

Vickery Meadow

Steering Committee Meeting IV

December 15, 2020

6:00PM

VideoConference

Presented by: Erica Greene
Sustainable Development and
Construction



AGENDA

- Priorities
- Zoning and Zoning Tools
- Discussion
 - Height
 - Density
 - FAR
- Next Steps
 - Homework
 - Next Meeting-January 5, 2021



Steering Committee Priorities

- Connectivity
- Crime: Five Points Area
- Walkability
- Break-Up Super Blocks
- A Mix of Housing Type Affordability

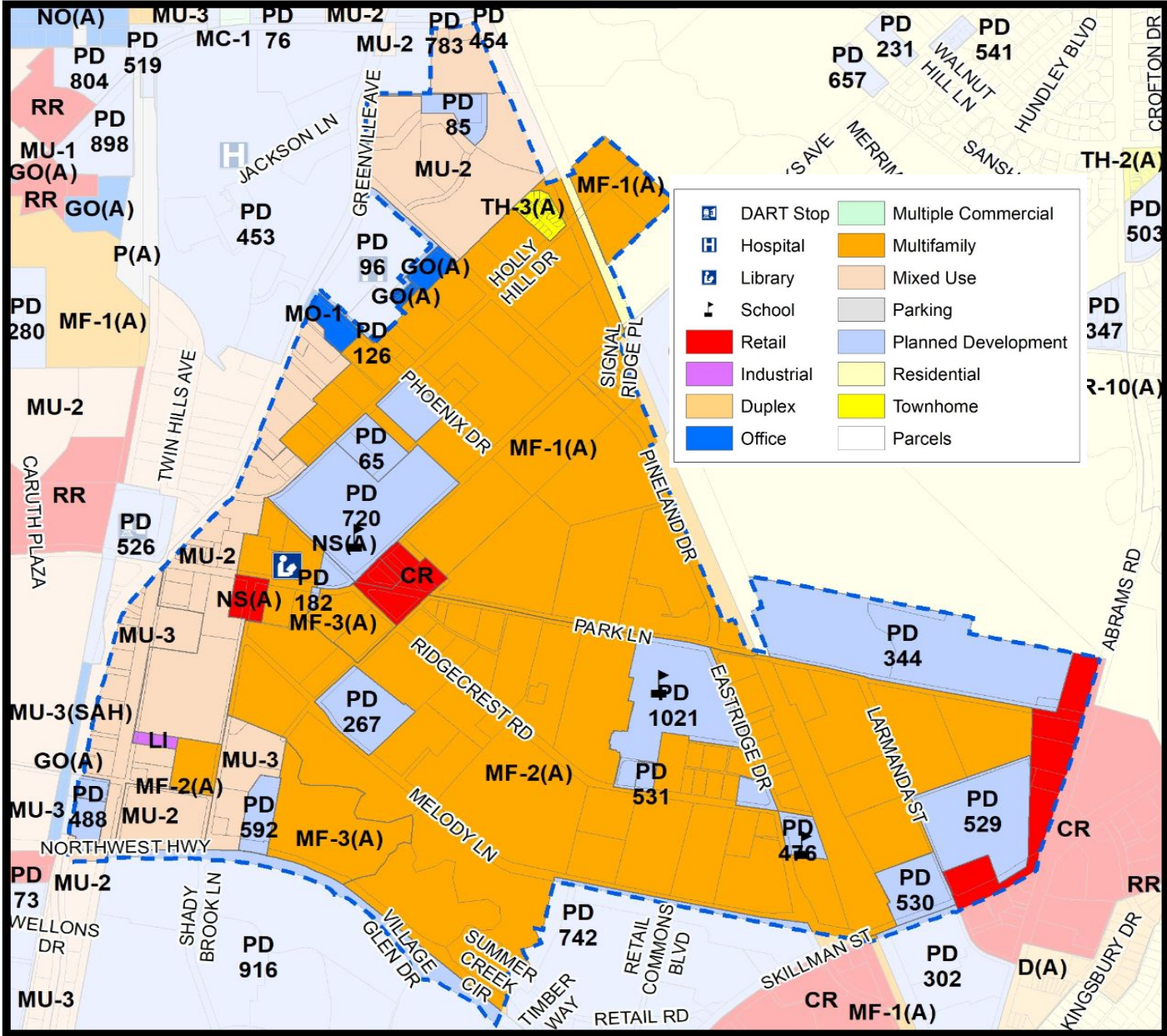


Priorities Submitted By PID

- Walkable mixed-use district
- To not down zone
- Higher density development with break up of mega blocks
- Mixed income housing development bonus are still applicable
- Eliminate negative uses that impact safety
- Improve connectivity
- Improve walkability
- Add predictability to development



EXISTING ZONING MAP



Zoning and Zoning Tools

- Mixed Use
- Building Height
- Density
- Floor Area Ratio
- Yard, Lot, & Space
- Residential Proximity Slope



Mixed Use

- Mixed Use Districts
 - A variety of uses allowed within that district that could range from single family & multifamily residential to office & retail on a single parcel
- Mixed Use Projects
 - A mix of uses on a development that is comprised of more than one use on a single property.



