

**Planning &
Zoning
Commission
Work Session
04.01.20**

**02.25.20 – Municipal Policy Committee (MPC) meeting
03.17.20 – MPC Continued Discussion**

Addressing Council's request in 2019 during the zoning case hearings for the tax credit projects to study the UDC standards related to the following two items.

- **Parking Requirements for Independent Senior Living**
- **Minimum Dwelling Unit Size for Multi-family**

Municipal Policy Committee Recommendations

Independent Senior Living:

1. Revise the definition of Independent Senior Living to say **55** years of age or older, instead of **60 or older**.
2. Revise the parking requirement for Independent Senior Living from "**1.0 per unit + 1.0 per 100 SF of common indoor area**" to "**1.2 spaces per unit**".

Multi-family:

1. Revise the minimum **square footage of 2-bedroom units to 850 SF**, **instead of 900 SF**. Keep the Efficiency and 1-bedroom unit size as is.
2. **Add a minimum unit size for 3-bedroom units to be 1,000 SF; with an additional 70 SF per bedroom for over 3 bedrooms.**
3. Keep the enclosed garage requirement (of min 20% of total) and **explore the a new standard of "both garage parking and tandem parking behind the garage may be included in the parking calculation"**.

UDC Standards for 'Independent Senior Living' use

Definition of 'Independent Senior Living':

A facility containing dwelling units, accessory uses, and support services specifically designed for occupancy by persons 60 years of age or older. Such facilities may include accommodations for people who are fully ambulatory or who require no medical or personal assistance or supervision, as well as accommodations for people who require only limited or intermittent medical or personal assistance.

- 1. Should we change the age cutoff in the definition from 60 years to 55 years?**
 - There are two age cutoffs set by federal programs: 55+ and 62+.
 - To be inclusive of both age groups, we recommend changing the definition to "... by persons 55 years of age or older."

UDC Standards for 'Independent Senior Living' use Other Cities' Comparison of Parking Requirements

CITY	PARKING REQUIREMENT
Grand Prairie	0.5 per unit + 1.0 space for 300 SF of office, administrative, and employee areas
Dallas	0.7 per unit
Plano, McKinney, Garland	1.0 per unit
Arlington	1.0 per unit + 1.0 per 100 SF of indoor common area
Mansfield	1.5 per unit
Fort Worth, Irving	Does not acknowledge 'Independent Senior Living' as a separate land use.

