

PD No. 15 Authorized Hearing Steering Committee Meeting #7

September 26, 2018



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Sustainable Development and Construction
City of Dallas



Example Draft Ordinance with Authorized Hearing Process

(f) Height.

Staff recommended:

(1) Maximum structure height is 140 feet.

Steering committee recommended:

(1) Maximum structure height is 200 feet.

Staff recommended:

(g) Lot coverage. Maximum lot coverage is 80 percent. Aboveground parking structures are included in lot coverage calculations; surface parking lots and underground parking structures are not.

Steering committee recommended:

(g) Lot coverage. Maximum lot coverage is 100 percent. Aboveground parking structures are included in lot coverage calculations; surface parking lots and underground parking structures are not.

(h) Lot size. No minimum lot size.

(i) Stories. No maximum number of stories.

SEC. 51P- _____.109. OFF-STREET PARKING AND LOADING.

(a) In general. Except as provided in this section, consult the use regulations in Division 51A-4.200 for the specific off-street parking and loading requirements for each use.

(b) Art or craft production facility and handcrafted art work studio uses. One space for each 1,000 square feet of floor area. No off-street loading required.

(c) Bed and breakfast. One space per guest room is required. No off-street loading required.

(d) General merchandise or food store 3,500 square feet or less. One space per 275 square feet of floor area is required.

(d) General merchandise or food store greater than 3,500 square feet. One space per 275 square feet of floor area is required.

(f) Multifamily. One and one-quarter space per dwelling unit is required. An additional one-quarter space per dwelling unit must be provided for guest parking if the required parking is restricted to resident parking only. No additional parking is required for accessory uses that are limited principally to residents.

Example Draft Ordinance with Authorized Hearing Process

(f) Height. Maximum structure height is 160 feet.

(g) Lot coverage. Maximum lot coverage is 80 percent. Aboveground parking structures are included in lot coverage calculations; surface parking lots and underground parking structures are not.

(h) Lot size. No minimum lot size.

(i) Stories. No maximum number of stories.

SEC. 51P-1002.109.

OFF-STREET PARKING AND LOADING.

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PD 946 (The Laurel)



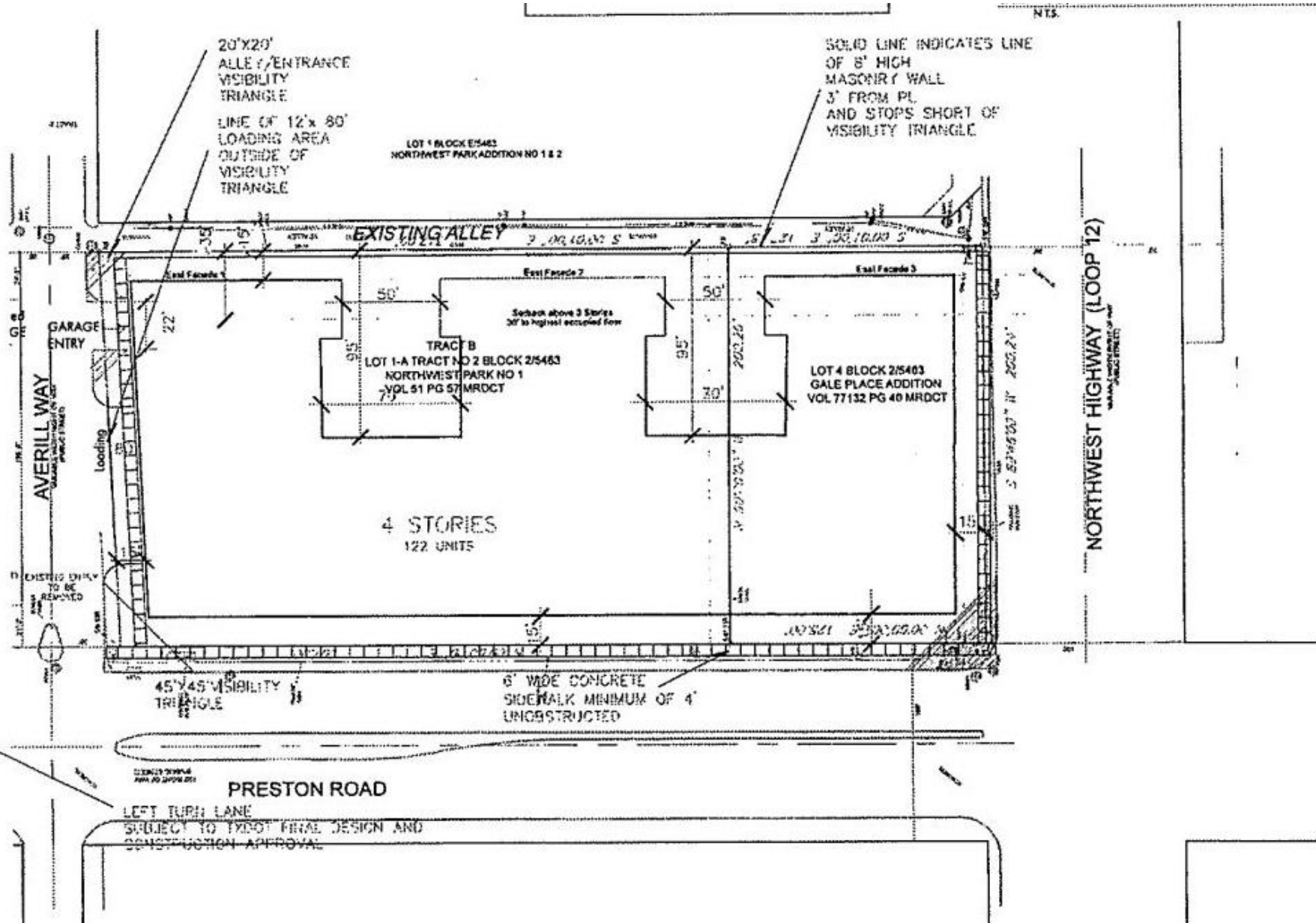
PD 946 (The Laurel)