BUILDING HEIGHT

- HEIGHT means the vertical distance of the structure measured from grade



DENSITY

- Ratio of dwelling units to lot area

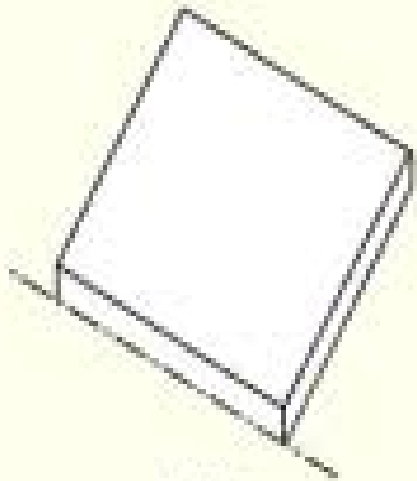


FLOOR AREA RATIO (F.A.R.)

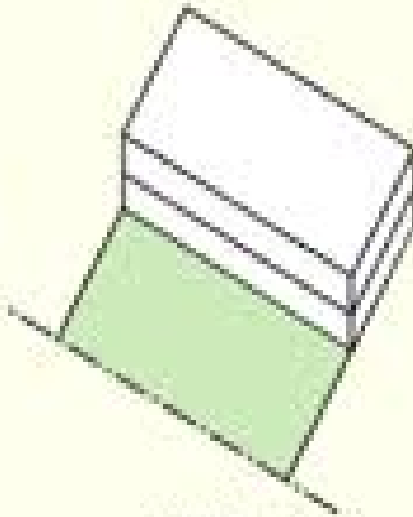
- Floor Area
 - The total square feet of floor space in a building measured to the outside faces of exterior walls or to the omitted wall lines, whichever produces the larger area
- Floor Area Ratio
 - The ratio of floor area to lot area



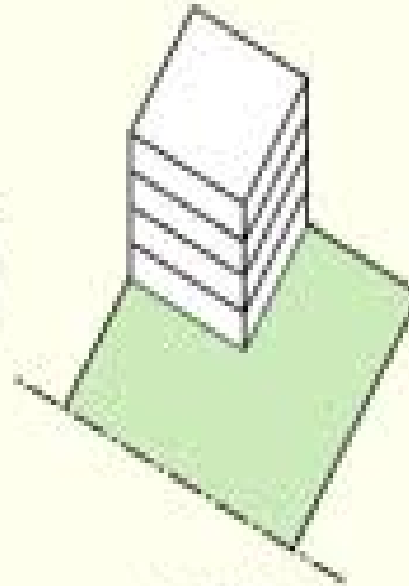
Floor Area Ratio (FAR) 1:1 Ratio



1 story
(100% lot coverage)



2 stories
(50% lot coverage)



4 stories
(25% lot coverage)

