

North Shore Center for Commerce and Industry

Overview

Unless otherwise noted below, all standards in the City of Rowlett Form Based Code will govern. The Framework 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 Regulating Plans/Phased Development Plans, Development Plans and permits.

Intent. It is intended that North Shore be the City of Rowlett's major employment hub. This is achieved by permitting an integrated mix of uses and building types in order to facilitate and support an employment base. High quality standards, design parameters and preservation of natural features provide an amenity package and adjacency predictability for entities developing within North Shore. In the future, a more detailed amenity package will be defined for this area to truly create a live, work and play environment. (See Realize Rowlett 2020 Comprehensive Plan.)

Districts

North Shore Center for Commerce and Industry is comprised of two Form Based Districts ("FB Districts") – Urban Village and Commercial Center. – as set out in the attached Framework Plan. These FB Districts are modified as set out below.

General

Non-Conformity. Within North Shore, the following Structure Non-Conformity standard will not be applicable:

FBC 1.6.3.a.3. Any expansion of the building footprint must also be accompanied with an upgrade to the street tree and sidewalk standards in effect at the time under this Chapter. Where this is not possible or deemed a hardship, then the street tree and sidewalk improvements will be escrowed to the City to be installed by the City at a later date.

Landmarks/Amenities. Landmark buildings and amenities within the North Shore Center for Commerce and Industry area are absolutely essential in promoting this area as a live, work and play environment. Elements such as retail and restaurants, personal and business services, a junior college campus or satellite school, and a limited amount of housing in the area, are key to attracting employers and work force.

Natural Features. Preservation of green belts and water bodies are important to attracting employers. These natural assets are desired amenities when siting Commercial, Live-Work and Flex Employment buildings.

Streets. A network of Primary and Secondary Streets has been designated on the Framework Plan: Special Requirements. It is intended that along Primary Streets a higher building frontage percentage be met. And further, that along Secondary Streets a lower building frontage percentage is permitted in order to allow for service circulation, alleys, etc. Secondary streets have been delineated on the Framework Plan with the intent that they may be reconfigured as development occurs provided that the layout meets the standards of the FBC (i.e. block face standards). Within the Commercial Center FB District, standards within the FBC allow for the ability to combine blocks (superblock) to aid in accommodating larger employment users.

Urban Village

General Boundaries. The Urban Village FB District is generally bounded by President George Bush Turnpike on the west and Muddy Creek on the east, and centers along the relocated Merritt Road. (See Framework Plan.)

Building Types.

Within Overlay A, the following Urban Village Building Types in the Form Based Code are allowed: Commercial, Mixed-Use, Shopfront and Mixed Residential.

The following provision will be applicable within the Urban Village FB District: Mixed Residential units will be evaluated as part of a larger mixed-use development, and may only occupy 25 percent (excluding parks and streets) of the land area or building square footage in a Regulating Plan/Phased Development Plan or Development Plan. A request to deliver more than 25 percent Mixed Residential will require approval by Major Warrant.

Building Height. Within Overlay A, the minimum building height will be 3 stories and there will be no maximum height. One-story and two-story buildings may be allowed under certain conditions, but will require approval of a Minor Warrant.

Streets. The street system is intended to facilitate circulation for pedestrians, bicycles, vehicles and emergency services. Streets are fully interconnected, not gated and designed with a formal tree line for shade, wide sidewalks and curbs. Within Urban Village developments, tree grates and wells are preferred in order to generate a “main street” atmosphere.

Open Space. North Shore Center for Commerce and Industry is planned to contain centralized open space throughout to provide important foci for urban communities. These open spaces will be improved for more intense use than the residential neighborhoods with plazas, water features or other amenities. All of these areas will be connected with shaded sidewalks and trails.

Commercial Center

General Boundaries. The Commercial Center FB District is generally bounded by President George Bush Turnpike on the west, natural features on the east, with a band of Urban Village FB District along the relocated Merritt Road through the middle. (See Framework Plan.)

Building Types.

Within Overlay B, the following Commercial Center Building Types in the Form Based Code are allowed: Commercial, Flex Employment, Mixed-Use, Shopfront and Mixed Residential.

Where Overlay B is not designated, all Commercial Center Building Types in the Form Based Code are allowed.

