

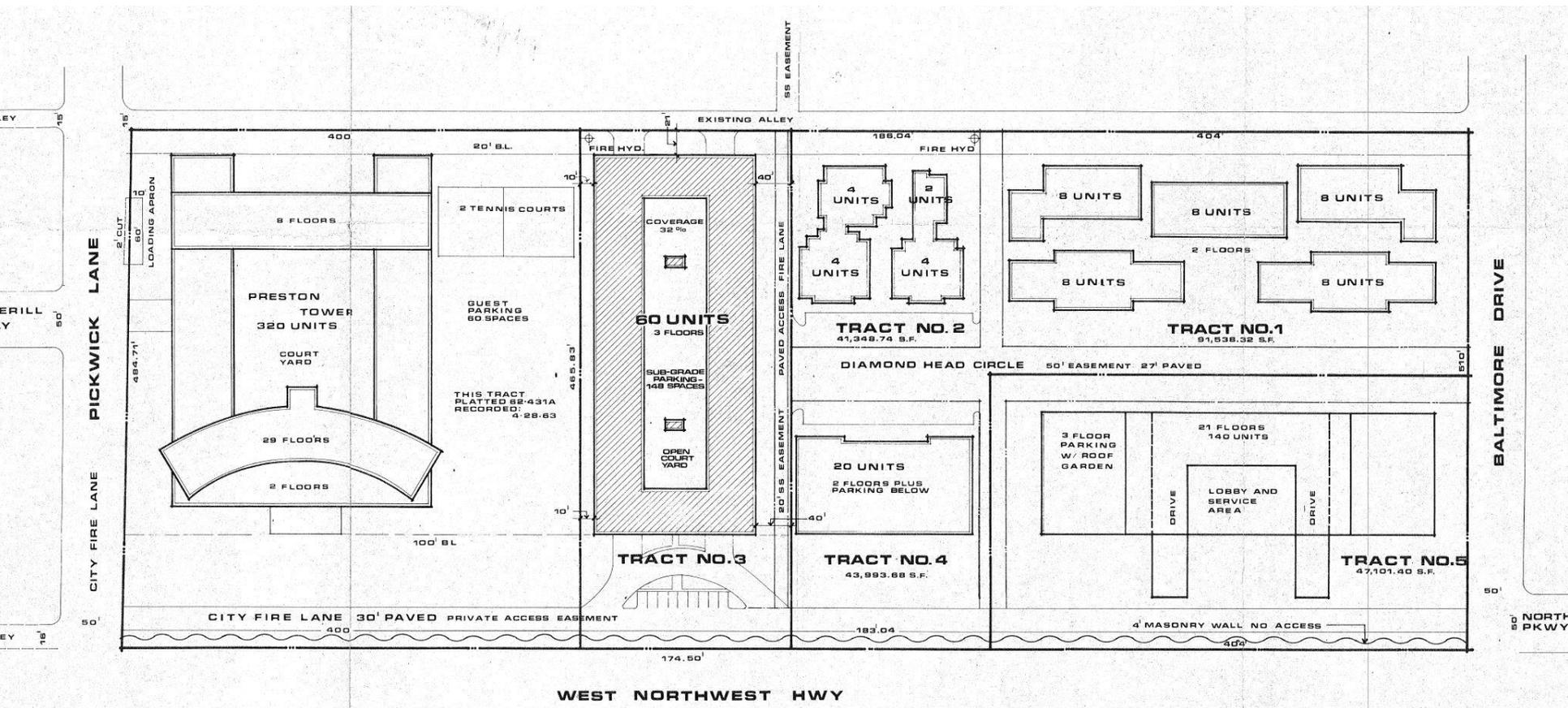
PD No. 15 Authorized Hearing Steering Committee Meeting #8

October 10, 2018



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PD-15 SITE
REF: Z 73-189/3110-A



Off-Street Parking

- Existing:
 - Residential off-street parking: Minimum 1.22 spaces per unit
 - Remaining units over 318 units are required 1 space per 500 ft of dwelling unit floor area
 - Nonresidential off-street parking: minimum of 89 spaces for the nonresidential uses
- CH. 51(A) for MF
 - 1 space per bedroom with a minimum of 1 space per dwelling unit. Additional $\frac{1}{4}$ space per dwelling unit must be provided for guest parking if required parking is restricted to resident parking only



