

Z167-396

PD No. 15 Authorized Hearing

**Community Meeting
August 7, 2019**



**Andrew Ruegg
Senior Planner
Current Planning**

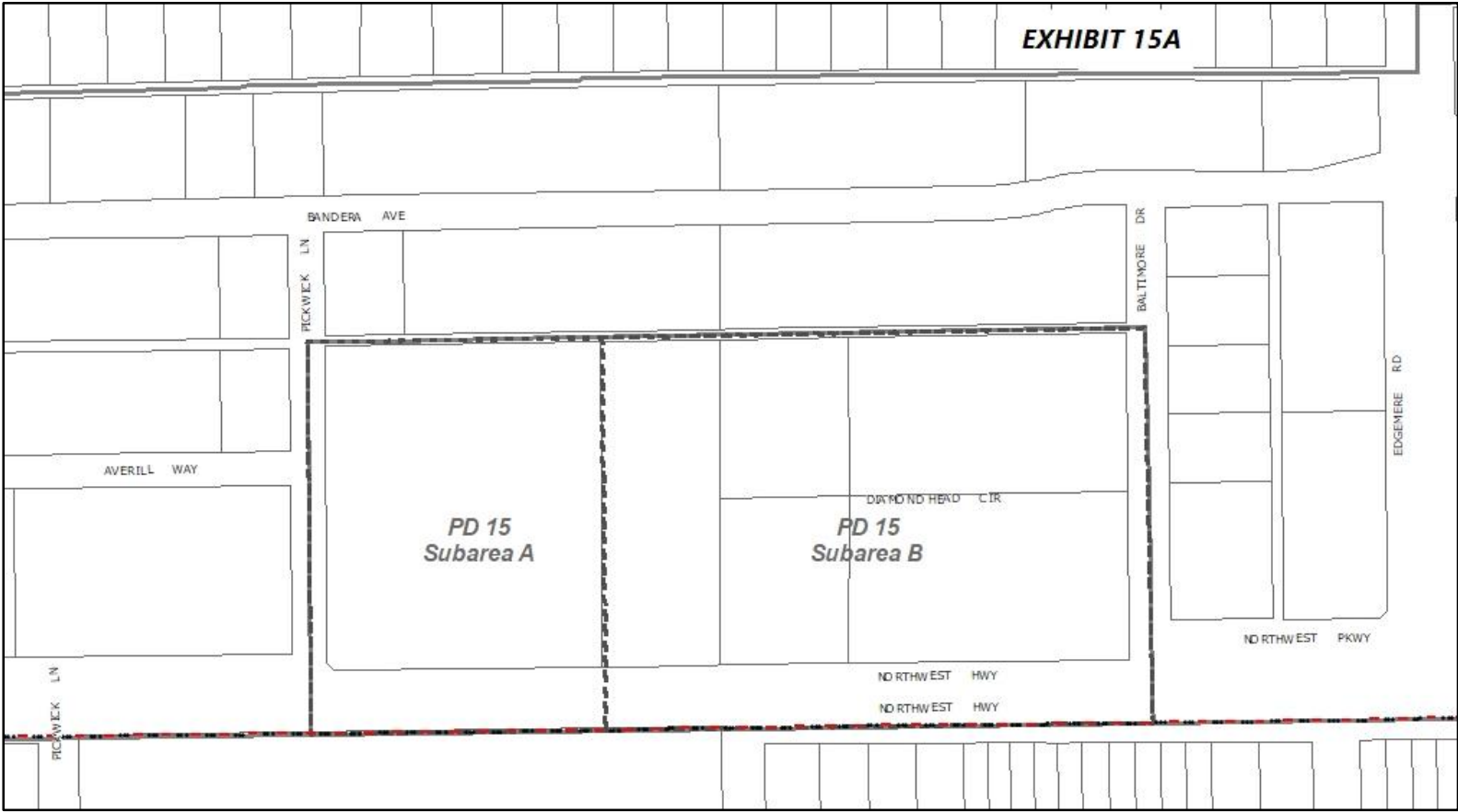
City of Dallas

City Plan Commission (CPC) Recommendation

- Approval of staff recommendation (Base) plus:
 - Parking structure access requirement to NW Highway or NW Parkway
 - Set of conditions that allow a building to be constructed at 310' (Tall Plan)
 - Set of conditions for additional development bonuses (Point System)



CPC Recommendation (Base)



CPC Recommendation (Base)

- Setbacks
 - Minimum setback from NW Hwy is 70'
 - Minimum setback from Pickwick, Baltimore, and north alley is 20'
 - Minimum setback from interior property line that runs east/west is 40'
 - Minimum setback from interior property line that runs north/south is 20'
 - Urban form setback
 - Tower spacing



CPC Recommendation (Base)

- Density and Density bonuses
 - Base maximum is 90 dwelling units/acre
 - A density bonus of 5 additional dwelling units/acre for providing an additional 5% open space (Base open space requirement is 5%)
 - To obtain a density bonus of 100 dwelling units/acre, 10% of the total residential units must be set aside for mixed-income housing in the specified income bands
 - To obtain a density bonus of 120 dwelling units/acre, 15% of the total residential units must be set aside for mixed-income housing in the specified income bands



CPC Recommendation (Base)

- Height and Residential Proximity Slope (RPS)
 - Max height for southern half of PD is 240' (approx. 20 stories)
 - Max height for northern half of PD is 96' (approx. 8 stories)
 - Residential Proximity Slope applies (SF RPS & MF RPS)



CPC Recommendation (Base)

- Lot coverage
 - Southern half of PD:
 - 65% lot coverage for structures less than or equal to 96' (approx. 8 stories)
 - 55% lot coverage for structures 96'-168' (approx. 8-14 stories) and must provide an additional 10% of open space
 - 45% lot coverage for structures over 168' (approx. 14+ stories) and must provide an additional 20% of open space
 - Northern half of PD:
 - 65% lot coverage for structures less than or equal to 60' (approx. 5 stories)
 - 55% lot coverage for structures over 60' (approx. 5+ stories) and must provide an additional 10% of open space



CPC Recommendation (Base)

- Parking and loading
 - Parking must be located in aboveground or underground parking structure
 - Aboveground parking structure must be screened or wrapped
 - Parking structure access requirement to NW Highway or NW Parkway *(Added at CPC)
 - Service, loading, and garbage storage areas must be enclosed within a main structure



CPC Recommendation (Base)

