

City Center Zoning

Economic Development Commission
2-17-2011

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Economic Development Commission

February 17, 2011

■ Location



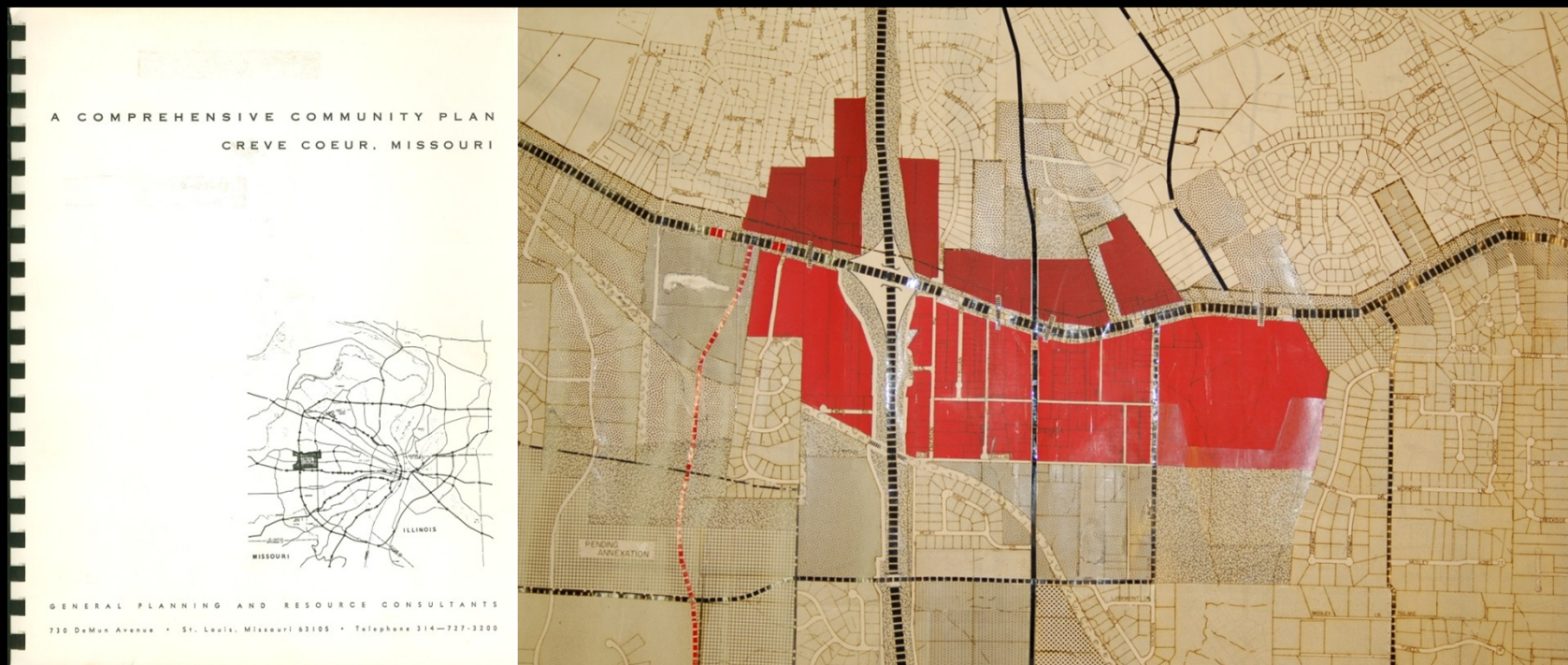
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■ History

