

Downtown

Overview

Unless otherwise noted below, all standards in the City of Rowlett Form Based Code will govern. The Regulating Plan is based on the Realize Rowlett 2020 Comprehensive Plan and will provide guidance and direction for the application of design standards and principles in approving final Development Plans and permits.

Intent. It is intended that Downtown becomes the cultural “heart” of the City. It will be the City’s highest density area and will focus on the DART station and several public parks, squares and plazas. The uses currently north of the DART rail line are primarily light industrial which provides a valuable incubation and transition area for long term higher density residential development associated with transit and the turnpike. Downtown will be a regional destination that will help diversify housing product types, and support unique higher quality retail shops and restaurants in the City.

Districts

The Downtown is comprised of two Form Based Districts (“FB Districts”) – New Neighborhood and Urban Village – as set out in the attached Regulating Plan. These FB Districts are modified as set out below.

New Neighborhood

General Boundaries. The New Neighborhood FB District is bounded by Christine Street to the north, the drainage corridor to the east, the cemetery to the south and Rowlett Road to the west. (See Regulating Plan.)

Building Types. All New Neighborhood Building Types in the Form Based Code are allowed in this area.

For redevelopment to the Townhome Building Type, the site must be large enough to accommodate at least 4 units. This is a minimum of two 50-55 foot lots.

Building Height. The maximum building height will be 2 ½ stories.

Transitions. It is intended that the Townhouse Building Type will occur along the south side of Christine Street (which is the boundary of the Urban Village FB District), in order to provide an appropriate transition to possibly lower density residential buildings to the south.

Urban Village

General Boundaries. The Urban Village FB District is bounded by Lakeview Parkway to the north; President George Bush Turnpike to the east; Main Street, Llano Street and Christine Street to the south; Herfurth Park to the south and east; and Rowlett Road to the west. (See Regulating Plan.)

Building Types. All Urban Village Building Types in the Form Based Code are allowed in this District.

Building Height. The maximum building height will be 7 stories. The minimum building height will be 2 stories. One-story buildings may be allowed under certain conditions, but will require approval of a Minor Warrant.

Land Use. The following additional land uses will be allowed:

1. Financial institutions, coffee shops and restaurants with drive-thrus adjacent and fronting on Lakeview Parkway. Provided that –
 - a. All drive thru access (driveways) shall be from the Browsing Lane/Slip Road along Lakeview Parkway.
 - b. Drive thru lanes and/or canopies shall not have frontage along or be located along any internal, pedestrian oriented streets.
 - c. Drive thru areas shall be screened by a 4 foot high street screen.
 - d. At least 50% of the building façade along the Browsing Lane/Slip Road must be located within the Build-to-Zone unless set back to create a public plaza, pocket park or patio.

Transitions. North of Llano Street, there is a 100-foot wide Transition Zone in the Urban Village FB District where buildings cannot exceed 2 ½ stories in height (the height of the adjacent residential district) and will be setback at least 50-feet from the property line.

The transition between the Urban Village and New Neighborhood FB Districts will be accommodated along Christine Street, within the New Neighborhood FB District, through the development of Townhomes.

Streets. The street system is intended to facilitate circulation for pedestrians, bicycles, vehicles and emergency services. As redevelopment occurs north of the DART rail line, existing large blocks will be reconfigured into smaller blocks more suited for non-industrial uses. The designation of alleys provides guidance for service as blocks redevelop over the long term.

Flex Space. Flex Space is required along Main Street, portions of Martin Drive, and facing Open Space. Any allowed use in the Urban Village FB District is permitted in the Flex Space.

Open Space. Downtown is planned to contain Open Space throughout to provide important foci for urban neighborhoods. All of these areas will be connected with shaded sidewalks and trails.

Landmarks. Several locations at entries into Downtown and on sites in line with terminated street vistas provide opportunities for landmark features on buildings such as increased height, changes of building form and changes of roof lines (See the Regulating Plan and Form Based Code). These locations will help to provide interest and identity within Downtown to the benefit of all property owners.

