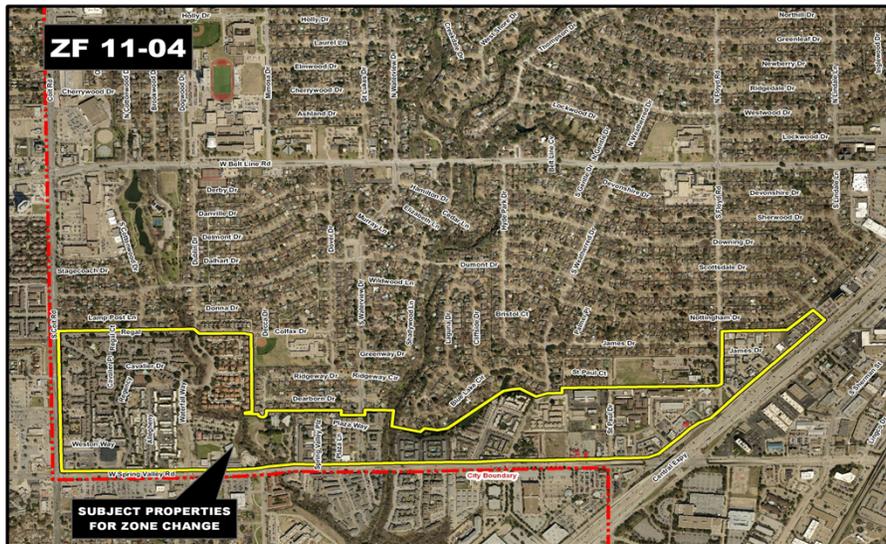


Location and Area

- West – Coit Road
- East – Central Expressway
- South – Spring Valley Road
- North – Single-family neighborhood
- 188 acres of land
- 10 acres of right-of-way



Aerial Map of West Spring Valley Corridor



ZF 11-04 Aerial Map

Updated By: shacklett, Update Date: March 1, 2011
File: D:\Mapping\Cases\2011\ZF 11-04\ZF1104ortho.mxd



City Perspective

- Outgrowth of the 2009 Comprehensive Planning process
- Reflective of Council's 2009-2011 Goals
- City's role is to put the regulations in place to encourage redevelopment
- Revising ordinances is an important implementation step in the overall strategy
- City is the applicant, not the owner
- City will likely be a participant in any large redevelopment project
- West Spring Valley Corridor Reinvestment Strategy is a long-term plan (20-year horizon)
- PD ordinance may need to be revisited/refined to respond to changing conditions or new information

Planned Development Ordinance



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PD Ordinance Structure

Contents:

Sections

- I. Purpose, Goals,
- II. Definitions
- III. General District Standards
- IV. Buildings
- V. Parking
- VI. Lighting/Mechanical/Service/
Utility Areas
- VII. Landscape
- VIII. Sign Standards
- IX. Administration

Appendices

1. Uses
2. Street Trees and Landscape
Materials
3. District Plan
4. Height Zones
5. Design Guidelines

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Key Elements of PD

- District Plan
- Land Use Subdistricts
- Standards
 - Streetscapes
 - Building Characteristics
 - Landscaping
 - Parking
 - Signs
- Administration
 - Review/Approval
 - Modifications (Major, Minor)
 - Nonconforming Provisions



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District Plan



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General District Standards

Permitted Uses

	A	B	C	D	E	F	G
Residential							
Institutional							
Retail/Commercial							
Office							
Other/Accessory							

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General District Standards

Street and Build-to Zone Standards (In Feet)

Streets/Building Type	Amenity Zone	Sidewalk Zone	Setback	Build-to Zone
West Spring Valley and Coit Roads				
Patio Home, Duplex	10	12	14	36-46
Townhome, Mixed Residential	10	12	14	36-46
Live-Work, Mixed Use, Commercial	10	12	8	30-40
Central Expressway Service Road				
Commercial	10	10	8	28-40
Internal Streets				
Patio Home, Duplex	6	6	14	26-36
Townhome, Mixed Residential	6	6	14	26-36
Mixed Use, Live-Work, Commercial	6	8	8	22-32

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General District Standards – Building Types

Patio Home



Duplex



Townhome



Mixed Residential

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General District Standards – Building Types

Commercial



Building Height
Uses – Ground Floor
Uses – Upper Floors

Live/Work



Mixed Use

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Buildings

Height Zones



STANDARD	AREA A	AREA B	AREA C	AREA D	AREA E	AREA F	AREA G
Building Height	Min. 2 stories Max. 2-4 stories	Min. 2 stories Max. 2-8* stories	Min. 2 stories Max. 2-4 stories	Min. 2 stories Max. 2-4 stories	Min. 2 story Max. 2-3 stories	Min. 2 story Max. 2-5* stories	Min. 2 stories Max. 2-4 stories

*Height in excess of 4 stories in limited areas under certain conditions

Buildings

- Height limits vary based on proximity to single-family residential zoning outside the District
- Area B
- Potential 8 stories in Area B
 - 300' from single-family residential zoning outside the Corridor
 - Frontage on Central Expressway
- 2-story buffer zone does not apply adjacent to the church



Buildings

Area F

- Height varies from 1 to 4 stories
 - Potential additional story in the heart of Area F with LEED Silver construction
 - One story Mixed Residential buildings within 150 feet of the alley north of Area F west of Dublin/Waterfall



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Buildings – Materials

- Ground floor level
 - Masonry* – 50% minimum
 - Masonry*, 3-stage stucco, glass block, ventilated façade systems** – Remainder
 - Trim/accent materials – 15% maximum
 - EIFS above 8 feet as trim/molding
 - Glass (storefront) – 60-80%
- Above ground floor level
 - Masonry*, 3-stage stucco, glass block, ventilated façade systems** – Unlimited %
 - Trim/accent materials – 15% maximum
 - EIFS above 8 feet as trim/molding
 - Glass – 30-60%