PD 946 (The Laurel)



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PD 874 (Bandera Apts)



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PD 874 (Bandera Apts)



Sorrento (MF-3(A) base zoning)



Sorrento (MF-3(A) base zoning)



Sorrento (MF-3(A) base zoning)



Sorrento (MF-3(A) base zoning)



Options for steering committee consideration

1. No change to existing zoning

- Properties can request zoning change for the additional 66 units
 - Unlikely to be approved because the other properties would not be able to utilize any of the additional 66 units
- Zoning change is required based on the number of units shown on the development plan
- Properties cannot request anything over the additional 66 units unless all properties submit a joint zoning application to amend the density regulations

2. Remove/amend density cap and retain development plan

- If removed, properties could request a zoning change for any number of additional units
- If amended, properties could request a zoning change up to the maximum number of units or maximum dwelling units per acre

3. Re-zone into general zoning districts

- MF-1(A), MF-2(A), MF-3(A), etc. creates development envelope which redevelopment must adhere to
- Unties properties from PD so they can submit their own zoning change if desired

4. Re-zone into PD subdistricts

- Each subdistrict has customized regulations which redevelopment must adhere to

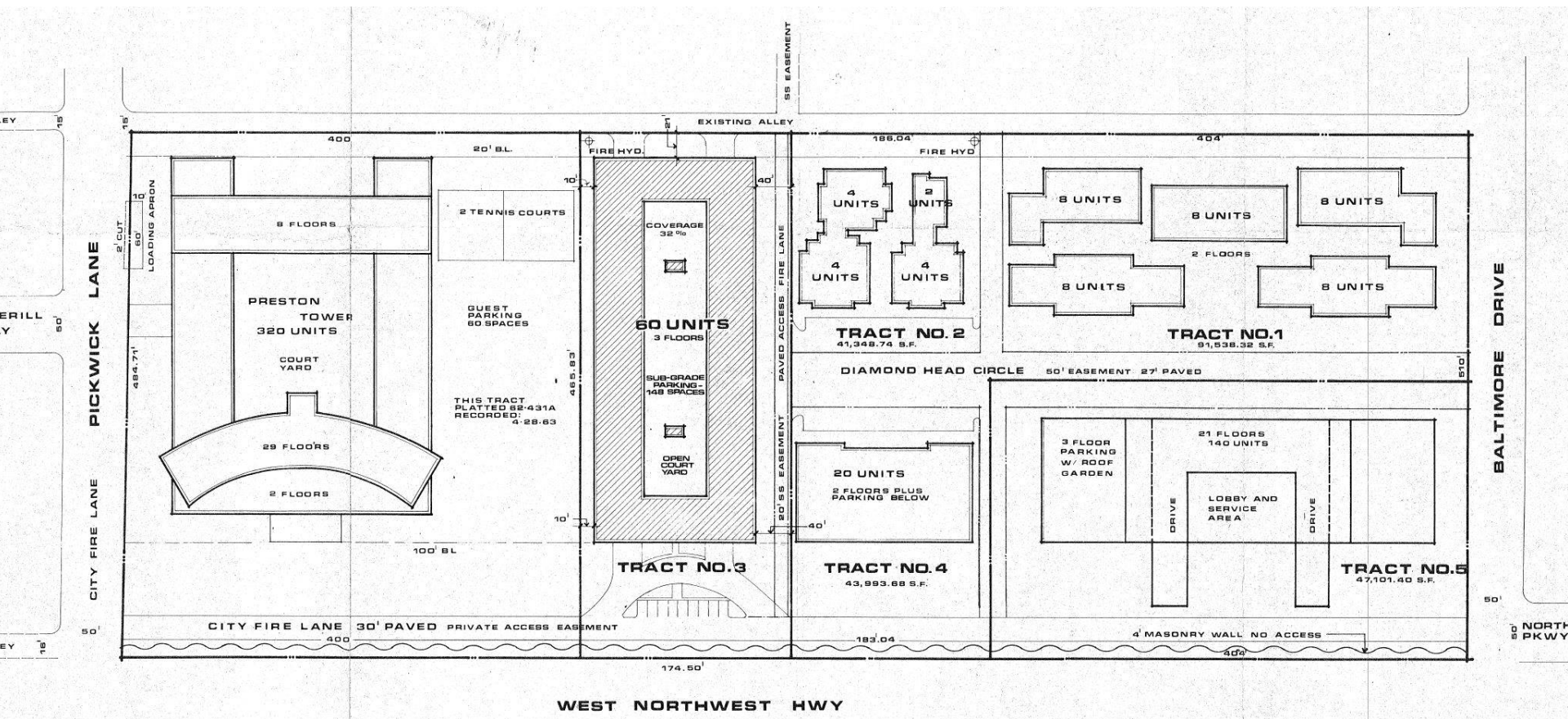
5. Customized PD

- Create regulations for the entire PD or divide into subdistricts in a variety of ways

Working List of Options

- PD structure
- Setbacks
- Height
- Stories
- RPS
- Lot coverage
- Dwelling unit density
- Lot size
- Floor Area Ratio (FAR)
- Off-Street Parking
- Landscaping
- Open Space





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



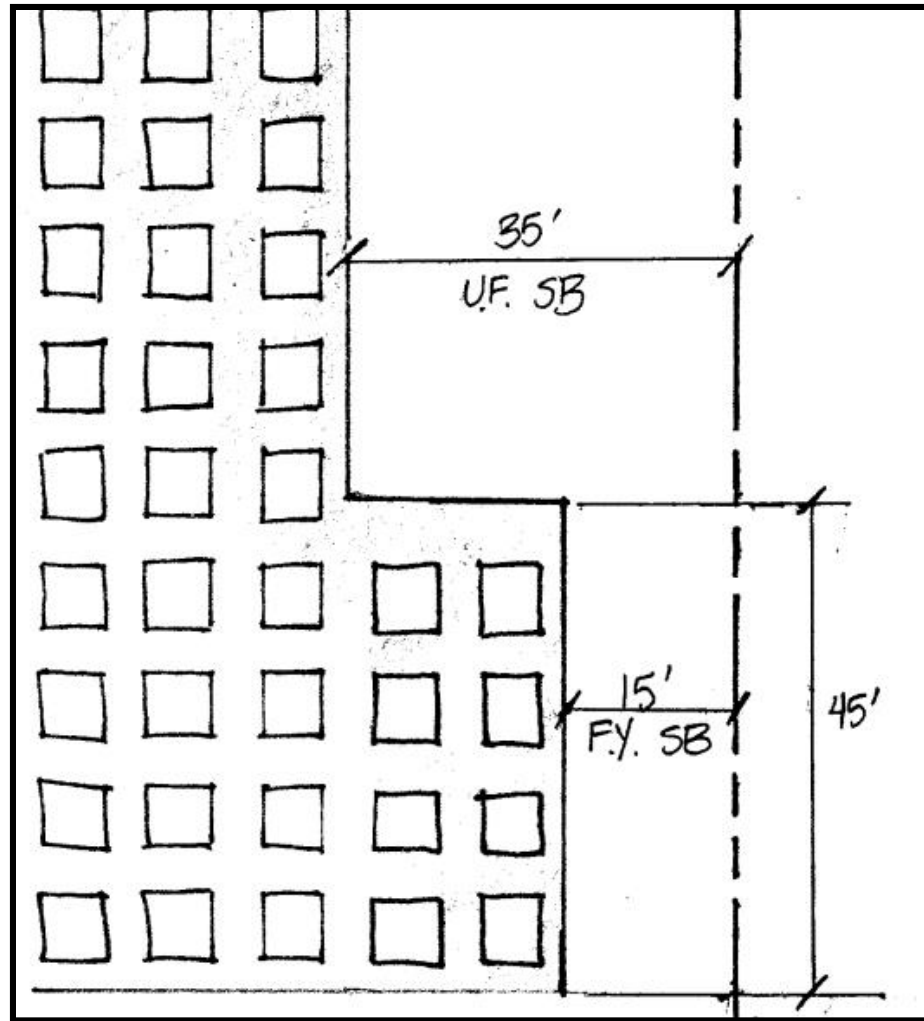
Front yard setback

- FRONT YARD means that portion of a lot which abuts a street and extends across the width of the lot between the street and setback line
- The front yard setback is measured from the front lot line of the building site or the required right-of-way