Browsing Lane. A Browsing Lane (interconnected 2-way drive with head-in angled parking on both sides) is identified for properties north of the DART rail line and adjacent to Rowlett Road, Lakeview Parkway and President George Bush Turnpike. This extends the existing dominant pattern of parking adjacent to

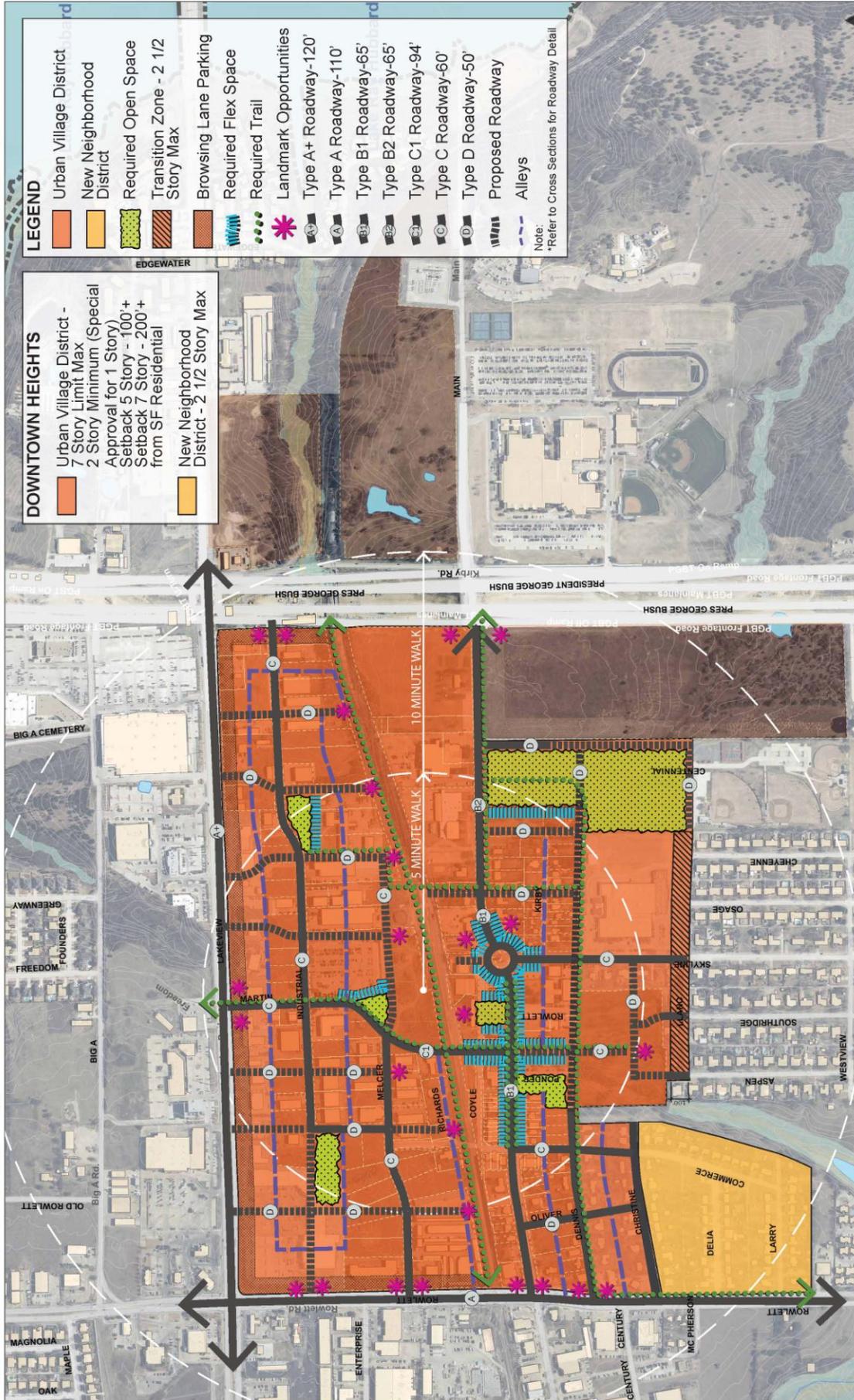
the major roadways and facilitates circulation and access to businesses along such high traffic limited access roadways. The intent is that vehicles can easily enter these lanes from major roadways and drive slowly but continuously along those corridors to access businesses.

Landscaping along the portion of the Browsing Lane immediately adjacent to President George Bush Turnpike will be evaluated on a case by case basis. This is due to the fact that adequate landscape buffering will need to be provided along the private property line to shade the trail as proposed on the City's Trails Master Plan. The trail is delineated along the right-of-way of President George Bush Turnpike.

Attachments:

1. Regulating Plan
2. Street Cross Sections

Downtown (E4) - Regulating Plan



Downtown (E4) - Cross Sections