- Pedestrian zones and sidewalks
 - Pedestrian zone for NW Hwy setback: between 50' and 65'
 - Pedestrian zone for interior property lines that run east/west: between 0' and 15'
 - Must contain:
 - One medium or large tree per 30' along the setback
 - One bench per 60' along the setback
 - One pedestrian street lamp per 50' along the setback
 - Sidewalks with minimum average width of 6' along all street frontages and interior east/west setbacks (except for the rear yard setback along the north property line)
 - Sidewalks with a minimum width of 4' along all interior north/south setbacks



CPC Recommendation (Base)

- Landscaping and open space
 - Landscaping must be provided in accordance with Article X
 - Minimum of 5% of building site must be reserved for open space
 - Open space includes areas for recreation, groundwater recharge, landscaping, pedestrian amenities, etc.
 - Must be located between the exterior structure facade and the property line
 - Parking and areas primarily intended for vehicular use are not considered open space



Change in Staff Recommendation (post CPC) (Base) – Mixed Income Housing Development Bonus

- To obtain a density bonus of 100 dwelling units/acre, ~~10%~~ 5% of the total residential units must be set aside for mixed-income housing in the specified income bands
- To obtain a density bonus of 120 dwelling units/acre, ~~15%~~ 10% of the total residential units must be set aside for mixed-income housing in the specified income bands



CPC Recommendation – Tall Plan

- Follows the base conditions with the following exceptions:
 - Set of conditions that allow a building to be constructed at 310' IF:
 - Within 240' of NW Hwy
 - 10% mixed-income housing (+35 dwelling units/acre)
 - Maximum dwelling unit density of 125 dwelling units/acre
 - Building with a floor plate of 15,000 sq ft or less
 - 12.5% contiguous useable open space located along interior property lines
 - All required parking located in an underground parking structure₁₂



CPC Recommendation – Tall Plan

- Staff comments to the following:
 - Set of conditions that allow a building to be constructed at 310' IF:
 - Within 240' of NW Hwy
 - 10% mixed-income housing (+35 dwelling units/acre)
 - Maximum dwelling unit density of 125 dwelling units/acre
 - Building with a floor plate of 15,000 sq ft or less
 - 12.5% contiguous useable open space located along interior property lines
 - All required parking located in an underground parking structure
 - Staff comment – require 15% (instead of 10%) mixed-income housing and clarify open space language must be in addition to the base requirement of 5% open space



CPC Recommendation – Point System

- Points earned for providing:
 - Tower orientation scenarios to prevent a wall effect along NW Hwy (3 pts)
 - Locating useable open space along interior property lines to create centralized open space (up to 5 pts)
 - Locating all required parking in an underground parking structure (6 pts or +25 du/a density bonus)
 - Providing ground floor units with individual entries and building facade and articulation elements (2 pts)
 - Providing additional tree planting and pedestrian amenities (2 pts)
 - **18 total points can be earned**



CPC Recommendation – Point System

- Points earned can be **applied** towards the following:
 - Elimination of tower spacing and urban form setbacks (2 pts)
 - Elimination of Multifamily RPS (2 pts)
 - Increases of density in increments of 5 dwelling units/acre up to a maximum increase of 25 dwelling units/acre (1 pt for each 5 du/a increase up to the maximum)
 - Reduction of interior east/west setbacks up to 10' (2 pts)
 - 10% increase in lot coverage (3 pts)
 - **14 total points can be applied towards development bonuses**



CPC Recommendation – Point System

- Increases in density earned by points may be combined up to a maximum of 115 dwelling units/acre
- 10% mixed-income housing must be provided to reach a maximum density of 125 dwelling units/acre



CPC Recommendation – Point System

- Staff comments to the following:
- Points **earned** for providing:
 - Locating useable open space along interior property lines to create centralized open space (up to 5 pts)
 - Staff Comment – clarify points for locational open space to be contiguous, located adjacent to interior property lines, and is in addition to the base open space requirements
 - Providing ground floor units with individual entries and building facade and articulation elements (2 pts)
 - Staff Comment – Remove regulations for fences and stoops associated with individual entries and remove building facade and articulation elements as these are already required in the blank wall area regulations (Base)
 - Providing additional tree planting and pedestrian amenities (2 pts)
 - Staff Comment – Remove points for additional landscaping and pedestrian amenities. Could cause conflict/unintended consequences with Article X for limited benefits. Additional pedestrian amenities are excessive, could cause clutter, and provide limited benefits



CPC Recommendation – Point System

- Staff comments to the following:
- Points earned can be **applied** towards the following:
 - 10% increase in lot coverage (3 pts)
 - Staff Comment – Clarify to ensure increase in lot coverage does not decrease open space that would otherwise be required. Intent is to provide flexibility, not decrease required open space



CPC Recommendation – Point System

- Increases in density earned by points may be combined up to a maximum of 115 dwelling units/acre
- 10% mixed-income housing must be provided to reach a maximum density of 125 dwelling units/acre
 - Staff comment – Prioritize mixed-income housing by requiring that 10% mixed-income housing be provided prior to utilizing other density bonuses



Submitted Questions

- Mixed-Income Housing Development Bonus
- Internal driveways
- Construction standards/timeline
- Traffic/access/infrastructure
- Authorized hearing process
- RPS/tower spacing/urban form setback
- Landscaping