- First identified on future land use plan in 1969



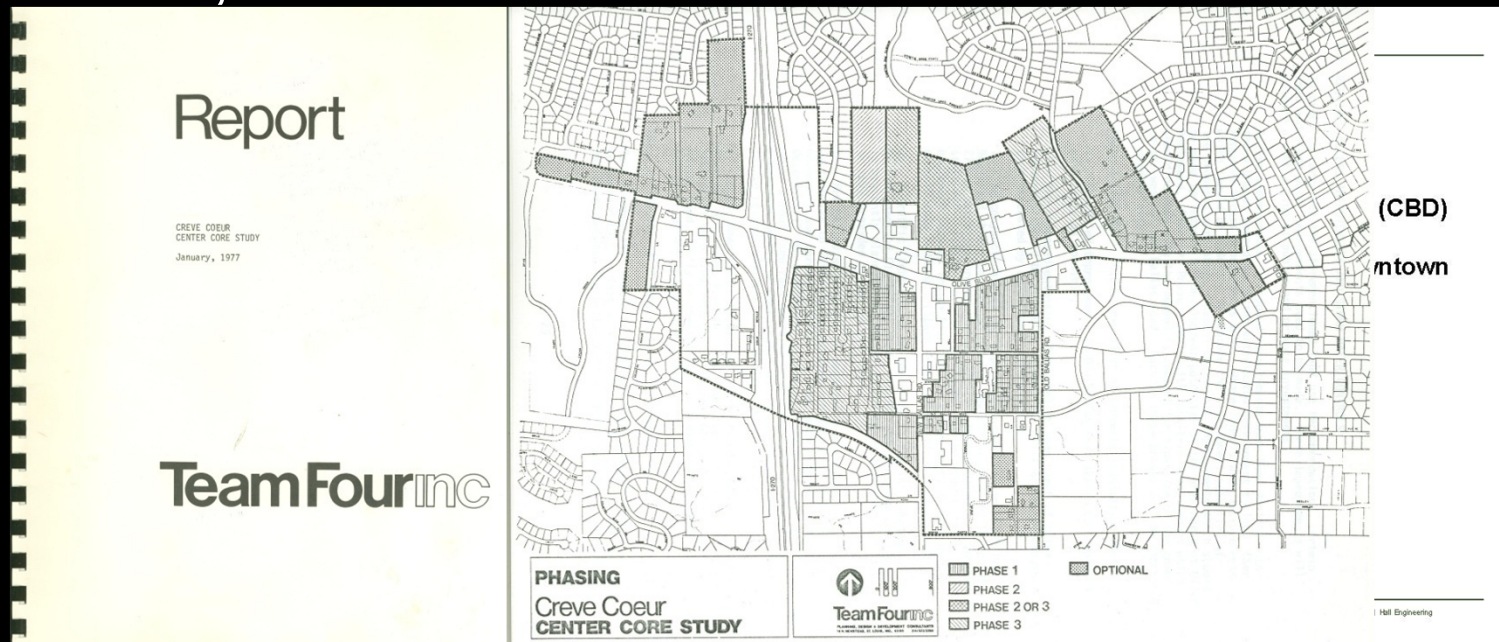
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■ History

- Subsequent land use plans completed 1977, 1981, and 2005.