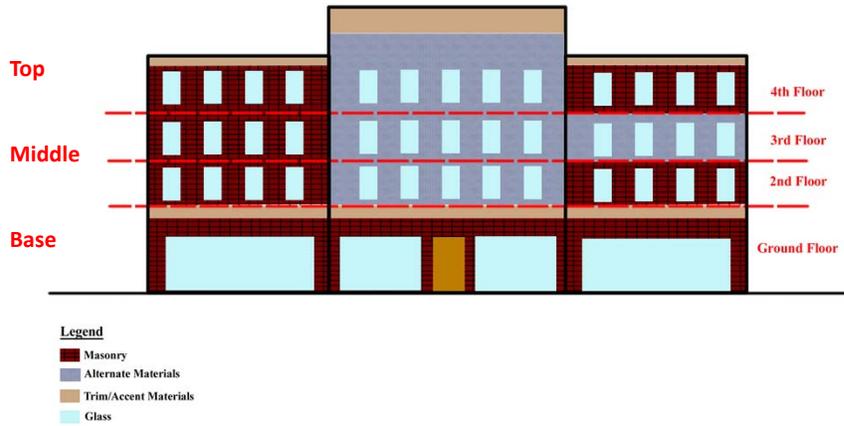
*brick, stone, highly-texturized concrete block

**ventilated façade systems - architectural metals/tiles; applied by certified installers



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Buildings – Materials



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Buildings – Materials

- Glass curtain wall
 - Buildings of 6+ stories (Area B)
 - Middle portion of a tri-partite building (Mixed Use, Live/Work, Mixed Residential, Commercial)



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Parking

Parking Calculations

Residential	Mixed Residential – 1 space/studio unit; 1.5 spaces/1-bedroom unit; 2 spaces/unit for all other unit types Townhome, duplex, patio home – 2 spaces/unit in garage (additional guest parking for townhome developments)
Institutional	Consistent with City's Development Regulations or determined by Minor Modification supported by a parking study
Hotel (full-service)	1.25 spaces/guest room
Hotel (ltd. service, suite)	1.0 space/guest room
Office	1/250 SF for office buildings up to 75,000 SF 1/300 SF for office buildings greater than 75,000 SF
Retail/Restaurant	1/250 SF
Other	Consistent City's Development Regulations or determined by Minor Modification supported by a parking study
Bicycles	1/25 automobile parking spaces

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Signs

- Signs appropriate for a walkable district
- Permitted signs by subdistrict and building type



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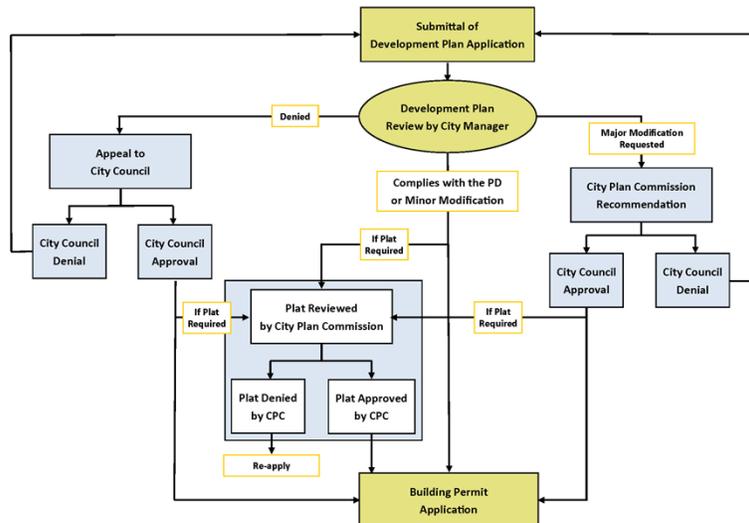
Administration

- Development Plan prior to Building Permit
 - Plat
 - Site plan
 - Landscape plan
 - Engineering plans
 - Building elevations
 - Site sections
 - Building function/use
 - Parking required/provided
 - Traffic Impact Analysis
 - Modifications requested
- Development Standard Modifications
 - Minor: Staff approval
 - Major: CPC recommendation/Council approval
- Nonconforming Provisions



Administration

West Spring Valley Corridor District Approval Process



Refinements Since CPC Recommendation

- Definitions
 - Added all sign types, ventilated façade systems
- Building materials
 - Revised based on new definition, Council discussion
 - Added 50% masonry requirement at ground floor for buildings using glass curtain wall
- Signs
 - Revised standards for Directional Signs, Wayfinding Signs
- Administration
 - Revised list of Minor Modification items
 - Revised nonconforming provisions
- Design Guidelines
 - Made changes to reflect above (especially building materials)

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Administration – Nonconforming Uses

- Intent – Nonconforming uses and structures cannot be:
 - Enlarged
 - Expanded
 - Extended
 - Used as a basis for adding other structures or uses prohibited by this District
- Nonconforming uses and structures are incompatible with the permitted uses in this District
- Definition – Any land use, structure, lot of record, or other situation that was legally established prior to the effective date of the PD Ordinance but does not fully conform as of the effective date of the new ordinance
 - Use
 - Structure
 - Sign

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Administration – Nonconforming Uses

- Discontinuance of Nonconforming Use
 - If abandoned or discontinued for a period exceeding six months, deemed abandoned
 - Cannot thereafter be reestablished; any subsequent use must be conforming
 - Discontinuance commences on the actual date of discontinuance

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Administration – Nonconforming Uses

- Continuation of Nonconforming Use – A nonconforming use, sign or structure may continue subject to the following:
 - May be changed only to a conforming use for the Subdistrict in which it is located (not another nonconforming use)
 - May not be expanded within an existing building; building cannot be expanded or structurally altered to accommodate the nonconforming use
 - May not be expanded to occupy more land than occupied when the use became nonconforming
 - May not be expanded to any area on the exterior of a building
 - If changed to a conforming use, may not be changed back to a nonconforming use

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Administration – Nonconforming Uses

- Continuation of Nonconforming Use – A nonconforming use, sign or structure may continue subject to the following:
 - May be occupied by a) a conforming use or b) the use occupying the structure prior to becoming nonconforming
 - Maintenance and repair permitted to comply with health, safety, minimum building standards

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Administration – Nonconforming Uses

- Restoration of Nonconforming Structure, Use, Sign
 - Use or structure partially destroyed by fire, flood, windstorm or other casualty:
 - If damage exceeds 50% of appraised value (as determined by the appraisal district), structure or use cannot be rebuilt, restored, reestablished or reoccupied except in conformance with the new regulations
 - If damage does not exceed 50% of appraised value, structure or use can be rebuilt, restored, reestablished or reoccupied with no expansion of size or function prior to the damage or destruction
 - Use or structure damaged or destroyed by the intentional acts or omissions of the owner or occupants cannot be rebuilt, restored, replaced or repaired except in conformance with the new regulations
 - Sign damaged or destroyed is subject to the provisions of the sign ordinance

