

FILE NUMBER: Z201-285(CT)

DATE FILED: June 15, 2021

LOCATION: West line of North Hampton Road, north of Bickers Street

COUNCIL DISTRICT: 6

MAPSCO: 43 H / 43 M

SIZE OF REQUEST: 7.59 Acres

CENSUS TRACT: 205.00

REPRESENTATIVE: Karl A. Crawley - MASTERPLAN

OWNER/APPLICANT: Dallas Housing Authority

REQUEST: An application for a new tract within Planned Development District No. 508 Tract 7.

SUMMARY: The purpose of the request is to allow for modified development standards primarily related to height to include a new building on the site. [Dallas Housing Authority Headquarters]

CPC RECOMMENDATION: Approval, subject to a revised conceptual plan, a development plan for the new tract, and conditions.

STAFF RECOMMENDATION: Approval, subject to a revised conceptual plan, a development plan for the new tract, and conditions.

BACKGROUND INFORMATION:

- The site is currently developed with one three-story office building which houses the Dallas Housing Authority headquarters.
- The applicant proposes to construct a second building on the property with a height of 48 feet.
- The Planned Development District currently allows for a maximum height of 36 feet.
- The applicant proposes to add a new tract to the Planned Development District, Tract 7B. The new tract will allow for a maximum height of 50 feet.

Zoning History:

There have been no zoning change requests in the area in the past five years.

Thoroughfares/Streets:

Thoroughfare/Street	Type	Existing ROW
North Hampton Road	Principal Arterial	100' ROW

Traffic

The applicant submitted a Traffic Assessment Memo with this request that evaluates the existing traffic conditions around the request site and includes a traffic impact assessment. The Engineering Division of the Sustainable Development and Construction Department reviewed the proposed request together with the Traffic Assessment Memo and determined that the request will not have a negative impact on the existing street system.

STAFF ANALYSIS

Comprehensive Plan

The forwardDallas! Comprehensive Plan was adopted by the City Council in June 2006. The forwardDallas! Comprehensive Plan outlines several goals and policies which can serve as a framework for assisting in evaluating the applicant's request. The request is consistent with the goals and policies of the comprehensive plan.

LAND USE ELEMENT

GOAL 1.1 ALIGN LAND USE STRATEGIES WITH ECONOMIC DEVELOPMENT PRIORITIES

Policy 1.1.5 Strengthen existing neighborhoods and promote neighborhoods' unique characteristics. Acknowledge the importance of neighborhoods to the city's long-term health and vitality.

ECONOMIC ELEMENT

GOAL 2.5 FOSTER A CITY OF GREAT NEIGHBORHOODS

Policy 2.5.1 Promote strong and distinctive neighborhoods to enhance Dallas' quality of life.

URBAN DESIGN ELEMENT

GOAL 5.2 STRENGTHEN COMMUNITY AND NEIGHBORHOOD IDENTITY

Policy 5.2.1 Maintain neighborhood scale and character.

Area Plans

The **West Dallas Comprehensive Land Use Study** was adopted by City Council in May 1999. The **West Dallas Comprehensive Land Use Study** was created to inventory all existing West Dallas land uses and identify zoning issues and strategic options that will influence the positive redevelopment and stability of the area.

The request site is located within Subarea 9: Western Heights/La Loma area. An analysis of Subarea 9 indicates that land use is in general conformance with the zoning district regulations. No change in zoning was recommended at the time of the study. Future land use and zoning is recommended as follows:

1. Future rezoning considerations should support office and mixed uses along the FT. Worth Avenue Corridor that complement that adjacent neighborhoods.

The **Trinity River Corridor Comprehensive Land Use Plan** was adopted in March of 2005 and revised in December of 2009. The Trinity River Corridor includes approximately 44,000 acres in size - about 20% of the land area in Dallas. The boundaries of the corridor span from Royal Lane in the north to I-20 in southern Dallas, and approximately 1.5 miles on either side of the Trinity River.

The Trinity River Corridor is a unified collection of diverse neighborhoods and business centers at the heart of a unified and thriving Dallas, connected by a ribbon of blue water and green spaces that is the Trinity River. Additionally, the Trinity River Corridor is the City's model for economic growth without physical, social or economic barriers, which attracts residents and visitors to live, learn, work, shop and play within a cosmopolitan urban core, and alongside the river's meandering environment. Five objectives for future development in the Trinity Corridor add detail to the 2050 Vision Statement. They provide guidance that shapes this plan's recommendations for each part of this very large corridor.

The five objectives are:

- Reconnect North and South Dallas
- Establish the role of economic development along the Trinity River
- Create a vibrant central city
- Establish the Trinity River floodplain as the front yard of the City
- Enhance the City's urban form to increase the appeal of urban life

Land Use:

	Zoning	Land Use
Site	Planned Development District No. 508 Tract 7 LO-1(A)	Office
North	Planned Development District No. 508 Tract 7 LO-1(A)	Open Enrollment Charter School
East	CR Community Retail R-5(A) Single Family District	Office Motor Vehicle Fueling Station General Merchandise or Food Store 3,500 Square Feet or Less Auto Service Center Single Family
South	Planned Development District No. 508 Tract 7A LO-1(A) SUP 2212	Undeveloped Private Recreation Center, Club or Area
West	R-7.5(A)	Single Family

Land Use Compatibility:

The area of request is zoned Planned Development District No. 508 Tract 7 LO-1(A) and is developed with a 57,029 square foot office building which houses the Dallas Housing Authority's headquarter.

The request site is generally surrounded by single family homes to the west, a school to the north, retail and single family use across North Hampton Road to the east, and recreational uses south of the site.

The purpose of the request is to allow for a 29,574 square foot addition to the current office use on the site. The applicant is proposing a maximum height of 50 feet for office uses with the allowance of structures listed in Section 51A-4.408(a)(2) to extend 10 feet above the maximum allowed height. The existing building is three-stories approximately 45 feet in height, and the proposed addition will be three stories and approximately 48 feet in height. Although the existing Planned Development conditions list a maximum

height of 36 feet for the current tract, the current structure was constructed prior to the creation of the Planned Development District.

The applicant is proposing a development plan for the site, and the development plan depicts the height and parking as outlined within the Planned Development District conditions. Staff is supportive of the request, as the current zoning of the area of request allows for office uses on the property. The proposed addition in height will effectively allow the building heights on the site to be similar to the existing building. While residential proximity slope (RPS) applies within Planned Development District No. 508, the site of origination is limited to R, R(A), D, D(A), TH, or TH(A) districts. The subject site is not adjacent to any of those districts as underlying base zoning, therefore, RPS will not be triggered.

Development Standards:

<u>DISTRICT</u>	SETBACKS		Density	Height	Lot Coverage	Special Standards
	Front	Side/Rear				
Existing: Planned Development District No. 508 Tract 7 LO-1(A)	15'	20' adj to res Other: No min	No Maximum du density No max FAR	36' 3 stories	80%	RPS
Proposed: Planned Development District No. 508 Tract 7B LO-1(A)	15'	20' adj to res Other: No min	No Maximum du density No max FAR	50' for office uses* Other: 36' 3 stories	80%	RPS

* In Tract 7B, structures listed in Section 51A-4.408(a)(2) may project a maximum height of 10 feet above the maximum allowed height.

The uses permitted remain the same in the new Tract.

Parking:

Per Planned Development District No. 508 which refers to Chapter 51A of the Dallas Development Code, off-street parking and loading spaces must be provided in accordance with Division 51A-4.200 for the specific off-street parking and loading requirements for each use. Parking requirement for an office use is one parking space per 333 square feet floor area. The total proposed floor area of the development is 86,603 square feet and would require 260 parking spaces on the site. The applicant proposes 330 parking spaces on the site, which meets and exceeds the code requirement.

Landscaping:

Per the PD language, landscaping in Tract 7 must be provided in accordance with the landscaping requirements in Article X, as amended. The applicant proposes to retain these requirements in the proposed new tract.

Market Value Analysis

Market Value Analysis (MVA), is a tool to aid residents and policymakers in understanding the elements of their local residential real estate markets. It is an objective, data-driven tool built on local administrative data and validated with local experts. The analysis was prepared for the City of Dallas by The Reinvestment Fund. Public officials and private actors can use the MVA to more precisely target intervention strategies in weak markets and support sustainable growth in stronger markets. The MVA identifies nine market types (A through I) on a spectrum of residential market strength or weakness. As illustrated in the attached MVA map, the colors range from purple representing the strongest markets to orange, representing the weakest markets. The subject site is not in an MVA Category. Adjacent properties to the west are located within a “G” MVA Category and “H” MVA Category to the east of the property. Properties further south are located within the “I” MVA category.

LIST OF OFFICERS

DHA Housing Solutions for North Texas

Troy Broussard, President, Chief Executive Officer and Board Secretary
David Zappasodi, Senior Vice President and COO
Chetana Chaphekar, Chief Financial Officer
Tim Lott, Vice President of Capital Programs

Board of Commissioners

Jorge Balfor, Chairman
Jim Garner, Vice Chair
Betty Culbreath, Commissioner
Michael Pegues, Commissioner
Sabrina Steward, Commissioner

CPC ACTION

November 4, 2021

Motion: It was moved to recommend **approval** of a new tract within Planned Development District No. 508 Tract 7, subject to a revised conceptual plan, development plan for the new tract, and revised conditions on the west line of North Hampton Road, north of Bickers Street.

Maker: Carpenter
Second: Hampton
Result: Carried: 12 to 0

For: 12 - Hampton, Anderson, Shidid, Carpenter,
Jackson, Blair, Jung, Suhler, Haqq, Stanard,
Kingston, Rubin

Against: 0
Absent: 0
Vacancy: 3 - District 1, District 3, District 10

Notices:	Area: 500	Mailed: 79
Replies:	For: 0	Against: 2

Speakers: None

CPC RECOMMENDED PD CONDITIONS

ARTICLE 508.

PD 508.

SEC. 51P-508.101. LEGISLATIVE HISTORY.