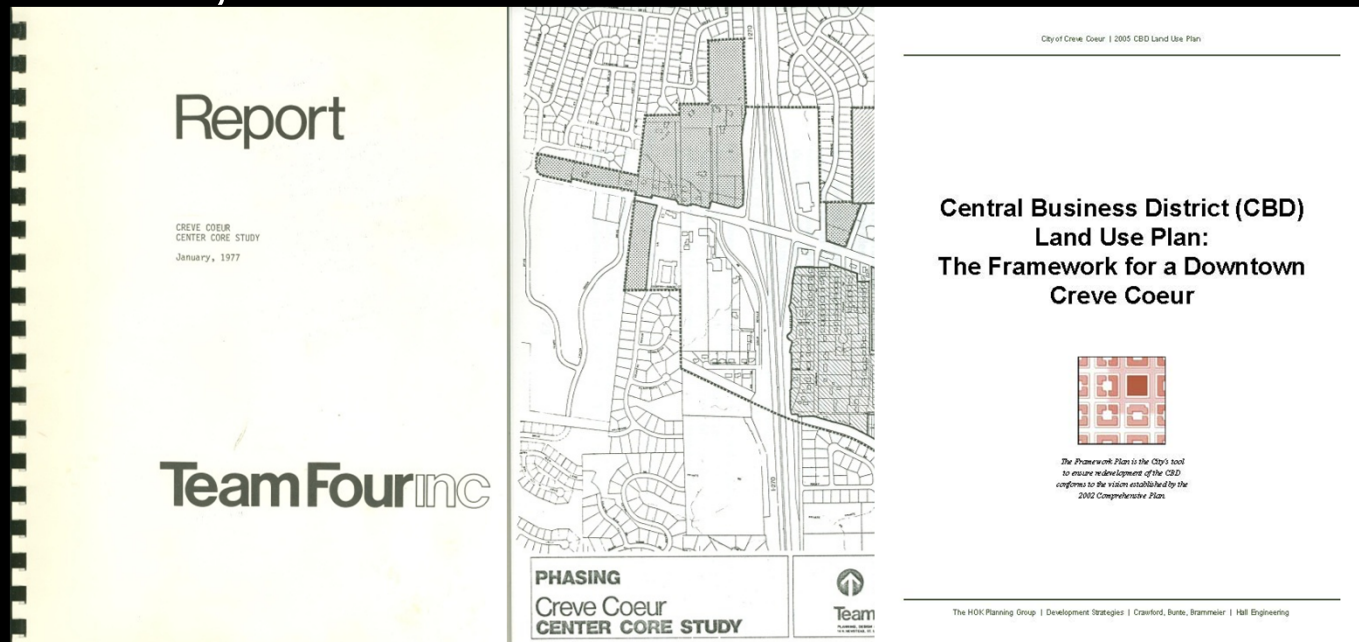
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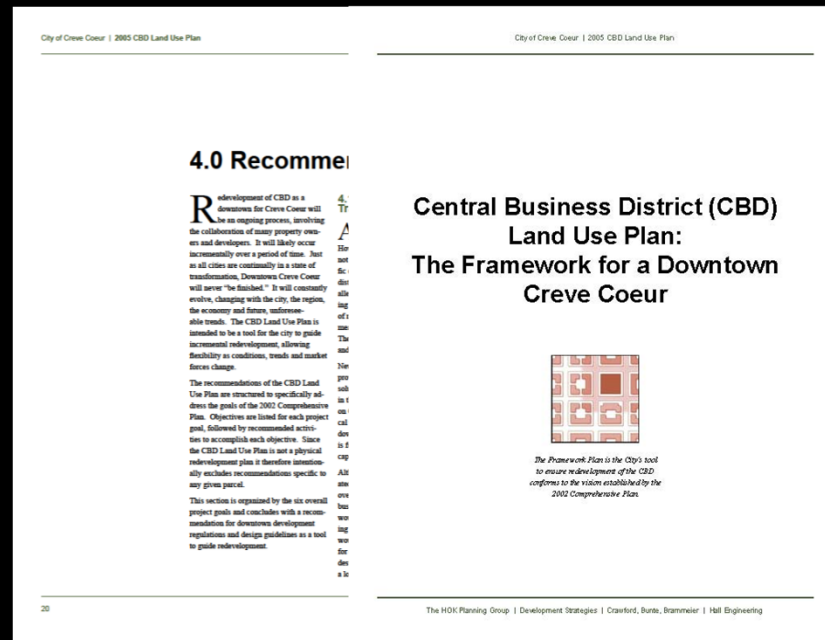
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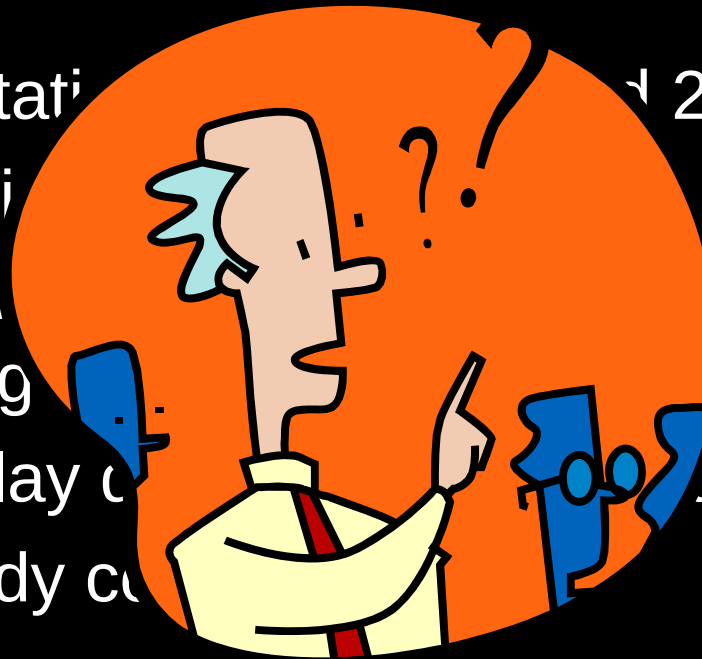
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■ History