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Completed Steps – Phase 2

- ✓ Focus Group Meeting (HOA reps, Key Property Owners) ✓ January 27, 2011
- ✓ Community Meeting 1 (All Stakeholders) ✓ February 16, 2011
- ✓ CC input and briefing on Community Meeting 1 ✓ February 21, 2011
- ✓ Public Hearing on extension of moratorium ✓ February 28, 2011
- ✓ Focus Group Meeting 2 (HOA Reps, Key Property Owners) ✓ March 10, 2011
- ✓ Expiration of existing moratorium ✓ March 13, 2011
- ✓ Community Meeting 2 (All Stakeholders) ✓ March 17, 2011
- ✓ CC input and briefing on Community Meeting 2 ✓ March 28, 2011
- ✓ CPC work session ✓ March 29, 2011

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Public Hearing Process – Phase 2

- ✓ CPC Hearing on zoning change, design guidelines, MTP amendment ✓ April 5, 2011
- ✓ CPC work session ✓ April 12, 2011
- ✓ CPC recommendation on zoning change, design guidelines, MTP amendment ✓ April 19, 2011
- ✓ CC briefing ✓ April 25, 2011
- CC Hearing on zoning change, design guidelines, MTP amendment; adoption of ordinance ✓ May 2, 2011
- CC Hearing on zoning change, design guidelines, (continued); adoption of ordinance ▪ May 9, 2011
- Adoption of Ordinances ▪ May, 2011*
- Expiration of extended moratorium ▪ June 11, 2011

**The moratorium will expire upon adoption of a new ordinance or on June 11, whichever occurs first.*

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Issues Identified – 05/02/2011 CC Hearing

- Destruction of a nonconforming structure by fire, flood, windstorm or other casualty
- Increase in the size of a nonconforming structure
- Exclude Autoflex from the District
- Expansion plans for Richardson Saw & Lawn Mower
- Restriction against Mixed Residential buildings, 200' buffer, Area D
- Streamlining the application process

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Destruction of a Nonconforming Structure by Fire, Flood, etc.

Current Draft

- Destruction of 50% or less of the value of the structure: can rebuild the original building
- Destruction greater than 50%: must rebuild in compliance with the new regulations
- Building destroyed/damaged by the intentional act of the owner/owner's agent: not eligible for rebuilding

Options

- 1) Increase the percentage of damage/destruction that allows rebuilding to 75%
- OR
- 2) Allow the structure to rebuild to its original configuration, regardless of the extent of damage

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Destruction of a Nonconforming Structure by Fire, Flood, etc.

Notes

- Expand on the list of casualties for clarity: “In the event that a nonconforming structure or use is partially destroyed by fire, flood, windstorm, explosion or other casualty, act of God, or a public enemy...”
- Require building permit application within a maximum of 6 months from the event (6-month extension allowed at the discretion of the Building Official); require reconstruction to be complete within a maximum of 12 months from permit issuance (6-month extension at the discretion of the Building Official)

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Increase in Size – Existing Nonconforming Structure

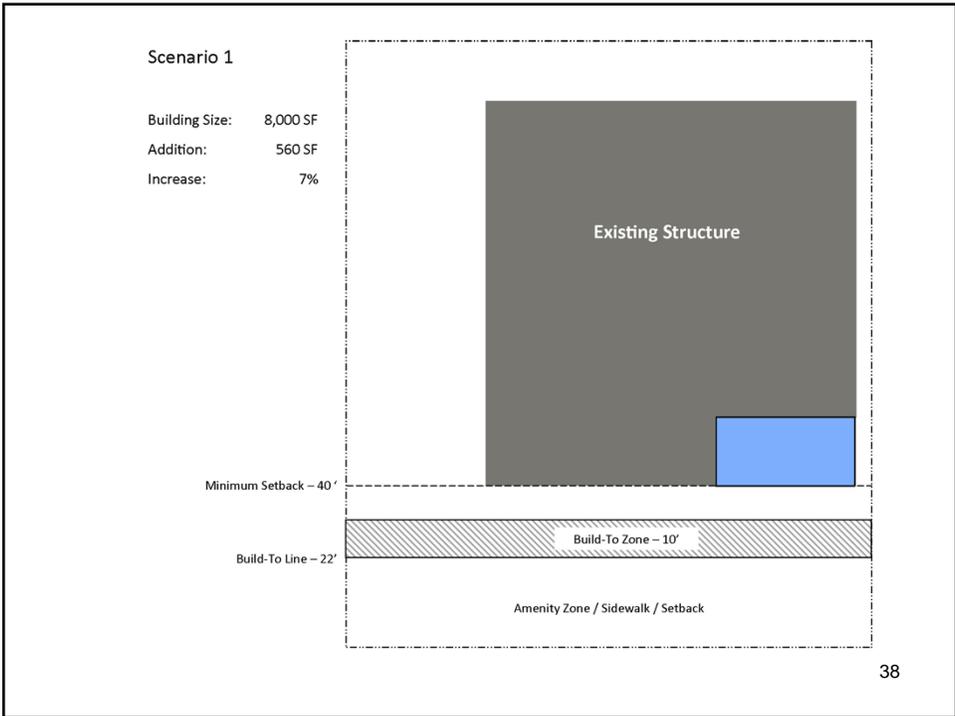
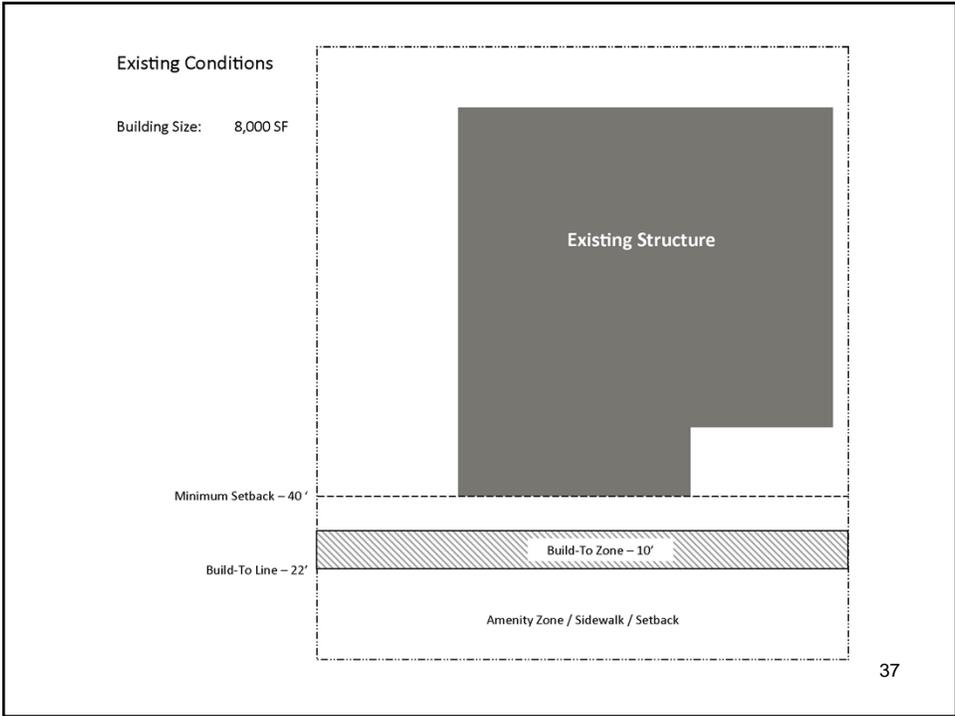
Current Draft