Building Height. Within Overlay B, the minimum building height will be 3 stories and there will be no maximum height. One-story and two-story buildings may be allowed under certain conditions, but will require approval of a Minor Warrant.

Where Overlay B is not designated, the maximum building height will be six stories (6).

Transition with Buffer. It is intended that a “Transition with Buffer” will occur along areas designated on the Framework Plan: Special Requirements. This 100-foot wide transition sets the following parameters for lots that immediately abut areas zoned Single Family under the RDC (SF-5 thru SF-40), which exist prior to adoption of the Form Based Code.

- The maximum principal building height will be 2 1/2 stories.
- The maximum accessory building height will be 2 stories.
- The rear setback will be 20 feet. A landscape buffer containing street trees planted an average of 25 feet on center and a 40-inch metal picket fence with low shrubs will be provided within the rear setback, adjacent to the rear property line.

Streets. The street system is intended to facilitate circulation for pedestrians, bicycles, vehicles and emergency services. Streets are fully interconnected, not gated and designed with a formal tree line for shade, wide sidewalks and rolled curbs. Within Commercial Center developments, planter strips are preferred in order to generate a lush, well-shaded public realm.

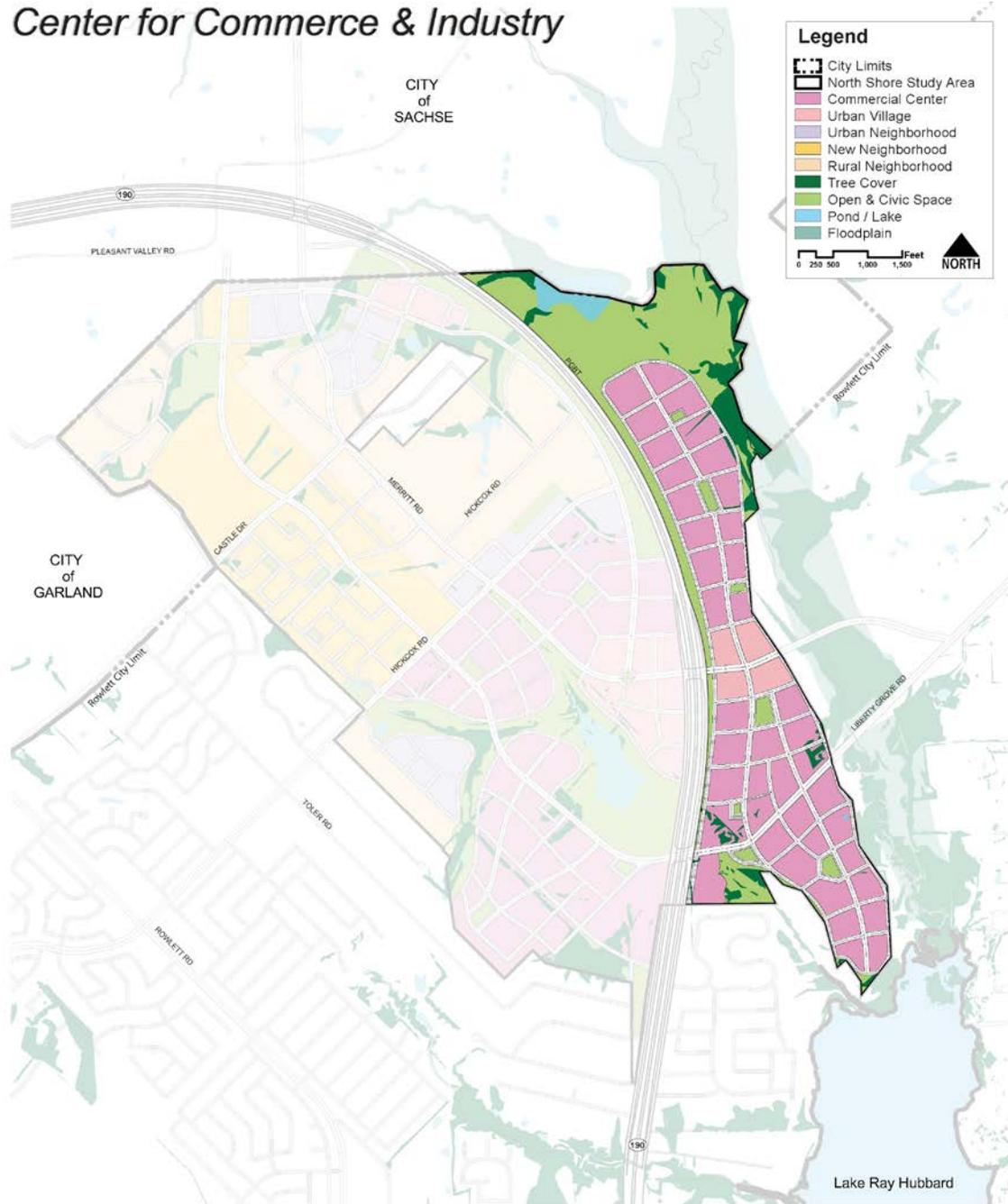
Open Space. North Shore Center for Commerce and Industry is planned to contain centralized open space throughout in order to provide important foci for the urban commercial mixed use communities being created. All of these areas will be connected with shaded sidewalks and trails.

