# NEIGHBORHOOD LEADERSHIP NETWORK

## SATURDAY, MAY 13, 2023 9:30 AM



# AGENDA

- 1. Welcome & Introductions
- 2. Announcements
- 3. Michael Debrecht: Meadowbrook Park Master Plan
- 4. Patricia Sinel: Cottage Communities
- 5. City Sound Off: Highlights & Lowlights
- 6. Neighborhood Forum: Concerns, Issues, Solutions
- 7. Future Discussion Items
- 8. Adjourn

NLN



#### Welcome and Introductions

#### Announcements

Meadowbrook Park Master Plan

#### **Michael Debrecht**

Assistant Director Parks & Recreation Dept.

# **Meadowbrook Park Master Plan**

#### Arlington, Texas



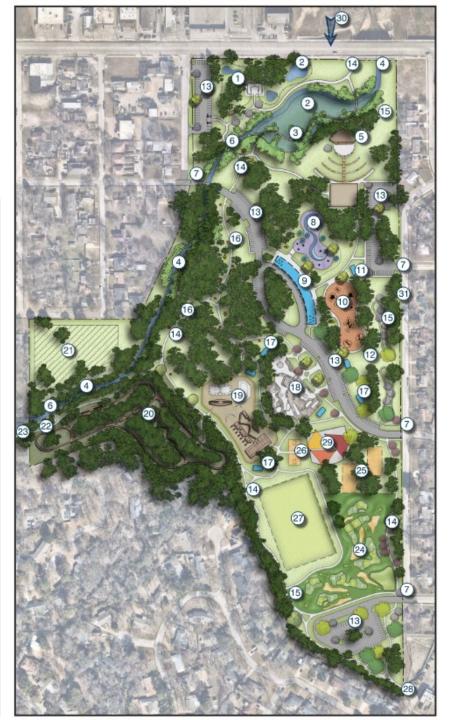


#### **Preliminary First Master Plan**

#### LEGEND

- 1. Destination Dog Park
- 2. Pond
- Boardwalk / Permatrack
- Johnson Creek 4.
- Amphitheater / Stage 5.
- Pedestrian Bridge 6.
- 7. Vehicular Access Point
- Destination Splash Pad
- Food Truck / Market Area 27. Multi-Use Field/Lawn 9.
- 10. Destination Playground
- 11. Restrooms
- 12. Flex Lawn
- 13. Parking
- 14. 6'-10' Walking Paths
- 15. Berms
- 16. Sculpture Park Trail
- 17. Open Air Pavilion
- 18. Skate Park

- 19. BMX Park
- 20. BMX Trails
- 21. Eunice Activity Area TBD
- 22. Trail Head
- 23. Greenway Connection
- 24. Pitch and Putt
- 25. Multi-Use Courts
- 26. Basketball 1/2 Courts
- 28. Community Connection
- 29. Fitness Area w/ Shade Sails
- 30. AT&T Way TXDOT Future Connection
  - Sculpture
  - Picnic Area
  - Shade Amenity



### **3** Final Conceptual Master Plan



Meadowbrook Park Master Plan

#### **Final Conceptual Master Plan**

#### LEGEND

- 1. Parking
- 2. Sculpture Garden
- 3. Potential AT&T Way TXDOT Future Connection
- 4. Johnson Creek
- 5. Trailhead
- 6. Pond
- 7. Boardwalk / Permatrack
- 8. Pedestrian Bridge
- 9. Open Space
- 10. Vehicular Access Point
- 11. Open Air Pavilion
- 12. Dog Park
- 13. Inclusive Playground
- 14. Destination Splashpad
- 15. Multi-Use Sports Courts / Fields
- 16. Community Front Yard
- 17. Sculpture Trail



- 19. Market Pavilion
- 20. Basketball Half Courts
- 21. Fitness Area w/ Shade Sails
- 22. Historical Walk / Natural Play Sculpture
- 23. Skate Spot
- 24. 6'-10' Walking Paths
- 25. Soft Trails
- 26. Horseshoe Pits
- 27. Short Course
- 28. Community Connection
- Sculpture / History Marker
- Picnic Area
- Shade Amenity
- Native Vegetation Restoration
- Existing Tree Canopy
- Proposed Ornamental Tree
- Proposed Canopy Tree
- Proposed Canopy Tree
- Restroom Facility