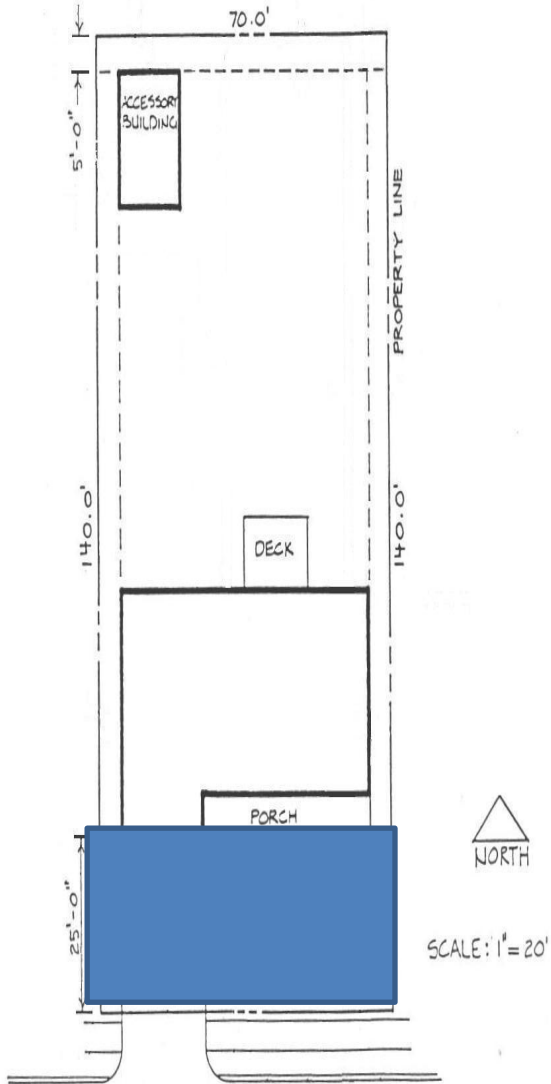


YARD, LOT, & SPACE

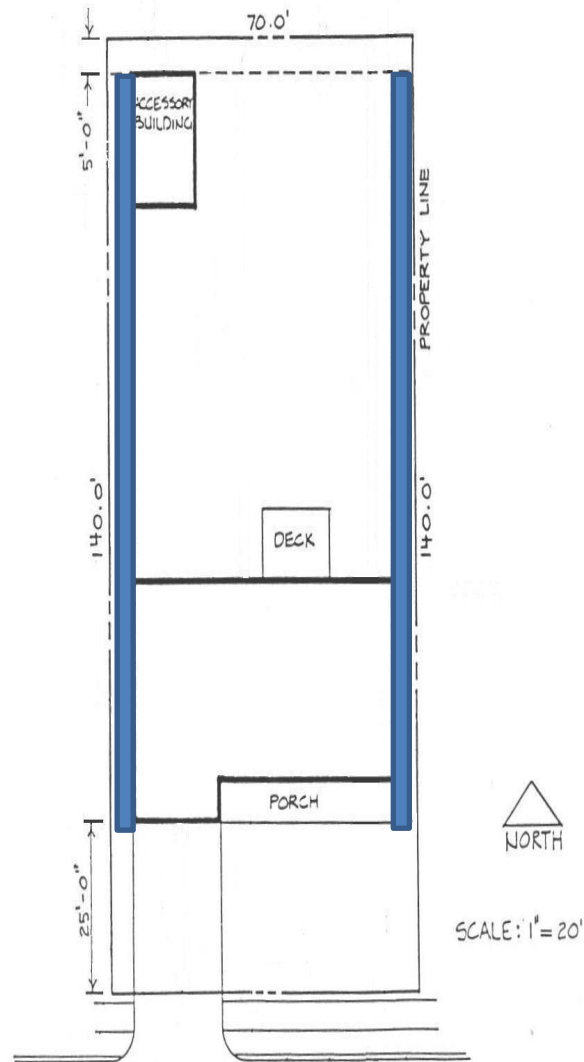
- Front Yard Setback
 - that portion of a property measured from the front property line of the building site inward to the front setback line that extends the width of the property between the two side property lines.
- Side Yard Setback
 - that portion of a property extending from the front setback line to the rear setback line between the side setback line and the side property line.
- Rear Yard Setback
 - that portion of a property between two side property lines that does not abut a street and that extends across the width of the property between the rear setback line and the rear property line.