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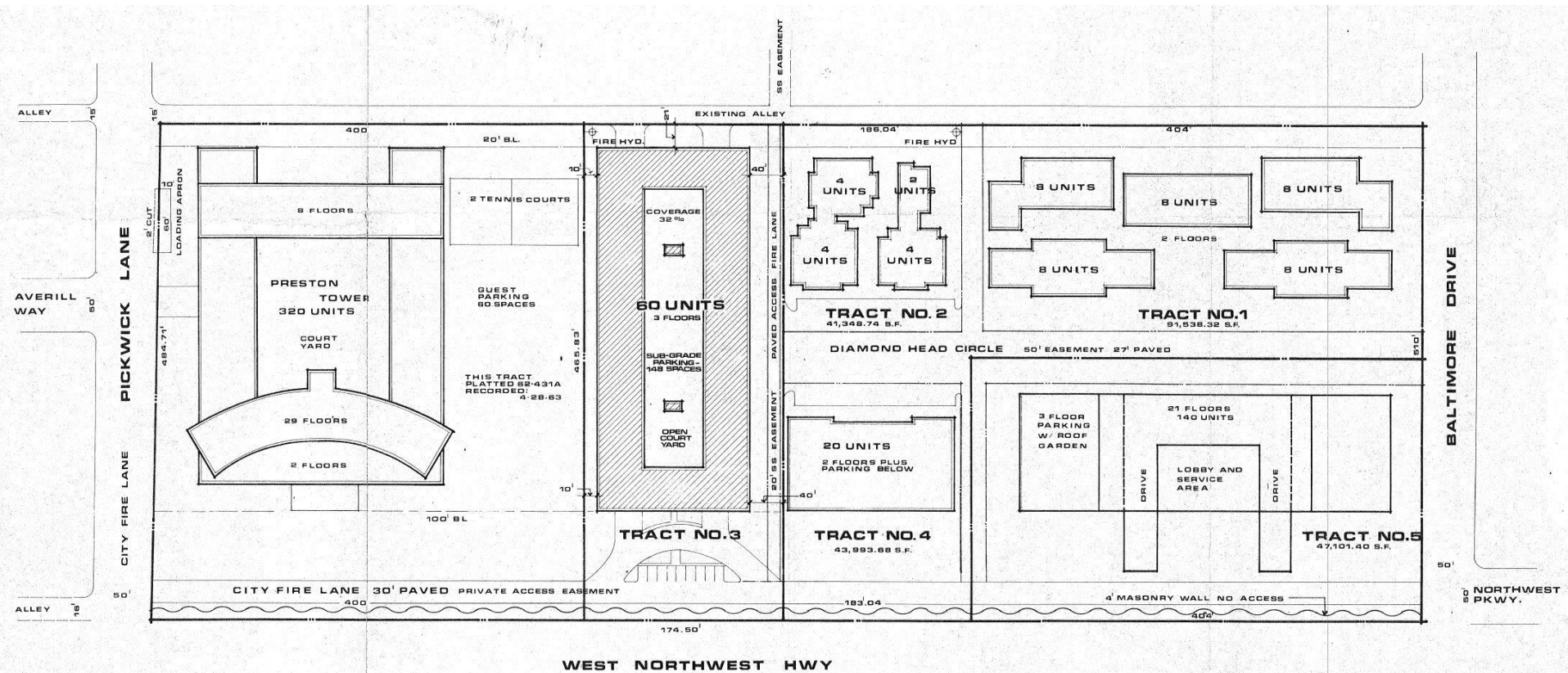
Appendix