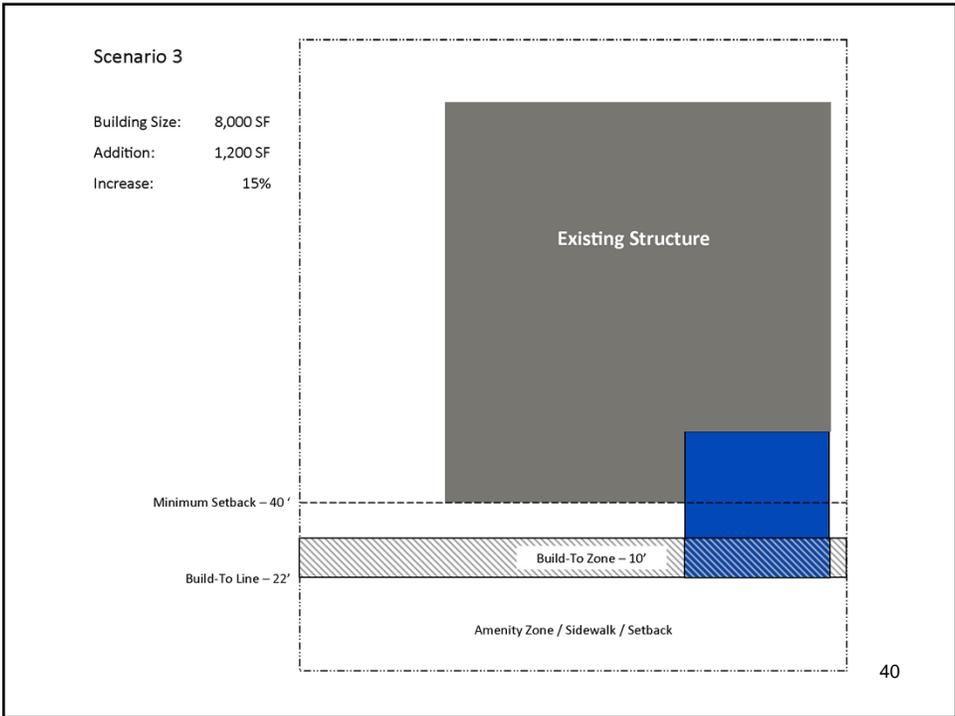
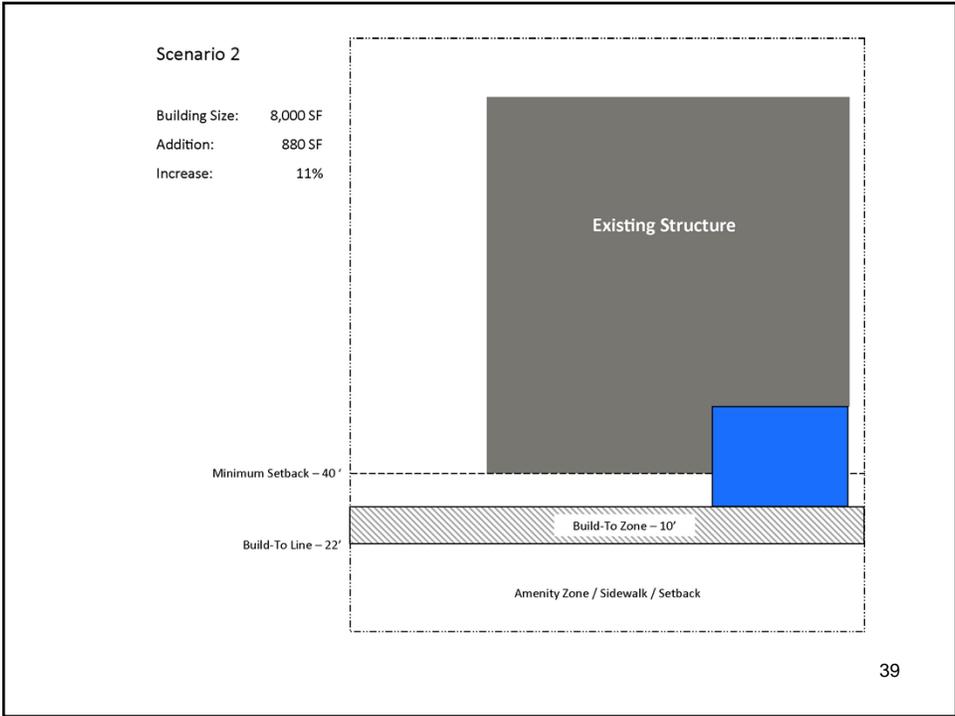
- Not allowed except by Major Modification

Options

- For buildings nonconforming as to height and/or setback only, allow additions so long as the new building area:
 - Does not increase the footprint of the original building area by more than __%;
 - AND
 - Does not exceed the height requirements of the new ordinance;
 - AND/OR
 - Extends the existing building wall:
 - 1. Along the existing setback line;
 - OR
 - 2. To the new build-to line;
 - OR
 - 3. To a location between the existing building wall and the build-to line

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Increase in Size – Existing Nonconforming Structure

Notes

- Administrative approval of minor revisions to a site plan allowed under existing ordinances if the increase in building square footage is not more than 10% or 1,000 SF, whichever is less (limit on percentage is not unprecedented)
- Possible additional provisions:
 - 1) Building additions must be architecturally compatible with the original structure
 - OR
 - 2) Building additions must be architecturally compatible with the new requirements