Off-Street Parking

- Steering Committee member responses for parking standards:
 - **Follow CH. 51(A) standards (1 space per bedroom with a minimum of 1 space per dwelling unit and 1/4 per unit for guest parking if resident parking only – (3 responses)**
 - **1.5 spaces per unit (3 responses)**
 - 2 spaces per unit
 - Minimum 1 space per bedroom with up to 15% eliminated or used for retail or guest parking
 - Existing conditions for Preston Tower/Athena



Off-Street Parking Standards

- Summary and direction:
- **Follow CH. 51(A) standards or have higher parking requirement**



Off-Street Parking

- Steering Committee member responses for parking structures:
 - **Underground parking – (4 responses)**
 - Wrapped parking structures
 - Above grade parking with facade treatment
 - Existing conditions for Preston Tower/Athena
 - First floor garage parking Diamond Head/Diplomat
 - Underground parking required for Preston Place/Royal Orleans/Preston Tower/Athena
 - No parking above ground parking structures



Off-Street Parking Structures

- Summary and direction:
- **Underground parking is preferred**
- **Above ground parking must be wrapped/include facade treatment**



Off-Street Parking

- Steering Committee member responses for surface parking:
 - Elimination of surface parking (1 response)



Off-Street Surface Parking

- Summary and direction:
- **Limit off-street surface parking based on preference of underground parking or above ground parking structures**



RPS (Residential Proximity Slope)

- RPS is a plane projected upward and outward from every site of origination
- If any portion of a structure is over 26' in height, that portion may not be located above a residential proximity slope originating in a Single Family, Duplex, or Townhome district
- Currently not applicable for PD No. 15

