

MIXED-USE ZONING Recommended Amendments



Presented to the Fort Worth League of
Neighborhood Associations

By the
Planning and Development Department

January 20, 2011

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Purpose

- Provide **background** on the Mixed-Use Zoning Ordinance
- Review the **proposed amendments** to the Mixed-Use Zoning Ordinance
- Answer your **questions and comments**



What are the benefits of mixed-use development?

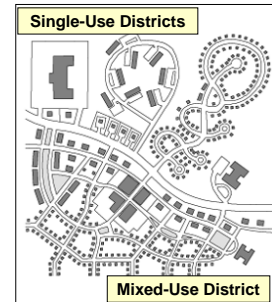
- **Revitalization** of central city commercial districts;
- Development of **multi-family housing** at appropriate locations;
- Protection of single-family residential **neighborhoods**;
- **Efficiency** in the provision of public facilities and services;
- **Convenience** for residents and workers;
- Reduced frequency and distance of **single-occupancy vehicle** trips;
- Residential and employment density to support **transit**;
- Protection of the **environment**; and
- Sense of **community**.

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Why did the City of Fort Worth create mixed-use zoning classifications in 2001?

The zoning ordinance:

- **Prohibited** residential uses within commercial districts, except the "H" central business district and site-specific "PD" planned development districts.
- Contained other **regulatory impediments** to the development of mixed-use growth centers and urban villages as envisioned in the Comprehensive Plan.



Source: DPZ and Associates

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What mixed-use zoning classifications were created in 2001?

1. "MU-1" Low Intensity Mixed-Use District

Purpose: To provide areas in which a variety of housing types may exist among **neighborhood-serving** commercial and institutional uses.



2. "MU-2" High Intensity Mixed-Use District

Purpose: To provide areas in which a variety of **higher density housing types** may exist among commercial, institutional, and selected light industrial uses.



Why did City staff reconvene the Mixed-Use Zoning Advisory Group (MUZAG) in 2004?

- **Assess** the effectiveness of the mixed-use zoning regulations; and
- Make appropriate **recommendations**.



What issues did the MUZAG identify, study, and recommend for text amendments in 2004?

1. Block lengths (Plan Commission)
2. Gated developments
3. Rooftop terraces
4. Angled or parallel parking
5. Campus developments
6. Primary entrance
7. Additional design standards
8. Garden apartment complexes
9. Site plans
10. Mix of uses



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What mixed-use zoning classifications were created in 2005?

3. “MU-1G” Low Intensity Mixed-Use District

Purpose: To provide areas in which a variety of housing types may exist among **neighborhood-serving commercial and institutional uses in undeveloped areas.**



4. “MU-2G” High Intensity Mixed-Use District

Purpose: To provide areas in which a variety of **higher density housing types** may exist among commercial, institutional, and selected light industrial uses in **undeveloped areas.**



Why has City staff reconvened MUZAG in 2009?

The Planning and Development Department, with the assistance of other City departments, neighborhood organizations, and developers have identified possible amendments to:

- **Strengthen** the current ordinance;
- **Clarify** language that may be misinterpreted; and
- Address **sustainable urbanism** and **transit-oriented development** projects.



Who serves on MUZAG?

The broadly representative Advisory Group is comprised of **21 members**, as follows:

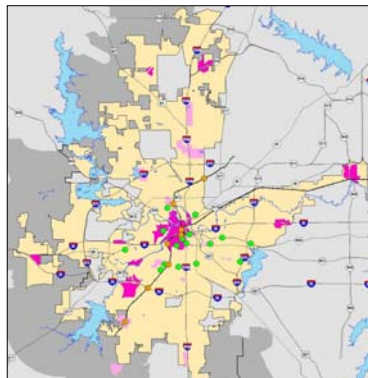
- | | |
|-------------------|----------------------|
| • Nef Ortiz | • Robert Folzenlogen |
| • Ann Zadeh | • Cathy Hernandez |
| • Stephanie Spann | • Bob Kelly |
| • Ramon Romero | • Joe Kline |
| • Regina Blair | • Fran McCarthy |
| • Deanna Boaz | • Andre McEwing |
| • Ray Boothe | • Brandy O'Quinn |
| • Jyl DeHaven | • Phillip Poole |
| • Joseph DeLeon | • Jim Richards |
| • Sandra Dennehy | • Janet Saltsgiver |
| • Barb Grisell | |

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What areas are suitable for mixed-use zoning?