PD 508 was established by Ordinance No. 23536, passed by the Dallas City Council on June 10, 1998. Ordinance No. 23536 amended Ordinance No. 19455, Chapter 51A of the Dallas City Code, as amended. Ordinance No. 23536 was amended by Ordinance No. 24076, passed by the Dallas City Council on October 27, 1999; Ordinance No. 24374, passed by the Dallas City Council on September 13, 2000; Ordinance No. 24655, passed by the Dallas City Council on June 27, 2001; Ordinance No. 24725, passed by the Dallas City Council on September 26, 2001; and Ordinance No. 25982, passed by the Dallas City Council on May 25, 2005. (Ord. Nos. 19455; 23536; 24076; 24374; 24655; 24725; 25982; 26042)

SEC. 51P-508.102. PROPERTY LOCATION AND SIZE.

PD 508 is established on property generally bounded by Hampton Road on the east, Dennison Street, Fish Trap Road and Singleton Boulevard on the South, Westmoreland Road and the centerline of Old Trinity River on the west, and Canada Drive on the north. The size of PD 508 is approximately 481.26 acres. (Ord. Nos. 23536; 26042)

SEC. 51P-508.103. DEFINITIONS AND INTERPRETATIONS.

(a) Unless otherwise stated, the definitions and interpretations in Chapter 51A apply to this article.

(b) Unless otherwise stated, all references to articles, divisions, or sections in this article are to articles, divisions, or sections in Chapter 51A. In this district,

(1) **COMMERCIAL AMUSEMENT CABLE SKI PARK AND RECREATION AREA** means a facility offering water skiing and wakeboarding by an automated cable pulling system and other recreation or games of skill to the general public for a fee. This use must include water skiing and wakeboarding by an automated cable pulling system, but may also include other recreation activities and games of skill. Office, retail, and restaurant uses are permitted as part of this use but are limited to a total of 5,000 square feet of floor area.

(2) **OPEN SPACE** means an area that is open to the public and is unobstructed to the sky without permanent structures except structures supporting pedestrian or

outdoor recreational uses; kiosks that provide information related to the open space; water features, including fountains, ponds, and waterfalls; and security, audio-visual, or maintenance equipment.

(c) Tract 13A is considered to be a residential zoning district. (Ord. Nos. 23536; 25982; 26042; 27771; 31007)

SEC. 51P-508.103.1. EXHIBITS.

The following exhibits are incorporated into this article:

- (1) Exhibit 508A: conceptual plan.
- (2) Exhibit 508B: development plan for Tract 12A.
- (3) Exhibit 508C: development plan for a portion of Tract 3.
- (4) Exhibit 508D: development plan for a portion of Tract 14.
- (5) Exhibit 508E: development plan for a portion of Tract 12.
- (6) Exhibit 508F: athletic field traffic management plan.
- (7) Exhibit 508G: development plan for Tract 6.
- (8) Exhibit 508H: landscape plan for a portion of Tract 3.
- (9) Exhibit 508I: landscape plan for Tract 6.
- (10) Exhibit 508J: traffic management plan for Tract 6. (Ord. Nos. 28758; 30024; 30230; 31246)
- (11) **Exhibit 508K: development plan for Tract 7B**

SEC. 51P-508.104. CONCEPTUAL PLAN.

Use of the Property must comply with the conceptual plan (Exhibit 508A). In the event of a conflict between the provisions of this article and the conceptual plan, the provisions of this article control. (Ord. Nos. 23536; 25982; 26042; 27175)

SEC. 51P-508.105. DEVELOPMENT PLAN.

- (a) A development plan for each phase of development must be approved by the city plan commission prior to the issuance of a building permit for each phase.
- (b) A development plan for Tract 12A is labeled Exhibit 508B.
- (c) A development plan for a portion of Tract 3 is labeled Exhibit 508C.
- (d) A development plan for a portion of Tract 14 is labeled Exhibit 508D.
- (e) For open space and single family uses in Tract 13A, a final plat may serve as a development plan.
- (f) A development plan for Tract 6 is labeled Exhibit 508G. (Ord. Nos. 23536; 24655; 25982; 26042; 27785; 28758; 31007; 31246)
- (g) **A development plan for Tract 7B is labeled Exhibit 508K**

SEC. 51P-508.106. CREATION OF TRACTS.

This district is divided into 17 tracts: Tracts 1, 2, 3, 4, 5, 6, 7, 7A, **7B**, 8, 9, 10, 11, 12, 12A, 13, 13A, and 14. The boundaries of all areas are described in Exhibit A of Ordinance No. 23536, as amended by Ordinance No. 25982. The boundaries of the areas are shown on the conceptual plan. If there is a conflict, the descriptions in Exhibit A of Ordinance No. 23536, as amended, control over the graphic description on the conceptual plan. (Ord. Nos. 23536; 24725; 25982; 26042; 30230; 31007)

SEC. 51P-508.107. TRACT REGULATIONS.

- (a) Tracts 1 and 9 [CLUSTERED HOUSING (CH) Tracts].
 - (1) Main uses permitted.
 - (A) Agricultural uses.
 - None permitted.
 - (B) Commercial and business service uses.
 - None permitted.
 - (C) Industrial uses.

-- None permitted.

(D) Institutional and community service uses.

- Adult day care facility. [SUP]
- Child-care facility. [SUP]
- Church
- College, university, or seminary. [SUP]
- Community service center. [SUP]
- Convalescent and nursing homes, hospice care, and related institutions. [SUP]
- Convent or monastery. [SUP]
- Foster home. [SUP]
- Library, art gallery, or museum. [SUP]
- Public or private school. [SUP]

(E) Lodging uses.

-- None permitted.

(F) Miscellaneous uses.

- Carnival or circus (temporary). *[By special authorization of the building official.]*
- Temporary construction or sales office.

(G) Office uses.

-- None permitted.

(H) Recreation uses.

- Private recreation center, club, or area. [SUP]
- Public park, playground, or golf course.

(I) Residential uses.

- Duplex.
- Single family.

- Handicapped group dwelling unit. *[SUP required if spacing component of Section 51A-4.209(3.1) is not met.]*
- (J) Retail and personal service uses.
 - None permitted.
- (K) Transportation uses.
 - Private street or alley. *[SUP]*
 - Transit passenger shelter.
 - Transit passenger station or transfer center. *[SUP]*
- (L) Utility and public service uses.
 - Electrical substation. *[SUP]*
 - Local utilities.
 - Police or fire station. *[SUP]*
 - Radio, television, or microwave tower. *[SUP]*
 - Tower/antenna for cellular communication. *[SUP]*
 - Utility or governmental installation other than listed. *[SUP]*
- (M) Wholesale, distribution, and storage uses.
 - Recycling drop-off container.
 - Recycling drop-off for special occasion collection.
- (2) Accessory uses.
 - (A) As a general rule, an accessory use is permitted in any district in which the main use is permitted. Some specific types of accessory uses, however, due to their unique nature, are subject to additional regulations contained in Section 51A-4.217. For more information regarding accessory uses, consult Section 51A-4.217.
 - (B) The following accessory uses are not permitted in this district:
 - Accessory helistop.
 - Accessory medical/infectious waste incinerator.
 - Accessory outside display of merchandise.
 - Accessory outside sales.

-- Accessory pathological waste incinerator.

(C) The following accessory use is permitted by SUP only:

-- Accessory community center (private).

(3) Yard, lot, and space regulations. (Note: The yard, lot, and space regulations in this paragraph must be read together with the yard, lot, and space regulations contained in Division 51A-4.400. In the event of a conflict between this paragraph and Division 51A-4.400, this paragraph controls.)

(A) Front yard. Minimum front yard is:

(i) 15 feet where adjacent to an expressway or a thoroughfare;

and

(ii) no minimum in all other cases.

(B) Side and rear yard. No minimum side and rear yard.

(C) Dwelling unit density. Maximum dwelling unit density is 18 dwelling units per acre.

(D) Floor area ratio. No maximum floor area ratio.

(E) Height.

(i) Residential proximity slope. If any portion of a structure is over 26 feet in height, that portion may not be located above a residential proximity slope originating in an R, R(A), D, D(A), TH, or TH(A) district. (See Section 51A-4.412.) Exception: Except for chimneys, structures listed in Section 51A-4.408(a)(2) may project through the slope to a height not to exceed the maximum structure height, or 12 feet above the slope, whichever is less. Chimneys may project through the slope to a height 12 feet above the slope and 12 feet above the maximum structure height.

(ii) Maximum height. Unless further restricted under Subparagraph (E)(i), maximum structure height is 36 feet.

(F) Lot coverage. Maximum lot coverage is 60 percent. Aboveground parking structures are included in lot coverage calculations; surface parking lots and underground parking structures are not.

(G) Lot size. Minimum lot area per dwelling unit is 2,000 square feet.

(H) Stories. No maximum number of stories.

(4) Off-street parking and loading. Consult the use regulations (Division 51A-4.200) for the specific off-street parking requirements for each use. Consult the off-street parking and loading regulations (Divisions 51A-4.300 et seq.) for information regarding off-street parking and loading generally. In this district, off-street parking must be provided at or below ground level.

(5) Environmental performance standards. See Article VI.

(6) Landscaping. Landscaping must be provided in compliance with the requirements of Article X.

(7) Limit on attached dwelling units. No group of attached dwelling units may exceed eight in number.

(b) Tracts 4, 8, 10, 11, 13 and 13A (MULTI-FAMILY [MF-2(A)] Tracts).

(1) Main uses permitted.

(A) Agricultural uses.

-- None permitted.

(B) Commercial and business service uses.

-- None permitted.

(C) Industrial uses.

-- None permitted.

(D) Institutional and community service uses.

-- Adult day care facility. [SUP]

-- Child-care facility. [SUP]

-- Church.

-- College, university, or seminary. [SUP]

-- Community service center. [SUP]

- Convalescent and nursing homes, hospice care, and related institutions.
- Convent or monastery. [SUP]
- Foster home. [SUP]
- Hospital. [SUP]
- Library, art gallery, or museum. [SUP]
- Public or private school. [SUP]
- Cemetery or mausoleum.

(E) Lodging uses.

- None permitted.