#### **Enlargement 1**



#### Legend

1.	Parking
2.	Sculpture Garden
3.	Johnson Creek
4.	Trailhead

Sculpture / History Marker

Native Vegetation Restoration Existing Tree Canopy

Proposed Ornamental Tree

Proposed Canopy Tree

Proposed Canopy Tree

O Picnic Area

- 5. Vehicular Access Point
- 6. Pond
- Boardwalk / Permatrak 7. 8. Open Space
- **Open Air Pavilion** 9.
- 10. Pedestrian Bridge
- 11. 6'-10' Wide Walking Paths



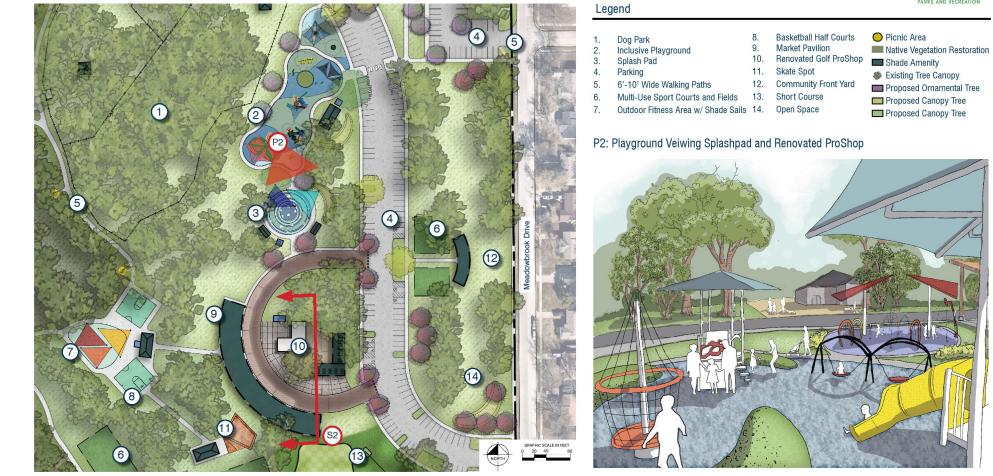
#### P1: Open Space Viewing Boardwalk and AT&T Stadium





#### **Enlargement 2**





S2: Market Pavilion and Renovated Golf ProShop Viewing East

Imagery







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#### **Enlargement 3**





S3: Half Basketall Courts and Fitness Center Viewing East







@Arlington Parks and Recreation

GRAPHIC SCALE IN FEET 0 5 10 20

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@ArlingtonParks

<u>ها</u> (1)

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Imagery

#### Cottage Communities

#### **Patricia Sinel**

Long-Range Planning Manager Planning & Development Services



### **Cottage Communities**

Neighborhood Leadership Network May 13, 2023



### Background

**November 9, 2022.** As a part of monthly training sessions, Staff presented "Emerging Planning Trends: Micro Communities" to the Planning and Zoning (P&Z) Commission during work session.

**November 19, 2022.** City Council was provided an Informal Staff Report on the "Emerging Trends of Micro Communities." City Council then directed Staff to work with the Municipal Policy Committee (MPC) to develop possible standards for micro homes and micro communities.

January 24, 2023. Staff presented to the MPC development information and design elements regarding the micro/cottage communities approved as PDs in Arlington. Staff showed the MPC various small home types, including the construction standards for each, and introduced examples of micro communities that include individual lot communities (lots sold separately), build to rent projects (all on one lot), and transitional communities.

**February 7, 2023.** Staff presented options for community elements, product types, and dimensional standards. Committee members provided their recommendations and directed staff to return with standards for quality cottage type products on permanent foundations.

**April 11, 2023.** Staff presented options for possible names, design elements, and dimensional standards. Committee members provided their recommendations and directed staff to continue the discussion regarding open space, parking, and other standards.

**April 25, 2023.** Staff presented options for parking, open space, sidewalks, and unit types. Committee members provided their recommendations and directed staff to continue the discussion regarding open space, parking, and other standards.