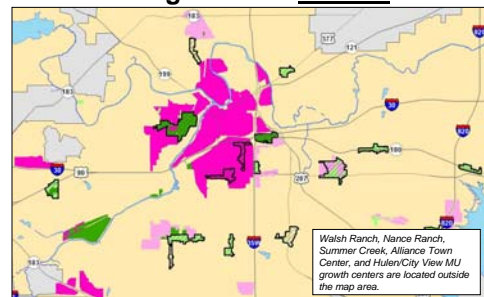
Mixed-use zoning districts should generally be located in designated **urban villages and mixed-use growth centers (MUGCs).**

- Legend**
- Urban Village
 - TOD Site
- Mixed-Use Growth Centers*
- Community
 - Regional



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Where are existing mixed-use zoning districts located?



Note: Of the approximately 2,740 acres zoned MU (91%) is located within urban villages and growth centers.

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Transitional Height Plane

Current Ordinance:
Any portion of a building above **45 feet or 3 stories**, whichever is **less**, shall be set back from an adjacent one- or two-family district to allow for a 45 degree transitional height plane.

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Transitional Height Plane

One- or Two-Family District Potential 3-Story MU Transition Area

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Transitional Height Plane

Option explored by MUZAG:
Apply a height restriction of 3 stories to the portion of MU-1 zoned property within 50ft of a one- or two-family zoned district (current ordinance effectively restricts 3 stories within ~30ft).

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Transitional Height Plane

MUZAG Recommendation:
Maintain current ordinance language. Any portion of a building above **45 feet or 3 stories**, whichever is **less**, shall be set back from an adjacent one- or two-family district to allow for a 45 degree transitional height plane.

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Minimum Height

Current Ordinance:
There is no minimum height in the MU districts.


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Minimum Height

MUZAG recommendation:
MU-1 minimum height: 18 ft
MU-2 minimum height: 2 stories
Prohibit suburban style sloped roofs on single-story buildings

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Height Bonus for Structured Parking




Source: DPZ Company

Current Ordinance:
No height bonus for use of structured parking

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Height Bonus for Structured Parking




Source: DPZ Company

MUZAG Recommendation:
Establish MU-1 and MU-2 height bonus for **mixed-use developments and single-use residential** using structured parking

- MU-1: 60 ft or 5 stories whichever is less
- MU-2: 120 ft or 10 stories whichever is less

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Height Bonus for Structured Parking



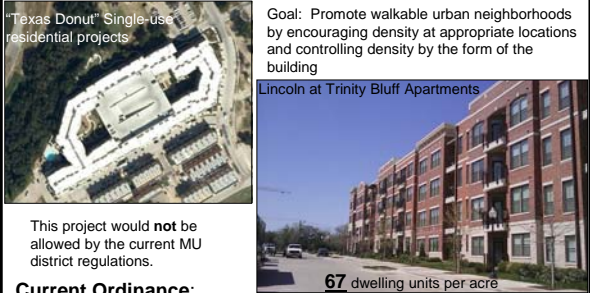
Current Ordinance: 60 feet or 5 stories if project is mixed-use (contains at least 10% retail and 20% residential)

Recommended Amendment: 60 feet or 5 stories if project is mixed-use (contains at least 10% retail and 20% residential) **or** for single-use residential if project utilizes structured parking

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Density

Goal: Promote walkable urban neighborhoods by encouraging density at appropriate locations and controlling density by the form of the building




Current Ordinance:
MU-1 maximum density: 40 units per acre for single-use
60 units per acre of mixed-use
MU-2 maximum density: 60 units per acre for single-use
No max for mixed-use

67 dwelling units per acre

22

Density



4.6 acres


This project would **not** be allowed by the current MU district regulations.

67 dwelling units per acre

MUZAG Recommendation:
Eliminate maximum residential density in MU districts.