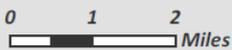
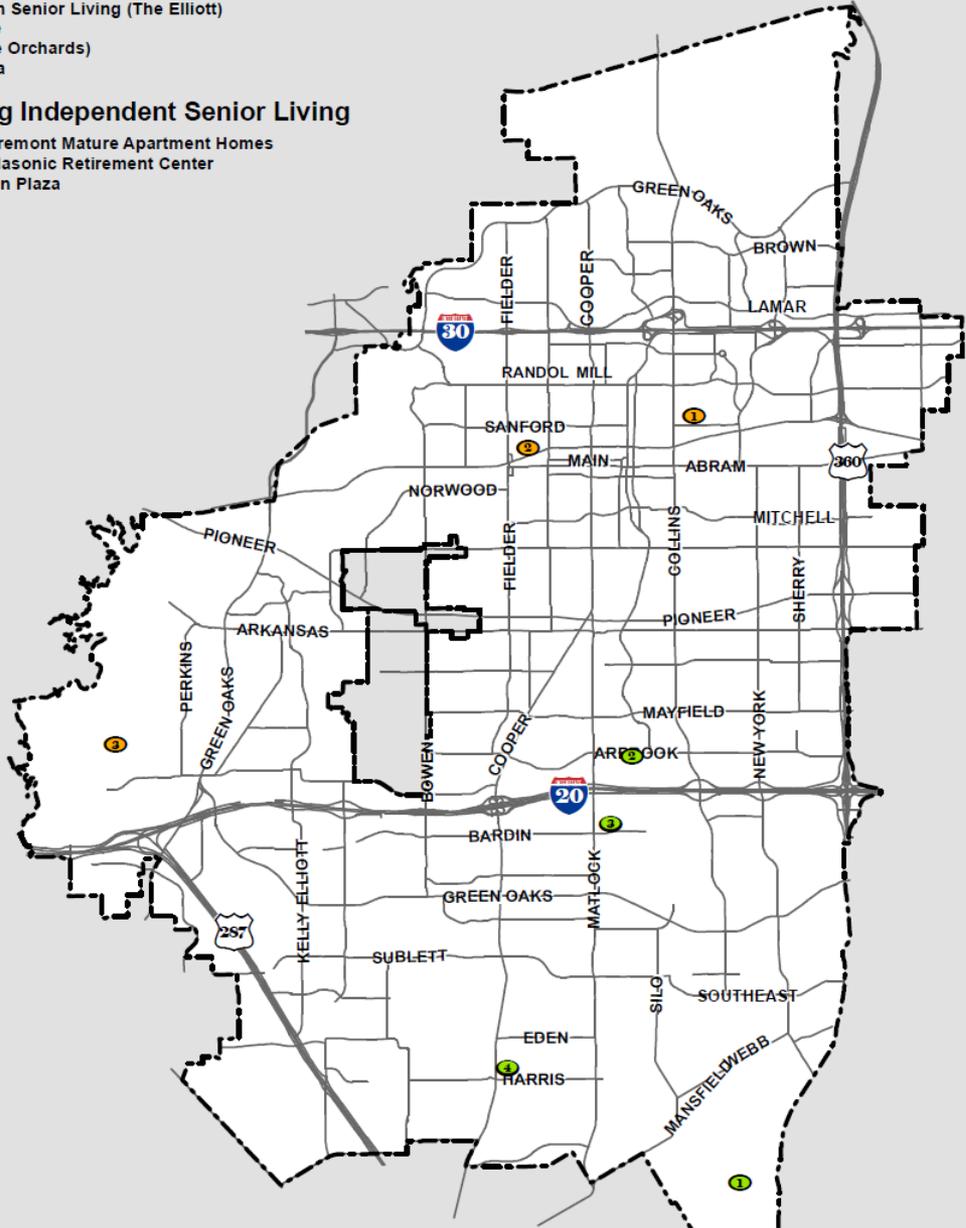
Independent Senior Living Facilities

Recent Independent Senior Living

- 1. Arlington Senior Living (The Elliott)
- 2. Overture
- 3. Dial (The Orchards)
- 4. Mariposa

Existing Independent Senior Living

- 1. The Claremont Mature Apartment Homes
- 2. Texas Masonic Retirement Center
- 3. Arlington Plaza



This product is for informational purposes and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey and represents only the approximate relative location of property boundaries.



Comparison of Approved Projects in Arlington

Indoor Common Area Requirement:

- 100 SF per unit

Parking Requirement:

- 1.0 space per unit plus 1.0 per 100 sf of common area
- 50% of the required spaces shall be covered.
- 20% of the required spaces shall be in enclosed garages

	Mariposa	Arlington Senior Living (The Elliot)	Dial (The Orchards)	Overture
# of Units	180	74	180	175
Proposed Common Area	15,000 SF	4,405 SF	3,000 SF	1,500 SF
Required Parking	360 total - 180 covered • 72 garages	118 total - 74 covered • 30 garages	210 total - 105 covered • 42 garages	190 total - 95 covered • 38 garages
Proposed Parking	261 total - 184 covered • 20 garages	119 total - 36 covered • 24 garages	211 total - 96 covered (all garages)	221 total - 93 covered • 13 garages
Includes Visitor Parking	27	6	20	30

UDC Standards for 'Independent Senior Living' use

Common (indoor) Area Requirement:

- 100 SF per unit

Parking Requirement:

- One space per dwelling unit plus 1 per 100 SF of common area
- 50% of the required spaces shall be covered
- 20% of the required spaces shall be in enclosed garages

2. *Instead of the parking requirement being “1.0 per unit + 1.0 per 100 SF of common indoor area”, we could change to “1.0 per unit + X visitor spaces per XX units”.*

Parking Study from Mariposa Developers suggests 1.2 parking spaces per unit, which is equivalent to 1.0 per unit + 2 visitor spaces per 10 units.