(F) Miscellaneous uses.

- Carnival or circus (temporary). *[By special authorization of the building official.]*
- Temporary construction or sales office.

(G) Office uses.

- None permitted.

(H) Recreation uses.

- Private recreation center, club, or area. [SUP]
- Public park, playground, or golf course.

(I) Residential uses.

- Multifamily.
- Single family.
- Handicapped group dwelling unit. *[SUP required if spacing component of Section 51A-4.209(3.1) is not met.]*
- Retirement housing. *[Tract 4 only.]*

(J) Retail and personal service uses.

- None permitted. *[Tracts 4, 8, 10, 11 only.]*

- Commercial amusement cable ski park and recreation area.
[Tract 13 only.]

(K) Transportation uses.

- Transit passenger shelter.
- Transit passenger station or transfer center. *[SUP]*

(L) Utility and public service uses.

- Electrical substation. *[SUP]*
- Local utilities.
- Police or fire station. *[SUP]*
- Radio, television, or microwave tower. *[SUP]*
- Tower/antenna for cellular communication. *[SUP]*
- Utility or governmental installation other than listed. *[SUP]*

(M) Wholesale, distribution, and storage uses.

- Recycling drop-off container.
- Recycling drop-off for special occasion collection.

(2) Accessory uses. As a general rule, an accessory use is permitted in any district in which the main use is permitted. Some specific types of accessory uses, however, due to their unique nature, are subject to additional regulations contained in Section 51A-4.217. For more information regarding accessory uses, consult Section 51A-4.217.

(A) The following accessory uses are not permitted in this district:

- Accessory outside display of merchandise.
- Accessory outside sales.
- Accessory pathological waste incinerator.

(B) The following accessory use is permitted by SUP only:

- Accessory helistop.

(3) Yard, lot, and space regulations. (Note: The yard, lot, and space regulations in this paragraph must be read together with the yard, lot, and space regulations

contained in Division 51A-4.400. In the event of a conflict between this paragraph and Division 51A-4.400, this paragraph controls.)

(A) Front yard.

(i) Tract 4. Minimum front yard is 50 feet.

(ii) Tracts 8, 10, 11, and 13. Minimum front yard is 15 feet.

(iii) Tract 13A.

(aa) Except as provided in this subparagraph,
no

minimum front yard.

(bb) Minimum front yard is 15 feet along
Singleton

Boulevard.

(B) Side and rear yard.

(i) Tract 4. Minimum side and rear yard is 50 feet.

(ii) Tracts 8, 10, 11, 13, and 13A.

(aa) No minimum side and rear yard for single
family

structures.

(bb) Minimum side yard for other permitted structures
is

10 feet.

(cc) Minimum rear yard for other permitted structures is 15 feet. A minimum rear yard of 10 feet may be provided when a building site backs upon an MF, MF(A), O-1, O-2, NO, NO(A), LO, LO(A), MO, MO(A), GO, GO(A), NS, NS(A), SC, CR, RR, GR, LC, HC, CS, CA-1, CA-1(A), CA-2, CA-2(A), I-1, I-2, I-3, LI, IR, IM, mixed use, or multiple commercial district.

(C) Dwelling unit density.

(i) Except as provided in this subparagraph, no maximum dwelling unit density.

(ii) In Tract 13A, maximum number of multifamily dwelling units is 73 and maximum total number of dwelling units is 233.

(D) Floor area ratio. No maximum floor area ratio.

(E) Height.

(i) Residential proximity slope. If any portion of a structure is over 26 feet in height, that portion may not be located above a residential proximity slope originating in an R, R(A), D, D(A), TH, or TH(A) district. (See Section 51A-4.412.) Exception: Except for chimneys, structures listed in Section 51A-4.408(a)(2) may project through the slope to a height not to exceed the maximum structure height, or 12 feet above the slope, whichever is less. Chimneys may project through the slope to a height 12 feet above the slope and 12 feet above the maximum structure height.

(ii) Maximum height.

(aa) Unless further restricted under Subparagraph (E)(i) and except as provided in this paragraph, maximum structure height is 36 feet.

(bb) In Tract 4, maximum structure height is 50 feet.

(cc) In Tract 13, maximum height for towers for a commercial amusement cable ski park and recreation area is 60 feet.

(dd) In Tract 13A, except as further restricted under Subparagraph (E)(i) and as provided in this paragraph, maximum structure height is 30 feet. For lots with frontage on Singleton Boulevard, maximum structure height is 36 feet.

(F) Lot coverage.

(i) Except as provided in this subparagraph, maximum lot coverage is:

(aa) 60 percent for residential structures;

(bb) 50 percent for nonresidential structures;

and (cc) 75 percent in Tract 13A.

(ii) Aboveground parking structures are included in lot coverage calculations; surface parking lots and underground parking structures are not.

(G) Lot size.

(i) Except for Tract 13A, minimum lot area per dwelling unit

is as follows:

<u>Type of Structure</u>	<u>Minimum Lot Area Per Dwelling Unit</u>
Single family	1,000 sq.
ft. Multifamily:	
No separate bedroom	800 sq. ft.
One bedroom	1,000 sq. ft.
Two bedroom	1,200 sq.
ft. More than two bedrooms	150 sq.
ft. (Add this amount for each bedroom over two)	

(ii) In Tract 13A, no minimum lot size.

(H) Stories.

(i) Except as provided in this subparagraph, no maximum number of stories.

(ii) In Tract 13A, except for a rooftop deck, maximum number of stories above grade is three.

(4) Off-street parking and loading.

(A) In general. Except as provided in this paragraph, consult the use regulations (Division 51A-4.200) for the specific off-street parking requirements for each use. Consult the off-street parking and loading regulations (Divisions 51A-4.300 et seq.) for information regarding off-street parking and loading generally. In this district, off-street parking must be provided at or below ground level.

(B) Commercial amusement cable ski park and recreation area. A commercial amusement cable ski park and recreation area is required to provide 150 parking spaces. The parking must be paved or of a surface approved by the Building Official.

(C) Tract 13A.

(aa) Garage design. Front loading, street facing enclosed parking spaces must not project out from the ground story street-facing building facade. When an enclosed parking space is recessed less than seven feet from the ground story street-facing building facade, it must incorporate four different architectural elements. Architectural elements include:

- (i) Arches.
- (ii) Balconies or other decorative overhangs above an enclosed parking space.
- (iii) Columns flanking an enclosed parking space.
- (iv) Decorative banding or moldings.
- (v) Decorative vent covers on a gable facade just above the enclosed parking space.
- (vi) Multiple raised panel garage door designs.
- (vii) Architectural detailing including decorative brackets on garage doors.
- (viii) Sconce lighting.
- (ix) Windows or openings on garage doors.

(bb) Garage location. Except as provided in this subparagraph, a parking space in an enclosed structure must be at least 20 feet from the right-of-way line adjacent to a street or alley when the space faces upon or can be entered directly from the street or alley. A parking space in an enclosed structure may be within 20 feet of the right-of-way line adjacent to a street or alley when:

(i) the parking space can be entered directly only from a street or alley that is not designated as a thoroughfare in the city's thoroughfare plan;

(ii) the garage door has a remote automatic control installed that is maintained in working condition; and

(iii) the garage door is a minimum of 20 feet from the sidewalk.

(5) Environmental performance standards.

(A) Except as provided in this paragraph, see Article VI.

(B) All of the following are required for a commercial amusement cable ski park and recreation area in Tract 13:

(i) A plan and design to preserve and enhance the water quality of the lake prepared by a Certified Professional Wetland Scientist by the Society of Wetland Scientists must be submitted with the development plan for City Plan Commission approval. The plan must show the location and type of aquatic vegetation.

(ii) Aquatic vegetation must be planted adjacent to all storm water outfalls.

(iii) The wetland buffer must be an area shown on the development plan with a minimum of 7,000 square feet adjacent to the outfall at the southeast corner of Fish Trap Lake. Native wetland plants suitable for planting include, but are not limited to:

(aa) Grasses:

- Sedges (*Carex*, *Eleocharis* sp.)
- Rushes (*Juncus* sp.)
- Bulrushes (*Schoenoplectus*, *Scirpus* sp.)

(bb) Herbs:

- Sweetflag (*Acorus* sp.)
- Cannas (*Canna* sp.)
- Horsetails (*Equisetum* sp.)

- Irises (Iris sp.)
- Arrowheads (Sagittaria sp.)
- Lilies (Nymphaea sp.)

(iv) Sediment discharge from the storm water outfalls shall be removed annually for the duration of the commercial amusement cable ski park and recreation area use.

(v) A person operating a commercial amusement cable ski park and recreation area must test the water in Fish Trap Lake on a quarterly basis using the current state standard for contact water sports. The test results must be made available to the Building Inspector and the Director of Storm Water Management, upon request.

(6) Landscaping.

(A) In general. Except as provided in this paragraph, landscaping must be provided in compliance with the requirements of Article X.

(B) Tract 13A. Along Singleton Boulevard, one large street tree with a minimum caliper of four inches must be provided for every 40 feet of frontage and must be located within two and one-half feet and 20 feet from the back of the projected Singleton Boulevard street curb.

(6.1) Tract 13A urban design requirements. The requirements in this paragraph apply in Tract 13A.

(A) Blank wall. Maximum blank wall area on street-facing facades is 30 feet.

(B) Direct entries on Singleton Boulevard. Street-fronting, ground-level dwelling units along Singleton Boulevard must have an improved path connecting individual dwelling units facing Singleton Boulevard to the public sidewalk. The improved path may be constructed of concrete or a permeable hardscape material such as decomposed granite.

(C) Fences. Fences between the right-of-way and the street-facing building facade may not exceed four feet in height. For all other fences, a fence must be a minimum 50 percent open when the fence:

- (i) exceeds six feet in height;
- (ii) is located within 10 feet of an area used as required open space; or

(iii) is located within 35 feet of the Singleton Boulevard right-of-way.

(D) Transparency.