Zoning Map



PD No. 15 Existing Development Plan

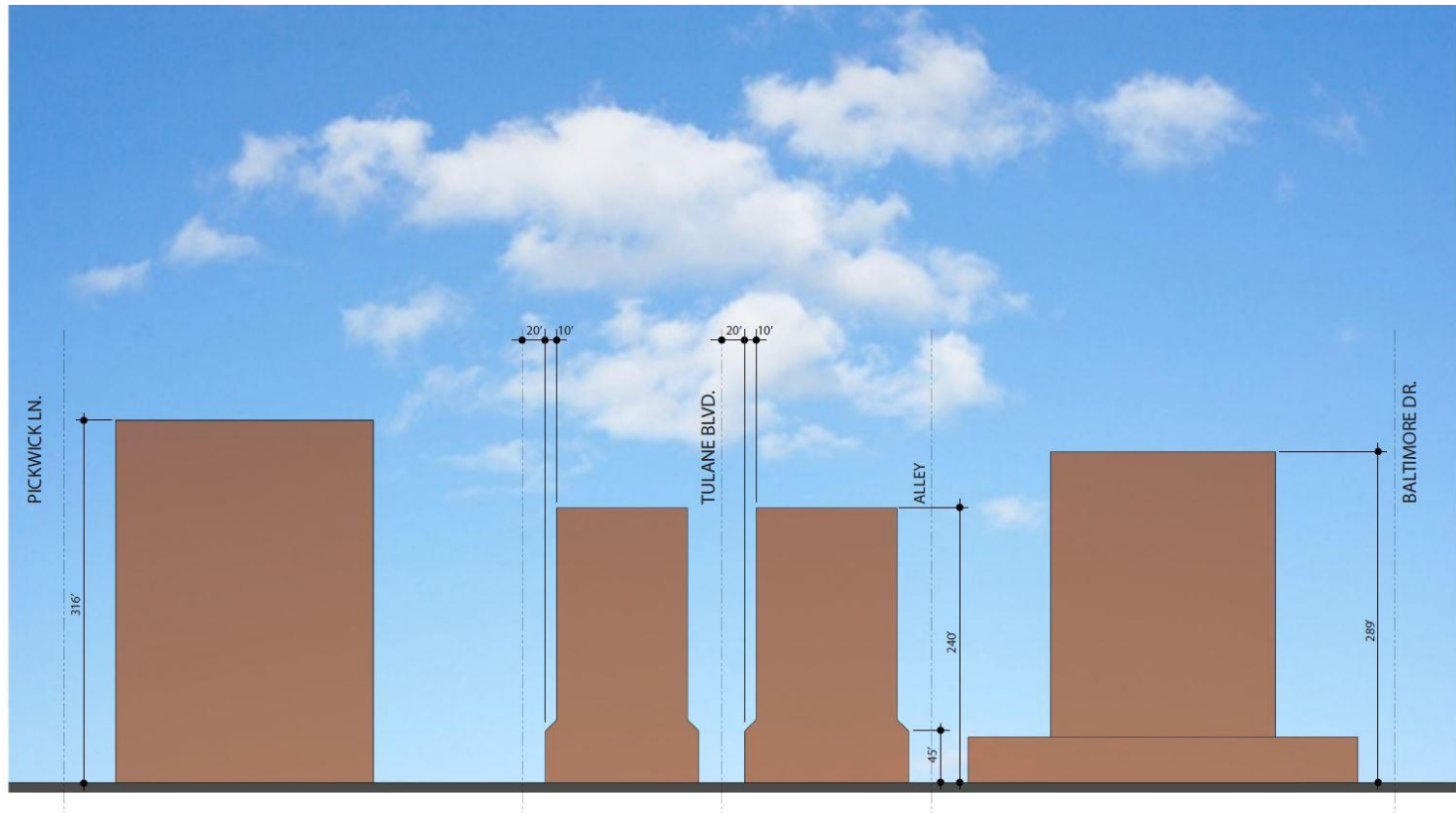


WEST NORTHWEST HWY

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

Northwest Highway Section View

Developable area facing north



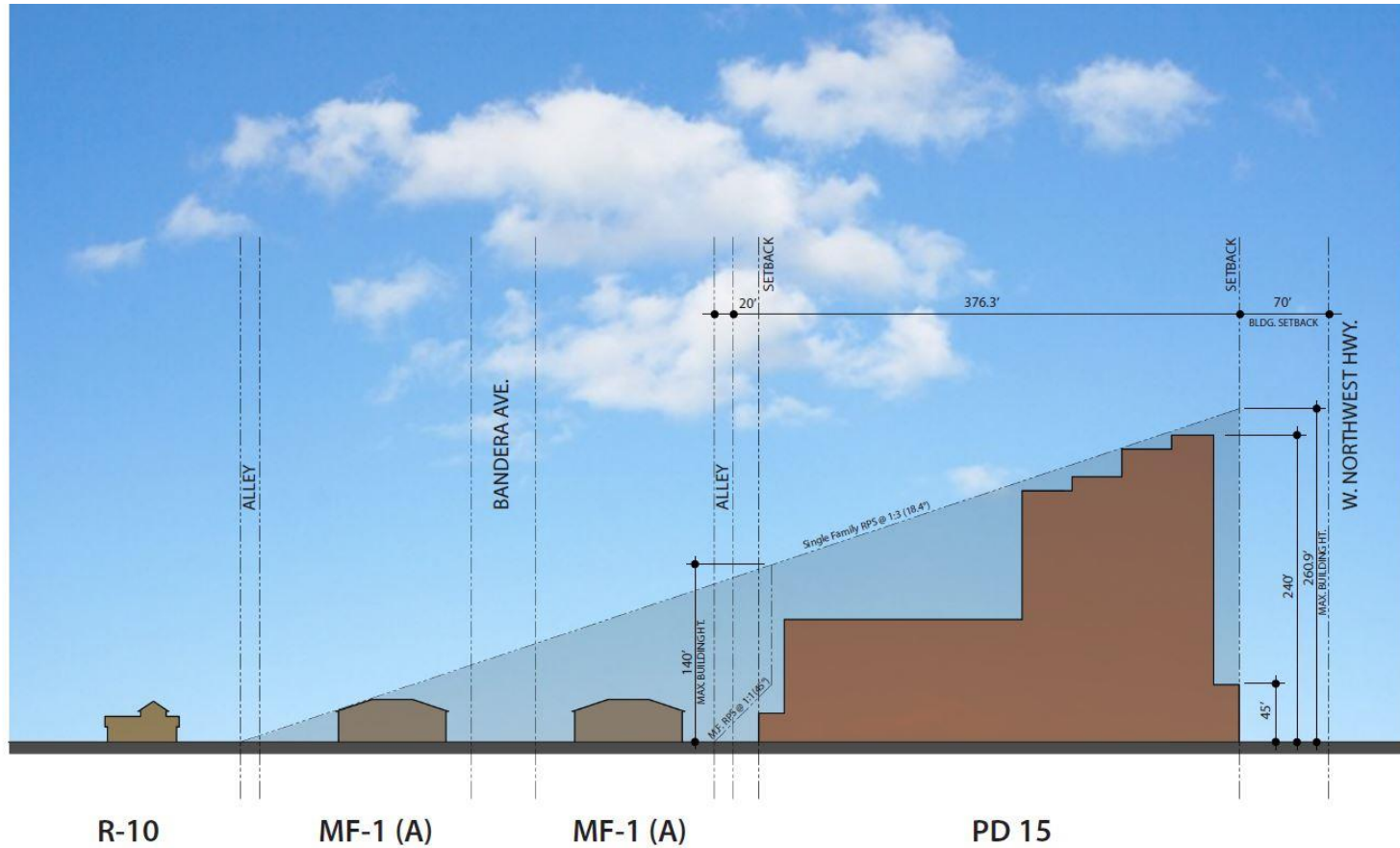
PD 15 Preston Tower (Existing)

Redevelopment Properties

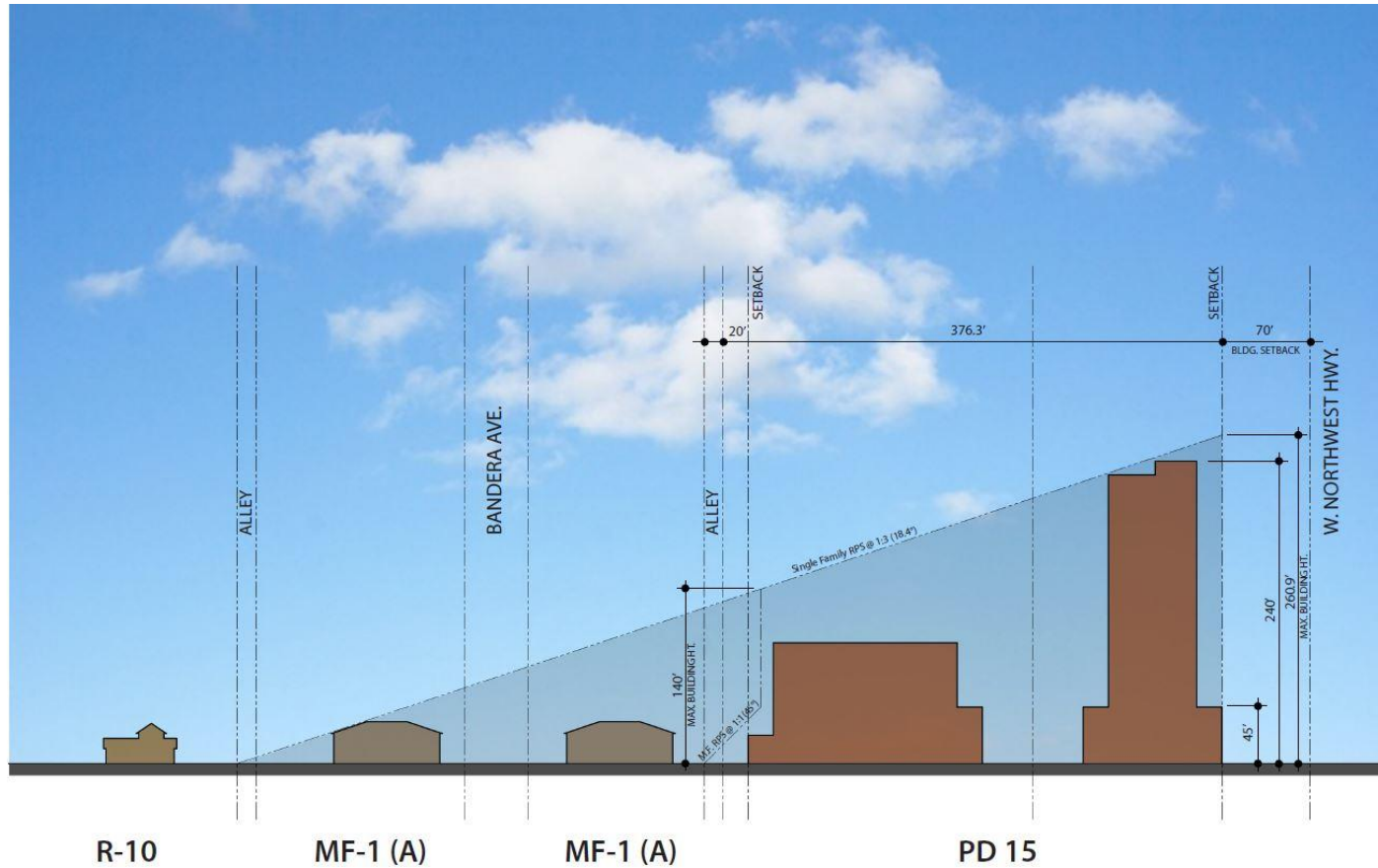
Athena (Existing)