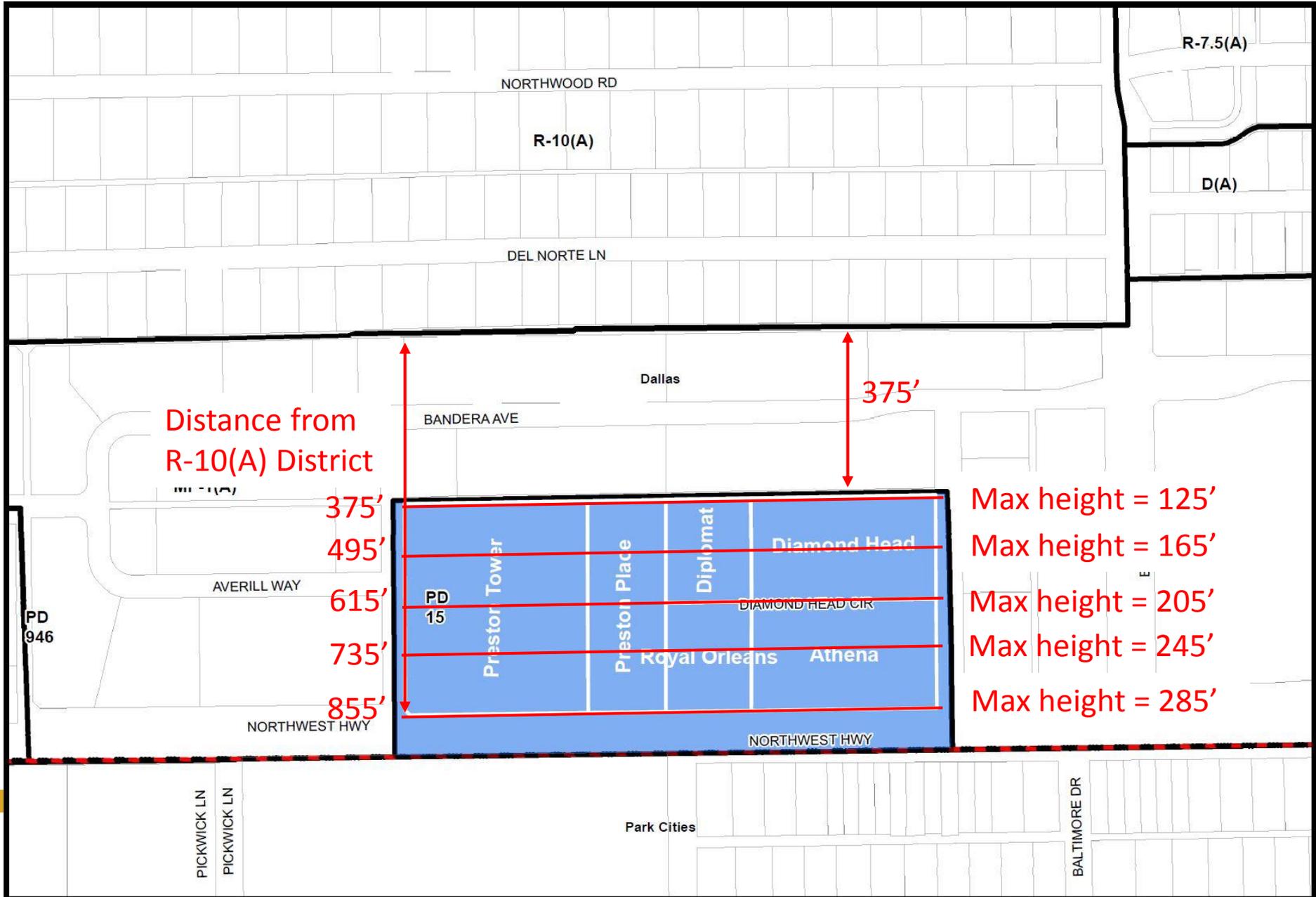


RPS (Residential Proximity Slope)

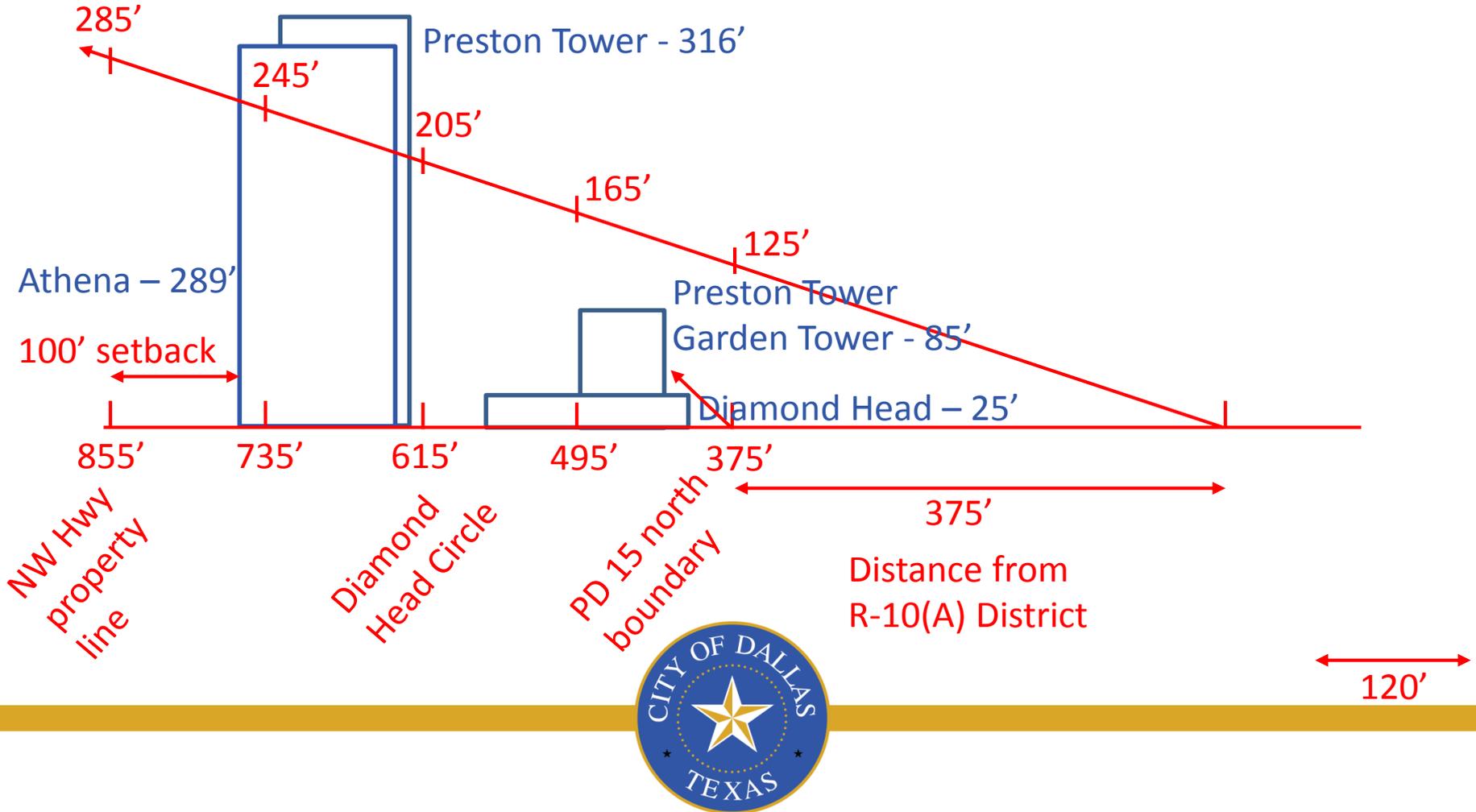
- Existing: RPS does not apply
- Steering Committee member responses :
 - RPS does not apply (2 responses)
 - Structures may break RPS up to the tallest existing building plus 20'
 - Single family RPS only (2 responses)
 - Athena/Preston Tower must meet RPS if rebuilt
 - **RPS standards (3 responses)**