(i) In general. Ground story transparency is calculated as a percentage of the ground story building facade that contains openings filled with glass. Upper story transparency is calculated as a percentage of the building facade above the ground story building facade that contains openings filled with glass. Transparency applies to street-facing facades and to facades that face open space. Transparency does not apply to detached single family structures.

(ii) Ground story transparency. A minimum of 30 percent of the ground story facade must contain openings filled with glass.

(iii) Upper story transparency. A minimum of 25 percent of the upper story facade must contain openings filled with glass.

(iv) Walking distance to open space. Maximum walking distance to open space from the nearest point of a ground story entrance of a residential building is 500 feet, measured along the most convenient pedestrian walkway.

(E) Open space.

(i) In general. A minimum of 87,120 square feet must be provided as open space.

(ii) Pedestrian amenities. In each open space area, a minimum of one of the following pedestrian amenities is required:

(aa) Art or an architectural element. This pedestrian amenity is required within the open space area at the southeast corner of Tract 13A fronting Singleton Boulevard.

(bb) Fishing pier or boat

launch. (cc) Playground.

(dd) Dog park with a minimum four-foot tall, minimum 50 percent open perimeter fence and a minimum of one pet waste station for every 2,000 square feet of fenced dog park area.

- (ee) Public seating or gathering areas.
- (ff) Bicycle racks.

(iii) Maintenance. All pedestrian amenities must be maintained by the owner of the lot or the home owner's association; if there is more than one owner, all owners are jointly and severally responsible for maintenance.

(7) Additional provisions.

(A) Structure spacing. In this district, a minimum of 15 feet between each group of eight single family structures must be provided by plat.

(B) Commercial amusement cable ski park and recreation area access. Access to a commercial amusement cable ski park and recreation area in Tract 13 must be off Toronto Street as shown in the traffic management plan (Exhibit 508C).

(C) Tract 13A.

(i) Single family residential uses are allowed as shared access developments.

(ii) Sidewalks must be a minimum of five feet wide.

(iii) Internal roadways must be designed to limit excessive speed of vehicles. At least one of the following speed reduction strategies must be considered in the design of internal roadways following review and approval by the director: neighborhood traffic circles, speed tables, or curb extensions.

(c) Tracts 3, 5, 6, 7, 7A, 7B, and 14 (LIMITED OFFICE [LO-I(A)] Tracts).

(1) Main uses permitted.

(A) Agricultural uses.

None permitted.

(B) Commercial and business service uses.

-- Catering service. [L]

-- Medical or scientific laboratory.

(C) Industrial uses.

None permitted.

(D) Institutional and community service uses.

- Adult day care facility. *[L]*
- Child-care facility. *[L]*
- Church.
- College, university, or seminary.
- Community service center.
- Convent or monastery.
- Library, art gallery, or museum.
- Public or private school.
- Convalescent and nursing homes, hospice care and related institutions *[Tract 3 only and limited to 120 beds. Tract 14 only, limited to 130 beds, and 26 feet in height.]*

(E) Lodging uses.

None permitted

(F) Miscellaneous uses.

- Carnival or circus (temporary). *[By special authorization of the building official.]*
- Temporary construction or sales office.

(G) Office uses.

- Financial institution without drive-in window.
- Financial institution with drive-in window.
- Medical clinic or ambulatory surgical center.
- Office.

(H) Recreation uses.

- Private recreation center, club, or area. *[SUP]*
- Public park, playground, or golf course.

(I) Residential uses.

None permitted.

(J) Retail and personal service uses.

- Business school.
- Dry cleaning or laundry store. *[L]*
- General merchandise or food store 3,500 square feet or less. *[L]*
- Personal service uses. *[L]*
- Restaurant with or without drive-in or drive-through service. *[L]*

(K) Transportation uses.

- Transit passenger shelter.
- Transit passenger station or transfer center. *[SUP or city council resolution.]*

(L) Utility and public service uses.

- Commercial radio or television transmitting station. *[SUP]*
- Electrical substation. *[SUP]*
- Local utilities.
- Police or fire station. *[SUP]*
- Post office. *[SUP]*
- Radio, television, or microwave tower. *[SUP]*
- Tower/antenna for cellular communication. *[SUP]*
- Utility or governmental installation other than listed. *[SUP]*

(M) Wholesale, distribution, and storage uses.

- Recycling drop-off container.
- Recycling drop-off for special occasion collection.

(2) Accessory uses. As a general rule, an accessory use is permitted in any district in which the main use is permitted. Some specific types of accessory uses, however, due to their unique nature, are subject to additional regulations contained in Section 51A-4.217. For more information regarding accessory uses, consult Section 51A-4.217.

(A) The following accessory uses are not permitted in this district:

- Accessory outside display of merchandise.
- Accessory outside sales.
- Accessory pathological waste incinerator.

(B) The following accessory use is permitted by SUP only:

- Accessory helistop.

(3) Yard, lot, and space regulations. (Note: The yard, lot, and space regulations in this paragraph must be read together with the yard, lot, and space regulations contained in Division 51A-4.400. In the event of a conflict between this paragraph and Division 51A-4.400, this paragraph controls.

(A) Front yard. Minimum front yard is 15 feet.

(B) Side and rear yard.

(i) Minimum side and rear yard is:

(aa) 20 feet where adjacent to or directly across an alley from an R, R(A), D, D(A), TH, TH(A), CH, MF, or MF(A) district; and

(bb) no minimum in all other cases.

(C) Dwelling unit density. No maximum dwelling unit density.

(D) Floor area ratio. No maximum floor area ratio.

(E) Height.

(i) Residential proximity slope. If any portion of a structure is over 26 feet in height, that portion may not be located above a residential proximity slope originating in an R, R(A), D, D(A), TH, or TH(A) district. (See Section 51A-4.412.) Exception: Except for chimneys and sports lighting, structures listed in Section 51A-4.408(a)(2) may project through the slope to a height not to exceed the maximum structure height, or 12 feet

above the slope, whichever is less. Chimneys may project through the slope to a height 12 feet above the slope and 12 feet above the maximum structure height. Residential proximity slope does not apply to sports lighting standards in Tract 7A only.

(ii) Maximum height.

(aa) Unless further restricted under Subparagraph(E)(i),

maximum structure height is 36 feet.

(bb) In Tract 6, except as restricted in Subparagraph (E)(i), maximum height for a public school is 60 feet.

(cc) In Tract 7A, maximum height for sports lighting

standards is 80 feet.

(dd) In Tract 7B, maximum height for office uses is 50 feet. Structures listed in Section 51A-4.408(2)(A) may project a maximum height of 10 feet above the maximum allowed height.

(F) 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.

(G) Lot size. No minimum lot size.

(H) Stories. Maximum number of stories is three.

(4) Off-street parking and loading.

(A) In general. Except as provided in this subparagraph, consult the use regulations (Division 51A-4.200) for the specific off-street parking requirements for each use. Consult the off-street parking and loading regulations (Divisions 51A-4.300 et seq.) for information regarding off-street parking and loading generally.

(B) Special off-street loading provisions.

(i) In these tracts, off-street loading spaces may not be located in the required front yard.

(ii) In these tracts, off-street loading spaces may be located in the front yard behind the setback line if they are screened from the street. Screening must be at least six feet in height measured from the horizontal plane passing through the nearest point of the off-street loading space and may be provided by using any of the methods described in Section 51A-4.602(b)(3).

(C) Tract 6. For a public school, the minimum number of off-street parking spaces required is five and one-half spaces for each high school classroom.

(5) Environmental performance standards. See Article VI.

(6) Landscaping.

(A) Tract 3.

(i) For the portion of Tract 3 shown in the landscape plan (Exhibit 508H), landscaping must be provided as shown on the landscape plan.

(ii) For all other portions of Tract 3, landscaping must be provided in compliance with the requirements of Article X.

(B) Tracts 5, 7, 7A, 7B, and 14. Landscaping must be provided in compliance with the requirements of Article X.

(C) Tract 6.

(i) Except for a public school, landscaping must be provided in accordance with Article X.

(ii) For a public school, landscaping must be provided as shown on the landscape plan for Tract 6 (Exhibit 508I). If there is a conflict between the text of this article and the landscape plan, the text of this article controls. For a public school, except around the baseball field, softball field, and batting cages as shown on the development plan, a minimum six-foot fence is required around the perimeter of Tract 6. The fence must be constructed of wrought iron or similar materials with masonry columns spaced no more than 35 feet apart.

(7) Additional provisions.

(A) Visual intrusion. No portion of any balcony or opening that faces an R, R(A), D, D(A), TH, TH(A), CH, MF-1, MF-1(A), MF-1(SAH), MF-2, MF-2(A), or MF-2(SAH) district may penetrate or be located above a residential proximity slope originating in

that district. (See Section 51A-4.412.) For purposes of this provision, the term "opening" means an open and unobstructed space or a transparent panel in an exterior wall or door from which there can be visual surveillance into the yard of a residential use.

(B) Garbage collection and mechanical equipment areas. Garbage collection and mechanical equipment areas may not be located closer than 20 feet to the nearest building site in an R, R(A), D, D(A), TH, TH(A), or CH district, or that portion of a planned development district restricted to single family and duplex uses.

(C) Screening surface parking lots from street. In these tracts, all off-street surface parking lots, excluding driveways used for ingress or egress, must be screened from the street. For more information regarding this requirement, see Section 51A-4.301.

(D) Screening side and rear yards from residential districts. In these tracts, if a building or parking structure is erected on a building site and a portion of the side or rear yard abuts or is across the adjoining alley from an A, A(A), R, R(A), D, D(A), TH, TH(A), CH, MF, or MF(A) district, any portion of the building site directly across from that district must be screened from that district.

(E) Tract 6.

(i) Athletic fields. Lighting and outdoor amplification are prohibited for public school use of outdoor athletic fields. Outdoor band practice on the athletic fields is limited to between the hours of 7:00 a.m. and 7:00 p.m., Monday through Friday, and 8:00 a.m. and 7:00 p.m. on Saturdays and legal holidays.

(ii) Sidewalks. A minimum six-foot wide sidewalk is required.