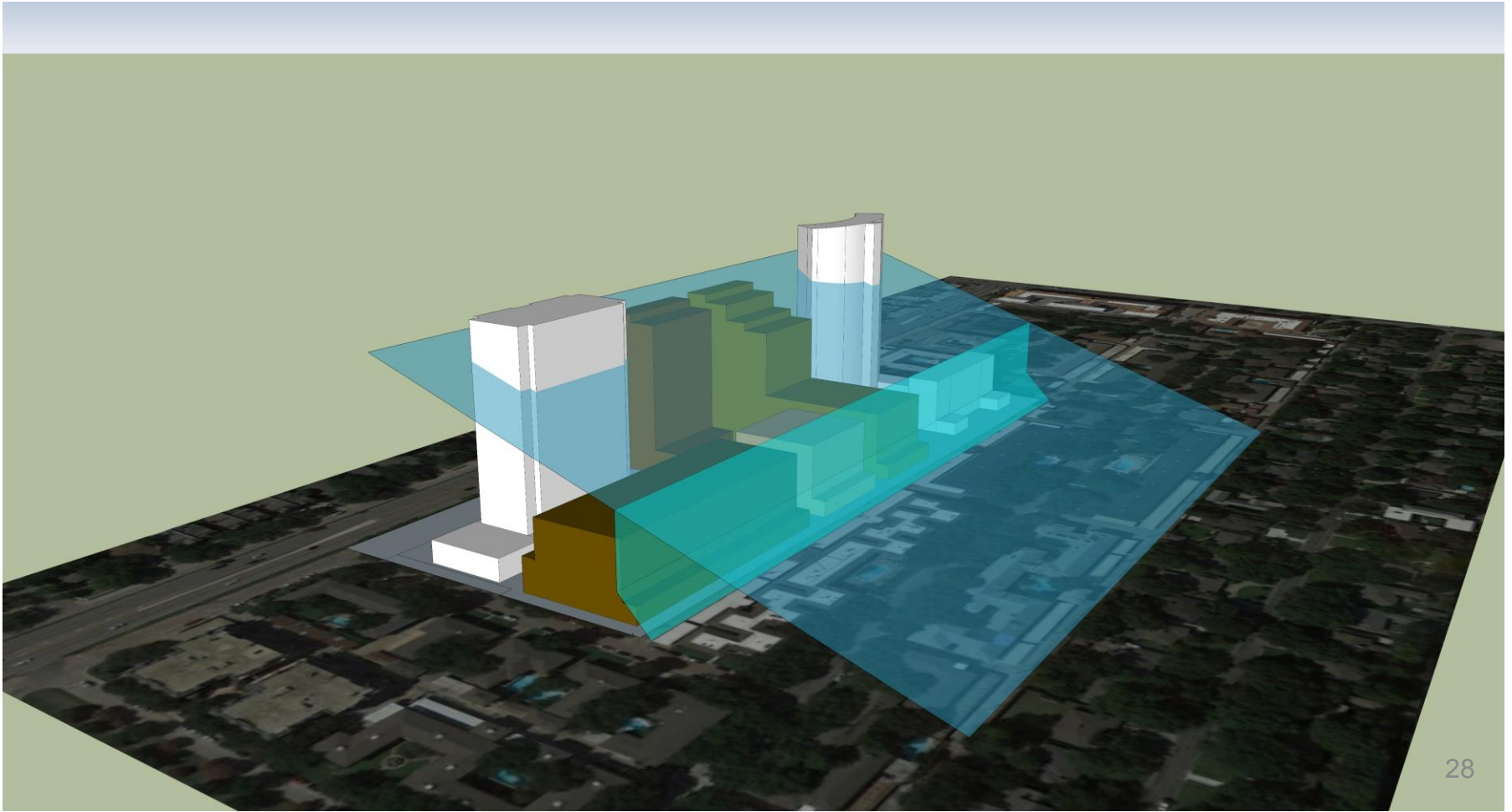
Preston Place Section View Developable area facing east