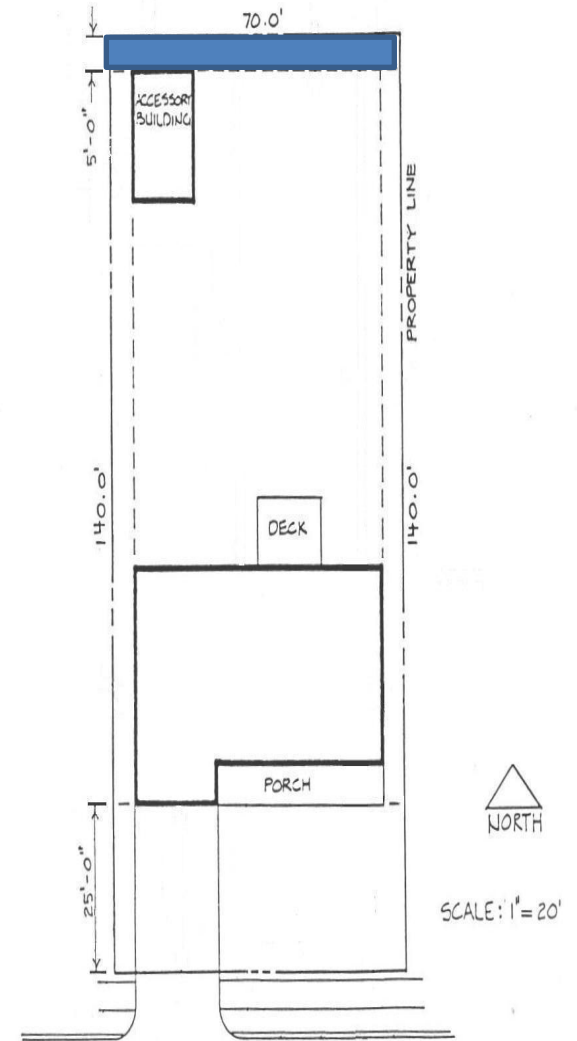
Front Yard Setback



Side Yard Setback



Rear Yard Setback



SEC. 51A-4.410 SCHEDULE OF YARD, LOT AND SPACE REGULATIONS

TYPE OF REGULATION	DISTRICTS	Single Family							D/TH			Multifamily							
		A (A)	R-1ac (A)	R-12ac (A)	R-16 (A)	R-15 (A)	R-10 (A)	R-7.5 (A)	R-5 (A)	D (A)	TH(3) (A)	CH	MF-1 (A)	MF-1 (SAH)	MF-2 (A)	MF-2 (SAH)	MF-3 (A)	MF-4 (A)	MH (A)
(A)	MINIMUM FRONT YARD (IN FEET)	RESIDENTIAL																	
	For all uses	50	40	40	35	30	30	25	20	26	0	0	15	15	15	15	15	15	20

(B) Part 1	MINIMUM SIDE YARD (IN FEET)																		
1	Single family structures	20	10	10	10	8	6	5	5	5	0	0	0	0	0	0			10
2	Duplex structures									5	5	0	5	5	5	5			
3	Multifamily structures											0	10	10	10	10	10	10	
4	Other permitted structures	20	20	20	15	15	10	10	10	10	10	0	10	10	10	10	10	10	10

(B) Part 2	MINIMUM REAR YARD (IN FEET)																		
1	Single family structures	50	10	10	10	8	6	5	5	5	0	0	0	0	0	0			10
2	Duplex structures									10	10	0	10	10	10	10			
3	Multifamily structures											0	15	15	15	15	10	10	
4	Other permitted structures	10	20	20	20	15	15	15	10	10	10	0	15	15	15	15	10	10	10

(C)	MAXIMUM DWELLING UNIT DENSITY (DU'S PER NET ACRE)																		
												18		★		★	90	160	



YARD, LOT, & SPACE

- Urban Form Setback
 - An additional 20-foot front yard setback is required for that portion of a structure above 45 feet in height



YARD, LOT, & SPACE

- Tower Spacing
 - An additional side and rear yard setback of one foot for each two feet in height above 45 feet is required for that portion of a structure above 45 feet in height, up to a total setback of 30 feet.