RPS – 1 to 3 slope from R-10(A) District



RPS – 1 to 3 slope from R-10(A) District



RPS – 1 to 1 slope from MF-1(A) District



RPS

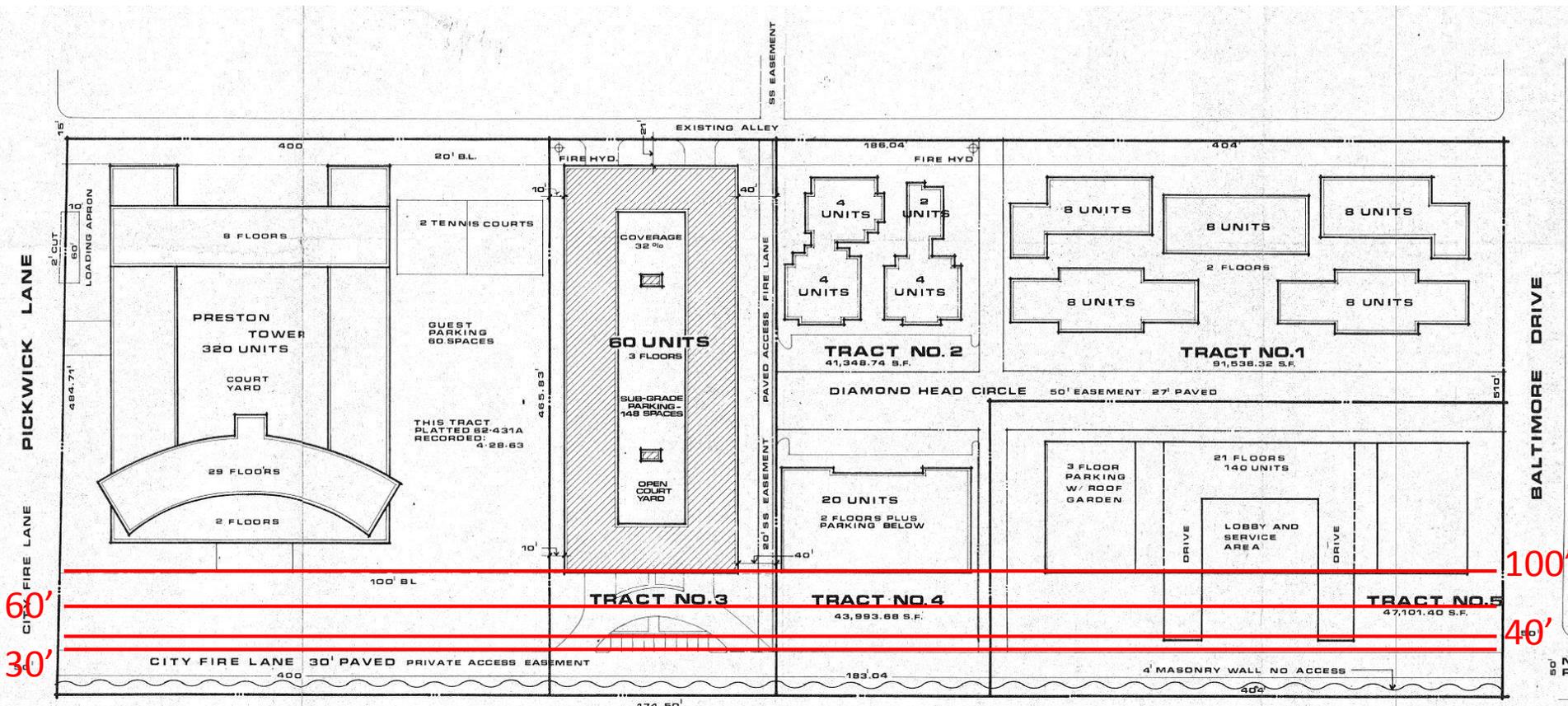
- Summary and direction:
- **RPS standards should apply to PD No. 15**