Diplomat/Royal Orleans Section View Developable area facing east



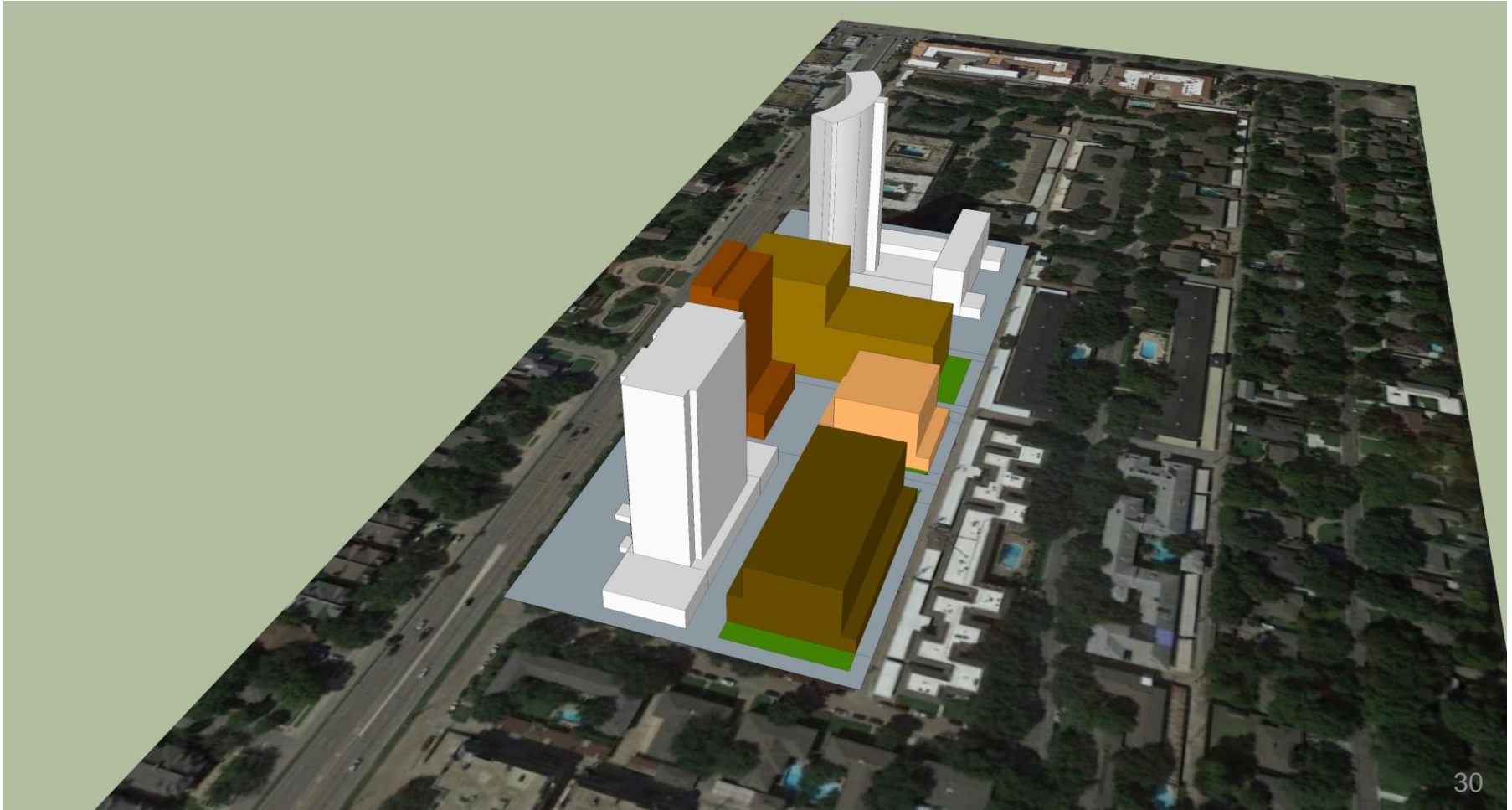
Developable area under RPS



65% Lot Coverage Example Scenario



55% Lot Coverage Example Scenario 1

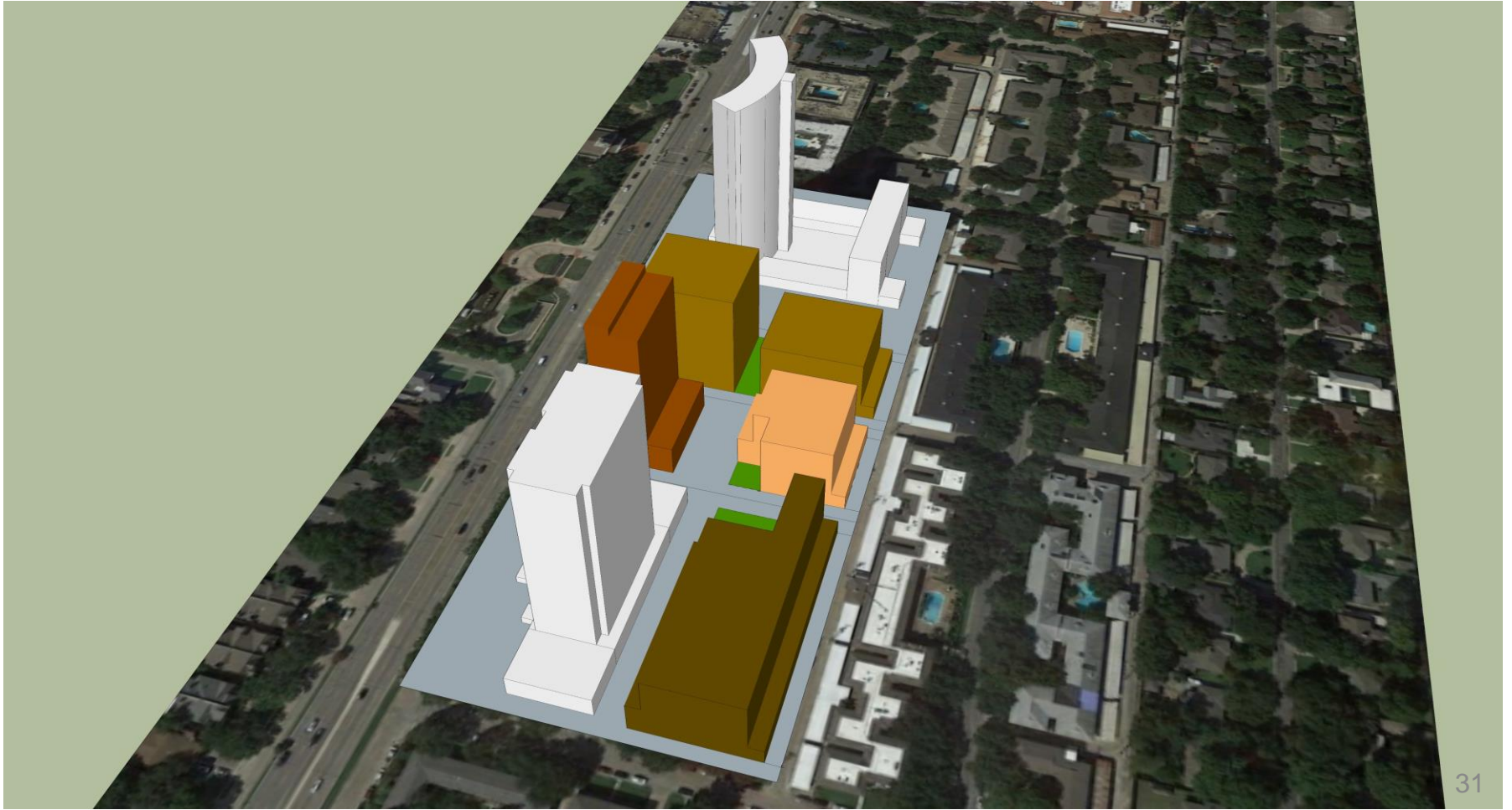


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55% Lot Coverage Example Scenario 2