Attachments

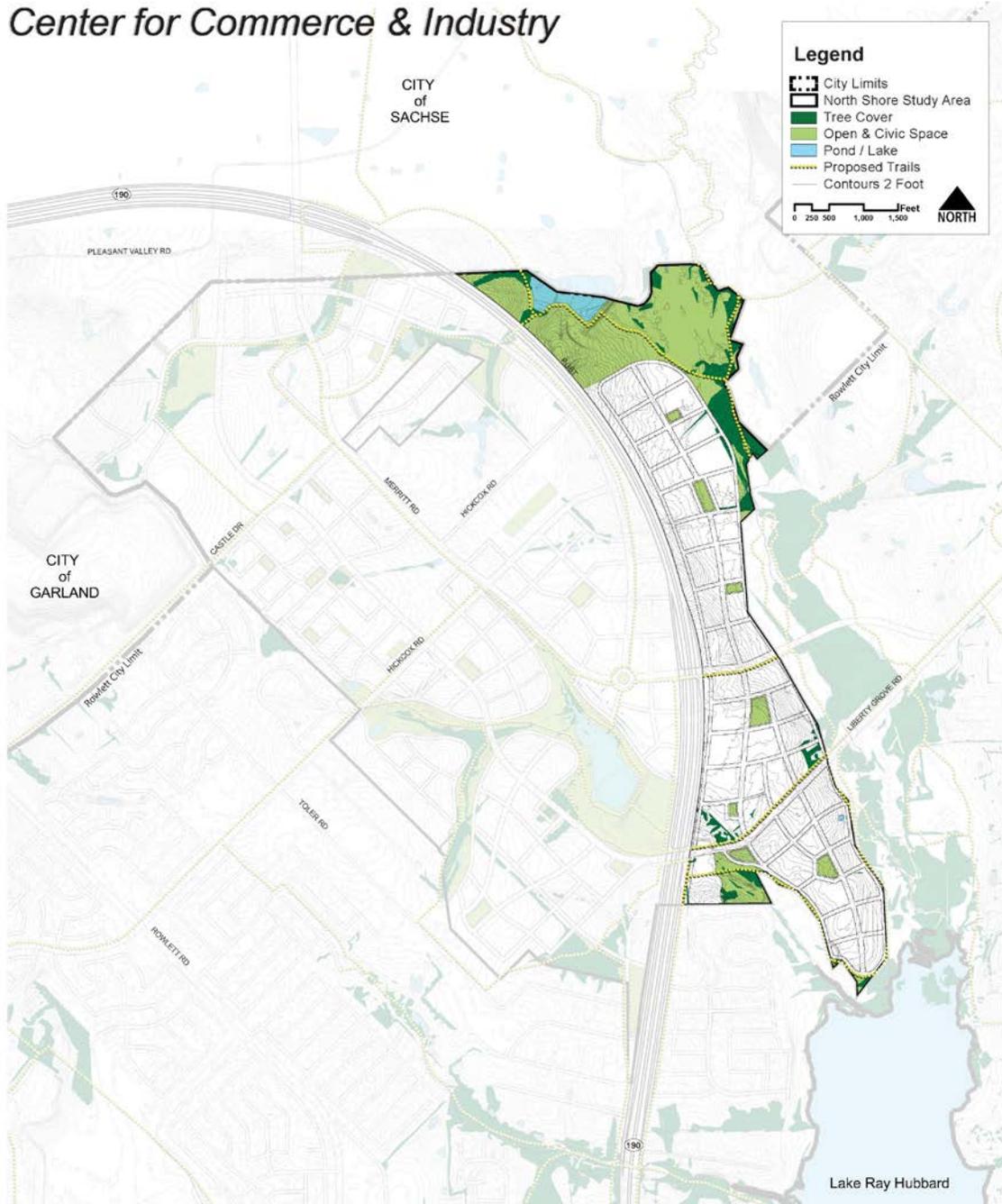
1. Framework Plan – the Framework Plan is comprised of the following five (5) diagrams.
 - a. Form Based District Allocation
 - b. Open Space and Trails
 - c. Special Requirements
 - d. Street Classifications
 - e. Zoning Exhibit
2. Street Cross Sections
3. Transition Sections