Setbacks (NW Hwy setback)

- Existing: 100' from property line along NW Hwy
- Steering Committee member responses :
 - 30' setback from property line (3 responses)
 - 40' setback from property line for Preston Place/Royal Orleans
 - 60' setback from property line for Preston Tower/Athena
 - Adjusted for properties less than 2 acres in size (2 responses)
 - Existing conditions for Preston Tower/Athena (3 responses)
 - **100' setback for all properties (4 responses)**





WEST NORTHWEST HWY

PD-15 SITE
REF: Z73-189/3110-A



Setbacks (NW Hwy setback)

- Summary and direction:
- 100' NW Hwy setback or adjust



Setbacks (Pickwick & Baltimore setbacks)

- Existing: as shown on development plan
 - 40' on Pickwick
 - 15'-20' on Baltimore
- Steering Committee member responses for Pickwick setback:
 - **Existing 40' (5 responses)**
 - 30' from property line
 - 10' from property line (2 responses)
 - 10'-15' from property line
- Steering Committee member responses for Baltimore setback:
 - **10' from property line (3 responses)**
 - 10'-15' from property line
 - Existing 15'-20' (2 responses)
 - 10'-20' from property line (2 responses)
 - 15'-30' from property line
 - 20' from property line



Setbacks (Pickwick & Baltimore setbacks)

- Summary and direction:
- Range from 10' to 40' on Pickwick
- Range from 10' to 30' on Baltimore





Setbacks (Alley north of PD 15)

- Existing: 20' from property line
- Steering Committee member responses for rear setback:
 - **Existing 20' (5 responses)**
 - 10'-20' from property line (2 responses)
 - 10'-30' from property line
 - 10' from property line
 - 10'-15' from property line



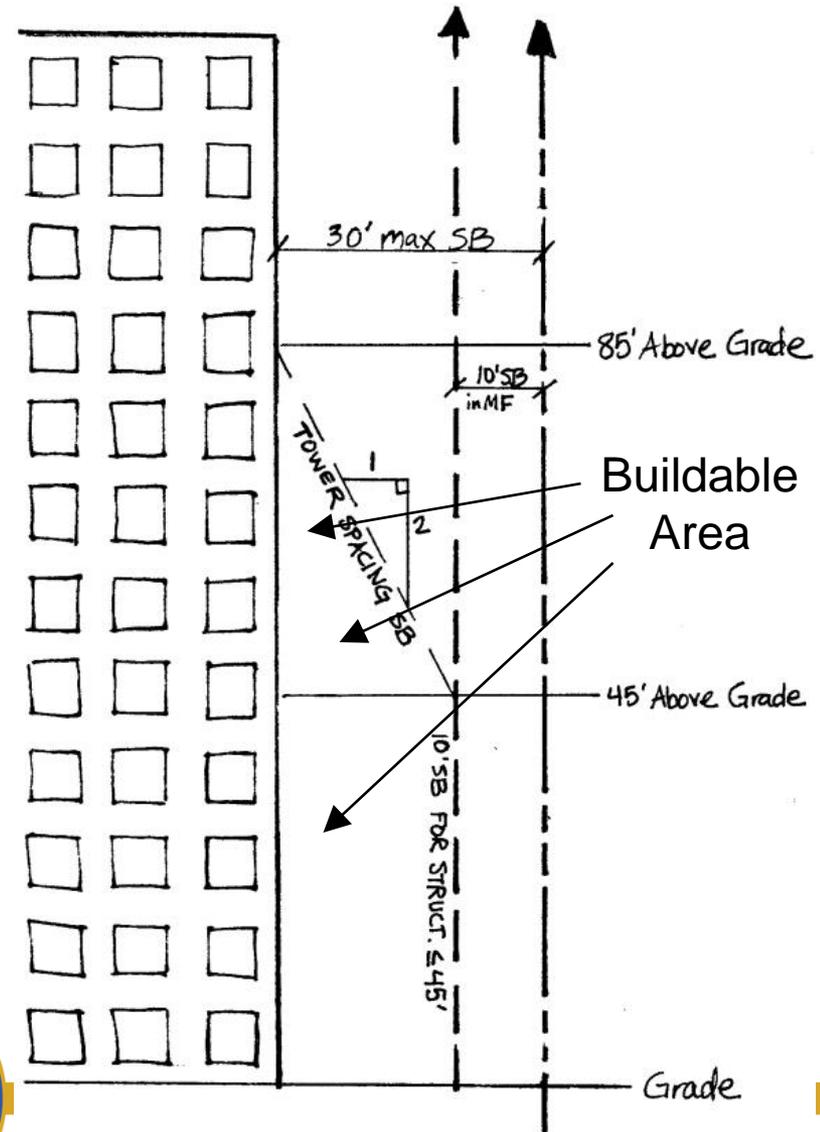
Setbacks (Alley north of PD 15)