41

Exclude Autoflex from the District

Current Draft

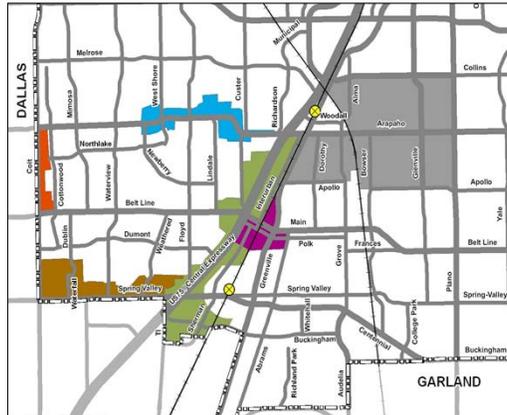
- District boundary extends north to Dumont Drive along Central Expressway



42

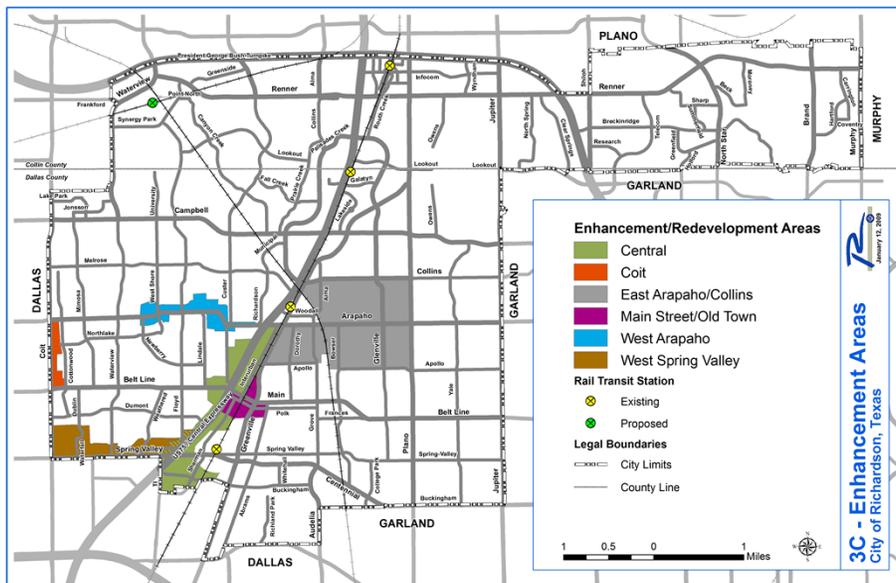
2009 Comprehensive Plan

- Enhancement/ Redevelopment areas for further study
 - Central
 - Coit
 - East Arapaho/Collins
 - Old Town/Main Street
 - West Arapaho
 - West Spring Valley



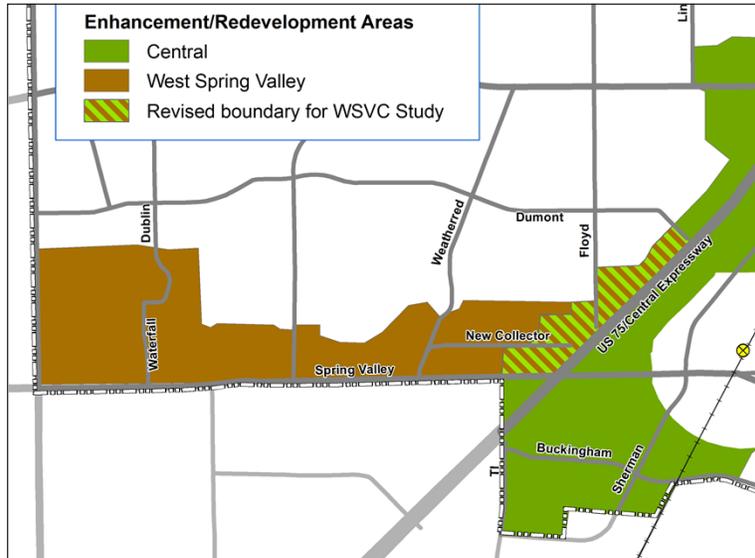
43

2009 Comprehensive Plan/Council Study Boundary



3C - Enhancement Areas
City of Richardson, Texas
January 11, 2009

Council Study Boundary



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Exclude Autoflex from the District

Options

- 1) Remove 600 S. Central Expressway from the District
- OR
- 2) Remove 600 S. Central Expressway and any other contiguous properties with Central Expressway frontage north of James Drive from the District



Note

- Under either of these options, the omitted properties will be included in the Central Expressway Enhancement/Redevelopment area study

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Expansion Plans for Richardson Saw and Lawn Mower

Current Draft

- Hardware stores limited to 10,000 SF

Option

- Increase maximum for hardware stores to 15,000 SF on a single platted lot

Note

- Other uses with the same restriction on size:
 - Furniture/home furnishings/home décor
 - Office furniture/equipment/supplies
 - Pet sales/grooming
 - Sporting goods
 - Toy/hobby shop
 - Video and music sales/rental



47

Added Use/Building Type Restrictions, Area D

Current Draft

- Major Modification required for Mixed Residential within the 200' buffer in Area D

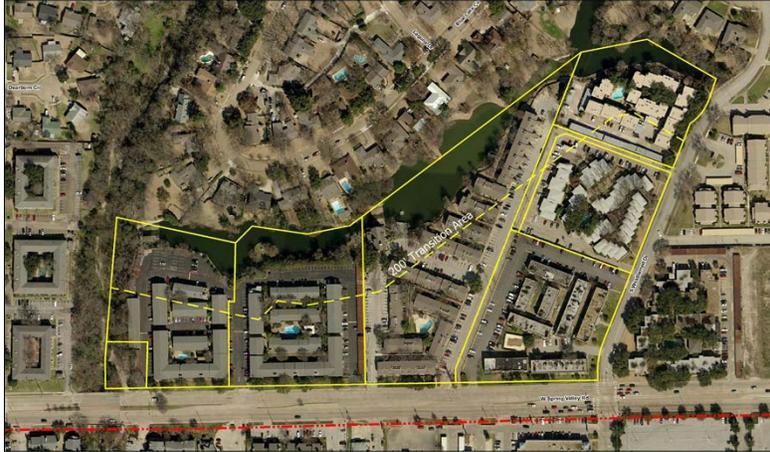


48

Added Use/Building Type Restrictions, Area D

Option

- Eliminate Major Modification requirement for Mixed Residential within the 200' buffer (two-story height limit would still apply)