May 9, 2023. Staff presented options for parking, open space, landscaping, and other standards. Committee members provided their recommendations and directed staff to draft UDC standards for review at the next MPC meeting.

### The Issue

Currently, the City of Arlington's UDC does not include a definition or base standards for any small home (micro, tiny, cottage, etc.) type development.

- They do not meet UDC single family standards, in terms of lot size, unit size, parking, or setbacks. The smallest detached single family minimum lot size is 5,000 SF and minimum unit size is 1,500 SF; while the smallest attached single family minimum lot size is 2,900 SF and minimum unit size is 800 SF.
- They do not meet the UDC multi-family development standards with regard to unit size, parking, building separation, building orientation, and building design, among others. The smallest unit in an apartment setting is 600 SF for studio/efficiency, and 750 SF for a one-bedroom apartment.
- Staff has to review these products and projects under the RM-12 or RMF-22 standards.

Cottage type homes and cottage communities are unique in themselves and do not compare well with traditional single family or multi-family standards.

### How is Arlington Impacted?

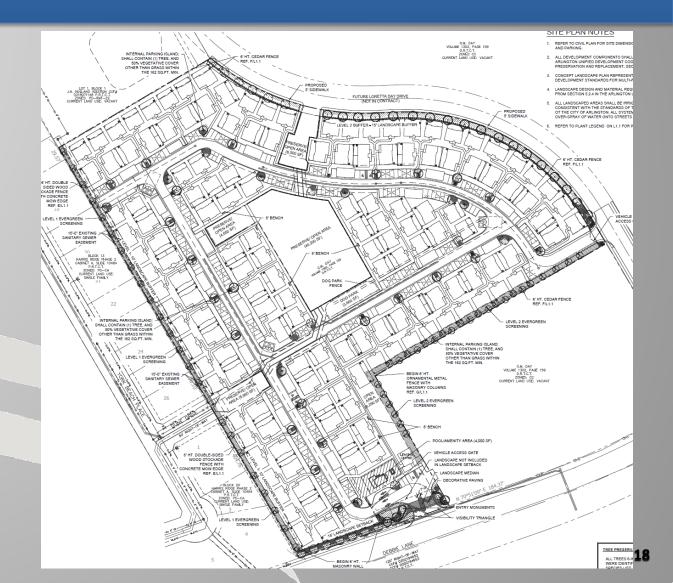


In Arlington, developments described as cottage communities have been approved since 2019, in the form of a Planned Development (PD) rezoning. All previously approved projects are on one lot and are considered multifamily under the UDC land use classification.

- 170-unit Avilla at Lakeridge (Debbie Lane)
- 123-unit Eden Terrace Mission on Ascension (Green Oaks and Ascension Boulevard)
- 106-unit Eden Springs (Mayfield Road, west of S. Cooper Street)
- 12-unit **Wynn Terrace** (Wynn Terrace, south of E. Lovers Lane)
- 60-unit (Bungalow style) The Village (north side of Debbie Lane, just west of Collins Street)

#### **AVILLA AT LAKERIDGE**

- ZONING-Planned Development for limited Residential Multi-Family (RMF-22).
- UNIT COUNT AND SIZES-170 one, two, and threebedroom one-story units designed to mimic singlefamily detached units.
  - 44 one-bedroom units with 637 square feet minimum
  - 72 two-bedroom units with 960 square feet minimum
  - 54 three-bedroom units with 1,236 square feet minimum
- SEPARATION-Units will be separated by no less than 8 feet pending fire marshal approval.
- PARKING-A minimum of 345 parking spaces with 170 being carports and 72 garages.
- PERIMETER-A 15-foot-wide perimeter landscape setback along Glen Day Drive and Debbie Lane.
- AMENITIES-Amenity center, open spaces, and pool.
- SIZE-15.342 Acres.