- Summary and direction:
- Range from 10' to 30'
- Most responses for existing 20' setback



Tower spacing

- Tower spacing: an additional side and rear yard setback of one foot for every 2 feet in height for the portion of the structure over 45 feet in height up to a maximum additional setback of 30 feet



Interior setbacks (Diamond Head Circle/interior alleyways)

- Existing: Varies







DIAMONDHEAD CIRCLE

Height

- HEIGHT means the vertical distance measured from grade to:
 - for a structure with a gable, hip, or gambrel roof, the midpoint of the vertical dimension between the lowest eaves and the highest ridge of the structure
 - for a structure with a dome roof, the midpoint of the vertical dimension of the dome
 - for any other structure, the highest point of the structure
- LEGAL HEIGHT means the maximum building height allowed under the Federal Aviation Administration regulations or any other ordinance or regulation in effect, whichever is most restrictive





Height (Diamond Head)

- Existing: MF-3 zoning but limited to number of stories as shown on development plan (approx. 25')
- Steering Committee member responses - height for Diamond Head:
 - **Maximum height - 130' (2 responses)**
 - Maximum height - 330'
 - 125'-205' (RPS range)
 - Maximum height – 125'
 - Maximum height – 48'
 - Existing height (approx. 25')



Height (The Diplomat)

- Existing: MF-3 zoning but limited to number of stories as shown on development plan (none listed on plan)
- Steering Committee member responses - height for The Diplomat:
 - Maximum height - 130'
 - Maximum height - 330'
 - 125'-205' (RPS range)
 - Maximum height – 75'
 - Maximum height – 125'
 - Maximum height – 48'
 - Existing height (approx. 25')



Height (Preston Place)

- Existing: MF-3 zoning but limited to number of stories as shown on development plan (approx. 32')
- Steering Committee member responses - height for Preston Place:
 - Maximum height - 285'
 - Maximum height - 330'
 - 125'-285' (RPS range)
 - Maximum height – 260'
 - 125' north end and 290' south end
 - 48' north end and 250' south end
 - Maximum height – 25'



Height (Royal Orleans)

- Existing: MF-3 zoning but limited to number of stories as shown on development plan (approx. 25')
- Steering Committee member responses - height for Royal Orleans:
 - Maximum height - 285'
 - Maximum height - 330'
 - 205'-285' (RPS range)
 - Maximum height – 260'
 - Maximum height – 290'
 - Maximum height – 250'
 - Maximum height – 25'



Height (Athena)

- Existing: MF-3 zoning but limited to number of stories as shown on development plan (approx. 289')
- Steering Committee member responses - height for Athena:
 - **Existing height – 289' (4 responses)**
 - Maximum height – 330'
 - 205'-285' (RPS range)
 - Maximum height – 250' (existing nonconforming allowed)



Height (Preston Tower)

- Existing: MF-3 zoning but limited to number of stories as shown on development plan (approx. 316' main structure, 85' garden tower, and 25' base structure)
- Steering Committee member responses - height for Preston Tower:
 - **Existing height (3 responses)**
 - Maximum height – 330'
 - 125'-285' (RPS range) (2 responses)
 - Maximum height – 250' (existing nonconforming allowed)



Height

- Summary and direction:
- Different heights by tract/property
- Taller heights allowed closer to NW Hwy



Stories

- STORY means that portion of a building between any two successive floors or between the top floor and the ceiling above it



Stories (Diamond Head)

- Existing: 2 stories
- Steering Committee member responses - number of stories for Diamond Head:
 - **N/A – no upper limit – controlled by height and RPS (5 responses)**
 - 7+ stories
 - Maximum 4 stories
 - Existing – 2 stories (2 responses)



Stories (The Diplomat)

- Existing: not listed on plan (2 stories existing)
- Steering Committee member responses - number of stories for The Diplomat:
 - **N/A – no upper limit – controlled by height and RPS (5 responses)**
 - 7+ stories
 - Maximum 4 stories (2 responses)
 - Existing – 2 stories



Stories (Preston Place)