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Examples of residential density in Fort Worth:



Gates of 7th Street Station: 24 units/acre

Firestone Apartments: 30 units/acre

Reserve on the Upper West Side: 59 units/acre

Museum Place: 40 units (Approx. 80 units/acre)


Sundance West: 59 units (Approx. 100 units/acre)

The Tower: 294 units (320 units/acre)


24

Cumberland at Ridglea Apartments

31 units/acre, 3 stories residential
 Allowed under current MU-1 ordinance
 Surface parking



7.8 acres



25

Alta at Ridglea Apartments

28 units/acre, 3 stories residential
 Allowed under current MU-1 ordinance
 Surface parking



9 acres



26

The Lofts at West 7th

60 units/acre, 4-5 stories mixed-use
 Allowed under current MU-1 ordinance
 Structured parking



5.8 acres



27

Colonial Park and Gallery 1701 Apartments

58 units/acre, 4-5 stories residential
 Not allowed under current MU-1 ordinance
 Structured parking



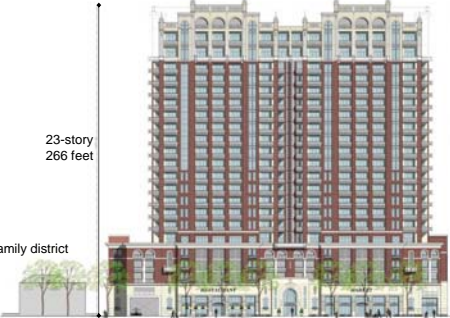
7 acres



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Density

If we eliminate the maximum residential density, how do we make sure we do not get...




23-story
266 feet

Single-family district

Density

We regulate bulk and height.



20 foot setback

Max 5-story
60 feet

Single-family district

Density

We address transitional height planes.

Density

We enforce parking standards.

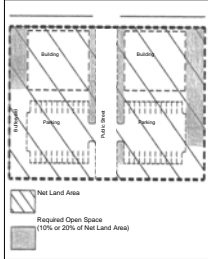
Density

We enforce design standards, enhanced landscaping, etc, which address the quality of development.

Density

Market demands will limit what can be built and where it can be built.

Open Space



Mixed-Use, Commercial, Institutional

10%

Residential


20%

Current Ordinance:

- 10 percent of net land area for commercial and institutional uses, and for mixed-use projects
- 20 percent of net land area for single-use residential developments

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Open Space



Current Ordinance:

- 10 percent of net land area for commercial and institutional uses, and for mixed-use projects
- 20 percent of net land area for single-use residential developments

36

Open Space Enhanced Landscaping



MUZAG Recommendation:
Open space requirements eliminated with the addition of **enhanced landscaping requirements** using a point system that provides different amenities

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Open Space Partial listing of enhanced landscaping features

Enhanced Landscaping Point System – 30 points required (20 points in single-family houses and urban manor houses with two (2) units)

Feature	Requirement or example items	Points Awarded
Plaza	5% of net land area. Plaza shall be continuous w/ minimum area not less than 1,000 sq ft. If 5% of net land area is greater than 2,000 square feet, multiple plazas are permitted.	15
Playground	5% of net land area w/ minimum area not less than 1000 sq ft	15
Community garden	1 pt for every 250 sq ft w/ minimum area not less than 1250 sq ft	5-15
Arcades, structural awnings, galleries, balconies or other approved pedestrian shelter	50% of façade facing primary street or 25 linear ft, whichever is greater. 4 ft minimum depth.	10
Single family front porch	50% of façade facing primary street	10
Enhanced streetscaping	Each 50 ft segment of street frontage is required to have 2 streetscaping items. Items include but are not limited to benches, trash receptacles, bike racks, and planters using materials appropriate for the adjacent street and approved by the Transportation and Public Works Department.	10
Pedestrian-scaled lighting	1 light post every 60 ft of street frontage; style approved by the Transportation and Public Works Department and consistent with other pedestrian lights on the same block.	10

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Open Space Enhanced Landscaping

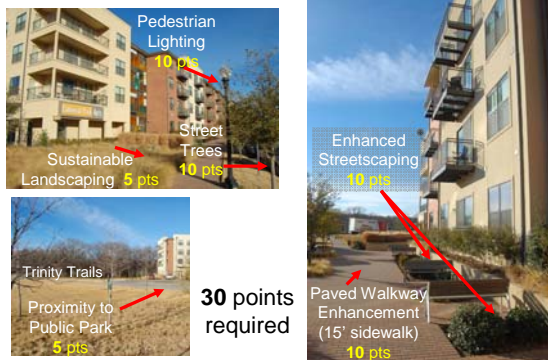


30 points required

15 Points - This project would **NOT** meet the minimum requirements.

39

Open Space Enhanced Landscaping




30 points required

50 Points - This project would meet the minimum requirements.

40

Open Space Enhanced Landscaping




30 points required

20 Points - This project would **NOT** meet the minimum requirements.

41

Open Space Enhanced Landscaping



30 points required

30 Points - This project would meet the minimum requirements.

42

Open Space Enhanced Landscaping

Sitting Area 5 pts
 Plaza 15 pts
 Enhanced Streetscaping 10 pts
30 points required