#### **AVILLA AT LAKERIDGE**









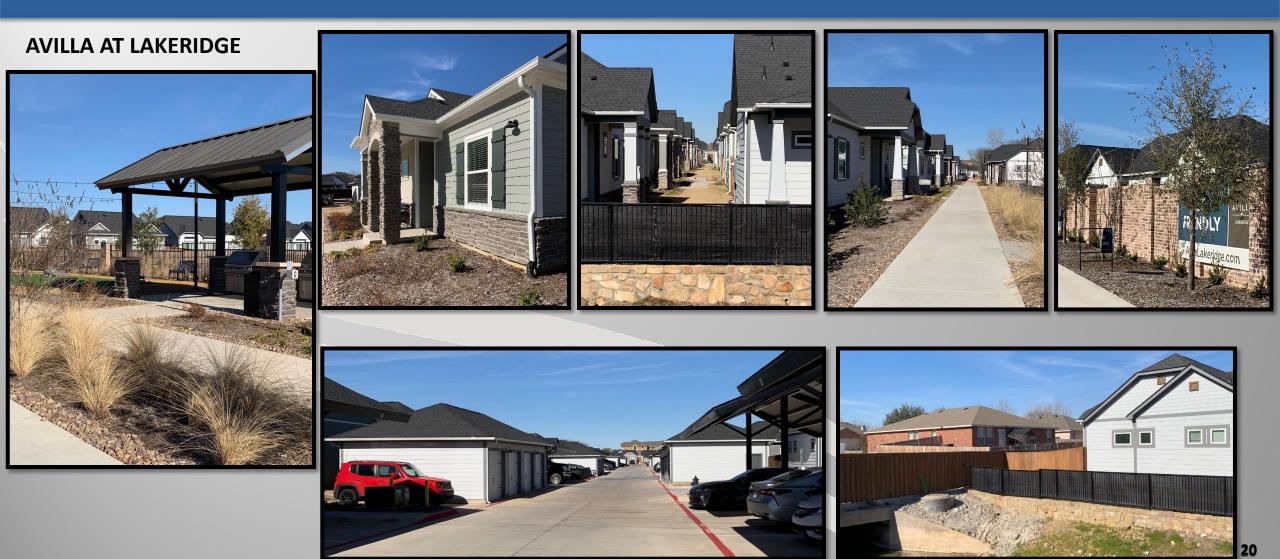


one-bedroom



two-bedroom





#### **EDEN TERRACE (Mission on Ascension)**

- ZONING-Planned Development for limited Residential Multi-Family (RMF-22).
- UNIT COUNT AND SIZES-120 one, two, and threebedroom units designed to mimic single-family detached units.
  - 42 one-bedroom units with 613 square feet minimum
  - 31 two-bedroom units with 918 square feet minimum
  - 47 three-bedroom units with 1,232 square feet minimum
- SEPARATION-Units will be separated by no less than 7 feet with 13 D fire sprinklers as approved by fire marshal.
- PARKING-A minimum of 233 parking spaces with 125 being carports and 52 garages.
- PERIMETER-A 15-foot-wide perimeter landscape setback along Green Oaks Blvd and Ascension Blvd.
- AMENITIES-Amenity center, open spaces, walking paths, and pool.
- 8.69 Acres (with a density of 13.8 units/acre).