- Existing: 3 stories on plan
- Steering Committee member responses - number of stories for Preston Place:
 - **N/A – no upper limit – controlled by height and RPS (5 responses)**
 - 15+ stories
 - Maximum 8 stories (south side only)
 - Maximum 4 stories
 - Existing – 3 stories



Stories (Royal Orleans)

- Existing: 2 stories on plan
- Steering Committee member responses - number of stories for Royal Orleans:
 - **N/A – no upper limit – controlled by height and RPS (5 responses)**
 - 7+ stories
 - Maximum 8 stories
 - Maximum 4 stories
 - Existing – 2 stories



Stories (Athena)

- Existing: 21 stories on plan
- Steering Committee member responses - number of stories for Athena:
 - **N/A – no upper limit – controlled by height and RPS (4 responses)**
 - 15+ stories
 - Existing – 21 stories (3 responses)



Stories (Preston Tower)

- Existing: 21 stories on plan
- Steering Committee member responses - number of stories for Preston Tower:
 - **N/A – no upper limit – controlled by height and RPS (4 responses)**
 - 15+ stories
 - Existing – 21 stories (3 responses)



Stories

- Summary and direction:
- N/A – controlled by height and RPS



Lot coverage

- The percentage of lot area covered by a roof, floor, or other structure, except that roof eaves up to 24 inches and other ordinary building projections up to 12 inches are excluded
- Aboveground parking is included in lot coverage, but surface parking and underground parking is not



Lot coverage (Diamond Head)

- Existing: MF-3 regulations (60%) Diamond Head has approx. 60% lot coverage existing
- Steering Committee member responses - lot coverage for Diamond Head:
 - Maximum 80% (3 responses)
 - 80% if below 100', 75% if between 100'-200', 70% if above 200'
 - Maximum 75%
 - **Maximum 60% (4 responses)**



Lot coverage (The Diplomat)

- Existing: MF-3 regulations (60%) The Diplomat has approx. 58% lot coverage existing
- Steering Committee member responses - lot coverage for The Diplomat:
 - **Maximum 80% (3 responses)**
 - 80% if below 100', 75% if between 100'-200', 70% if above 200'
 - Maximum 75%
 - **Maximum 60% (3 responses)**
 - Maximum 58%



Lot coverage (Preston Place)

- Existing: MF-3 regulations (60%) Preston Place had approx. 52% lot coverage
- Steering Committee member responses - lot coverage for Preston Place:
 - **Maximum 80% (3 responses)**
 - 80% if below 100', 75% if between 100'-200', 70% if above 200'
 - Maximum 75%
 - Maximum 60% (2 responses)
 - 35-40% lot coverage
 - Maximum 52%



Lot coverage (Royal Orleans)

- Existing: MF-3 regulations (60%) Royal Orleans has approx. 32% lot coverage existing
- Steering Committee member responses - lot coverage for Royal Orleans:
 - **Maximum 80% (3 responses)**
 - 80% if below 100', 75% if between 100'-200', 70% if above 200'
 - Maximum 75%
 - Maximum 60% (2 responses)
 - 35-40% lot coverage
 - Maximum 52%



Lot coverage (Athena)

- Existing: MF-3 regulations (60%) Athena has approx. 42% lot coverage existing
- Steering Committee member responses - lot coverage for Athena:
 - Existing conditions - Maximum 42% (2 responses)
 - 80% if below 100', 75% if between 100'-200', 70% if above 200'
 - Maximum 75%
 - Maximum 65%
 - **Maximum 60% (3 responses)**



Lot coverage (Preston Tower)

- Existing: MF-3 regulations (60%) Preston Tower has approx. 32% lot coverage existing
- Steering Committee member responses - lot coverage for Preston Tower:
 - Existing conditions - Maximum 32% (2 responses)
 - Maximum 75%
 - Maximum 65% (2 responses)
 - **Maximum 60% (3 responses)**



Lot coverage

- Summary and direction:
- 60%-80%



Dwelling unit density

- DENSITY means the ratio of dwelling units to lot area



Dwelling unit density

	Diamond Head	The Diplomat	Preston Place	Royal Orleans	Athena	Preston Tower
Existing dwelling units per acre & number of units	19.05 du/a 40 units	14.74 du/a 14 units	32.26 du/a 60 units	19.80 du/a 20 units	62.78 du/a 140 units	75.12 du/a 320 units
52.4 du/acre (PD 15 split)	110 units	50 units	97 units	53 units	(116 units)	(223 units)
90 du/acre (MF-3(A))	189 units	85 units	167 units	90 units	200 units	383 units
75.12 du/acre (Preston Tower)	157 units	71 units	139 units	75 units	167 units	320 units

