

# North Shore South

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## 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 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 South is comprised of four Form Based Districts (“FB Districts”) – Rural Neighborhood, Urban Neighborhood, 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 South 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.

### **Rural Neighborhood**

**General Boundaries.** The Rural Neighborhood FB District is bounded by the extension of Hickox Road to the west, and the to the New Neighborhood FB District to the north. (See Framework Plan.)

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

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

**Transition with Rural Neighborhood.** It is intended that the Rural Estate Building Type will occur along areas designated “Transition with Rural Neighborhood” as designated on the Framework Plan: Special Requirements. This 200-foot wide transition designation 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 3 stories.
- The maximum accessory building height will be 2 stories.
- The rear setback will be 25 feet.

**Streets.** The street system is intended to facilitate circulation for pedestrians, bicycles, vehicles and emergency services. Streets should be rural in character with swales rather than rolled curbs, and may employ a clustering of trees rather that a formal street tree line .

**Open Space.** It is intended that existing tree masses and ponds will be preserved in parks and greenways.

### **Urban Neighborhood**

**General Boundaries.** The Urban Neighborhood FB District is bounded by natural features to the east and south, Hickox Road to the north, and the Rural Residential FB District to the west.

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

**Building Height.** The maximum building height will be 4 stories.

**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.

**Open Space.** It is intended that centralized open space be employed to generate a sense of identity, image and value creation within New Neighborhood developments. These open spaces will be improved for use as neighborhood gatherings and recreation.

### **Urban Village**

**General Boundaries.** The Urban Village FB District is bounded by President George Bush Turnpike on the east, the Commercial Center FB District to the north, and natural features to the south. (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 South 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 bounded by President George Bush Turnpike to the East, Hickox Road to the north, and both Urban Neighborhood and existing single-family residential neighborhoods to the west. (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.

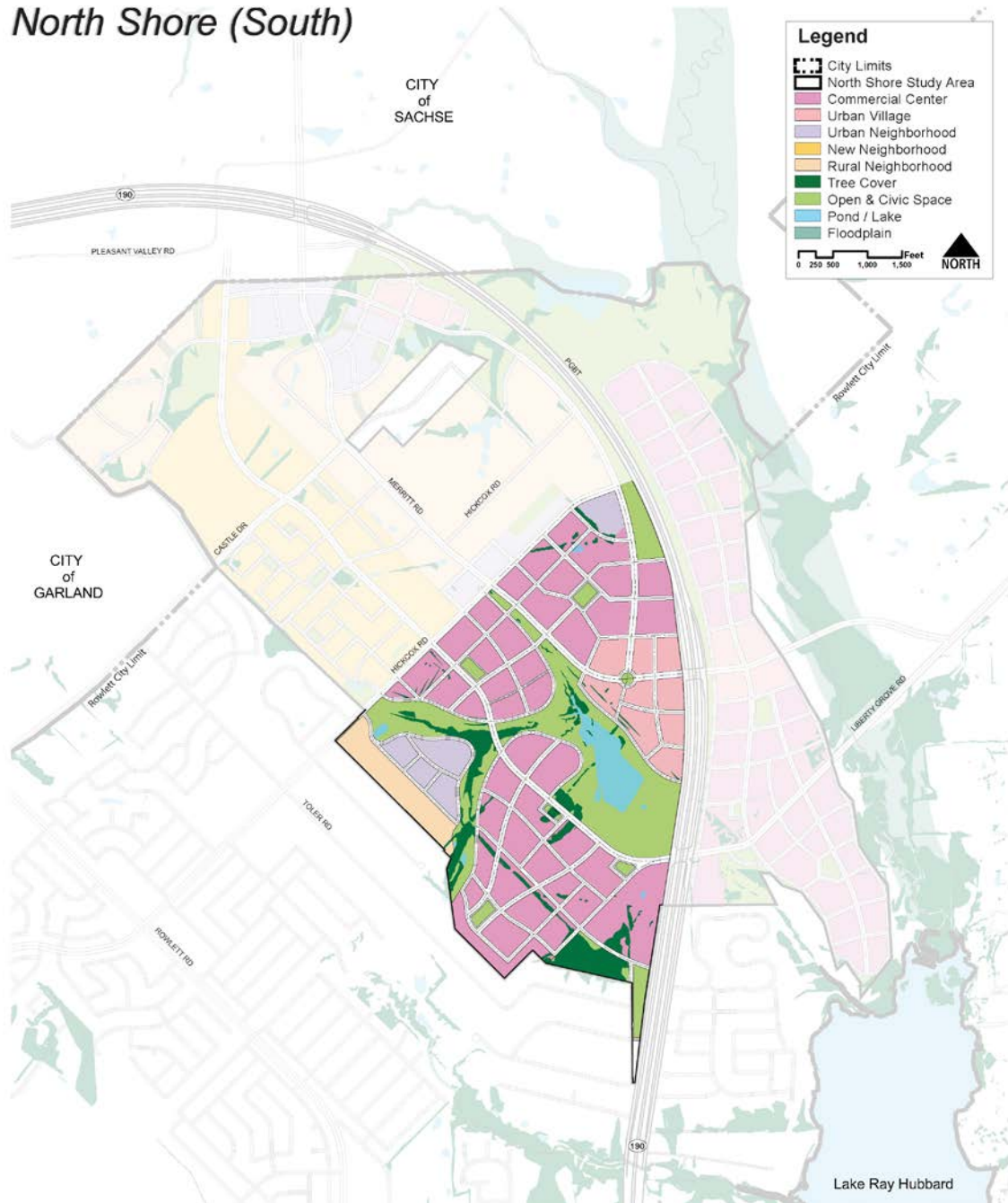
**Streets.** The street system is intended to facilitate circulation for pedestrians, bicycles, vehicles and emergency services. Streets are fully interconnected, not gated and designed with a formal tree line for shade, wide sidewalks and rolled curbs. Within Commercial Center developments, planter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