Form Based District Allocation

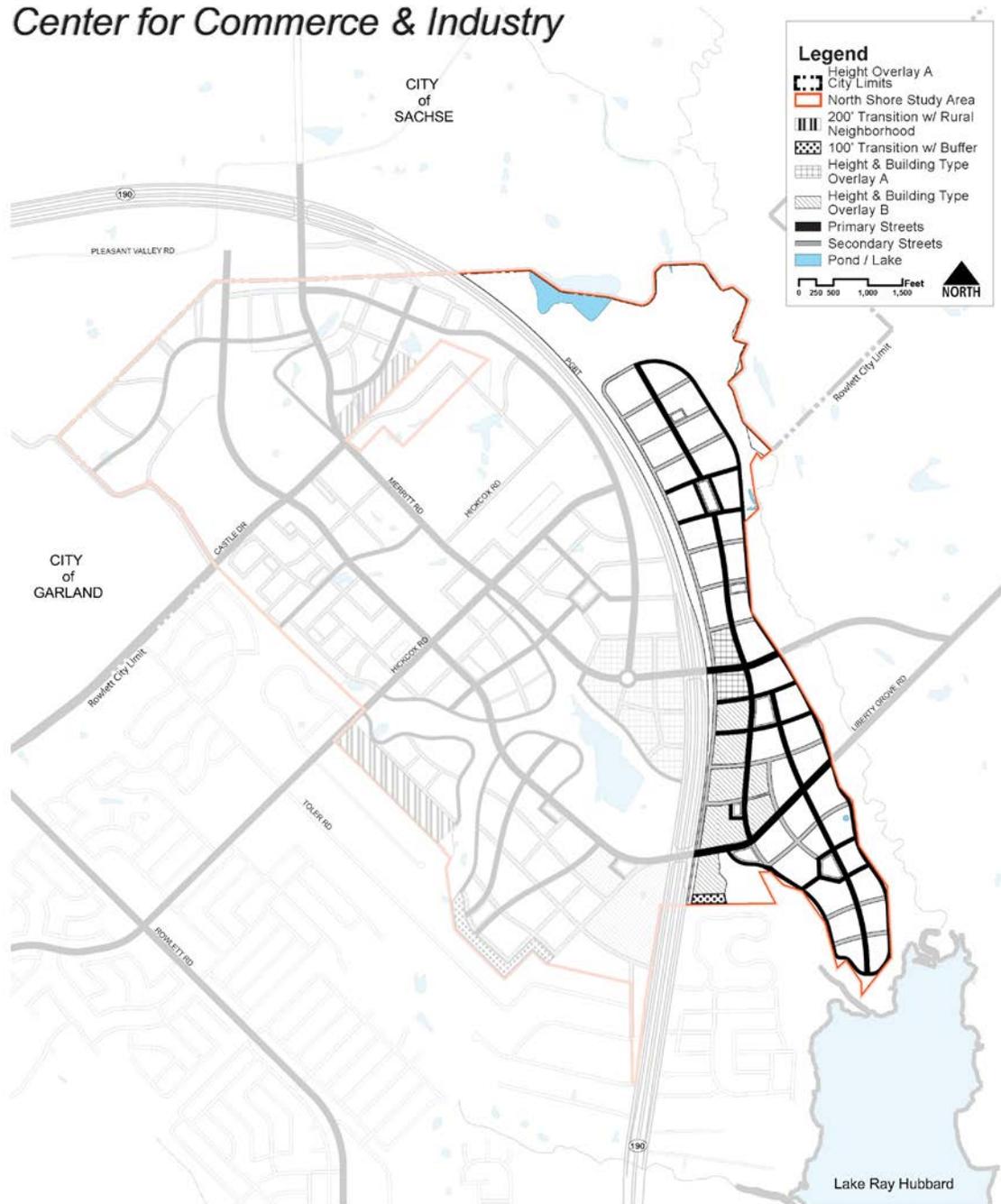
Center for Commerce & Industry