Dwelling unit density (Diamond Head)

- Existing: 40 units at 19.05 dwelling units per acre
- Steering Committee member responses – density for Diamond Head:
 - 321 units at 160 du/a
 - Max 300 units at 140-160 du/a
 - **336 units at 160 du/a (2 responses)**
 - 315 units at 150 du/a
 - 70 du/a MF-3(A) or 40 du/a TH(A)
 - 110 units at 52.4 du/a
 - **40 units at 19.05 du/a (2 responses)**



Dwelling unit density (The Diplomat)

- Existing: 14 units at 14.74 dwelling units per acre
- Steering Committee member responses – density for The Diplomat:
 - 144 units at 160 du/a
 - Max 160 units at 140-160 du/a
 - 152 units at 160 du/a
 - 145 units at 132 du/a
 - 143 units at 150 du/a
 - 70 du/a MF-3(A) or 40 du/a TH(A)
 - 50 units at 52.4 du/a
 - **14 units at 14.74 du/a (2 responses)**



Dwelling unit density (Preston Place)

- Existing: 60 units at 32.26 dwelling units per acre
- Steering Committee member responses – density for Preston Place:
 - 288 units at 160 du/a
 - Max 300 units at 140-160 du/a
 - 299 units at 160 du/a
 - 298 units at 148 du/a
 - 279 units at 150 du/a
 - 70 du/a MF-3(A) or 40 du/a TH(A)
 - 150 units at 52.4 du/a (combined with Royal Orleans)
 - **60 units at 32.26 du/a (2 responses)**



Dwelling unit density (Royal Orleans)

- Existing: 20 units at 19.80 dwelling units per acre
- Steering Committee member responses – density for Royal Orleans:
 - 160 units at 160 du/a
 - Max 160 units at 140-160 du/a
 - 162 units at 160 du/a
 - 160 units at 148 du/a
 - 152 units at 150 du/a
 - 70 du/a MF-3(A)
 - 150 units at 52.4 du/a (combined with Preston Place)
 - **20 units at 19.80 du/a (2 responses)**



Dwelling unit density (Athena)

- Existing: 140 units at 62.78 dwelling units per acre
- Steering Committee member responses – density for Athena:
 - **Existing conditions 140 units at 62.78 du/a (4 responses)**
 - Max 300 units at 140-160 du/a
 - 357 units at 160 du/a (2 responses)
 - 70 du/a MF-3(A)



Dwelling unit density (Preston Tower)

- Existing: 320 units at 75.12 dwelling units per acre
- Steering Committee member responses – density for Preston Tower:
 - **Existing conditions 320 units at 75.12 du/a (4 responses)**
 - Max 350 units at 140-160 du/a
 - 682 units at 160 du/a (2 responses)
 - 70 du/a MF-3(A)



Dwelling unit density

- Summary and direction:
- Range from existing density up to 160 du/a



Floor area ratio

- FLOOR AREA RATIO means the ratio of floor area to lot area. (Note: 1:1 FAR is stated as “1.0,” 2:1 is stated as “2.0,” 2.5:1 is stated as “2.5,” etc.)
- Primarily applies to commercial uses



Floor area ratio

- Existing: MF-3 regulations – 4:1 FAR
- Steering Committee member responses – FAR:
 - **N/A – should not apply (2 responses)**
 - 4:1 or remove requirement
 - 6:1 for all tracts (4.5:1 for Diplomat)



Floor area ratio

- Summary and direction:
- N/A – should not apply



Lot size (for multifamily)

- Allowable mix of dwelling units for the lot area
- Example: Minimum lot area per dwelling unit for MF-1(A):
 - 0 bedroom: 1,000 sq. ft
 - 1 bedroom: 1,400 sq. ft
 - 2 bedroom: 1,800 sq. ft
 - Additional bedrooms over 2: add 200 sq. ft per bedroom



Lot size (for multifamily)

- Existing: MF-3 regulations
- Steering Committee member responses – Lot size:
 - No minimum lot size (1 response)
 - Existing (1 response)



Lot size

- Summary and direction:
- No minimum lot size



Landscaping

- Refers to Article X unless otherwise stated
- Planting requirements
- Landscape plans
- Tree mitigation



Open Space/Pedestrian Amenities

- Public or private accessible open space
- Sidewalks
- Benches



Potential Miscellaneous Provisions

- Designated loading areas
- Designated dumpster areas
- Traffic control
- Paving and drainage provisions
- Architecture
- PD structure



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