(iii) Visual obstruction regulations. A person shall not erect, place, or maintain a structure, berm, plant life, or other item on a lot if the item is in a visibility triangle defined in Section 51A-4.602(d). For purposes of interpreting Section 51A-4.602(d), STREET, includes private streets.

(d) Tracts 2, 12, and 12A [MIXED USE (MU-1) Tracts].

(1) Main uses permitted.

(A) Agricultural uses.

-- None permitted.

(B) Commercial and business service uses.

- Catering service.
- Custom business service.
- Electronics service center.
- Labor hall. *[SUP]*
- Medical or scientific laboratory. *[SUP]*
- Custom woodworking, furniture construction or repair.
[Permitted on Tract 12 only.]
- Commercial cleaning or laundry plant. *[Permitted on Tract 12 only.]*
- Machinery, heavy equipment or truck sales and service.
[Permitted on Tract 12 only.]

(C) Industrial uses.

- None permitted.

(D) Institutional and community service uses.

- Adult day care facility. *[SUP]*
- Child-care facility. *[SUP]*
- Church
- College, university, or seminary. *[SUP]*
- Community service center, Tracts 2 and 12. *[SUP]*
- Community service center, Tract 12A.
- Convalescent and nursing homes, hospice care, and related institutions. *[SUP]*
- Foster home. *[SUP]*
- Hospital. *[SUP]*
- Library, art gallery, or museum. *[SUP]*
- Public or private school.

(E) Lodging uses.

- Hotel or motel. *[SUP]*

(F) Miscellaneous uses.

- Carnival or circus (temporary). *[By special authorization of the building official.]*
- Temporary construction or sales office.

(G) Office uses.

- Financial institution without drive-in window.
- Financial institution with drive-in window. *[DIR]*
- Medical clinic or ambulatory surgical center.
- Office.

(H) Recreation uses.

- Private recreation center, club, or area.
- Public park, playground, or golf course.

(I) Residential uses.

- Duplex. *[SUP]*
- Group residential facility. *[SUP]*
- Handicapped group dwelling unit. *[SUP]*
- Residential hotel. *[SUP]*
- Retirement housing. *[SUP]*
- Single family. *[SUP]*
- Multifamily. *[SUP]*

(J) Retail and personal service uses.

- Animal shelter or clinic without outside run.
- Auto service center.
- Business school.
- Car wash.
- Commercial amusement (inside). *[SUP]*
- Commercial amusement (outside). *[SUP]*
- Commercial parking lot or garage. *[SUP]*
- Dry cleaning or laundry store.
- Furniture store.

- General merchandise or food store 3,500 square feet or less.
- General merchandise or food store greater than 3,500 square feet.
- Mortuary, funeral home, or commercial wedding chapel.
- Motor vehicle fueling station.
- Nursery, garden shop, or plant sales.
- Personal service uses.
- Restaurant without drive-in or drive-through service. *[DIR]*
- Restaurant with drive-in or drive-through service. *[DIR]*
- Theater.

(K) Transportation uses.

- Transit passenger shelter.
- Transit passenger station or transfer center. *[SUP or city council resolution.]*

(L) Utility and public service uses.

- Commercial radio or television transmitting station.
- Electrical substation.
- Local utilities.
- Police or fire station.
- Post office.
- Radio, television, or microwave tower. *[SUP]*
- Tower/antenna for cellular communication. *[Use is permitted on these tracts as if the tracts were located in an MU-1 Mixed Use District; see Section 51A-4.212(10.1).]*
- Utility or government installation other than listed.
[SUP]

(M) Wholesale, distribution, and storage uses.

- Mini-warehouse. *[SUP]*
- Recycling buy-back center. *[SUP]*
- Recycling collection center. *[SUP]*

- Recycling drop-off container. *[SUP]*
- Recycling drop-off for special occasion collection.
[SUP]
- Warehouse. *[Permitted on Tract 12 only.]*

(2) Accessory uses. As a general rule, an accessory use is permitted in any district in which the main use is permitted. Some specific types of accessory uses, however, due to their unique nature, are subject to additional regulations contained in Section 51A-4.217. For more information regarding accessory uses, consult Section 51A-4.217.

(A) The following accessory use is not permitted in this district:

- Private stable.

(B) The accessory helistop use is permitted by SUP only.

(3) Yard, lot, and space regulations. (Note: The yard, lot, and space regulations in this paragraph must be read together with the yard, lot, and space regulations contained in Division 51A-4.400. In the event of a conflict between this paragraph and Division 51A-4.400, this paragraph controls.

(A) Front yard.

(i) Minimum front yard is 15 feet.

(ii) Urban form setback. An additional 20-foot front yard setback is required for that portion of a structure above 45 feet in height.

(B) Side and rear yard.

(i) Minimum side and rear yard is:

(aa) 20 feet where adjacent to or directly across an alley from an R, R(A), D, D(A), TH, TH(A), CH, MF, or MF(A) district; and (bb) no minimum in all other cases.

(ii) 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.

(C) Dwelling unit density.

(i) Tract 2. Maximum dwelling unit density in Tract 2 varies depending on whether the development is a “mixed use project” as follows:

**Maximum Dwelling Unit
Density (dwelling units
per net acre)**

<u>Base (No MUP)</u>	<u>MUP with Mix of 2 Categories</u>	<u>MUP with Mix of 3 or More Categories</u>
15	20	25

(ii) Tract 12. Maximum dwelling unit density in Tract 12 is 35 units per acre. Maximum number of residential dwelling units permitted in Tract 12 is 1770.

(D) Floor area ratio. Maximum floor area ratio (FAR) varies depending on whether the development is a “mixed use project” as follows:

[Note: The first column is the base FAR, which applies when there is no MUP. The second column (MUP=2/no Res) is the FAR for an MUP with a mix of two use categories when neither category is “residential.” The third column (MUP=2/with Res) is the FAR for an MUP with a mix of “residential” plus one other use category. The fourth column (MUP=3/no Res) is the FAR for an MUP with a mix of three or more use categories, none of which is “residential.” The fifth column (MUP=3/with Res) is the FAR for an MUP with a mix of “residential” plus two or more other use categories.]

**Maximum Floor
Area Ratio**

<u>Use Categori</u>	<u>Base (no MUP)</u>	<u>MUP=2 (no Res)</u>	<u>MUP=2 (with Res)</u>	<u>MUP=3 (no Res)</u>	<u>MUP=3 (with</u>
Lodging	0.8	0.85	0.9	0.85	0.95
Office	0.8	0.85	0.9	0.85	0.95
Residential	0.8	-----	0.95	-----	0.95
Retail and person	0.4	0.5	0.5	0.6	0.6
TOTAL DEVELOPME	0.8	0.9	1.0	1.0	1.1

(E) Height.

(i) Residential proximity slope. If any portion of a structure is over 26 feet in height, that portion may not be located above a residential proximity slope. Exception: Except for chimneys and sports lighting, structures listed in Section 51A-4.408(a)(2) may project through the slope to a height not to exceed the maximum structure height, or 12 feet

above the slope, whichever is less. Chimneys may project through the slope to a height 12 feet above the slope and 12 feet above the maximum structure height. Residential proximity slope does not apply to sports lighting standards in Tract 2 only.

(ii) Maximum height.

(aa) Unless further restricted under Subparagraph (E)(i),

maximum structure height is 50 feet.

(bb) In Tract 2, maximum height for sports lighting

standards is 80 feet.

(F) 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.

(G) Lot size. No minimum lot size.

(H) Stories. Maximum number of stories is four.

(4) Off-street parking and loading. Consult the use regulations (Division 51A-4.200) for the specific off-street parking requirements for each use. Consult the off-street parking and loading regulations (Divisions 51A-4.300 et seq.) for information regarding off-street parking and loading generally. For the community service center in Tract 12A, off-street parking must be provided as shown on the development plan for Tract 12A.

(5) Environmental performance standards. See Article VI.

(6) Landscaping. Landscaping must be provided in compliance with the requirements of Article X.

(7) Additional provisions.

(A) Visual intrusion. No portion of any balcony or opening that faces an R, R(A), D, D(A), TH, TH(A), CH, MF-1, MF-1(A), MF-1(SAH), MF-2, MF-2(A), or MF-2(SAH) district may penetrate or be located above a residential proximity slope originating in that district. (See Section 51A-4.412.) For purposes of this provision, the term “opening” means an open and unobstructed space or a transparent panel in an exterior wall or door from which there can be visual surveillance into the yard of a residential use.

(B) Creation of a building site on Tract 12 A. The building official may issue a certificate of occupancy or building permit for a building site on Tract 12A if the building permit that authorized the existing structure was issued on or before August 1, 1984, and the proposed work will not increase the floor area of the structure by more than 80 percent. The total floor area of the proposed work must not exceed 10,000 square feet. No certificate of occupancy or building permit may be issued for a single family or duplex use in Tract 12A.

(8) Screening.

(A) The provisions for off-street parking contained in Section 51A-4.301(f) apply to this PD except as provided in this Subparagraph (B).

(B) Screening of off-street parking on Tract 12 may be a wrought iron fence that is not less than six feet in height in combination with evergreen plant materials recommended for local area use by the director of parks and recreation. The plant materials must be located in a bed that is at least three feet wide with a minimum soil depth of 24 inches. Initial plantings must be capable of obtaining a solid appearance within three years. Plant materials must be placed a maximum of 24 inches on center over the entire length of the bed. (Ord. Nos. 23536; 24076; 24374; 24655; 24725; 25982; 26042; 27175; 27771; 27785; 28758; 30230; 31007; 31246)

SEC.51P-508.107.1. TRAFFIC MANAGEMENT PLAN FOR TRACT 6.

(a) In general. Operation of a public or private school must comply with the traffic management plan for Tract 6 (Exhibit 508J).

(b) Queuing. Queuing is only permitted inside the Property. Student drop-off and pick-up are not permitted within city rights-of-way.

(c) Traffic study.

(1) The Property owner or operator shall prepare a traffic study evaluating the sufficiency of the traffic management plan. The initial traffic study must be submitted to the director by the earlier of November 1, 2021 or six months after the school opens for instruction. After the initial traffic study, the Property owner or operator shall submit annual updates of the traffic study to the director by November 1st of each odd-numbered year.