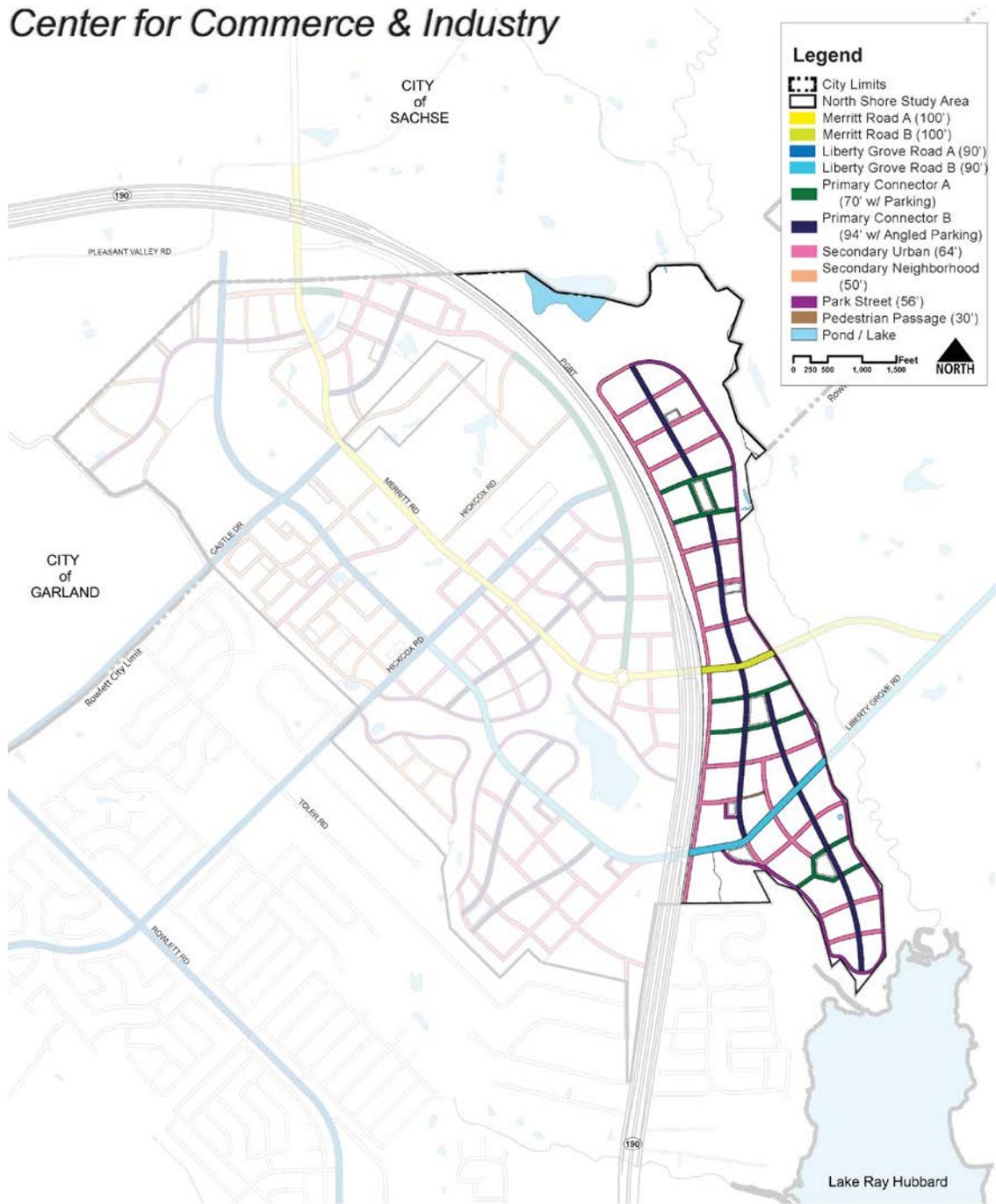
Open Space and Trails Center for Commerce & Industry