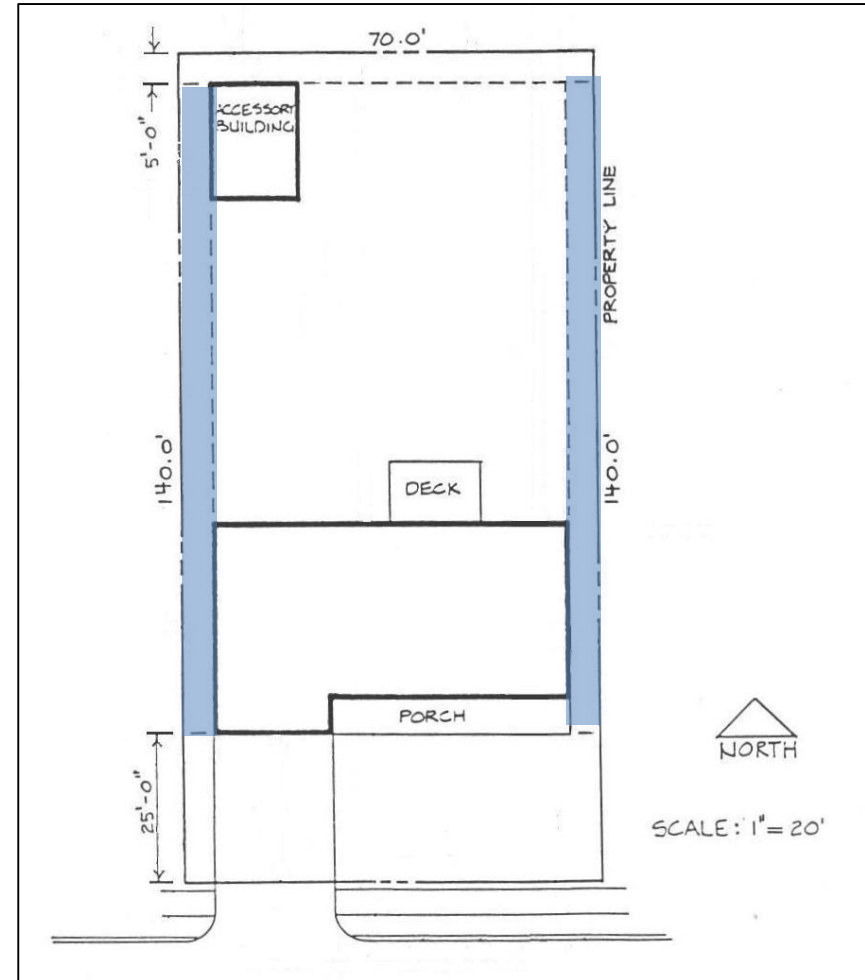
Front yard setback

- Urban form setback: an additional 20 foot front yard setback is required for the portion of the structure over 45 feet in height



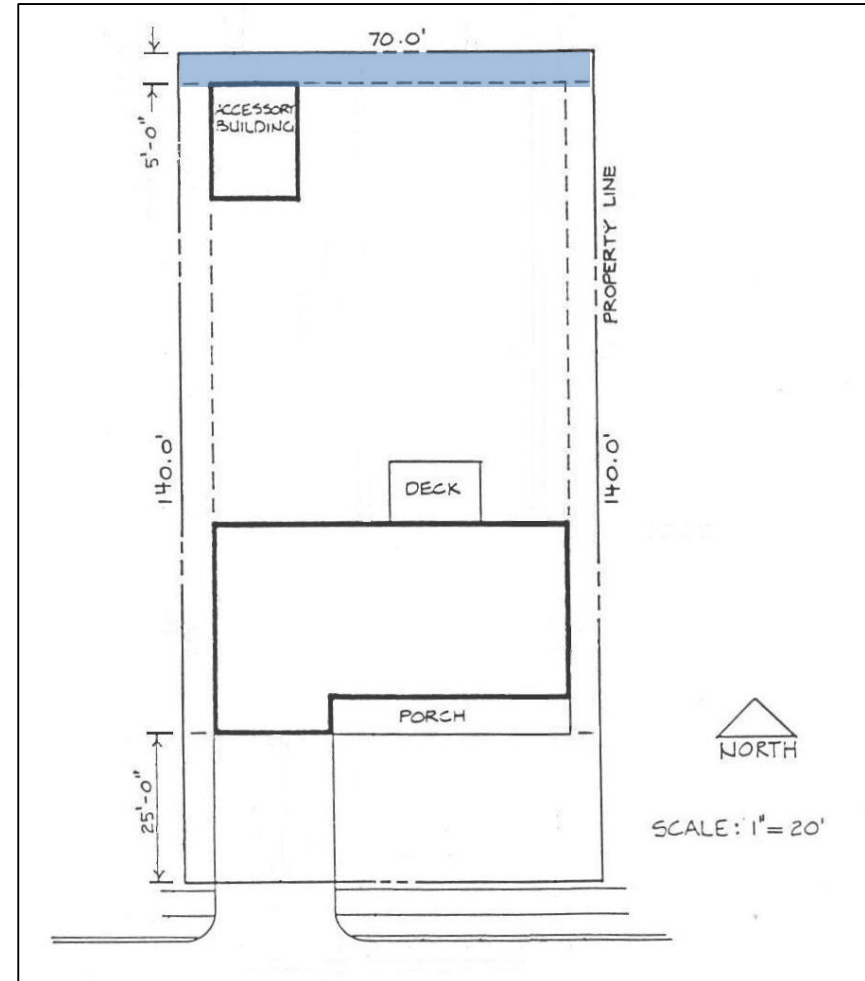
Side yard setback

- SIDE YARD means that portion of a lot extending from the front setback line to the rear setback line between the side setback line and the side lot line or that portion of a lot which is between a lot line and a setback line but is not a front or rear yard