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

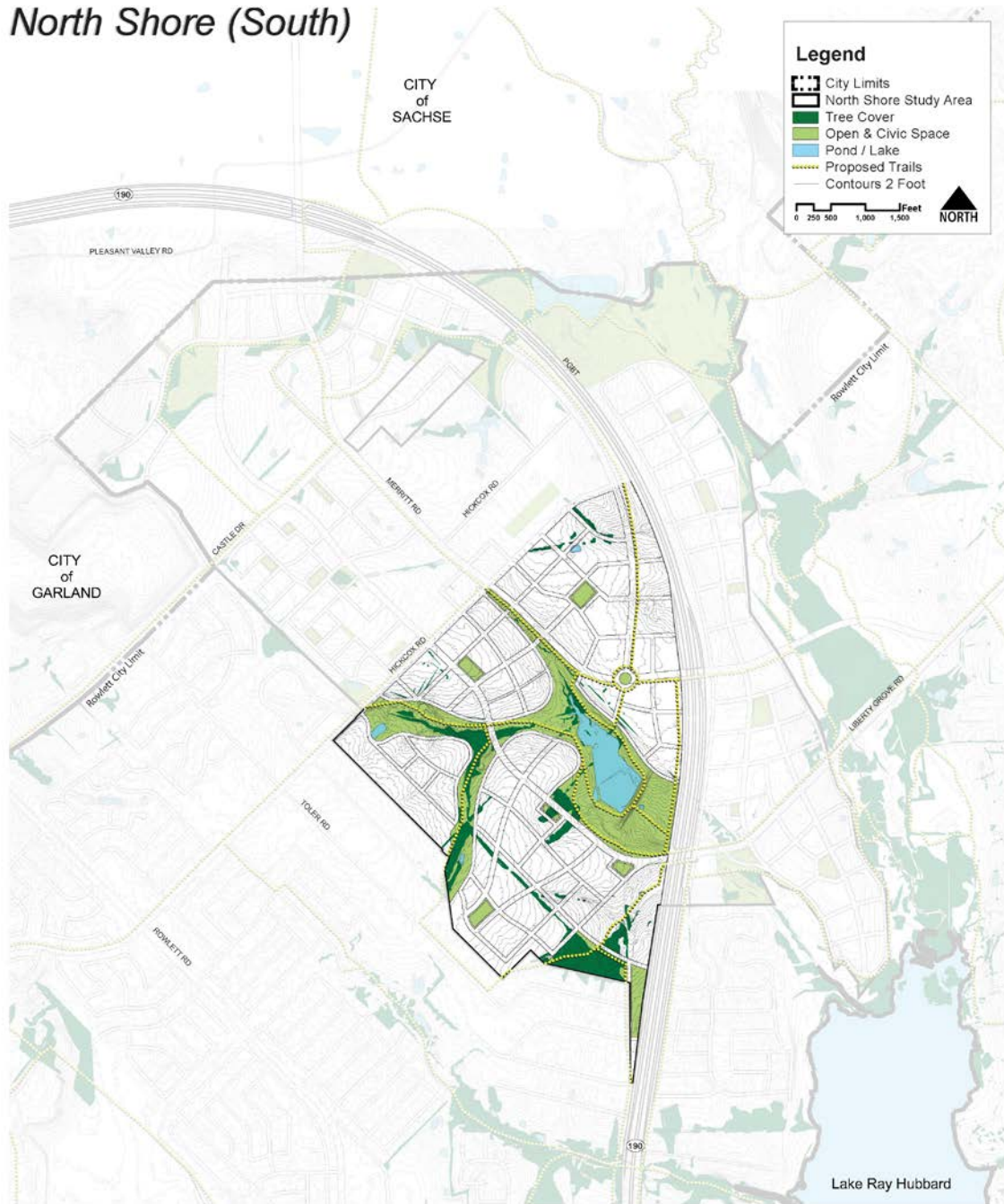
## Attachments

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 North Shore (South)