- Implementation completed 2005.
- Design guidelines adopted 2005.
- Draft overlay ordinance adopted by Planning and Zoning Commission 2007.
- Draft overlay ordinance adopted by City Council 2008.
- Traffic study completed 2008.



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■ Joint Session with City Council

Issues Identified:

- Potential development intensity not supported by 1981 development study and 2008 traffic study.
- 75% retail requirement not realistic.
- Stepbacks not conducive to creative design.
- Forced partial conformity not business-friendly.
- Overlay approach unnecessary.

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■ Joint Session with City Council Visual Preferences:



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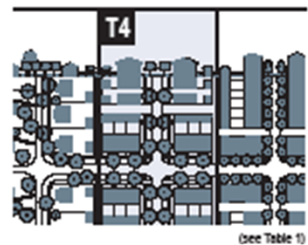
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■ Form-based Zoning???

TABLE 15B. FORM-BASED CODE GRAPHICS - T4

SMARTCODE

Municipality



l. BUILDING FUNCTION (see Table 10 & Table 12)

Residential	limited use
Lodging	limited use
Office	limited use
Retail	limited use

k. BUILDING CONFIGURATION (see Table 8)

Principal Building	3 stories max, 2 min
Outbuilding	2 stories max.

f. LOT OCCUPATION (see Table 14)

Lot Width	18 ft min 90 ft max.
Lot Coverage	75% max.

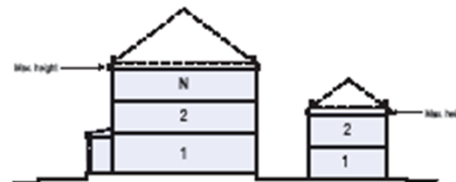
i. BUILDING DISPOSITION (see Table 9)

Edgeward	permitted
Sideyard	permitted
Rearyard	permitted
Courtyard	not permitted

g. SETBACKS - PRINCIPAL BUILDING (see Table 14g)

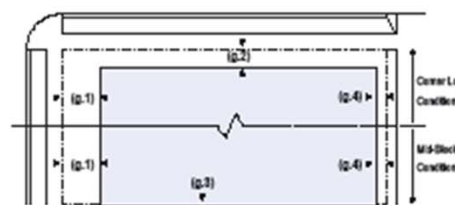
BUILDING CONFIGURATION

1. Building height shall be measured in number of stories, excluding attics and raised basements.
2. Stories may not exceed 14 feet in height from finished floor to finished ceiling, except for a first floor Commercial function which must be a minimum of 11 ft with a maximum of 25 ft.
3. Height shall be measured to the eave or roof deck as specified on Table 8.