(See handout)

Changes that may also be warranted:

	Current Standard	Proposed Standards
Independent Senior Living	1 per dwelling unit plus 1 per 100 sf of common area	1.2 spaces per dwelling unit
Assisted Living Facility	1 per bed plus 1 per 100 sf of common area	? 1.0 spaces per bed, plus parking for employees based on office parking ratio
Nursing Home	1 per 2 beds plus 1 per 100 sf of common area	? 0.5 spaces per bed, plus parking for employees based on office parking ratio

(See handout on comparison with other cities)

FYI: Current standard for Hospital - 1 per 4 beds based on maximum capacity

UDC Standards for Multi-family

Current UDC Requirements:

- Efficiency – 600 sf
- 1 bedroom unit – 750 sf
- 2 bedroom unit – 900 sf
- 3, 4, 5 bedroom unit – not specifically mentioned

MPC Recommendation:

1. Revise the minimum square footage of 2-bedroom units to 850 SF, instead of 900 SF. Keep the Efficiency and 1-bedroom unit size as is.
2. Add a minimum unit size for 3-bedroom units to be 1,000 SF; with an additional 70 SF per bedroom for over 3 bedrooms.
3. Keep the enclosed garage requirement (of min 20% of total) and explore the a new standard of “both garage parking and tandem parking behind the garage may be included in the parking calculation”.

Comparison of Unit Sizes in Approved MF Projects

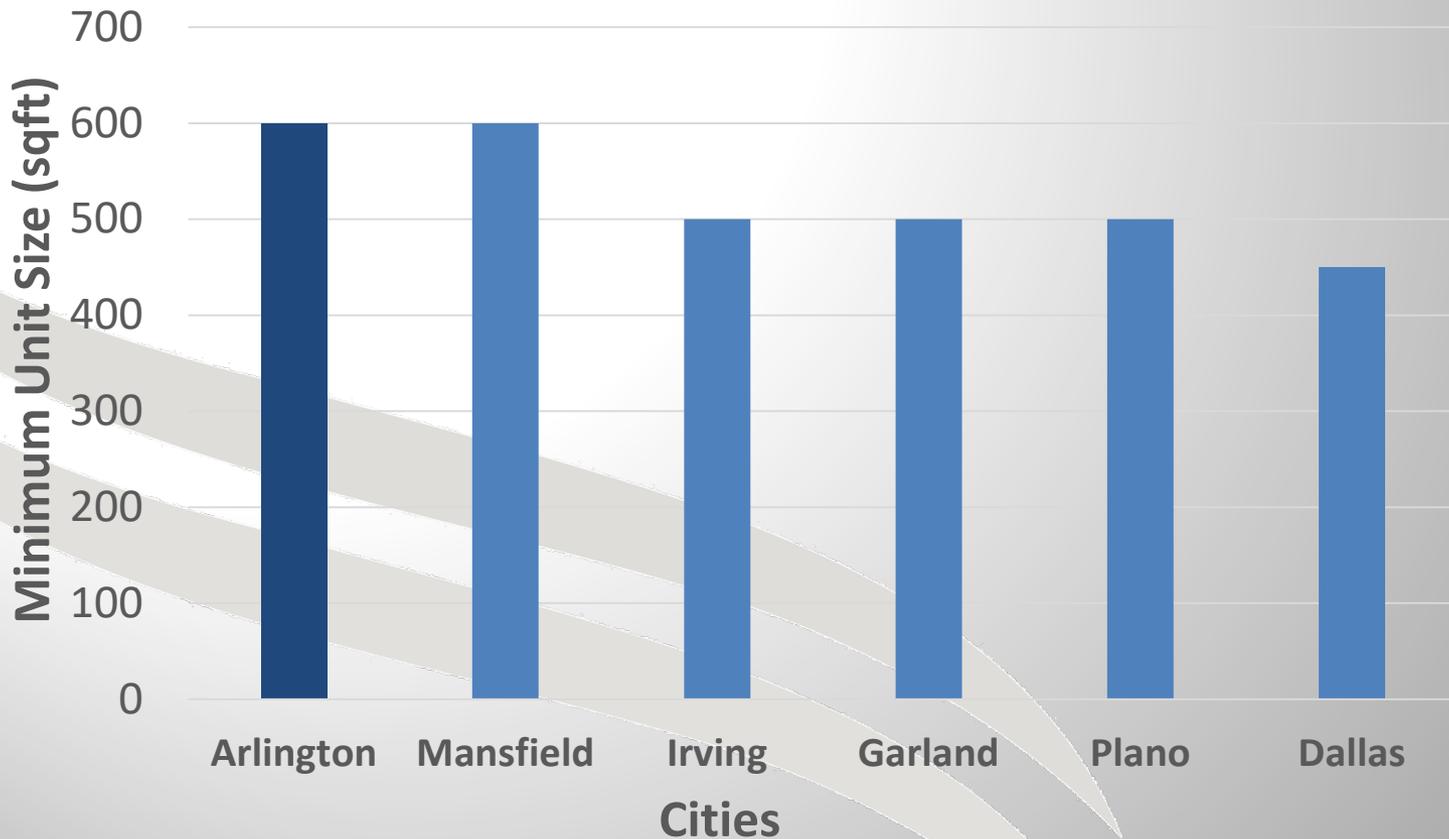
UDC Requirements:

- Efficiency – 600 sf
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- 2 bedroom unit – 900 sf
- 3, 4, 5 bedroom unit – not specifically mentioned

	Arlington Commons (Ph. 1 & 2)	Avilla @ Lakeridge	Bardin Apts	Provident	JPI @ Washington	2201 East Arbrook	Cooper Street Apts @ Blue Danube
Units (#)	711	170	112	316	346	30	183
Efficiency	580	0	0	0	693-772	0	600
1 Bedroom	777 - 890	637	752	750 - 895	825-921	750-866	648-706
2 Bedroom	951 - 1,281	960	923	970 - 1,098	1,074 - 1,214	929 - 1,164	861 - 1,214
3 Bedroom	1,406	1,236	1,075	1,350	1,426	-	-

Other Cities' Comparison of Efficiency Unit Sizes

Minimum Efficiency Unit Size



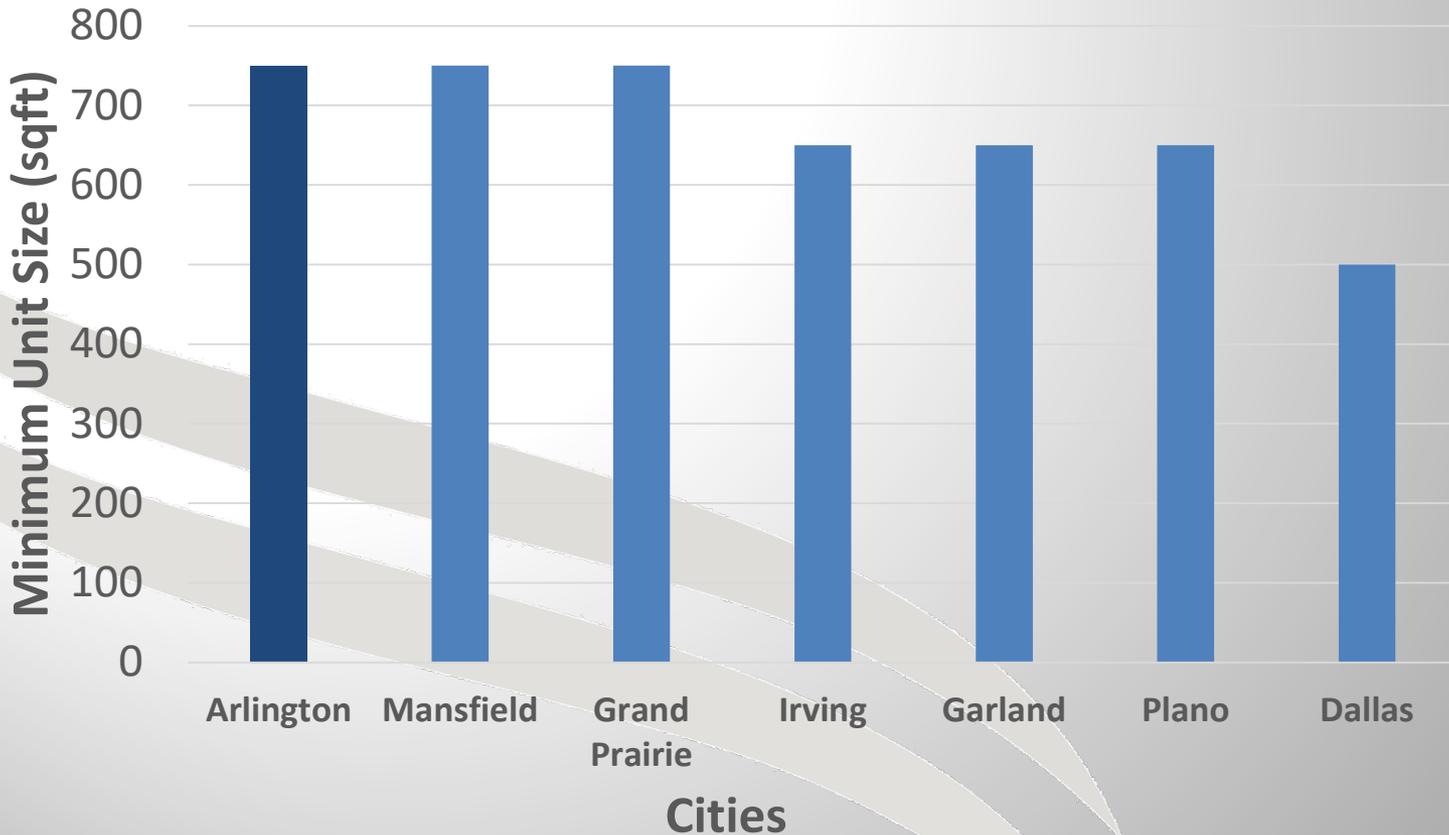
* Grand Prairie: No min. unit size mentioned for efficiency.

* McKinney: No unit size minimums in Zoning Code.

* Fort Worth: No unit size minimums in Zoning Code.