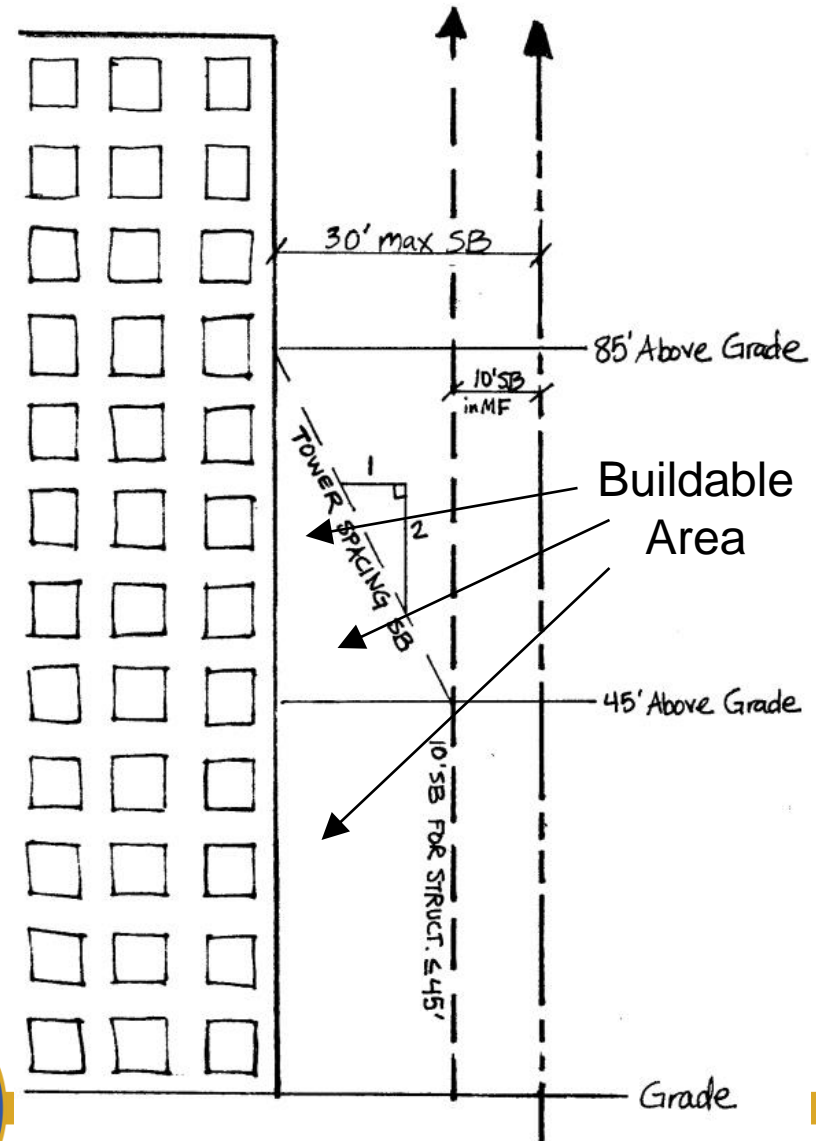
Rear yard setback

- REAR YARD means that portion of a lot between two side lot lines that does not abut a street and that extends across the width of the lot between the rear setback line and the rear lot line