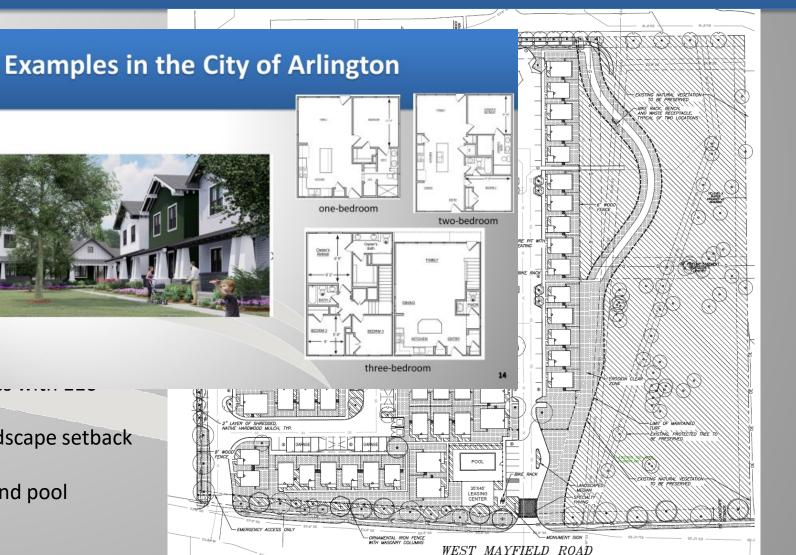


#### **EDEN SPRINGS**

- ZONING-Planned Developme ٠ Multi-Family (RMF-22).
- **UNIT COUNT AND SIZES-106** units designed to mimic singl
  - 32 one-bedroom units v minimum
  - 35 two-bedroom units v minimum
  - 40 three-bedroom units minimum
- SEPARATION-Units will be ser • with 13 D fire sprinklers as an
- PARKING-A minimum of 216 ٠ being carports and 44 garages.
- PERIMETER-A 15-foot-wide perimeter landscape setback along Mayfield Drive and western border.

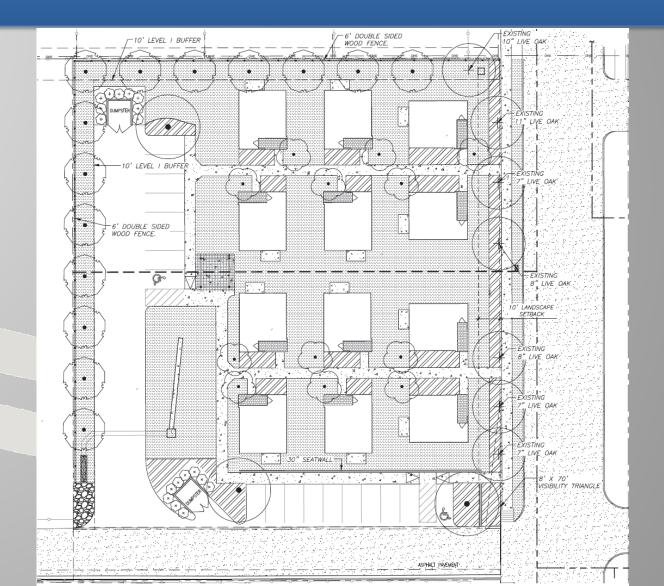
EDEN SPRINGS

- AMENITIES-Amenity center, open space, and pool
- AREA-12.15 Acres.
- Short-term rental use is prohibited. •