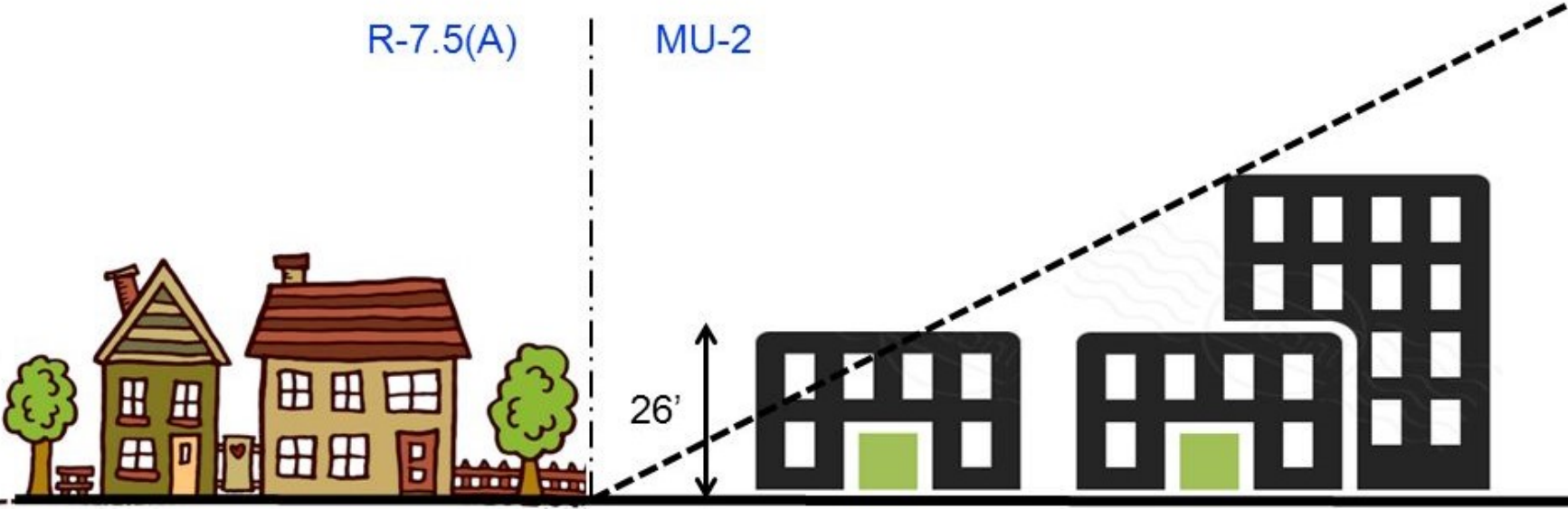


Residential Proximity Slope (RPS)

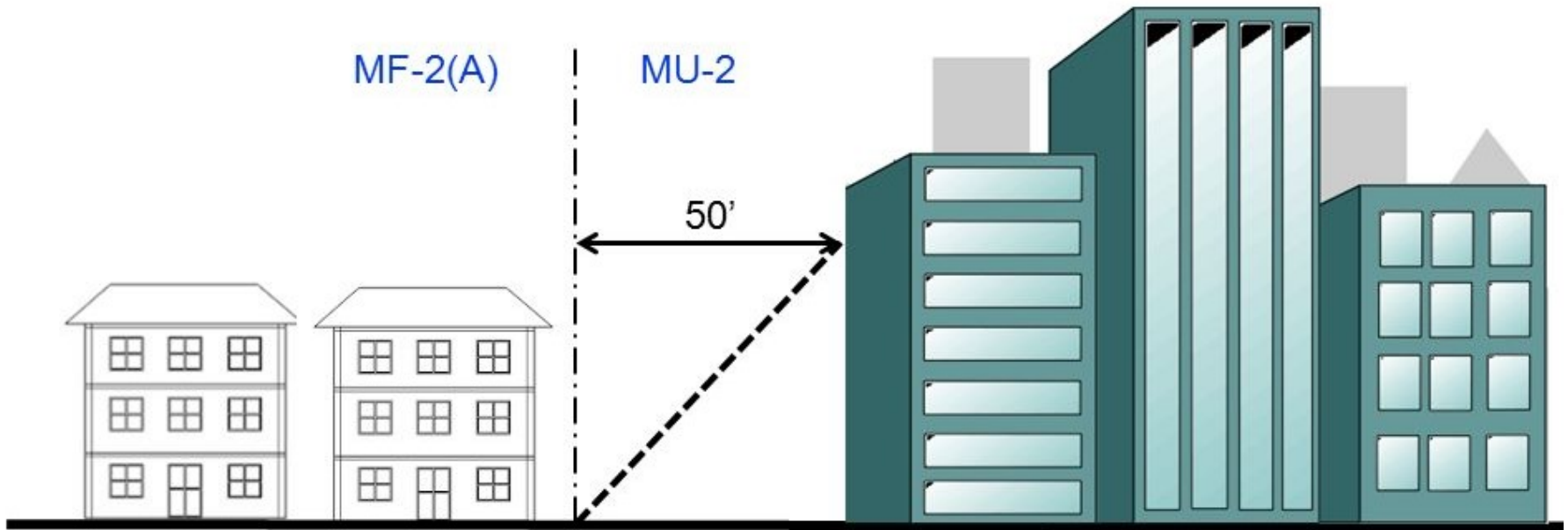
- The residential proximity slope is a plane projected upward and outward from every site of origination.
- Site of origination is the private property line in
 - Residential districts R, R(A) D, D(A), TH and TH(A) that has a slope of 1 to 3 with an infinite extent
 - Multifamily districts CH, MF-1, MF-1(A), MF-2, MF-2(A) that has a 1 to 1 slope that terminates at a horizontal distance of 50ft from the site of origination