(2) The traffic study must be in writing, performed by a licensed engineer, based on a minimum of four samples taken on different school days at different drop-off and pick-up times over a two-week period, and must contain an analysis of the following:

(A) ingress and egress points;

(B) queue lengths;

- (C) number and location of personnel assisting with loading and unloading of students;
- (D) drop-off and pick-up locations;
- (E) drop-off and pick-up hours for each grade level;
- (F) hours for each grade level; and
- (G) circulation.

(3) Within 30 days after submission of a traffic study, the director shall determine if the current traffic management plan is sufficient.

(A) If the director determines that the current traffic management plan is sufficient, the director shall notify the applicant in writing.

(B) If the director determines that the current traffic management plan results in traffic hazards or traffic congestion, the director shall require the Property owner to submit an amended traffic management plan. If the Property owner fails to submit an amended traffic management plan within 30 days, the director shall notify the city plan commission.

(d) Amendment process.

(1) A traffic management plan may be amended using minor plan amendment fee and public hearing process in Section 51A-1.105(k)(3).

(2) The city plan commission shall authorize changes in a traffic management plan if the proposed amendments improve queuing or traffic circulation; eliminate traffic hazards; or decrease traffic congestion. (Ord. 31246)

SEC. 51P-508.108. SIGNS.

Signs must comply with the following regulations:

(1) For Tracts 1, 3, 4, 5, 6, 7, 8, 9, 10, 11, 13, 13A, and 14, signs must comply with the provisions for non-business zoning districts contained in Article VII.

(2) For Tracts 2, 7A, **7B**, 12, and 12A, signs must comply with the provisions for business zoning districts contained in Article VII. (Ord. Nos. 23536; 25982; 26042; 30230; 31007)

SEC. 51P-508.108.1.

**ADDITIONAL PROVISIONS FOR ATHLETIC FIELDS
IN TRACTS 2 AND 7A.**

(a) Lighting.

(1) Athletic fields may not be illuminated greater than 0.5 footcandles measured horizontally at three feet above grade as measured at the opposite side of adjacent roadways or 15 feet beyond the property line of adjacent properties.

(2) Athletic field lighting is only permitted between 5:00 p.m. and 10:00 p.m., Sunday through Thursday and between 5:00 p.m. and 10:30 p.m., Friday and Saturday.

(b) Outdoor amplification. Loudspeakers and other forms of amplification are only permitted between 10:00 a.m. and 9:30 p.m., Monday through Thursday; between 10:00 a.m. and 10:00 p.m. on Friday; between 8:00 a.m. and 10:00 p.m. on Saturday; and between 9:00 a.m. and 9:30 p.m. on Sunday.

(c) Traffic Management Plan.

(1) In general. Operation of the athletic fields must comply with the athletic field traffic management plan (Exhibit 508F).

(2) Queuing. Queuing is only permitted inside the Property. Participant drop-off and pick-up are not permitted within city rights-of-way.

(3) Traffic study.

(A) The Property owner or operator shall prepare a traffic study evaluating the sufficiency of the traffic management plan. The initial traffic study must be submitted to the director by September 28, 2018. Updates to the initial traffic study are not required.

(B) The traffic study must be in writing, performed by a licensed engineer, based on a minimum of four samples taken on different days of the week at different drop-off and pick-up times over a two-week period, and must contain an analysis of the following:

- (i) ingress and egress points;
- (ii) queue lengths;
- (iii) drop-off and pick-up locations; and,
- (iv) circulation.

(C) Within 30 days after submission of a traffic study, the director shall determine if the current traffic management plan is sufficient.

(i) If the director determines that the current traffic management plan is sufficient, the director shall notify the applicant in writing.

(ii) If the director determines that the current traffic management plan results in traffic hazards or traffic congestion, the director shall require the Property owner to submit an amended traffic management plan. If the Property owner fails to submit an amended traffic management plan within 30 days, the director shall notify the city plan commission.

(4) Amendment process.

(A) A traffic management plan may be amended using the minor plan amendment fee and public hearing process in Section 51A-1.105(k)(3). (B) The city plan commission shall authorize changes in a traffic management plan if the proposed amendments improve queuing or traffic circulation; eliminate traffic hazards; or decrease traffic congestion. (Ord. 30230)

SEC. 51P-508.109. ADDITIONAL PROVISIONS.

(a) The entire premises must be properly maintained in a state of good repair and neat appearance at all times.

(b) Use of the Property must comply with all applicable federal and state laws and regulations, and with all applicable ordinances, rules, and regulations of the city. (Ord. Nos. 23536; 25982; 26042)

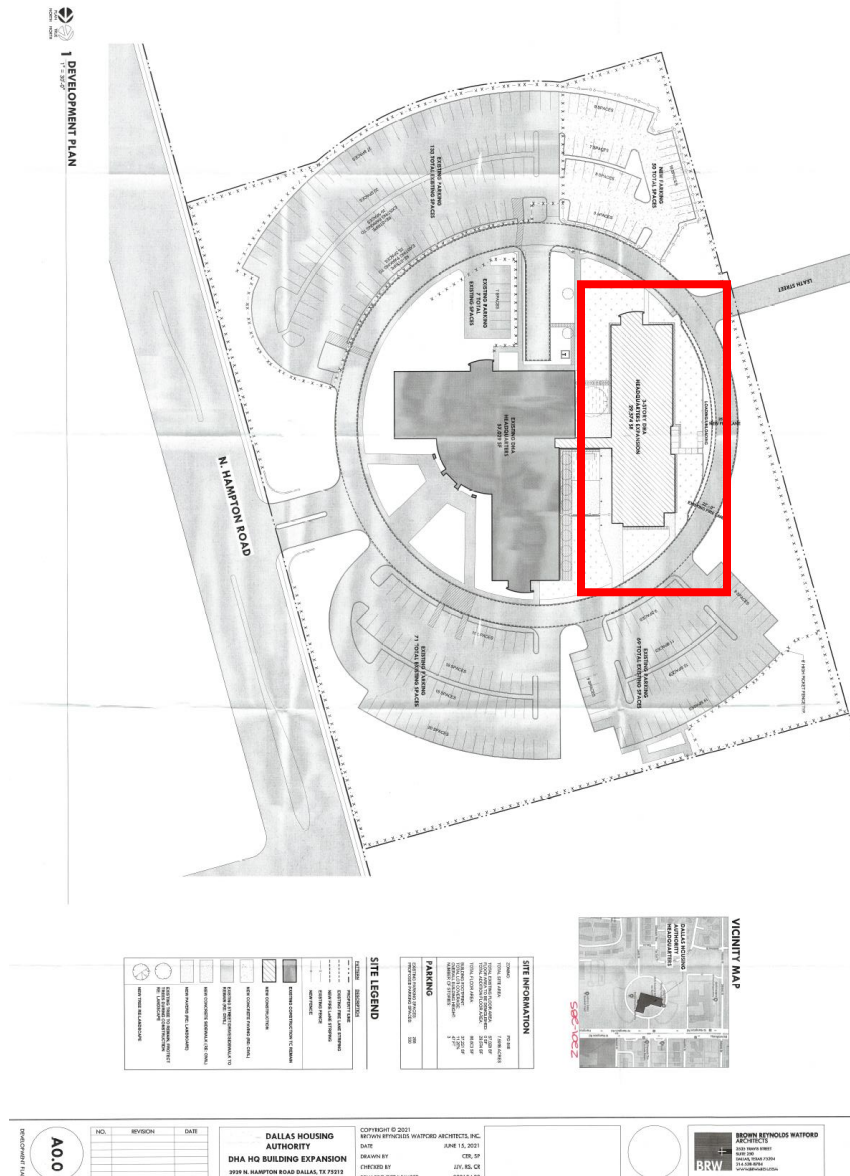
SEC. 51P-508.110. PAVING.

All paved areas, permanent drives, streets, and drainage structures, if any, must be constructed in accordance with standard city specifications, and completed to the satisfaction of the director of public works and transportation. (Ord. Nos. 24655; 26042)

SEC. 51P-508.111. COMPLIANCE WITH CONDITIONS.

