

17ZONE1055 HIGHVIEW TEXT AMENDMENTS

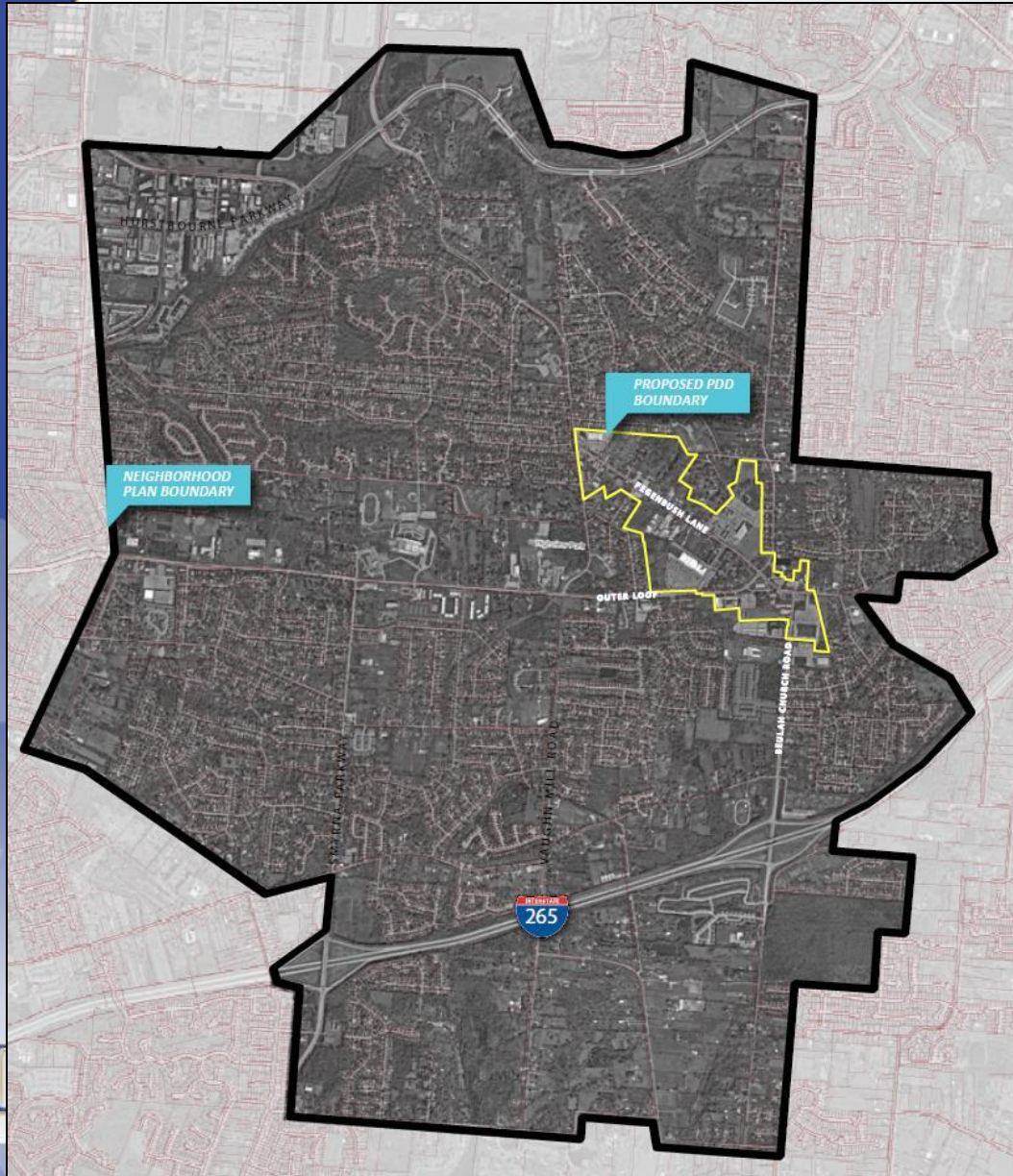


Planning, Zoning & Annexation Committee
May 1, 2018

Request

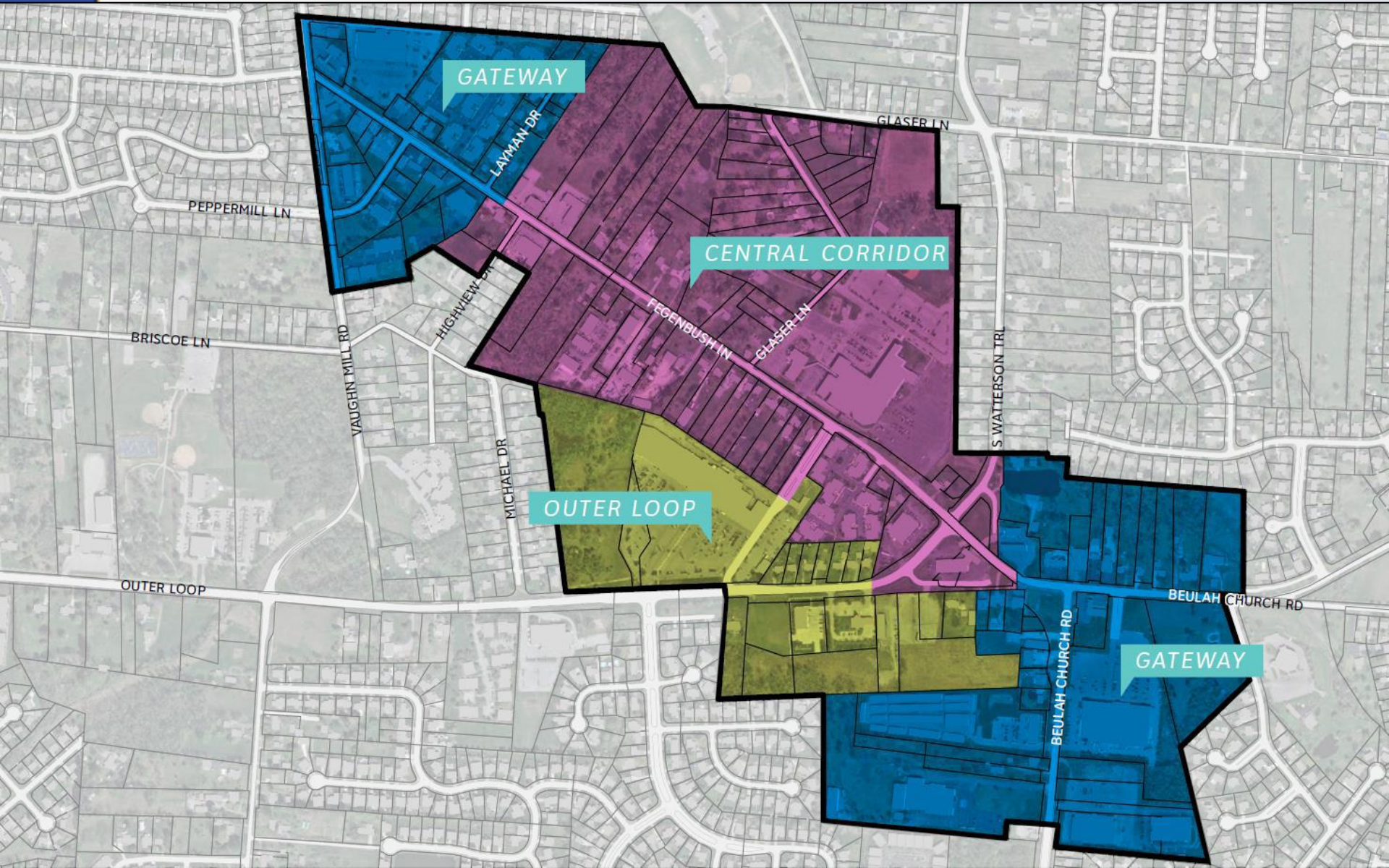
Text amendments to the Highview
Planned Development District (PDD) land
use and design standards pursuant to Land
Development Code, part 2.8.5.A.4.

Neighborhood Plan Boundary



- Highview Neighborhood Plan was adopted in June 2015.
- Highview Planned Development District was created in response to the plan, was adopted in October 2016.

Highview Town Center PDD



Amendment 1

Frontage along certain rights-of-way will be limited to non-residential or mixed-use development

Amendment 2

Incorporation of the land use tables that were mistakenly omitted from the PD-Development Plan upon adoption

Amendment 3

Sidewalks:

1. Expansion of the cumulative existing gross floor area of all buildings (accessory or primary) on a development site by 50% or more, or 2,000 square feet or more, whichever is less
2. Increase in the number of dwelling units of an existing residential development site
3. Conversion of any non-residential space to a residential use
4. Change of use from residential to non-residential
5. Construction of 5 or more new parking spaces

Amendment 4

Clarification added to Dimensional standards to use Neighborhood Form District guidelines for Gateway and Outer-Loop sub-areas

Amendments 5 & 7

Minor text correction

Amendment 6

D. Building Facades (applicable to new structures or when replacing 50% or more of an existing building façade)

- i. Buildings shall have articulated facades with animating features (i.e., columns, piers, pilasters, or similar elements) every 20 to 40 feet to create an architectural rhythm. **Rear facades shall not be required to comply with this part, unless located within the form district transition zone or abutting a residential use.**
- ii. At least 70% of the building façade facing the public right-of-way shall be located between the minimum and maximum setback/build-to-line. **This shall only apply to new construction/enlargement of the building footprint.**
- iii. A minimum of fifty percent (50%) of the street level facade shall be transparent.
- iv. Blank, unarticulated walls shall not extend for distances greater than twenty-five feet (25').

Note: Rear facades shall not be required to comply with this part, unless located within the form district transition zone or abutting a residential use.

- v. Buildings on corner lots **shall** use windows, doors or architectural detail to address façade design on both street frontages.
- vi. Multi-family structures shall not have attached front facing garages. Garages shall be accessed from alleys or, in the case of a development consisting of multiple units, from an internal drive accessible from the rear

Public Meetings

- LD&T meeting on 2/22/2018
- Planning Commission public hearing on 3/29/2018
 - No one spoke in opposition.
 - The Commission recommended approval of the text changes to the Highview PDD by a vote of 6-0 (four members were not present).