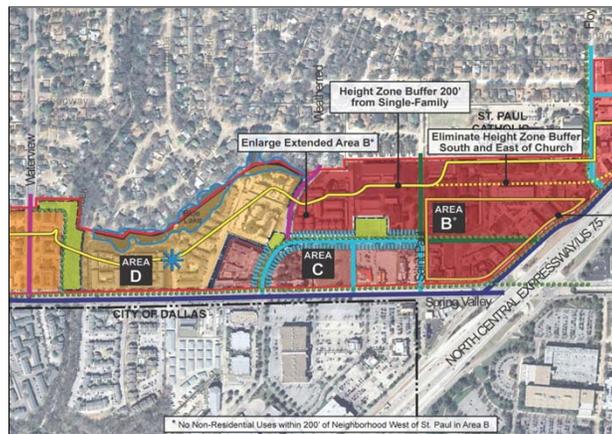


49

Added Use/Building Type Restrictions, Area D (Area B)

Note

- The only other use restriction that applies within the 200' buffer area non-residential uses within the 200' buffer in Area B between Weathered Drive and St. Paul Drive



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Added Use/Building Type Restrictions, Area D (Area B)

Option

- Eliminate restriction on Non-residential uses in Area B within the 200' buffer (two-story height limit would still apply)



51

Streamline the application process

Current Draft

- No special provisions

Options

- Add language that allows the City Manager/designee to determine which WSVC Development Plan documents must be submitted for individual applications (to be determined based on the pre-submittal conference)
AND
- Waive zoning application fees (Major Modification fee, for example; not plan review fees) for a period of time (6 months?)

Note

- The Major Modification process mimics the zoning process, which cannot be shortened due to the notification requirements under state law

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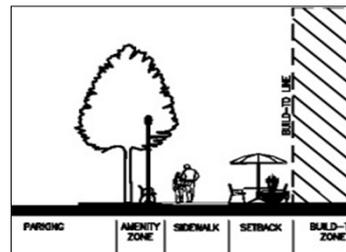
Design Guidelines



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Design Guidelines

- Streetscape – the urban design element that establishes the character for the major part of the public realm composed of:
 - Thoroughfares (travel lanes for automobiles and bicycles, parking lanes for cars, sidewalks for pedestrians)
 - Private frontages (building facades and elevations, porches, setbacks, fences, awnings, etc.)
 - Amenities within the public frontages (street trees and plantings, benches, street lights, bike facilities, other furnishings)



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Design Guidelines

- Urban Context Guidelines
 - Subdistricts
 - Building Types
 - Street Typologies
- Architectural Guidelines
 - Building Walls
 - Roofs
 - Windows and Doors
 - Storefronts
 - Signage
 - Awnings and Canopies
- Streetscape Guidelines
 - Open Space/Community Gathering Space
 - Lake Opportunity
 - Streetscape Elements
- Sustainability
 - North Texas 2050 and WSVC
 - Sustainable Design Issues



Design Guidelines

SUBDISTRICT B

Intent: To create a gateway to the City and the Corridor by providing for a broad array of commercial and residential uses, including the opportunity for a landmark building near the high-profile intersection of Spring Valley Road and

URBAN CONTEXT GUIDELINES 10

B
TOWNHOME
MIXED RESIDENTIAL
LIVE/WORK
MIXED USE
COMMERCIAL



Central Expressway. Neighborhoods to the north, while older, are established and stable. St. Paul church/school, which forms the northern boundary of this Subdistrict, makes for a less complicated transition between land uses and adds to the potential customer base for nearby retail, restaurant and service uses.

Opportunities

- High traffic counts reflect good potential for new retail businesses and employers
- Adjacency to Central Expressway, a regional highway, makes access to the Subdistrict convenient
- Depth of the tract presents potential for a landmark building
- Location offers close proximity to the Spring Valley light rail station

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Design Guidelines

BUILDING TYPES Urban Context Guidelines

BUILDING TYPE	FRONTAGE	HEIGHT	USE, GROUND FLOOR	USE, UPPER FLOORS	FINISH FLOOR ELEVATION	PERMITTED PROJECTIONS	MIN. FLOOR-TO-CEILING HEIGHTS (AT GRADE)	REFERENCE IMAGES
LIVE / WORK	Shopfront/awning required; Frontage required to engage sidewalk.	Min. 2 stories Max. 4 stories	Retail or office only	Residential required	Match sidewalk grade	Bay Windows Balcony Blade signs Awning/canopy	15'	
MIXED RESIDENTIAL	Stoops, patios, porches and lawns permitted	Min. 2 stories Max. 4 stories (Area F. Max. 5 Stories)	Residential or residential amenity only	Residential required	Min. 24" above sidewalk grade; Lobby access at grade	Balcony Stoop	15'	
MIXED USE	Shopfront/awning permitted. Clear, articulated entries for lobby access required.	Min. 2 stories Max. 5 stories	Retail or office only	Residential required	Match sidewalk grade	Blade signs Awning/canopy	15'	
COMMERCIAL	Shopfront/awning permitted. Clear, articulated entries for lobby access required.	Min. 2 stories Max. 4 stories (Area B. Max. 8 Stories)	Retail, office or hotel only	Office or hotel only	Match sidewalk grade	Blade signs Awning/canopy		

Note:
(1) Resident Amenities include, but not limited to: fitness center, business center, club house, resident common rooms, mail facilities.

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WSVC PD, APPENDIX 5 | DESIGN GUIDELINES

Design Guidelines

MIXED USE

Mixed-Use buildings provide space for multiple activities and multiple tenants in a single structure. The building may be under single or multiple tenant ownership. Their bulk makes Mixed-Use buildings appropriate for more urbanized areas that are conducive to commercial activities at the ground floor and residential uses above. Because they contain an assortment of uses, they lend themselves to a variety of architectural styles.

Most Mixed-Use buildings are two to four stories in height, but taller structures may be appropriate at key locations. The ground floor space is built with at-grade entryways to allow the commercial space to function properly, but access to the upper floors may be provided via one or more lobbies. Attention must be paid to accommodating service entrances, utility equipment and refuse collection, particularly for larger buildings.