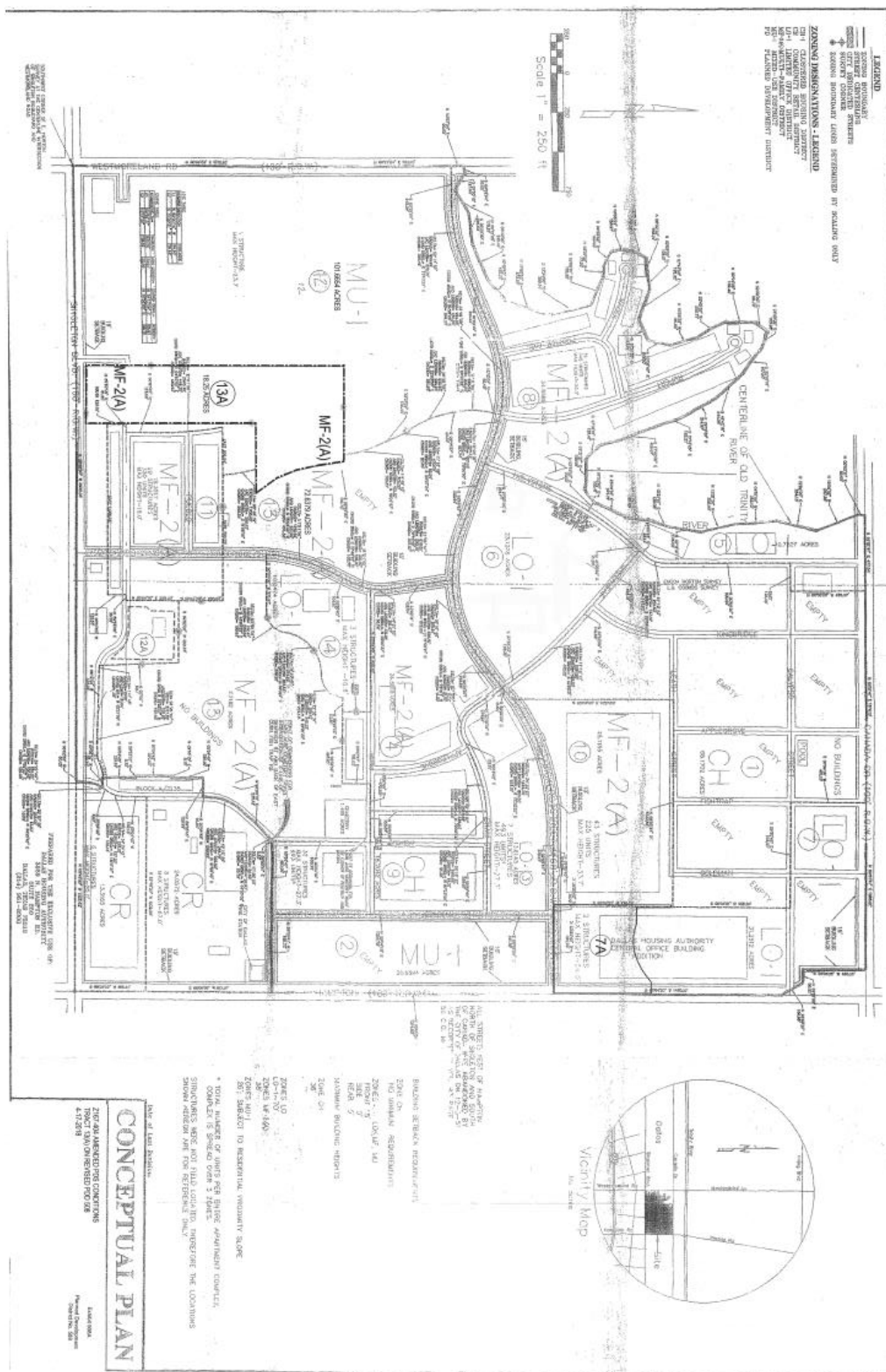
The building official shall not issue a building permit or certificate of occupancy for a use in this PD until there has been full compliance with this article, the Dallas Development Code, the construction codes, and all other ordinances, rules, and regulations of the city. (Ord. Nos. 24655; 26042)