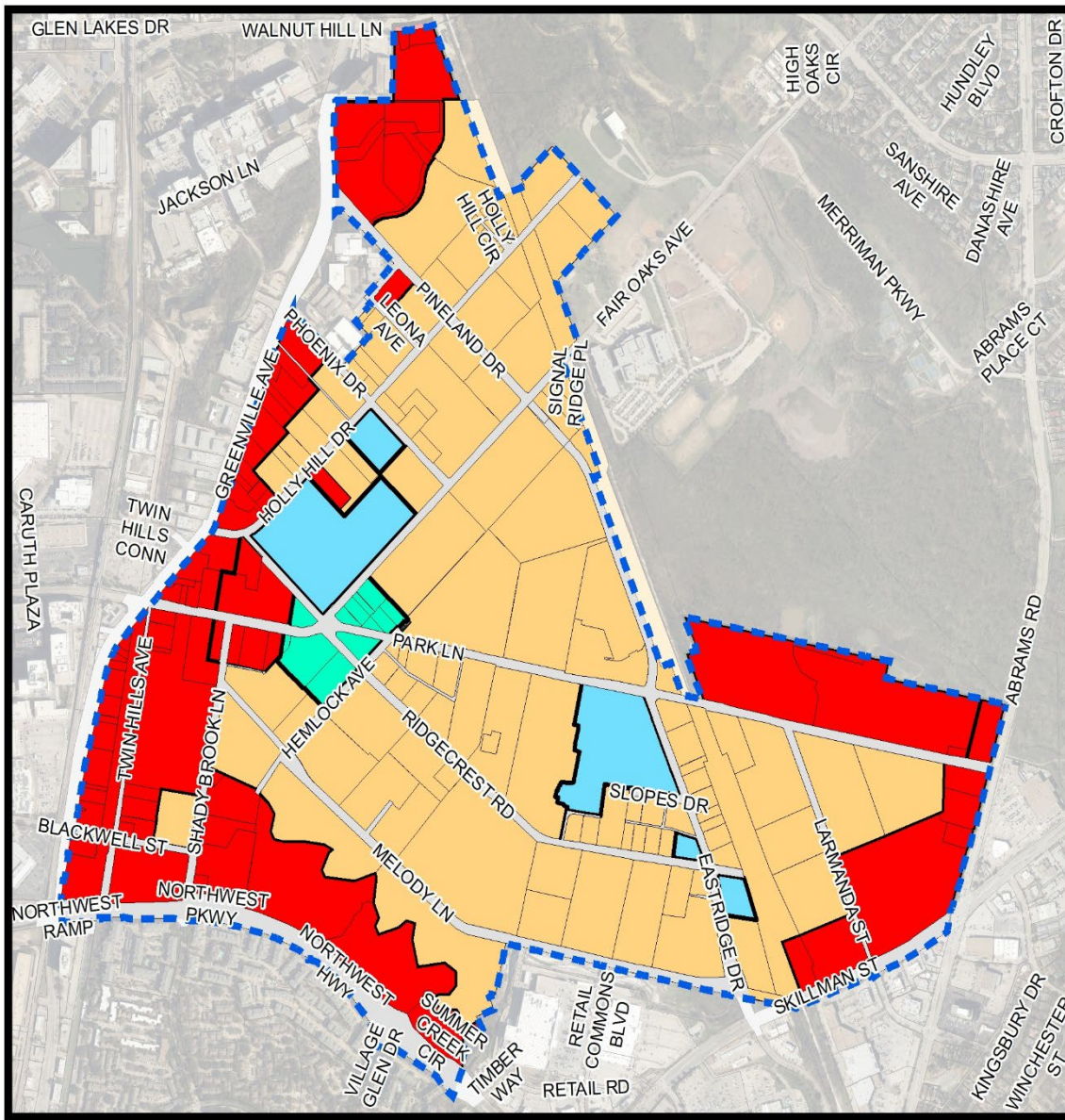


<u>Zoning Category</u>	<u>Angle of Projection</u>	<u>Extent</u>
R, R(A), D, D(A), TH, and TH(A)	18.4° (1 to 3 slope)	Infinite.



<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.





- Height
 - Red
 - Yellow
 - Teal
- Density
 - Red
 - Yellow
 - Teal
- F.A.R.
 - Red
 - Yellow
 - Teal



Next Steps

- Steering Committee Meeting
 - Homework
 - January 5, 2021
 - 6:00 PM – 7:30 PM



Vickery Meadow Authorized Hearing

Steering Committee Meeting IV

Additional questions:

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<https://dallascityhall.com/departments/sustainabledevelopment/planning/Pages/vickery-meadow.aspx>