Side and rear yard setback

- 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







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





Stories

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

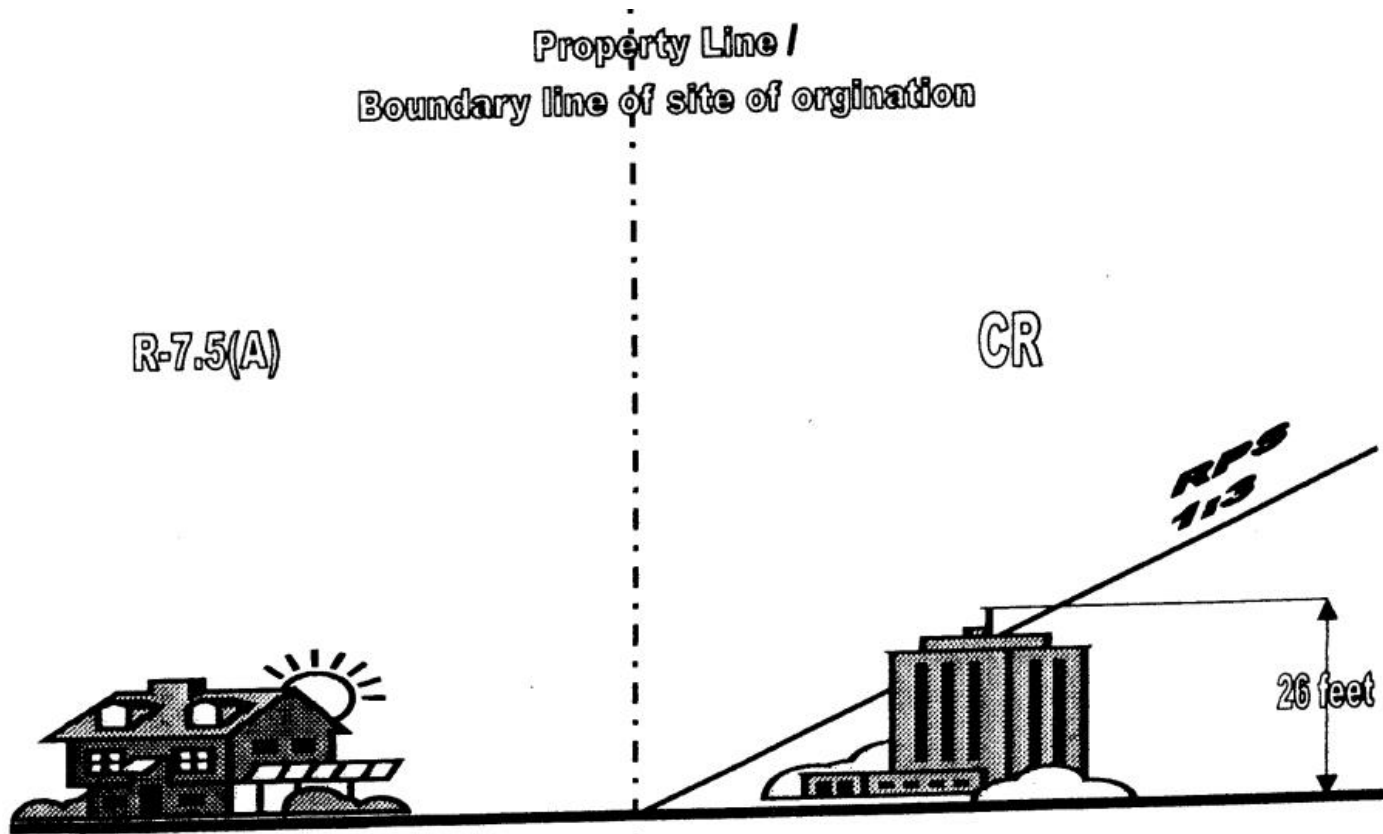


RPS (Residential Proximity Slope)

- 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



<u>Zoning Category</u>	<u>Angle of Projection</u>	<u>Extent</u>
R, R(A), D, D(A), TH, and TH(A)	18.4° (1 to 3 slope)	Infinite.



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



Distance from
R-10(A) District

375'
495'
615'
735'
855'

375'

Max height = 125'
Max height = 165'
Max height = 205'
Max height = 245'
Max height = 285'

NORTHWOOD RD

R-10(A)

DEL NORTE LN

R-7.5(A)

D(A)