# Open Space and Trails North Shore (South)



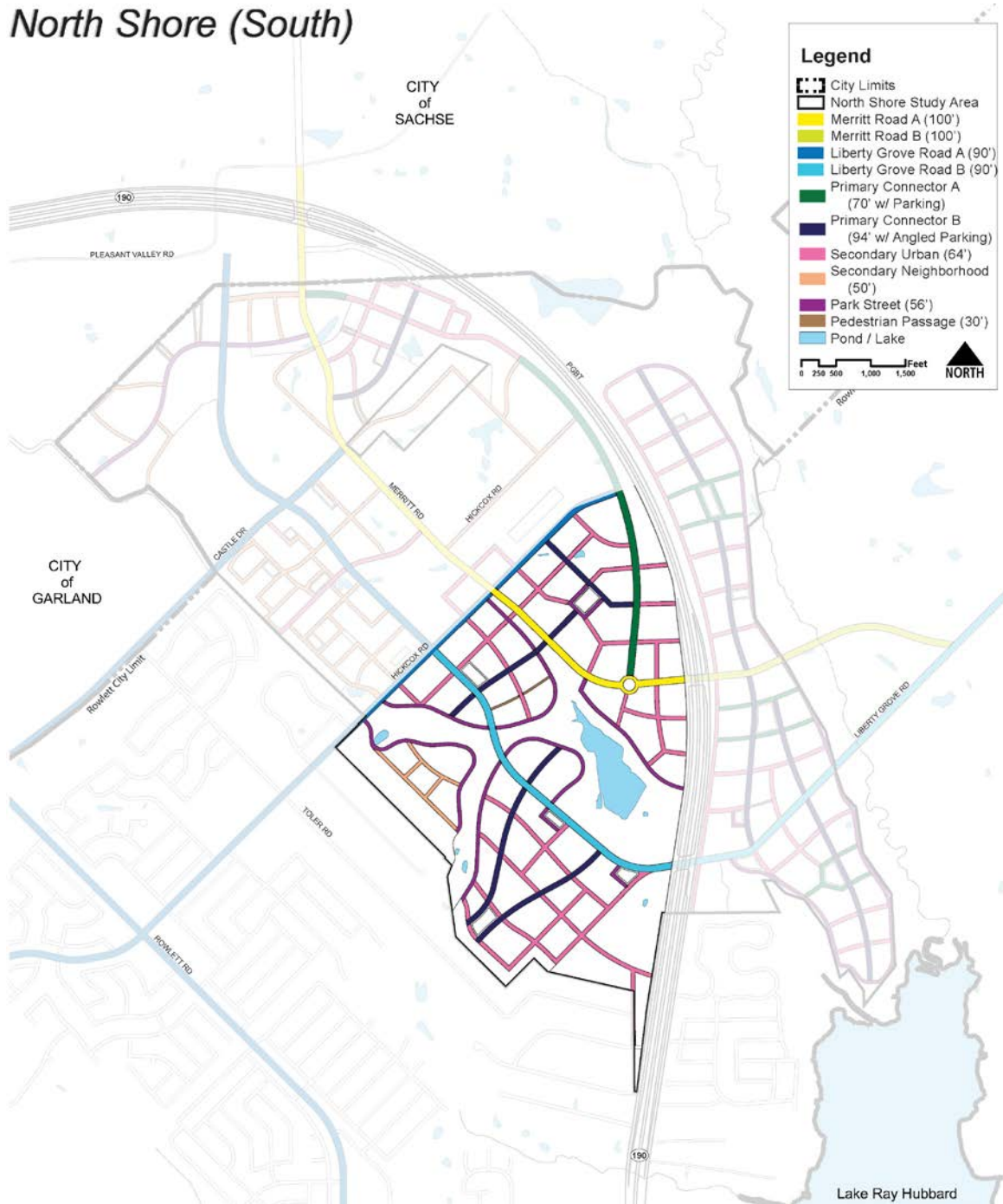


# Special Requirements North Shore (South)

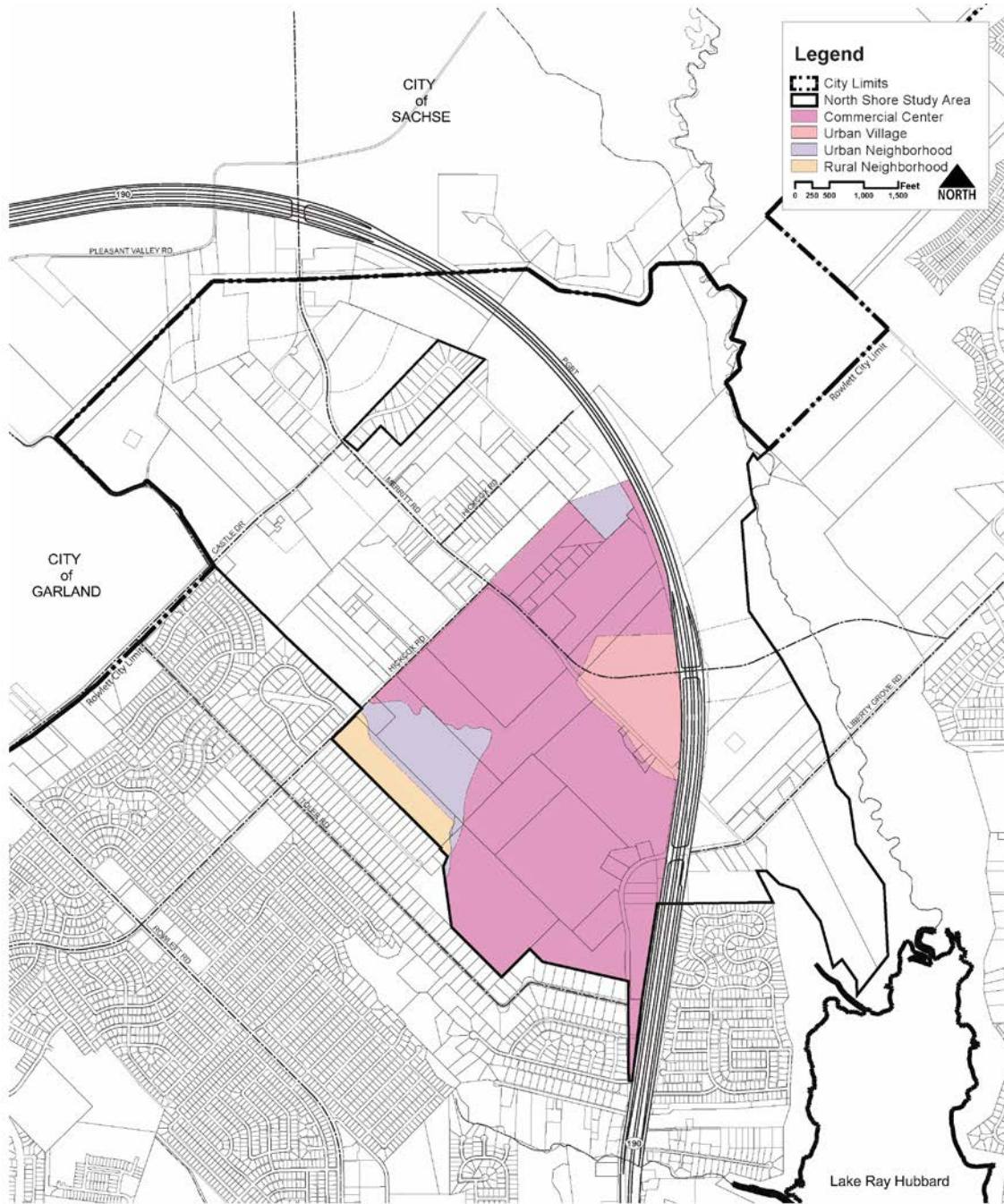




# Street Classifications North Shore (South)



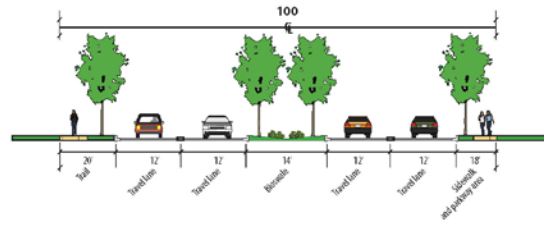
# Zoning Exhibit



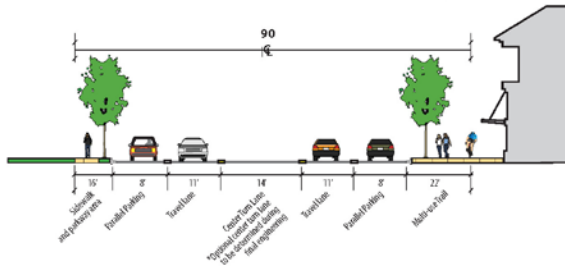