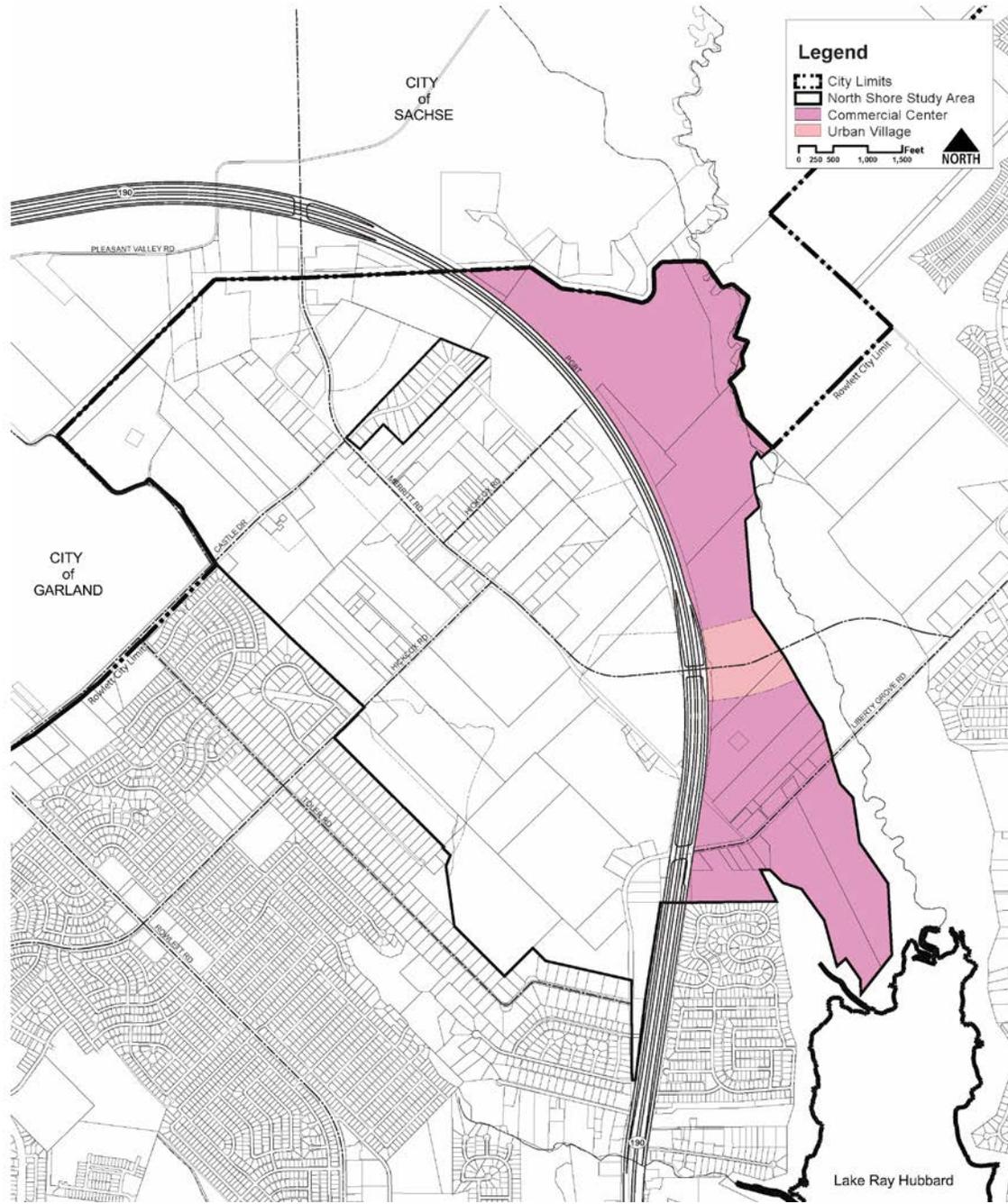
Special Requirements Center for Commerce & Industry