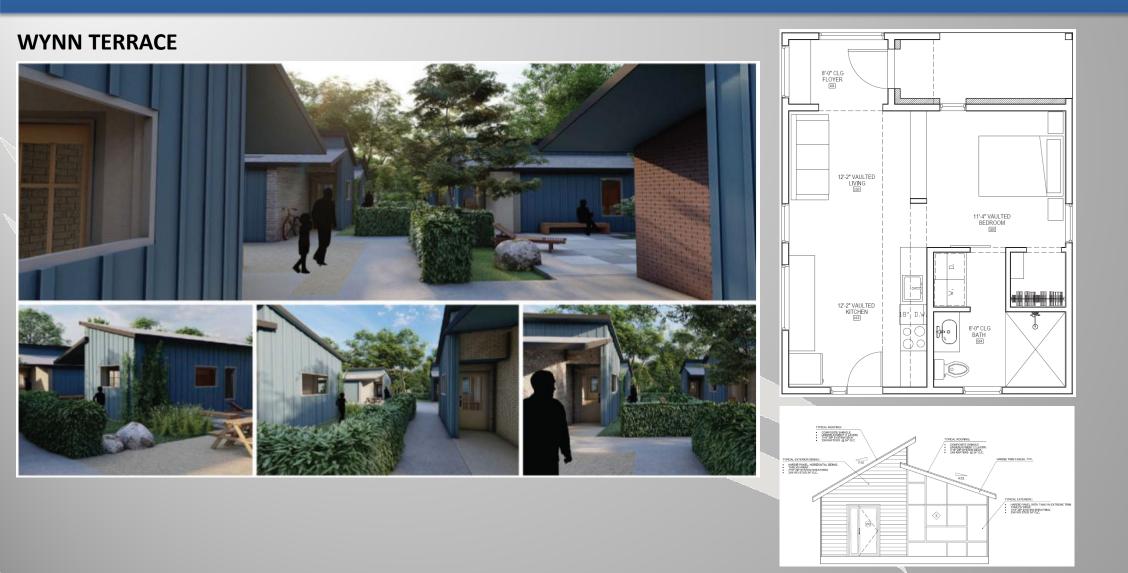


#### WYNN TERRACE

- ZONING-Planned Development for Residential Multi-Family (RMF-22).
- UNIT COUNT-12 one-bedroom units independent senior living project designed to mimic singlefamily detached units.
- UNIT SIZE-542 square feet minimum for each unit.
- SEPARATION-Units will be separated by no less than 17.5 feet.
- PARKING-A minimum of 18 parking spaces with 12 being carports.
- PERIMETER-Fencing along Wynn Terrace shall be a 42-inch ornamental iron fence with a 10-foot-wide perimeter landscape setback along Wynn Terrace.
- AMENITIES- Open space and gazebo.
- AREA-1.013 Acres.



25



#### THE VILLAGE

- ZONING-Planned Development for Residential Multi-Family (RMF-22) and limited Community Commercial (CC) uses.
- BUNGALOW UNIT COUNT AND SIZES 60 two and threebedroom units designed to mimic single-family detached units.
  - 36 two-bedroom units with 964 square feet minimum
  - 24 three-bedroom units with 1,236 square feet minimum
- SEPARATION-Units are separated by approximately 10 feet PARKING-A minimum of 129 parking spaces with 41 being carports and 50 garages.
- PERIMETER-A 15-foot-wide perimeter landscape setback along Debbie Lane.
- AMENITIES-Amenity center, open space, dog trail, and pool.
- TOTAL AREA 6.7 Acres (with density of 8.9 units/acre)
- Short-term rental use is prohibited.



#### **Zoning District Comparisons**

Zoning District	Minimum Living Area	Min Lot Area	Min Lot Width	Lot Coverage (max)
RE	2,500 sf	1 Acre	100 ft	50%
RS-20	2,200 sf	20,000 sf	100 ft	50%
RS-15	2,000 sf	15,000 sf	80 ft	50%
RS-7.2	1,500 sf	7,200 sf	60 ft	50%
RS-5	1,500 sf	5,000 sf	50 ft	60%
RM-12	1,500 sf	5,000 sf	50 ft	60%
RM-12 (TH)	800 sf	2,900 sf	20 ft	75%
RMF-22 (TH)	800 sf	2,900 sf	20 ft	90%
RMF-22 (MF)	600 sf	15,000 sf	60 ft	90%

### Use Table

		TABLE 3.1-1: Allowed Uses – Residential Districts   P = Permitted Use S = Specific Use Permit * = Supplemental Use Standards Apply									
	Use Category	Use Type	RE	RS 20	RS 15	RS 7.2	RS 5	RM 12	RMF 22	VG	Supplemental Use Standards
	RESIDENTIAL USES										
$\langle -$	Household Living	Dwelling, duplex						Р	Р		
		Dwelling, live/work						P*	P*		3.2.1.A
		Dwelling, multi-family							P*		3.2.1.A
_		Dwelling, single-family detached	Р	Р	Р	Р	Р	Р		Р	
B	Dwelling, townhouse						Р	Р			
	HUD-Code manufactured home   Mobile home										