30 Points - This project would meet the minimum requirements. 43

Open Space Enhanced Landscaping

30 points required
 Street Trees 10 pts
 Pedestrian Scaled Lighting 10 pts
 Enhanced Streetscaping 10 pts
 20' walkway 10 pts

40 Points - This project would meet the minimum requirements. 44

Open Space Enhanced Landscaping

Street Trees 10 pts
 Plaza 15 pts
 Public Art 5 pts
 Enhanced Streetscaping 15 pts
30 points required

45 Points - This project would meet the minimum requirements. 45

Landscaping in Surface Parking and Driveway Areas

Current Ordinance:
 Landscape islands shall be required in parking lots with 12 or more parking spaces. The total area of landscape islands shall equal at a minimum 5 square feet per parking space. 46

Landscaping in Surface Parking and Driveway Areas

MUZAG Recommendation:
 Require landscape islands containing trees to be a minimum of:

- 130 square feet for non-porous surface parking lots
- 65 square feet with use of structural soil
- 16 square feet with use of adjacent porous surfaces

47

Landscaping in Surface Parking and Driveway Areas

Maximum 12 spaces between tree islands

MUZAG Recommendation:

- Require every parking space to be not more than 60 feet from a medium or large canopy tree planted within a median or island.
- Encourage the use of linear planting strips instead of islands.

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Exemption of Building Spacing Requirements

Current Ordinance:

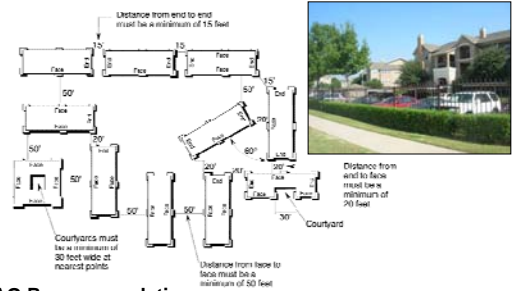
Section 4.902.D.4.b does NOT exempt multifamily and mixed-use developments within MU districts from Section 6.506H of the Unified Residential Development (URD) requirements.

Distances Between Buildings

Building Orientation	Minimum Distance
Face to face*	50 feet
Face to end**	20 feet
Corner to corner	15 feet
Angled corner to face (60 to 90 degree angle)	20 feet
Courtyard face to face	30 feet
End to end	15 feet

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Exemption of Building Spacing Requirements



MUZAG Recommendation:

Exempt MU projects from Section 6.506.H

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Modify Percentages and Location Requirements of Fenestration

Current Ordinance:

New commercial building facades fronting on publicly accessible streets or open space shall be not less than 40 percent or more than 90 percent clear glazing.



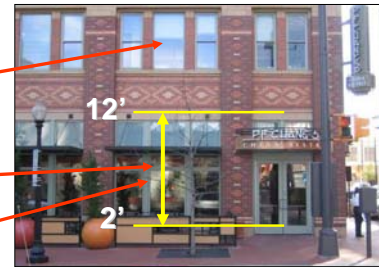
51

Modify Percentages and Location Requirements of Fenestration

MUZAG Recommendation:

Upper Stories: 25%

Primary Streets: 60%
Side Streets: 40%



Fenestration Alternatives: Alternatives may count towards meeting the fenestration requirement and can be used in singular or in combination. If used in combination, they may count no more than 80 percent of the fenestration requirements:

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Modify Percentages and Location Requirements of Fenestration

MUZAG Recommendation:

Project Type		Primary Street	Side Street
Mixed-Use			
	Ground Story from 2 feet to 12 feet above grade	60 percent	40 percent
	Upper Stories	25 percent	25 percent
Commercial			
	Ground Story from 2 feet to 12 feet above grade	60 percent	40 percent
	Upper Stories	25 percent	25 percent
Residential		None	None