Other Cities' Comparison of One-Bedroom Unit Sizes

Minimum 1-Bedroom Unit Size

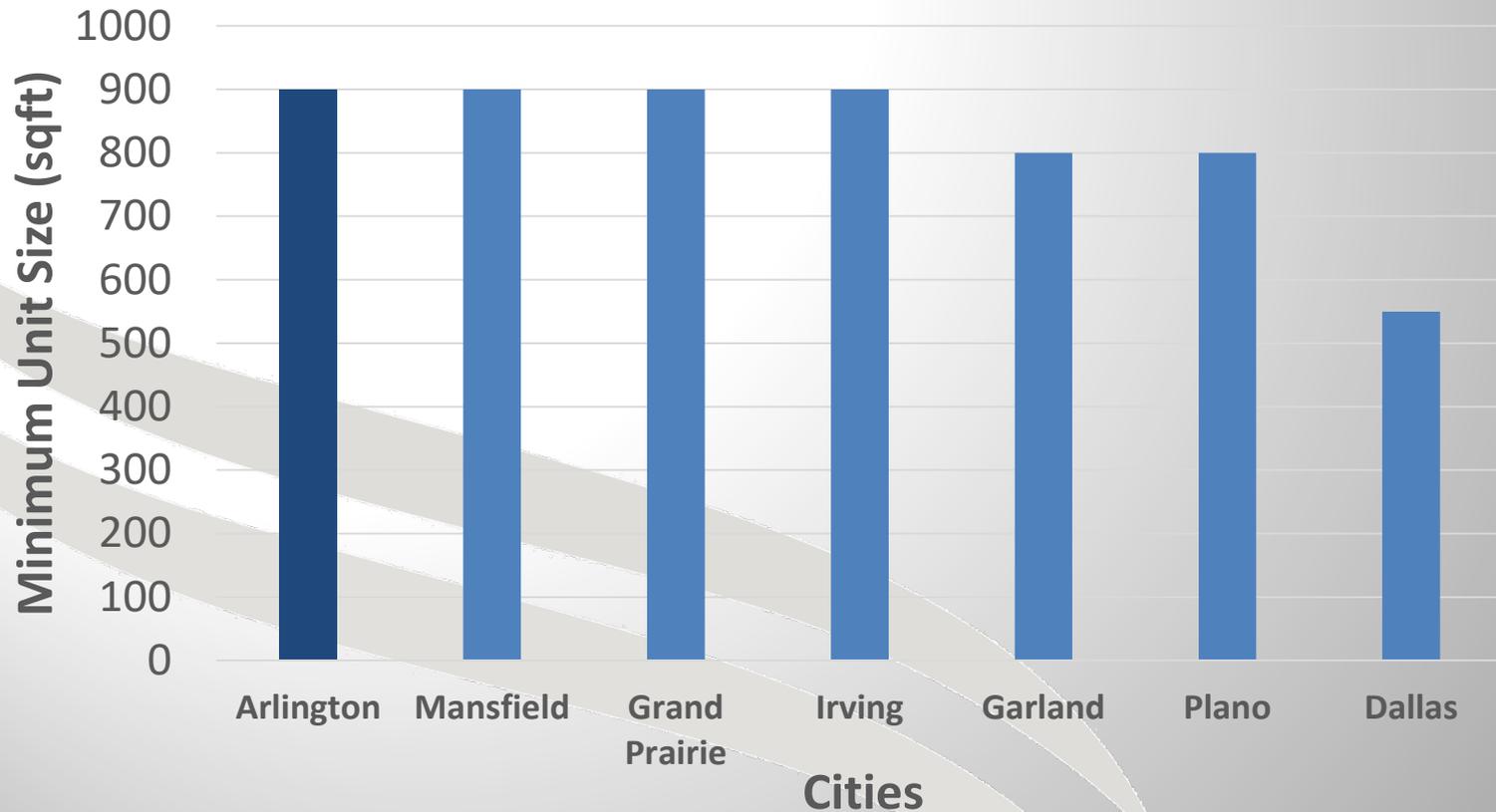


* McKinney: No unit size minimums in Zoning Code.

* Fort Worth: No unit size minimums in Zoning Code.