Mixed-Use buildings have outside spaces that focus on the public realm at the ground level. These outdoor spaces may be outfitted with tables and chairs for outdoor dining and cafes or hardscaped plazas or other features for passive recreation. Parking is located in a shared lot behind the building or in a parking structure which is screened from view. Direct entrances from the rear parking area or the garage to the Mixed-Use buildings are not only permitted, but also encouraged.



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Design Guidelines

BUILDING WALLS
Live/Work, Mixed Residential, Mixed Use, Commercial

MATERIALS	CONFIGURATIONS	TECHNIQUES	BUILDING WALLS
<ul style="list-style-type: none"> Walls of larger buildings must be finished in masonry material: natural or cast stone, brick, split faced concrete block, or 3-stage exterior stucco. Curtain walls are limited to buildings of 6+ stories in Area B and/or the Middle Section of tripartite buildings. Accent materials of fiberboard, architectural metal panel or tile is permitted in limited amounts. EIFS shall not be permitted except for trim and moldings above 8 feet from grade. More than one material may be used in a single building, however, transitions from one wall material to another must occur along all visible sides of a building, and should always follow a horizontal and level line. The creative use of higher percentage of durable, high quality, high performance non-masonry materials will be considered based on architectural merit. 	<ul style="list-style-type: none"> Blank facades are prohibited. All elevations visible from the public realm shall be designed as "fronts". Buildings occupying corner lots have two frontages and each facade should be treated with equal design attention. Every building shall clearly express a base, a middle and a top. Transitions from base to middle or middle to top should be made in one of two ways: (1) Horizontally, through a shift in vertical plane toward the interior; or (2) Vertically, through a change in building materials or the use of trim along a level line. In buildings which have more than one material, the "heavier" material should go below the "lighter" material. [a curtain wall upper stories with a stone base, e.g.] Buildings shall generally maintain a facade rhythm of 20-30 feet. This rhythm may be expressed by stepping portions of the facade in and out, using columns or other techniques. 	<ul style="list-style-type: none"> Building walls of masonry materials shall be left unpainted. All other wall materials must be finished in a manner consistent with the highest quality standards. Vents, air conditioners and other utility elements should not be placed on any building wall facing a street. If placing these on a street-facing elevation is unavoidable, then particular care must be taken to render these elements invisible from public view - by painting them, screening them or placing them on walls perpendicular to the frontage. 	<p>INTENT</p> <p>Building walls of larger buildings in the study area should reflect permanence as well as high design - primarily through the use of masonry or metal.</p> <p>Larger buildings in the study area should reflect their position in higher density areas with appropriately modern and urban styles.</p>
	<p>+ BUILDING WALL MATERIALS Larger buildings may be clad in a variety of materials including curtain wall (above a certain height).</p>	<p>+ BASE, MIDDLE AND TOP ARTICULATION The base of the building is three stories tall and is clearly expressed through a change in the vertical plane toward the interior.</p>	<p>+ LIGHTER MATERIALS ABOVE HEAVIER This building has a base (the lower two floors) rendered in brick with a variety of materials above. This illustrates proper materials configuration.</p>
<p>APRIL 15, 2011 DRAFT</p>	<p>WSVC PD, APPENDIX 5 DESIGN GUIDELINES</p>	<p>44 ARCHITECTURAL GUIDELINES</p>	<p>45 ARCHITECTURAL GUIDELINES</p>

Design Guidelines

OPEN SPACE / COMMUNITY GATHERING SPACE
Streetscape Guidelines

OPEN SPACE / COMMUNITY GATHERING SPACE	DIAGRAM	DESCRIPTION	REFERENCE IMAGES
GREEN		An Open Space, available for unstructured recreation. A Green may be spatially defined by streets, landscaping and/or building frontages. Its landscape shall consist of lawn and trees. The minimum size shall be 10,000 square feet (approximately .25 acres).	
SQUARE		An Open Space available for unstructured recreation and civic purposes. A Square is spatially defined by building frontages or streets. Its landscape shall consist of paths, lawns and trees, formally disposed. Squares shall be located at the intersection of important Thoroughfares. The minimum size shall be 10,000 square feet (approximately .25 acres) and the maximum shall be 5 acres.	
PLAZA		An Open Space available for civic purposes and commercial activities. A Plaza shall be spatially defined by building frontages or streets. Its landscape shall consist primarily of pavement but include shade in the form of trees or a shade structure. Plazas should be located at the intersection of important streets. The minimum size should be 3,000 square feet (approximately .05 acres).	
POCKET PARK / PLAZA		An Open Space available for civic purposes and commercial activities. They shall be spatially defined by building frontages and streets. Its landscape shall consist primarily of pavement but include shade in the form of trees or a shade structure. The minimum size should be at least 400 square feet (approximately .1 acres).	
<p>APRIL 15, 2011 DRAFT</p>	<p>WSVC PD, APPENDIX 5 DESIGN GUIDELINES</p>	<p>58 LANDSCAPE GUIDELINES</p>	<p>59 LANDSCAPE GUIDELINES</p>

Design Guidelines

LAKE OPPORTUNITY

LANDSCAPE GUIDELINES 60



Within Area D, there is an opportunity to expand existing Blue Lake to provide a view of this water feature from West Spring Valley and to create an amenity for the adjacent development. A project of this type, which could provide public benefit in the form of both a new shared amenity and an improved image for the Corridor, could be a candidate for City incentives based on the concept that is proposed and its resulting value to the District and the City of Richardson.



Properly configured, the expansion of Blue Lake could provide benefit not only to the public, by opening up a view to this natural amenity, currently hidden by development on both the north and south edges, but also to the adjacent property, which will benefit from lakeside views. Residential uses, offices and restaurants, in particular, could capitalize on these views, which will translate into premium selling prices and rental rates for developers and property owners and attract high-quality development and occupants. A project such as this could be an important component of the desire to improve the perception of West Spring Valley.