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Modify Percentages and Location Requirements of Fenestration

MUZAG Recommendation:

Fenestration Alternative	Percent counted towards requirement
Windows at the ground story but outside the 2 – 12 feet zone	40 percent
Wall mounted or recessed display cases at least 4 feet high	40 percent
Walk-up automated teller machines	40 percent
Green screen system, planter walls, or similar vegetation	40 percent
Translucent, fritted, patterned, or colored glazing	40 percent
Outdoor dining/seating located between the building and street	60 percent

54

Modify Percentages and Location Requirements of Fenestration



MUZAG Recommendation:

Require glazing to have a visible transmittance rating of 0.5 or higher to ensure permeability

55

Modify Signage Requirements

Current Ordinance for Attached Signs: Attached allowable sign square footage shall be calculated as 1.5 square feet per linear foot of building façade, up to 500 square feet per facade. (Did not address project identifier or wayfinding signage)



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Modify Signage Requirements

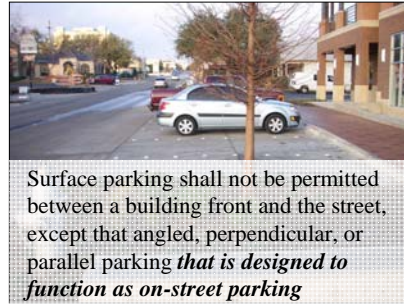


MUZAG Recommendation:

Attached allowable project identifier and wayfinding sign square footage shall be calculated as 0.75 square feet per linear foot of building façade, up to 500 square feet per facade, in addition to current allowable signage.

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Allowed Location of Surface Parking



Surface parking shall not be permitted between a building front and the street, except that angled, perpendicular, or parallel parking *that is designed to function as on-street parking*

Replace the language "that is partially or completely located on private property" with "that is designed to function as on-street parking"

58

Allowed Location of Surface Parking



Modify language of condition ii to read: *The parking Each parking space is located adjacent to and is directly accessible from a public street ROW or publically accessible private street.*

59

Allowed Location of Surface Parking



Add a third condition stating that applicants will be required to dedicate on-street parking as public right-of-way or be included in a public access easement.

60

Allowable Use of Campus Developments



Current Ordinance:
 A campus development is defined as a unified group of buildings and/or facilities located on a contiguous parcel(s) and operated by a single entity, **such as** a religious institution, school, or hospital.

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Allowable Use of Campus Developments



MUZAG Recommendation:
 Clarify language and intent of term "campus development" to read: *A campus development is defined as a unified group of buildings and/or facilities located on a contiguous parcel(s) and operated by a religious institution, school, or hospital.*

62

Use of Public Access Easements



Alliance Town Center



Current Ordinance: Does not address the purpose of public access easements on private streets.

63

Use of Public Access Easements



Alliance Town Center



MUZAG Recommendation:
 Private streets and drives with public access easements shall be considered public streets or rights-of-way for the purposes of review for compliance with setbacks, parking, screening, façade variations, fenestration, etc

64

Minimum Block Length Requirements



Alliance Town Center

Current Ordinance:
 Minimum block length in MU1-G and MU2-G is 200 feet.

65

Minimum Block Length Requirements



Alliance Town Center

MUZAG Recommendation:
 A. Eliminate the minimum block length requirement for MU-1G and MU2-G districts in the subdivision ordinance.

66

Transit-Oriented Development



Current Ordinance:

There is no minimum density requirement.

67

Transit-Oriented Development



MUZAG Recommendation:

Establish a minimum net residential density requirement within ¼ mile of an entrance to an existing or approved passenger rail station or stop:

- MU-1 – 20 units per acre minimum
- MU-2 – 50 units per acre minimum

It is important to note this minimum requirement would be a net density for each residential project.

68

Parking Maximums in TOD



Current Ordinance:

The maximum parking allowed within ¼ mile of a approved or existing rail station or stop is consistent with the rest of the ordinance, 100 percent

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Parking Maximums in TOD



MUZAG Recommendation:

For developments within ¼ mile of an entrance to an existing or approved passenger rail station or stop, reduce the maximum parking allowed from **100 percent to 75 percent.**

70

Street Frontage Required



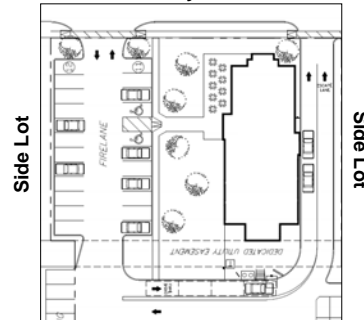
The intent of requiring building street frontage is to encourage a more prominent and continuous street wall to promote a multi-modal, pedestrian friendly environment while reducing the visual dominance of large surface parking lots.