### **Examples of Micro Communities**



### **Examples of Micro Communities**





### **Examples of Small Homes**



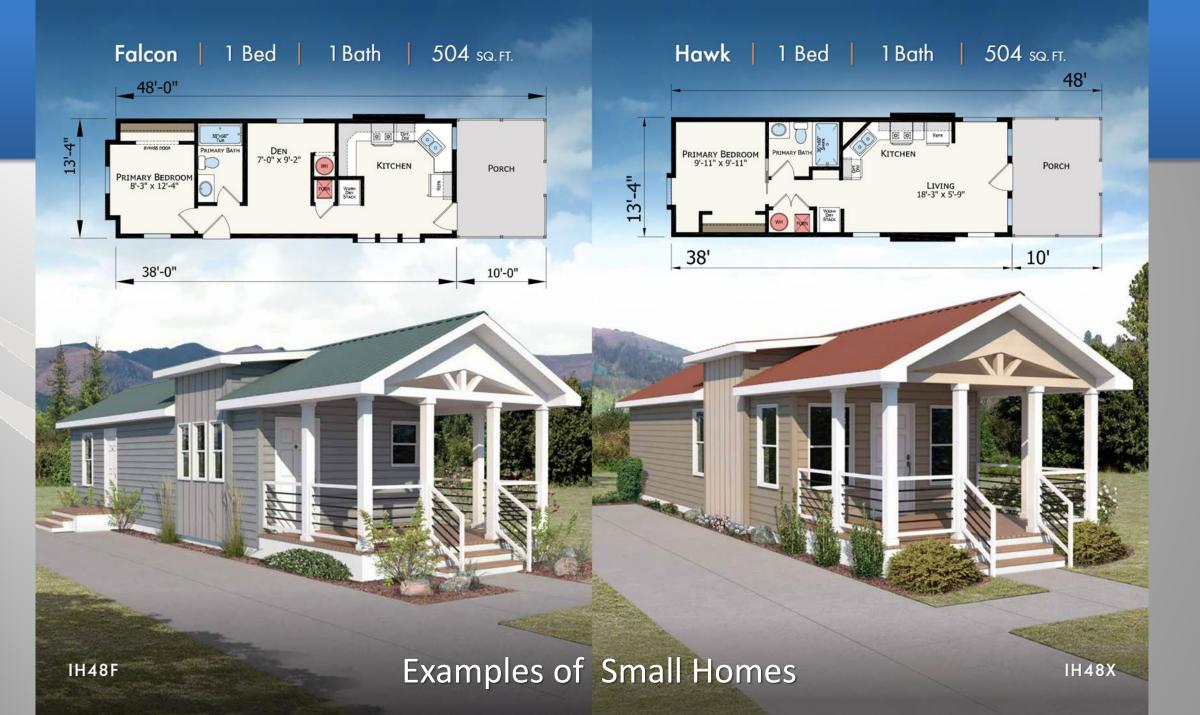




### **Examples of Small Homes**







# What would creating base standards do?

#### What this will do:

The intent of this discussion is to create base standards that will replace or supplement the base zoning district standards (RM-12) for a cottage community planned development (PD).

#### What this won't do:

Adding this housing use and base standards to the UDC for any cottage community housing PD **WILL NOT** allow this use by right in any zoning district.

The PD process remains in effect as each and every cottage community PD can only be approved through the UDC PD process (Planning and Zoning Commission then City Council).

#### **Proposed UDC Amendment:** Base Standards for a Planned Development Cottage Community

Creating base standards for a specific type of Planned Development (PD) is a legislative change that can promote the public health, safety, and welfare; and minimize impacts on future neighboring properties by using sound planning principles to provide quality, enduring, and attractive products.

Any changes to the UDC involving the creation of base standards for micro or cottage communities will need to:

- **Cultivate a name for the housing use** that conveys the intent, appeal, and potential to residents, property owners, developers, investors, and bankers.
- Articulate a clear purpose and intent that is tied to a broader public goal, such as recognizing the need for a base standards for a small housing type, style, and/or community but reiterating any new developments or redevelopments can only be permitted as a PD.
- **Define any new terms or uses**, such as micro home, cottage home, micro community, and/or cottage community.
- Establish the design and dimensional standards, such as parking, lot size, building separation, setbacks, buffers, and/or if the district will use existing residential design standards.
- Identify any supplemental use standards, such as the use is only permitted as a PD.
- Include the use. Determine how to add the use in the appropriate use table.

#### Definitions

A Cottage Community means a type of site development or subdivision built on either one single lot or individual lots, both built in conjunction with shared open space and other common tracts of land that are intended to serve small-scale single-family type cottage dwellings that interact together as a small community.



### Definitions



A "cottage" is a generic term for a detached housing unit between 600 and 1,500 square feet. A cottage can have one or two stories and one or more walled bedrooms. A cottage is built under the traditional single-family residential IBC/IRC code requirements with a permanent foundation.

A "cottage courtyard" is a group of four or more cottages that share a common courtyard or open space.