Street Classifications Center for Commerce & Industry



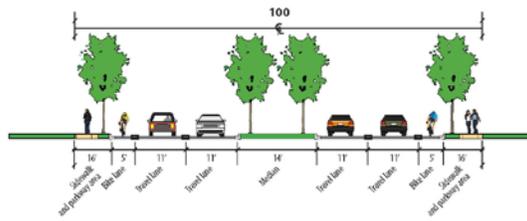
Zoning Exhibit



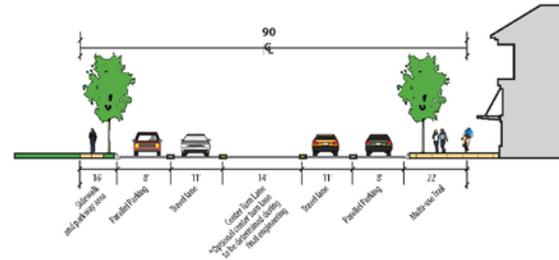
Street Cross Sections

North Shore Streets (Center for Commerce & Industry)

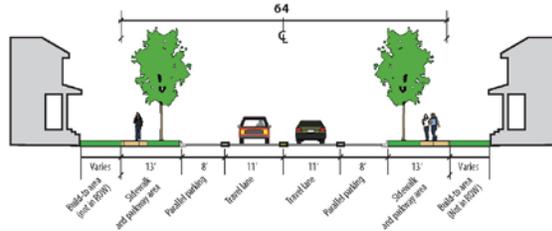
Merritt Road B



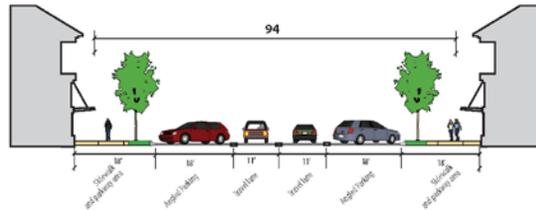
Liberty Grove Road B



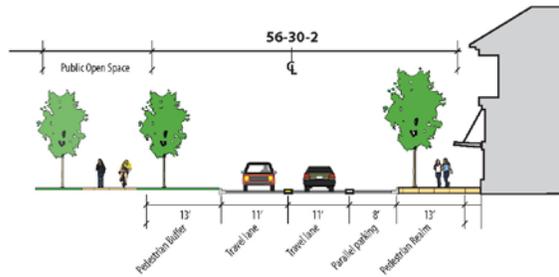
Primary Connector A



Primary Connector B



Park Street

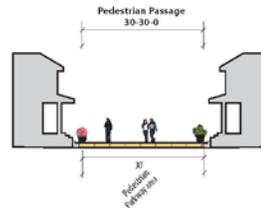
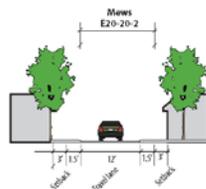
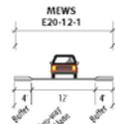
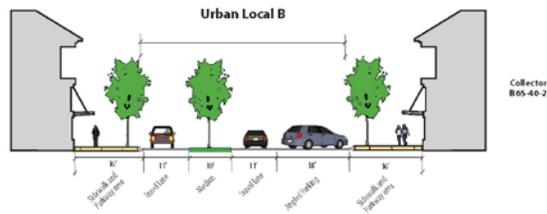
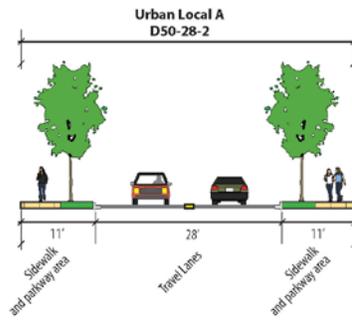
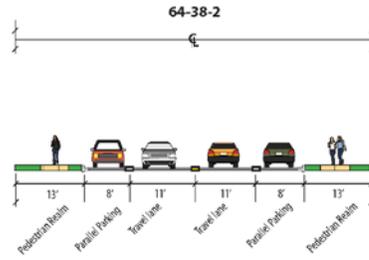


Street Cross Sections

North Shore Streets (Center for Commerce & Industry)

Secondary Urban

*May be interchanged with Urban Local A and Urban Local B.



Transition Sections