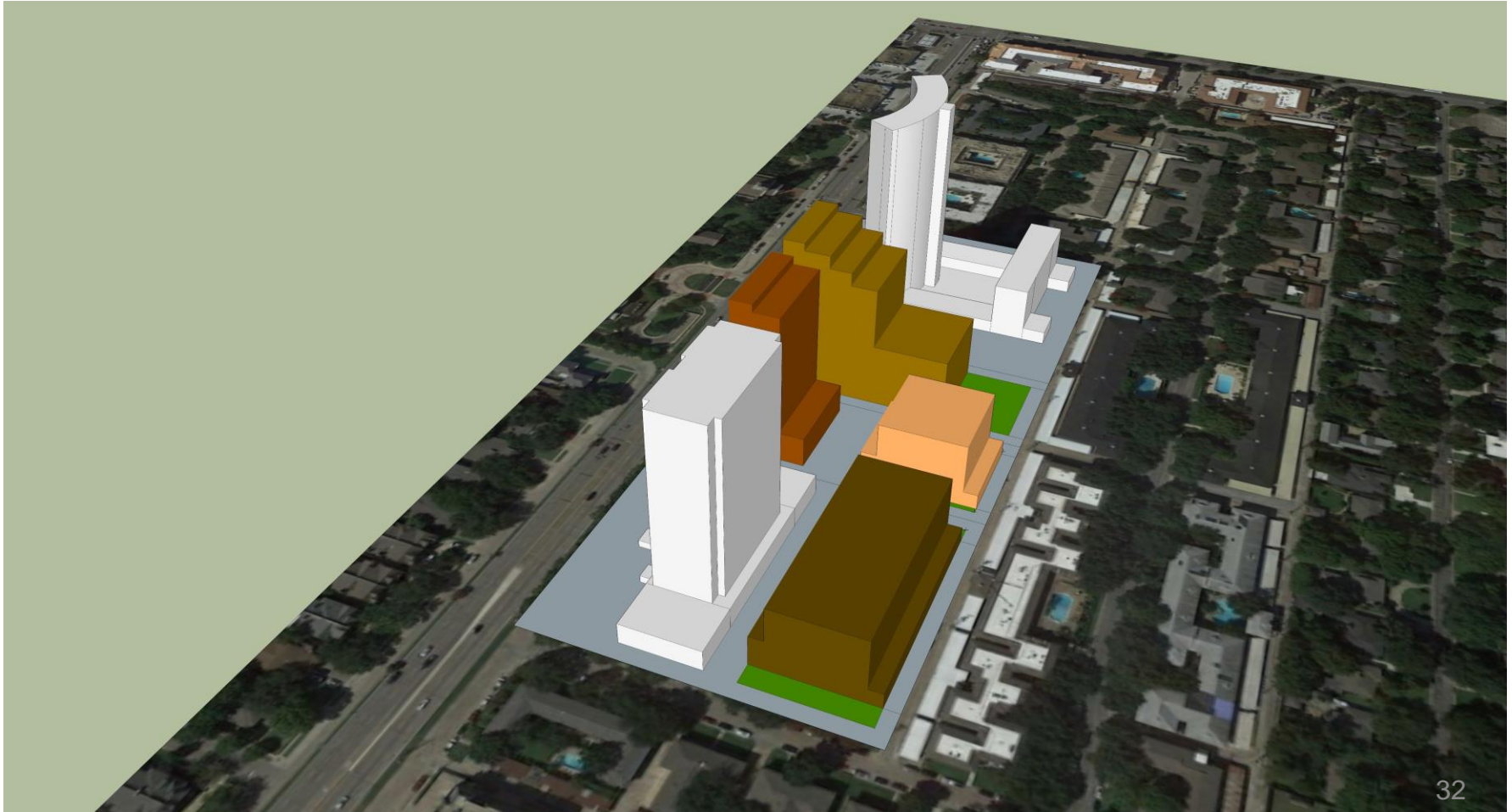


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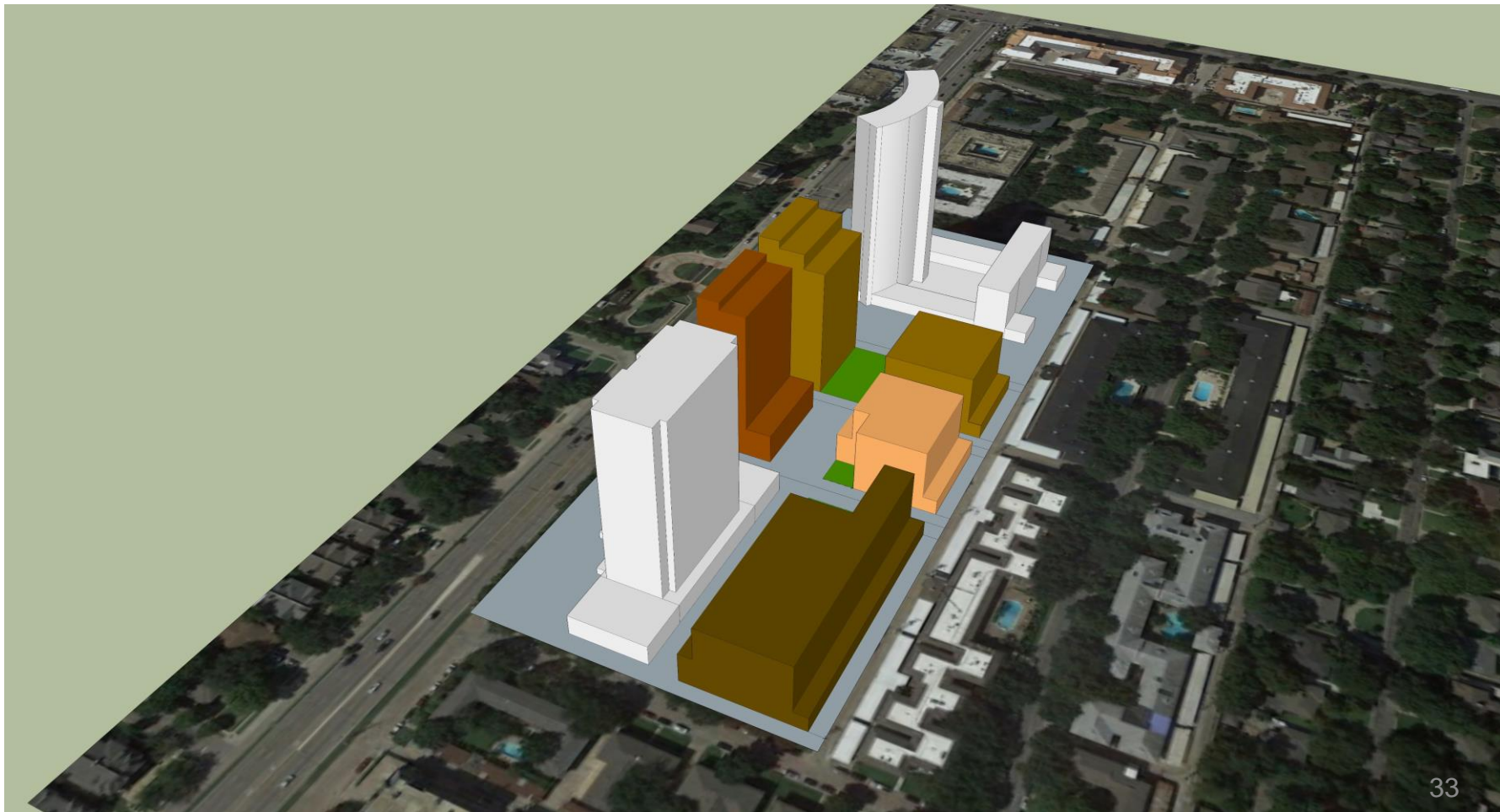


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45% Lot Coverage Example Scenario 1



45% Lot Coverage Example Scenario 2



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MF-1(A)