# Street Cross Sections

## North Shore Streets (South)

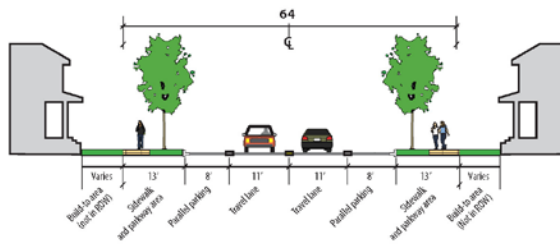
Merritt Road A



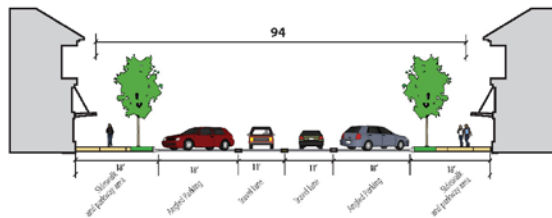
Liberty Grove Road B



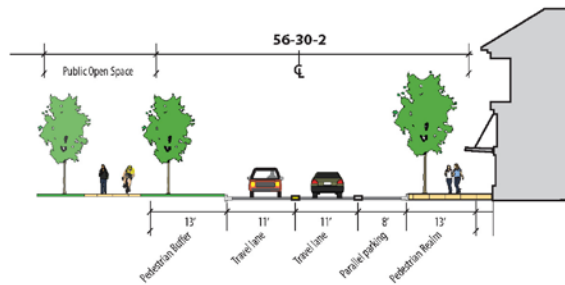
Primary Connector A



Primary Connector B



Park Street

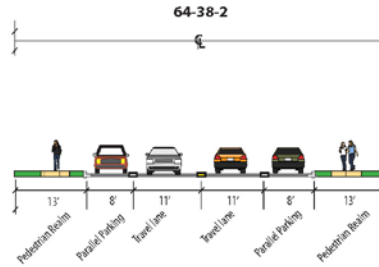


# Street Cross Sections

## North Shore Streets (South)

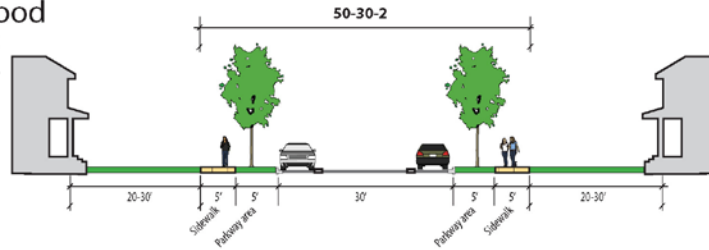
### Secondary Urban

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

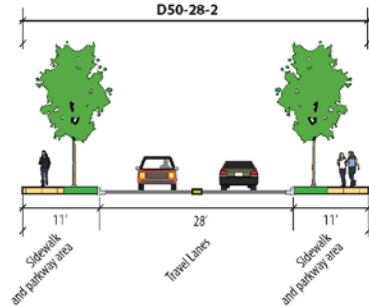


### Secondary Neighborhood

\*May be interchanged with neighborhood streets appropriate for Urban Neighborhood, New Neighborhood and Rural Residential