### **Cottage Design Element Examples**



Use architectural elements for design and sense of community; a specific architectural style is not required



Dimensional and Development Standards Recommendations

MPC recommendations for creating specific standards (additions or exceptions to the general standards) for Cottage Communities:

- Community boundary
- Groupings
- Common areas
- Fencing
- Entries
- Setbacks
- Building Elements
- Buffer requirements
- Sidewalks

- Parking
- Tree Preservation
- Landscaping
- Building design
- Roofs
- Lot coverage
  - Scale (adjacency)
- **Other**?

#### **Housing Comparisons**

Characteristic	Conventional Single Family Housing	Cottage Single Family Housing
Density	Maximum 8 units per acre (RS-5)	Average 8-13 units per acre
Floor Area	Minimum 1,500-2,500 sq ft	Minimum 600 sq ft
Common Open Space	200 sq ft per unit for SF-Attached; 5-8% for MF	15% and 200 sq ft per unit
Design restrictions	Section 5.5 Residential Design Standards	Additional design elements and standards are needed to make cottages more acceptable to neighbors.
Footprint	Maximum lot coverage	60-75% maximum lot or pad site coverage.
Parking	Garage facing the street; two spaces per unit.	Minimum one space per unit on site
Zoning	RE, RS-20, RS-15, RS-7.2, RS-5, and RM-12	PD for RM-12
Height	40 ft	Limited to two stories with minimum interior ceiling height of 9 ft for one story units
Porches	Not required	Front porch or front landing area required

#### **Other Cities Comparisons**

	San Marcos	Lake Dallas	Leander	Littleton, CO
Minimum site area	22,000 sq ft	N/A	N/A	0.5 to 3 acres
Minimum number of units	5 units	N/A	8 units	N/A
Minimum lot/pad size	1,200 sq ft	800 sq ft	3,150 sq ft	1,000 sq ft
Zoning	Single family neighborhoods	Rezone to Tiny Home (TH) zoning district	Rezone to Cottage Home (CH)-Single Family Limited (SFL)	Multi-Family Residential (MFR) adjacent to MFR, CM, BC or IP districts
Required elements	Front Porch or a stoop for first floor units, balcony for two story units		Minimum of two architectural/site components	
Parking	Same as underlying zoning district	2 spaces per pad site	Minimum two garage enclosed and 2 off street parking spaces for units with 3 or fewer bedrooms	0.75 to 1 space per dwelling unit
Open space	3,000 sq ft courtyard for 5 units; 650 sq ft for each additional unit	200 sq ft per unit with a central common area		375 sq ft per unit; maximum of 30% total site coverage



#### Draft UDC standards for MPC review

#### **Questions?**

#### PLANNING AND DEVELOPMENT SERVICES STAFF CONTACT

Patricia Sinel, AICP, CFM, CNU-A Long Range Planning Manager Planning and Development Services 817-459-6343

Patricia.Sinel@arlingtontx.gov

#### ATMOS ENERGY SAFETY SURVEY

SUVs with flashing lights and Atmos logos are driving through the City at night to check for gas leaks.

If leaks are detected, crews will come through to eliminate the hazard, which could result in portions of yards or sidewalks being disrupted.

Atmos will repair the areas to restore damaged sidewalks, but they use separate crews.

If you have a concern about the status of the repairs affecting your neighborhood, please contact:

Stuart Young City of Arlington – Real Estate Division 817-459-6581 Stuart.Young@arlingtontx.gov





### **Tarrant Appraisal District**

Want to learn about the blue Value Notice from the Tarrant Appraisal District (TAD)?

#### Set-up an information session for your neighborhood!

Contact: <a href="mailto:communications@TAD.org">contact: communications@TAD.org</a>

#### Protest Deadline: Tuesday, May 30





#### City Sound Off:

#### Highlights & Lowlights

#### Neighborhood Forum: Concerns, Issues, Solutions

#### Future Meetings/Discussion Items

# Join the Neighborhood Leadership Network Listserv

The NLN Listserv gives neighborhood leaders direct access to other neighborhood leaders in between NLN Quarterly meetings. Joining the NLN Listserv allows you to email other NLN Listserv members directly with question, concerns, advice (city moderated).

Send an email to Cynthia.T.Cruz@ArlingtonTx.gov to request more information on joining the NLN Listserv!

## Next meeting: Saturday, August 19, 2023 9:30 a.m. – 11 a.m.