BALTIMORE DR

DIAMOND HEAD CIR

1012.00

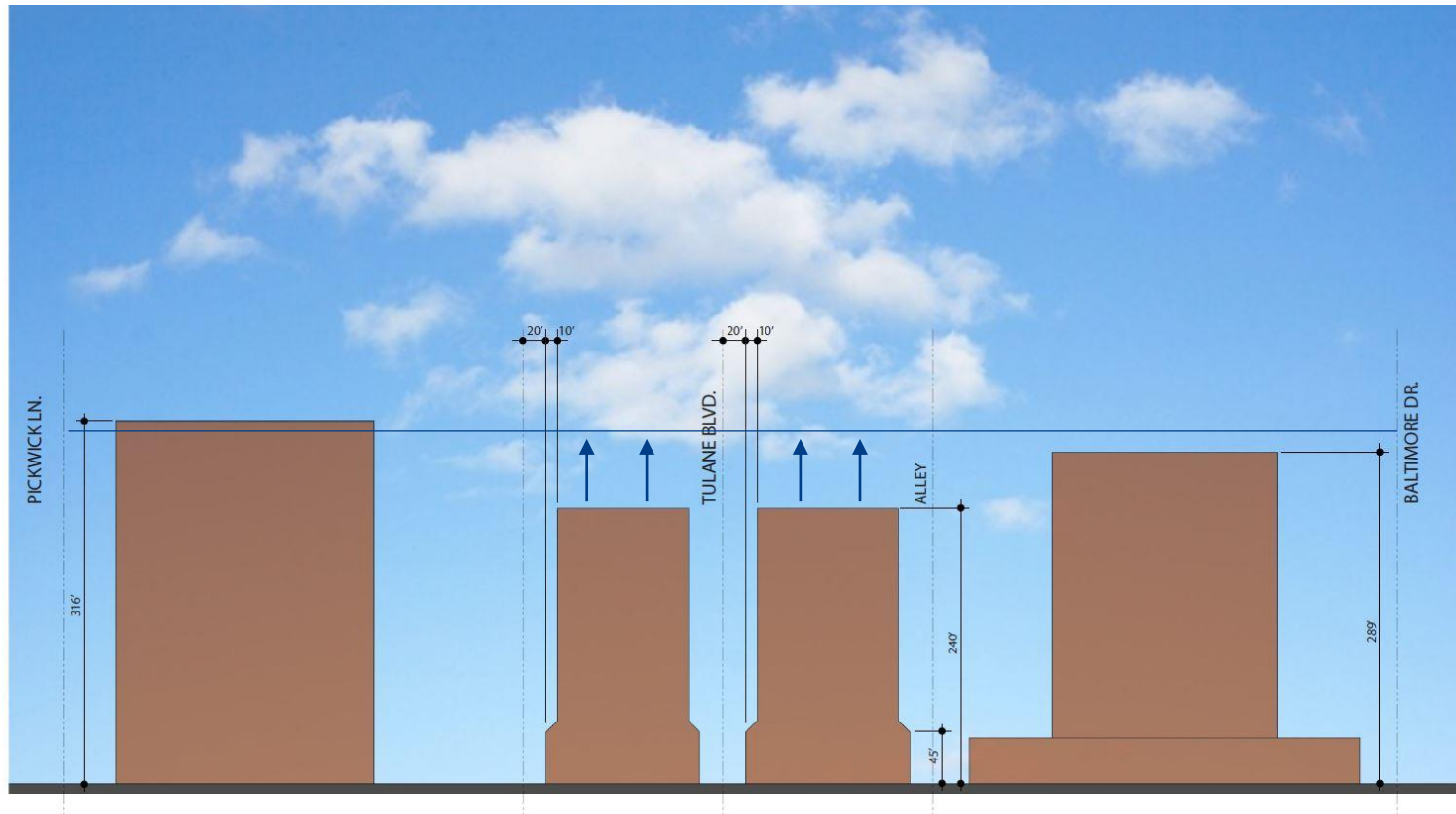
NORTHWEST HWY

NORTHWEST HWY



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City Plan Commission Recommendation – Tall Plan



PD 15 Preston Tower (Existing)

Redevelopment Properties

Athena (Existing)