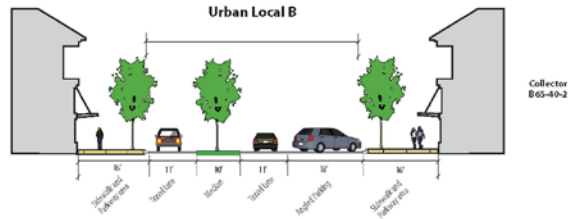
### Urban Local A D50-28-2



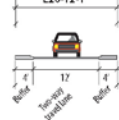
### Pedestrian Passage 30-30-0



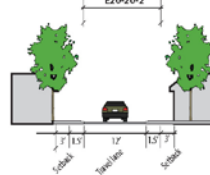
### Urban Local B



### MEWS E20-12-1

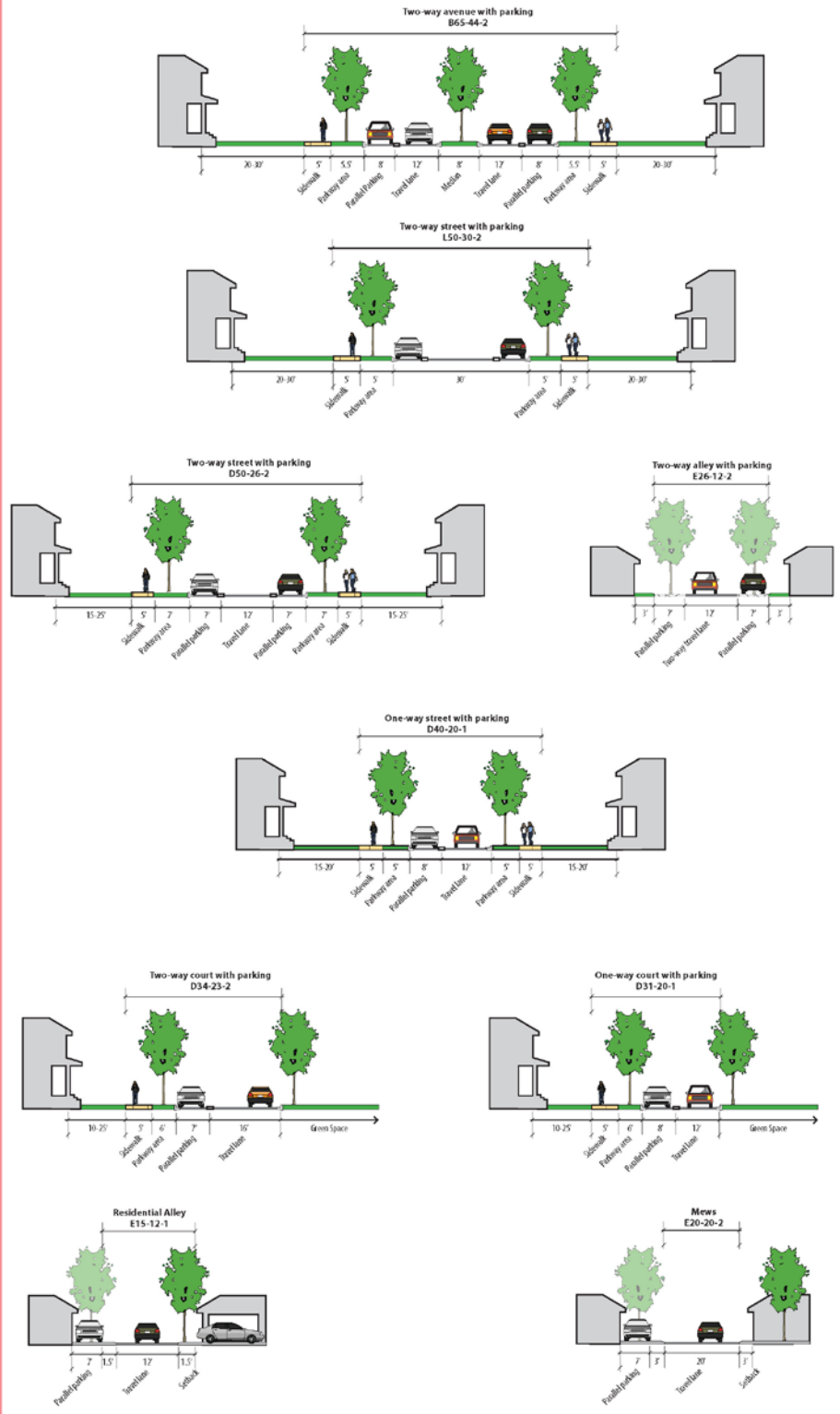


### Mews E20-20-2



# Street Cross Sections

## North Shore Streets (Urban Neighborhood, New Neighborhood, & Rural Neighborhood) (South)





## Transitional Sections