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Street Frontage Required

Current Ordinance: allows site plans with the “narrow” side of a building to address the street.

Primary Street



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Street Frontage Required



Photo: Kevin Buchanan

MUZAG Recommendation:
 MU-1 Primary Streets: **50%** MU-1 Side Streets: **30%**

73

Street Frontage Required

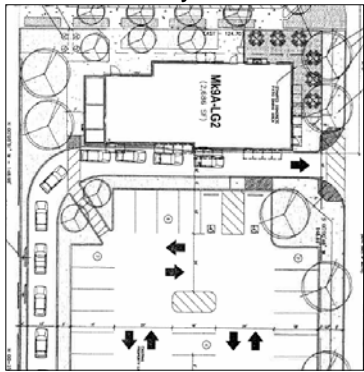


MUZAG Recommendation:
 MU-2 Primary Streets: **70%** MU-2 Side Streets: **30%**

74

Street Frontage Required Primary Street

New Ordinance:
 would promote the longer façade of a new building to address the primary street.



Side Street

75

Street Frontage Required



Required Street Frontage Alternatives: These alternatives may count towards a portion of the required street frontage, in the percentages indicated;

- i. **Arcades: 100%**
- ii. **Residential garden court: 40%**
- iii. **Outdoor seating: 40%**
- iv. **Plaza: 40%**

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Street Frontage Required



Required Street Frontage Alternatives: These alternatives may count towards a portion of the required street frontage, in the percentages indicated;

- i. **Arcades: 100%**
- ii. **Residential garden court: 40%**
- iii. **Outdoor seating: 40%**
- iv. **Plaza: 40%**

77

Urban Design Commission Review of Requested Variances



Current Ordinance:

Waivers from façade design standards go before the Board of Adjustment.

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Urban Design Commission Review of Requested Variances



MUZAG Recommendation:

Wavers from façade design standards go before the Urban Design Commission.

Initial MU review would remain in Development Plans Review until a waiver is filed.

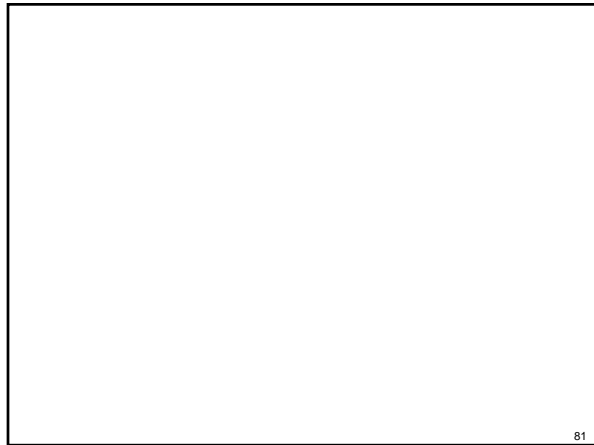
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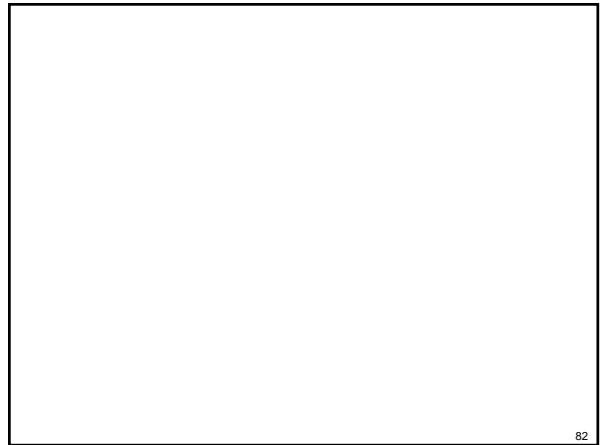
Questions?

Comments?

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Issue #1 – Transitional Height Plane