Dallas

BANDERA AVE

AVERILL WAY

PD
946

NORTHWEST HWY

NORTHWEST HWY

PICKWICK LN
PICKWICK LN

Park Cities

BALTIMORE DR

Preston Tower

Preston Place

Diplomat

Diamond Head

PD
15

DIAMOND HEAD CIR

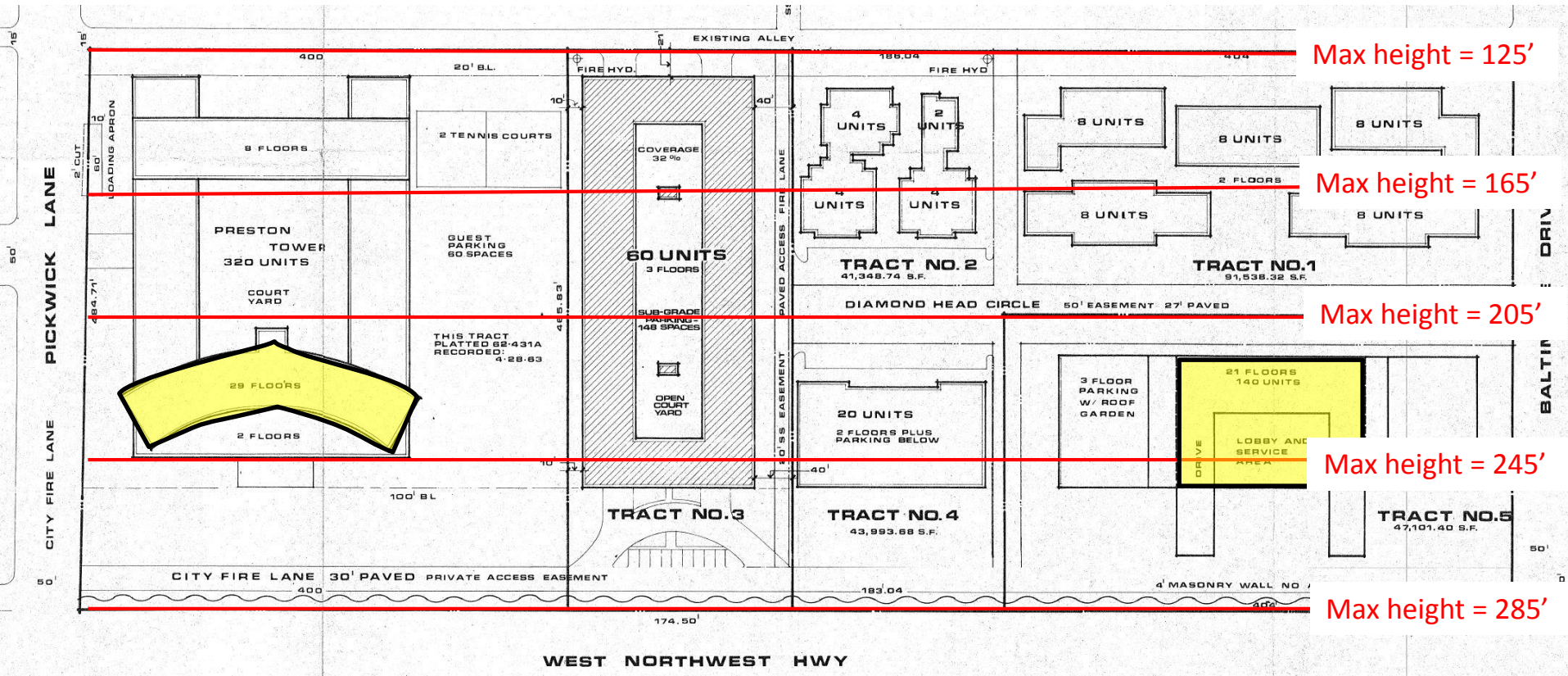
Royal Orleans

Athena

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



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



Max height = 125'

Max height = 165'

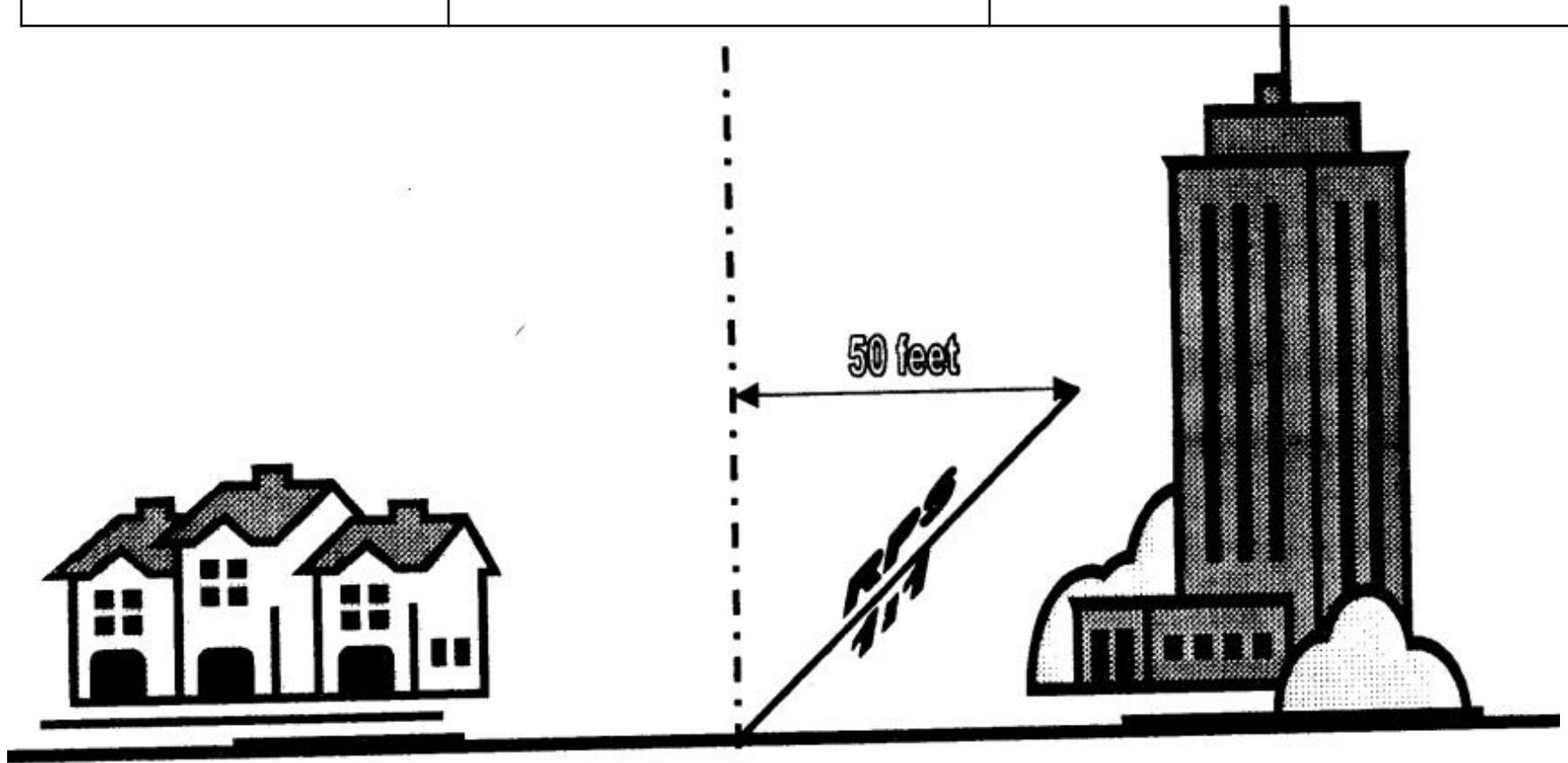
Max height = 205'

Max height = 245'

Max height = 285'



<u>Zoning Category</u>	<u>Angle of Projection</u>	<u>Extent</u>
CH, MF-1, MF-1(A), MF-2, and MF-2(A)	45° (1 to 1 slope)	Terminates at a horizontal distance of 50 feet from the site of origination.