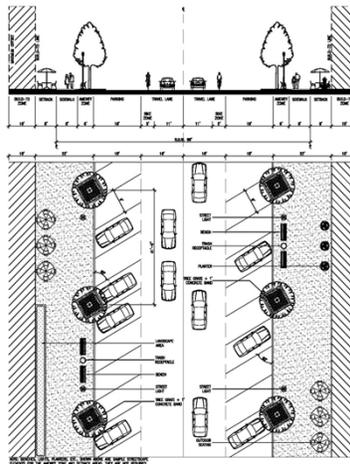


LANDSCAPE GUIDELINES 61

Design Guidelines

COMMERCIAL-MIXED USE STREET

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Design Guidelines

WSVC + NORTH TEXAS 2050
Sustainability

NORTH TEXAS 2050 GUIDING PRINCIPLE	WEST SPRING VALLEY CORRIDOR
<p>1. Development Diversity - Meet the needs of changing markets by providing a mix of development options and land use types in communities throughout the region.</p>	<p>The District Plan includes mixed use development opportunities and a range of residential building types.</p>
<p>2. Efficient Growth - Promote reinvestment and redevelopment in areas with existing infrastructure, ensure that new infrastructure supports orderly and sustainable growth, and provide coordinated regional systems of natural and built infrastructure.</p>	<p>The West Spring Valley corridor is such an area. The Vision Plan and design guidelines redevelop this area in a way that will take advantage of existing infrastructure investments. The market analysis on which the vision is based indicates that it will promote private reinvestment in this corridor.</p>
<p>3. Pedestrian Design - Create and connect pedestrian (and bicyclist) oriented neighborhoods, centers and plazas throughout the region.</p>	<p>The street typologies contained in the design guidelines include bicycle and pedestrian routes as well as auto travel lanes. A trail system connects areas within the corridor to other regional trails. These systems also connect to the Spring Valley DART light rail station east of Central Expressway.</p>
<p>4. Housing Choice - Sustain and facilitate a range of housing opportunities and choices that meet the needs of residents of all economic levels and at all stages of life.</p>	<p>This plan is based on a market study that identifies markets that can be served here. It provides for a range of housing opportunities - housing in mixed use buildings, condos, lofts, apartments, duplexes, patio homes, independent living and assisted care facilities - that meet the needs of many market segments and life stages.</p>

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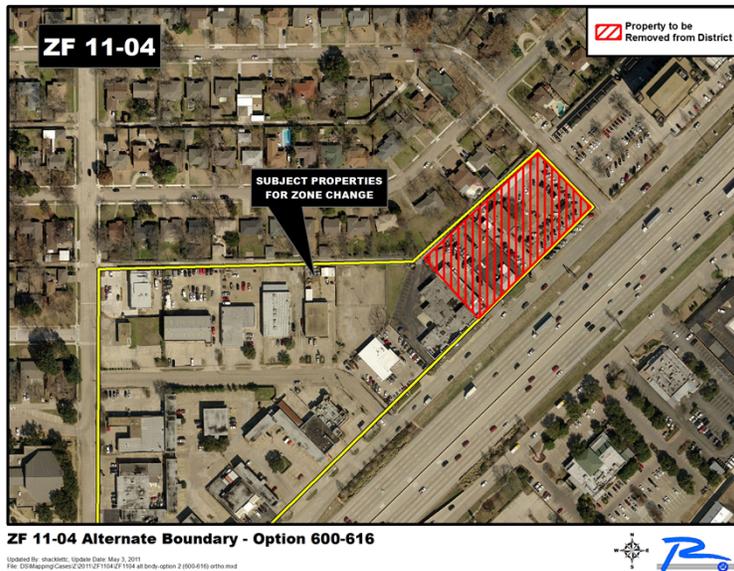


Exclude 600 S. Central



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Exclude 600-616 S. Central



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Exclude 600-640 S. Central



ZF 11-04 Alternate Boundary - Option 600-640

Updated by: rhaas@brd.com, Update Date: May 3, 2011
File: D:\Mapping\Carters\2011\ZF1104\ZF1104-alt-option 4 (600-640).ortho.mxd



Amend Article IX Section I 4.b.

In the event a nonconforming structure or use partially destroyed or damaged by fire, explosion, windstorm, flood or other casualty or act of God or public enemy to an extent not exceeding 50 % of its total appraised value as determined by the appraisal district, or its successor, such structure or use may be rebuilt, restored, reestablished or reoccupied, to the extent it existed prior to the damage or destruction, provided in no case shall the size or function of a nonconforming use located within the structure prior to such damage or destruction be expanded beyond its size or function prior to the date of the damage or destruction, and further provided that an application for a building permit for the reconstruction is made within 6 months of the destruction (with one extension of 6 months at the discretion of the building official) and the reconstruction is completed within 18 months after the date of issuance of the building permit(with one extension of 6 months at the discretion of the building official).

Article IX Section I 4.a. add “explosion, act of god or public enemy” after “fire” and before “flood .”

Amend Article IX Section I 2.g. to add

Interior and exterior remodeling of a nonconforming structure within the existing building footprint is permitted provided the remodeling and that the applicable building, fire, health safety codes are met.

Amend Article IX Section I.4. by amending the title of that section to “Expansion, Restoration of Nonconforming Structures, Uses and Signs” and by add new subsections e, f and g to read as follows:

“e. The height of a non conforming structure, which is nonconforming as to height and set back only, may be increased to the maximum height allowed by the sub-district.”

“f. A non conforming structure, which is nonconforming as to height and set back only, may be expanded provided the new building area does not cumulatively increase the footprint of the original building area by more than 15 % and further provided such building addition is architecturally compatible with the requirements of the sub district in which the building is located.”

“g. A non conforming structure, which is nonconforming as to height and set back only, may be expanded provided the new building area extends the existing building wall to a location between the existing building wall and the build-to-line required in the sub-district.”

Amend Article IV Table 2 Sub-District Building Types by adding the requirement for Major Modification to Area B and F for Mixed Residential and amend note 2 to change the reference to Area D to Areas B, D and F and change 200 feet to 150 feet; and by amending appendix 4 sub district height standards by deleting “except that:” from note 2, by deleting note 2.a. and by adding former note b. to the end of note 2

Amend Appendix 1 by amending the maximum square feet to 10,000 for hardware store, furniture/home furnishings/home décor, office furniture/ equipment/supplies, pet sales/grooming, sporting goods, toy/hobby shop/video and music sales and rental per building;

Amend Article IX Section C 2.

By adding “in general” to the beginning of the first sentence and adding following l. “Notwithstanding the above, the City Manager or designee may determine which of the WSVC Development Plan information and documents must be submitted for adequate review of individual applications based on the mandatory pre-submittal conference described in Article IX.C.3. below.

Amend Article IX Section I.4.c. to delete “by the occupants thereof”

Motion to amend the boundaries of the District to exclude the property located at 600 South Central Expressway from the boundaries of the ordinance and amend the tables, maps and appendices within the ordinance accordingly.