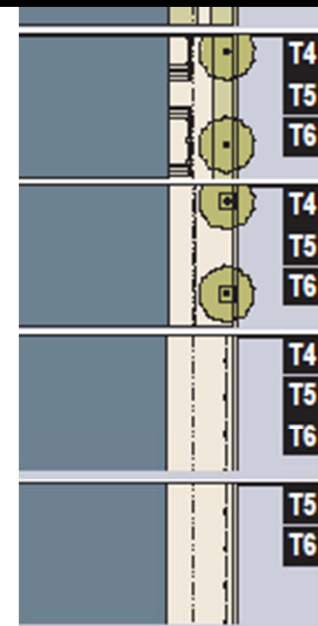
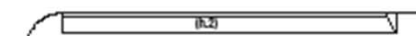
SETBACKS - PRINCIPAL BLDG

1. The Facades and Elevations of Principal Buildings shall be distanced from the Lot lines as shown.
2. Facades shall be built along the Principal Frontage to the minimum specified width in the table.



SETBACKS - OUTBUILDING

1. The Elevations of the Outbuilding shall be distanced



SmartCode Version 9.2

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■ Farmers Branch, Texas

- Award-winning example
- Similar conditions
- Validates HOK plan and Design Guidelines



Farmers Branch Station Area Conceptual Master Plan (top). Land use plan, Farmers Branch Station Area Conceptual Master Plan (middle). Regulating Plan (bottom). The clear spirit, intent and integrity of the citizen-endorsed Master Plan for the Station Area is imbued in the Regulating Plan of the form-based code.

10 Form-Based Code — Station Area

A. Intent

The *Station Area Form-Based Code* is designed to foster a vibrant town center for Farmers Branch through a lively mix of uses—with shopfronts, sidewalk cafes, and other commercial uses at street level, overlooked by canopy shade trees, upper story residences and offices.

Redevelopment within the Station Area shall be regulated by the *Station Area Form-Based Code* in order to achieve the vision set forth in the *Farmers Branch Station Area Conceptual Master Plan*. The *Station Area Conceptual Master Plan* was produced through a series of public meetings and workshops that took place during 2001 and 2002. The *Station Area Conceptual Master Plan* was adopted by the City Council on July 22, 2002 with the approval of Resolution No. 2002-076.

The *Station Area Form-Based Code* provides the specific means to guide implementation of the citizen-endorsed vision for the development and redevelopment of all properties in the Station Area. However, the ultimate configuration of the Dallas Area Rapid Transit (DART) light rail station and associated improvements are shown only for illustrative purposes.

The *Station Area Form-Based Code* (also referred to herein as the “*Form-Based Code*” or the “*Code*”) is a legal document that regulates land-development by setting careful and coherent controls on building form—while employing more flexible parameters relative to building use and density. This greater emphasis on physical form is intended to produce safe, attractive and enjoyable public spaces (good streets, neighborhoods and parks) complemented with a healthy mix of uses. With proper urban form, a greater integration of building uses is natural and comfortable. The *Form-Based Code* uses simple and clear graphic prescriptions and parameters for height, siting, and building elements to address the basic necessities for forming good public space.

Wherever there appears to be a conflict between the *Station Area Form-Based Code* and other sections of the *Farmers Branch Comprehensive Zoning Ordinance* (as applied to a particular development in the Station Area), the requirements specifically set forth in the *Form-Based Code* shall prevail. For development standards not covered by the *Form-Based Code*, the other applicable sections in the *Farmers Branch Comprehensive Zoning Ordinance* shall be used as the requirement. Similarly, all development must comply with all relative Federal, State or local regulations and ordinances.

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■ Next...

- Begin developing a draft code with P&Z
 - Distribute draft to property owners and hold public hearing
 - Respond to comments; work toward final draft
 - Work with property owners as opportunity allows
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- Questions?