CPC RECOMMENDED DEVELOPMENT PLAN



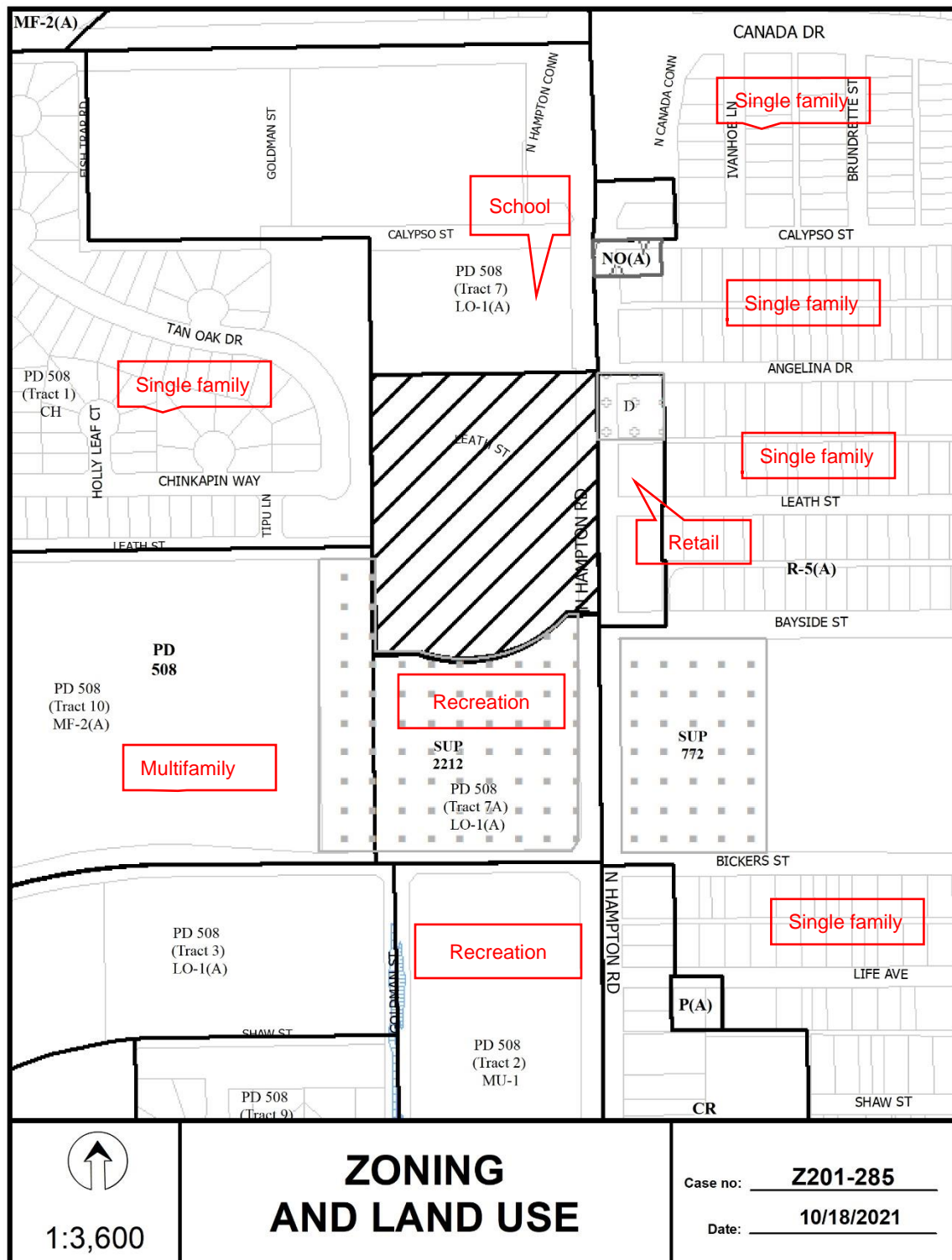


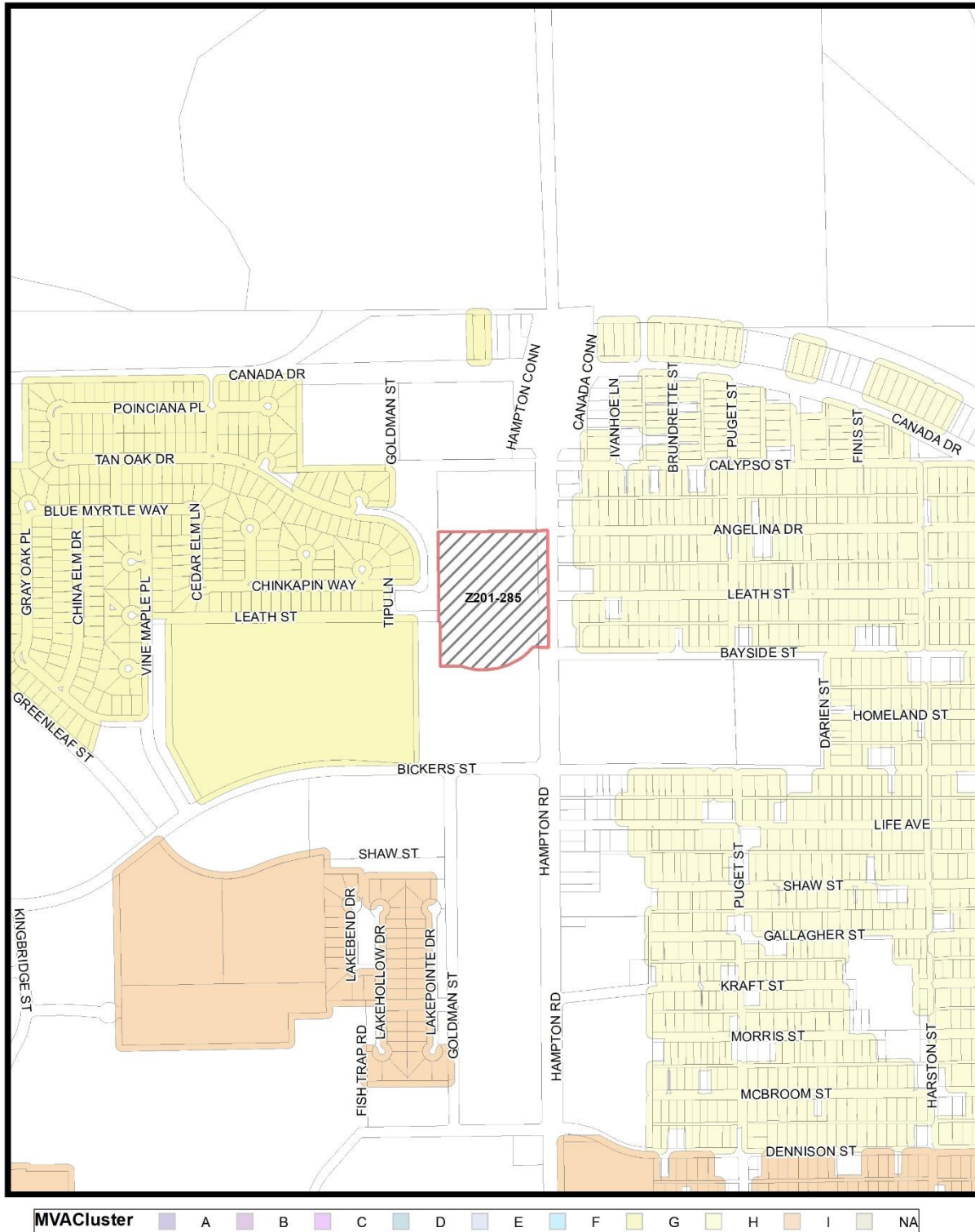
EXISTING CONCEPTUAL PLAN









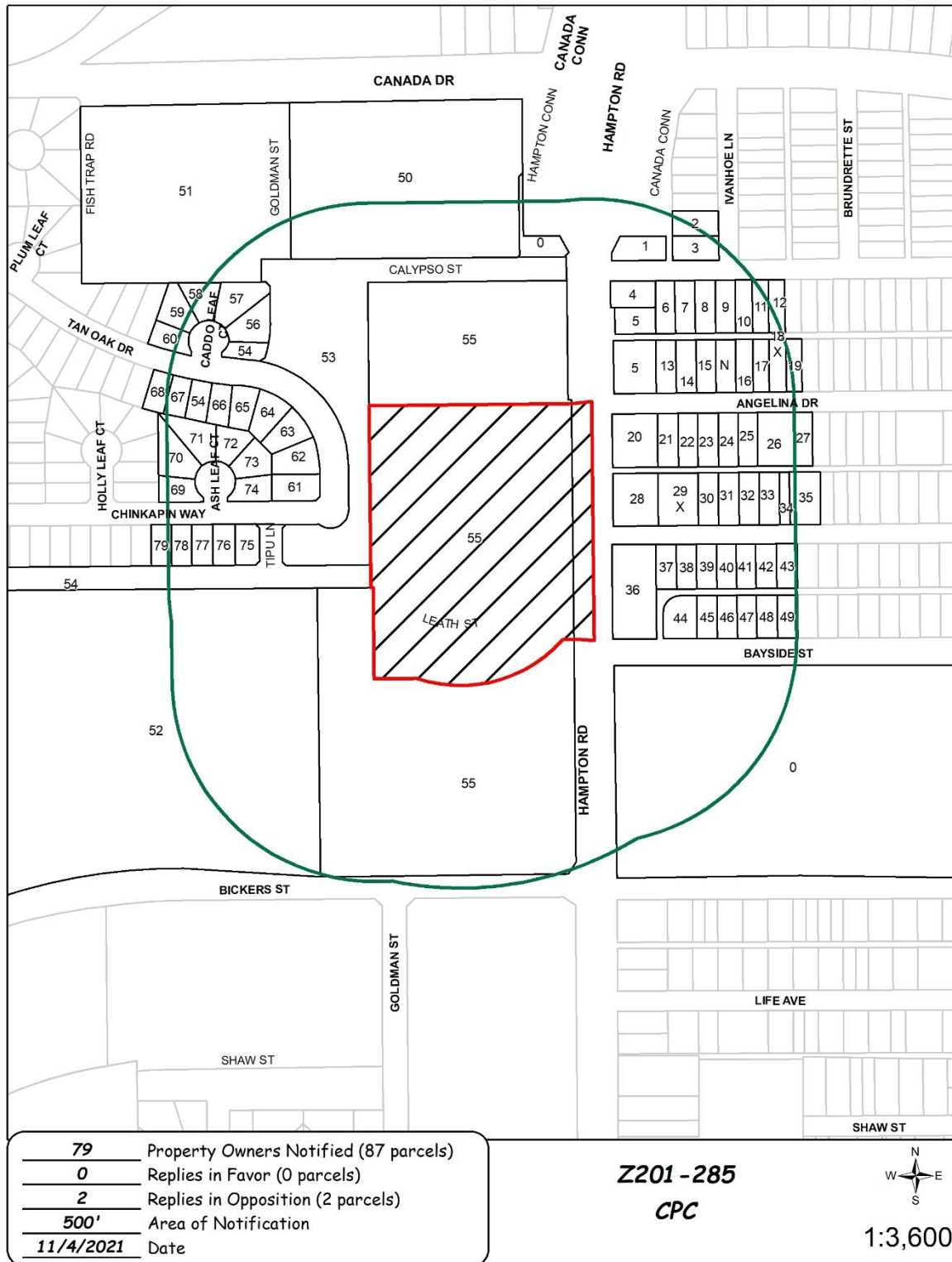


1:7,200

Market Value Analysis

Printed Date: 10/18/2021

CPC RESPONSES



11/03/2021

Reply List of Property Owners***Z201-285******79 Property Owners Notified 0 Property Owners in Favor 2 Property Owners Opposed***

<i>Reply</i>	<i>Label #</i>	<i>Address</i>	<i>Owner</i>
	1	4002 N HAMPTON RD	GRESS JUAN E & SILVIA C
	2	4009 IVANHOE LN	PENALOZARIVERA SILAY
	3	4003 IVANHOE LN	WASHINGTON ANGELA
	4	3944 N HAMPTON RD	AGUIRRE JUAN
	5	3940 N HAMPTON RD	ABUNDANT FAITH CHURCH
	6	2058 CALYPSO ST	SAMANTHA FRANCINE HOMES INC
	7	2054 CALYPSO ST	CORRO ALVIS
	8	2050 CALYPSO ST	STEWART SHARON
	9	2046 CALYPSO ST	PRIDE EDWARD C & LINDA K
	10	2042 CALYPSO ST	GALILEE CHURCH OF GOD IN
	11	2038 CALYPSO ST	GALILEE CHURCH OF GOD IN
	12	2036 CALYPSO ST	EFFECTIVE HOME CONSTRUCTION LLC
	13	2059 ANGELINA DR	WILLIAMS JARED MIKAL LIFE EST
	14	2055 ANGELINA DR	SCHEIFELE BENEDIKT &
	15	2051 ANGELINA DR	ERIC NYANDWI &
	16	2043 ANGELINA DR	MANNS BOBBIE JEAN
	17	2039 ANGELINA DR	MODKINS ROBERT LEE &
X	18	2037 ANGELINA DR	SANTANA RICARDO ECHEVERRIA &
	19	2033 ANGELINA DR	BROWN NEKEMIA NEKIBLA
	20	3918 N HAMPTON RD	ORGANIZATION OF HISPANIC CONTRACTORS
	21	2058 ANGELINA DR	MARTINEZ CESAR
	22	2054 ANGELINA DR	GARCIA ROSALINDA C
	23	2050 ANGELINA DR	MORENO FRANCISCO SOSA
	24	2046 ANGELINA DR	BURTON JESSIE JR
	25	2042 ANGELINA DR	WRIGHT PAUL C
	26	2034 ANGELINA DR	CURRY FANNIE MAE

11/03/2021

<i>Reply</i>	<i>Label #</i>	<i>Address</i>	<i>Owner</i>
	27	2032 ANGELINA DR	BALTAZAR JUANA
	28	3900 N HAMPTON RD	MUKTA INVESTMENTS LLC
X	29	2055 LEATH ST	HARDAWAY JOHN ETTA
	30	2051 LEATH ST	EL PASO GROUP LLC THE
	31	2047 LEATH ST	LOCKHART JOYCE A
	32	2043 LEATH ST	LOZA JONATHAN D & ESMERALDA C
	33	2039 LEATH ST	ALVARADO JOSE E &
	34	2035 LEATH ST	ALVARADO JOSE E
	35	2031 LEATH ST	REYNOLDS SANDRA
	36	3818 N HAMPTON RD	OGBAZGI SEMERE GELAI &
	37	2058 LEATH ST	MIRELES ADAN &
	38	2054 LEATH ST	HENDERSON DARLINE JONES &
	39	2050 LEATH ST	HARRIS AMANDA MARIE
	40	2046 LEATH ST	LEWIS DESTINEE
	41	2042 LEATH ST	SPRINGER JAKE
	42	2038 LEATH ST	TRAN HUE T &
	43	2034 LEATH ST	ALMENDARIZ ELIAS & AGUSTINA
	44	2055 BAYSIDE ST	SMITH DARRYL LARONE
	45	2051 BAYSIDE ST	MACEDO ARCADIO
	46	2047 BAYSIDE ST	MULLEN SAM EST OF
	47	2043 BAYSIDE ST	GLOVER TRACY
	48	2037 BAYSIDE ST	RIVERA JAVIER
	49	2035 BAYSIDE ST	CARROLL LAURETTA & ET AL
	50	2100 CANADA DR	WEST DALLAS COMMUNITY SCHOOL
	51	2300 CANADA DR	DALLAS HOUSING AUTHORITY
	52	2425 BICKERS ST	DALLAS HOUSING AUTHORITY
	53	1 TAN OAK DR	GREENLEAF VILLAGE HOA INC
	54	1 LEATH ST	GREENLEAF VILLAGE HOA INC
	55	2303 BICKERS ST	DALLAS HOUSING AUTHORITY
	56	4110 CADD O LEAF CT	MADRID JUAN C
	57	4107 CADD O LEAF CT	GIBSON GENEVIEVE ELAINE &

11/03/2021

<i>Reply</i>	<i>Label #</i>	<i>Address</i>	<i>Owner</i>
58	4111	CADDO LEAF CT	GARCIA ISMAEL F &
59	4115	CADDO LEAF CT	MOORE RUBY JEWEL
60	4119	CADDO LEAF CT	READ CRYSTAL M
61	2310	TAN OAK DR	LANDRUM RODNEY
62	2314	TAN OAK DR	PIMENTEL HECTOR M &
63	2318	TAN OAK DR	ALONSO LEONEL
64	2322	TAN OAK DR	CASTILLO ERIKA
65	2326	TAN OAK DR	BAEZ ROBERTO & ANA LILIA
66	2330	TAN OAK DR	CLARADY NATHANIEL P &
67	2408	TAN OAK DR	NGUYEN NHAP
68	2412	TAN OAK DR	HERRERA EDGAR & MONICA E
69	4019	ASH LEAF CT	PHAM ALEX DANG &
70	4023	ASH LEAF CT	DAVIS FRED JR & INCHA
71	4027	ASH LEAF CT	PHILIP CHRISTO & MELISSA
72	4028	ASH LEAF CT	STARR JEFFREY R & TARI A
73	4024	ASH LEAF CT	BERRIOS CARLOS F &
74	4020	ASH LEAF CT	LABA FREDDY N
75	2314	CHINKAPIN WAY	TERRAZAS JAVIER ALEJANDRO O &
76	2318	CHINKAPIN WAY	HENRY VALENCIA
77	2322	CHINKAPIN WAY	WEIRICH JUNE M
78	2326	CHINKAPIN WAY	JONES GREGORY D &
79	2330	CHINKAPIN WAY	FRANCO REYNALDO JR