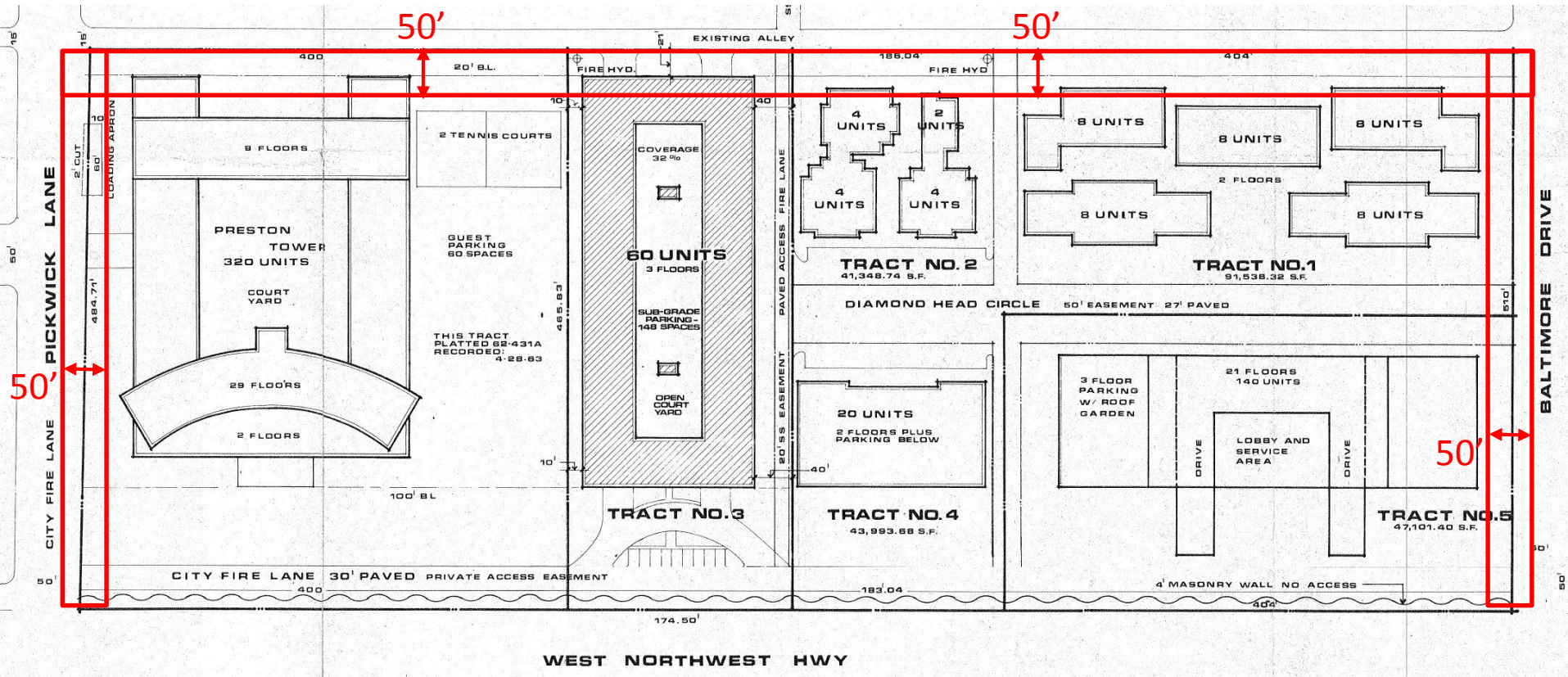
RPS – 1 to 1 slope from MF-1(A) District



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



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



RPS Estimate



Lot coverage (residential structures)

- 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



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

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



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



Off-Street Parking and Loading

- Existing residential off-street parking: 1.22 spaces per unit
- Existing nonresidential off-street parking: minimum of 89 spaces for the nonresidential uses
- CH. 51 (MF-3) is 1 space per 500 ft of dwelling unit floor area
- CH. 51A MF uses is 1 space per bedroom with a minimum of one 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 and Loading

- CH. 51 regulations:
 - 0 to 50,000 sq. ft of floor area = no loading space required
 - 50,000 to 100,000 sq. ft of floor area = 1 loading space required
 - 100,000 to 300,000 sq. ft of floor area = 2 loading spaces required
 - Each additional 200,000 sq. ft of floor area or fraction thereof = 1 additional loading space
- CH. 51A: none required for MF uses



Landscaping

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



Additional Provisions

- Street improvements
- Sidewalk improvements
- Open Space



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