Other Cities' Comparison of Two-Bedroom Unit Sizes

Minimum 2-Bedroom Unit Sizes

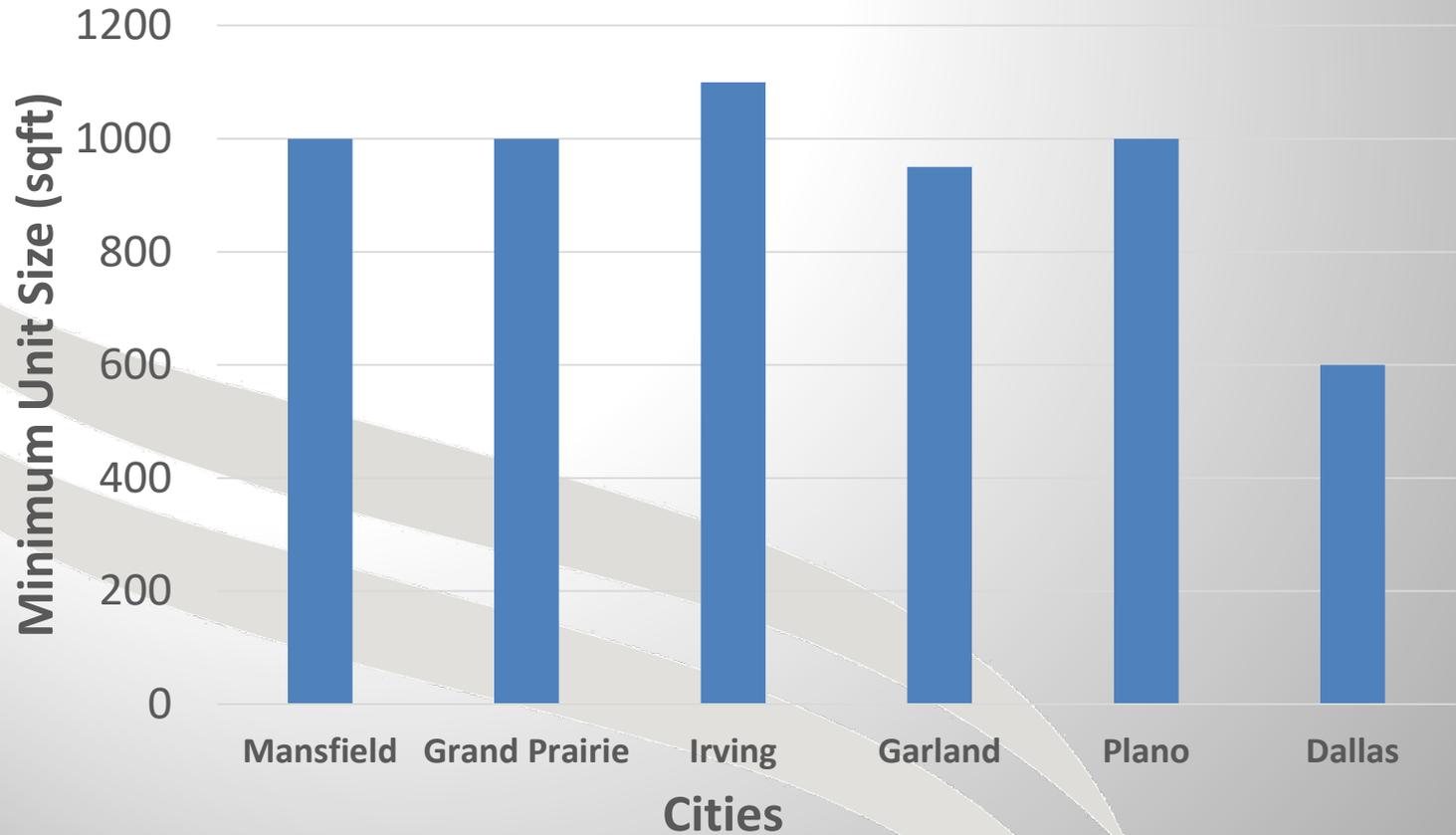


* McKinney: No unit size minimums in Zoning Code.

* Fort Worth: No unit size minimums in Zoning Code.

Other Cities' Comparison of Three-Bedroom Unit Sizes

Minimum 3-Bedroom Unit Size



* Arlington: No min. unit size listed for 3-bedroom units.

* McKinney: No unit size minimums in Zoning Code.

* Fort Worth: No unit size minimums in Zoning Code.

Recently Approved PDs for Multi-Family in Grand Prairie and Mansfield

Minimum 1 Bedroom Unit Size Requirement

Grand Prairie

Minimum Requirement: 1 Bedroom 750 sf

- 1 PD: Requirement Met

Mansfield

Minimum Requirement: 1 Bedroom 750 sf

- 3 PDs:
 - PD 1: Requirement Met
 - PD 2: Requirement Exceeded
 - PD 3: Variance granted for 1 bedroom 650 sf minimum

Independent Senior Living & Multi-Family

Enclosed Garage Requirements Not discussed at the last meeting:

Parking Requirement:

- 50% of the required spaces shall be covered
- 20% of the required spaces shall be in enclosed garages

Issue: The Qualified Allocation Plan, published in January 2019, clearly requires adequate parking as stated below:

(L) Adequate parking spaces consistent with local code, unless there is no local code, in which case the requirement would be one and a half (1.5) spaces per Unit for non-Elderly Developments and one (1) space per Unit for Elderly Developments. The minimum number of required spaces must be available to the tenants at no cost. If parking requirements under local code rely on car sharing or similar arrangements, the LURA will require the Owner to provide the service at no cost to the tenants throughout its term;

If the garages were in more number than the min required per City code, they could be charged a premium.

Comparison of Approved Projects in Arlington

Parking Requirement:

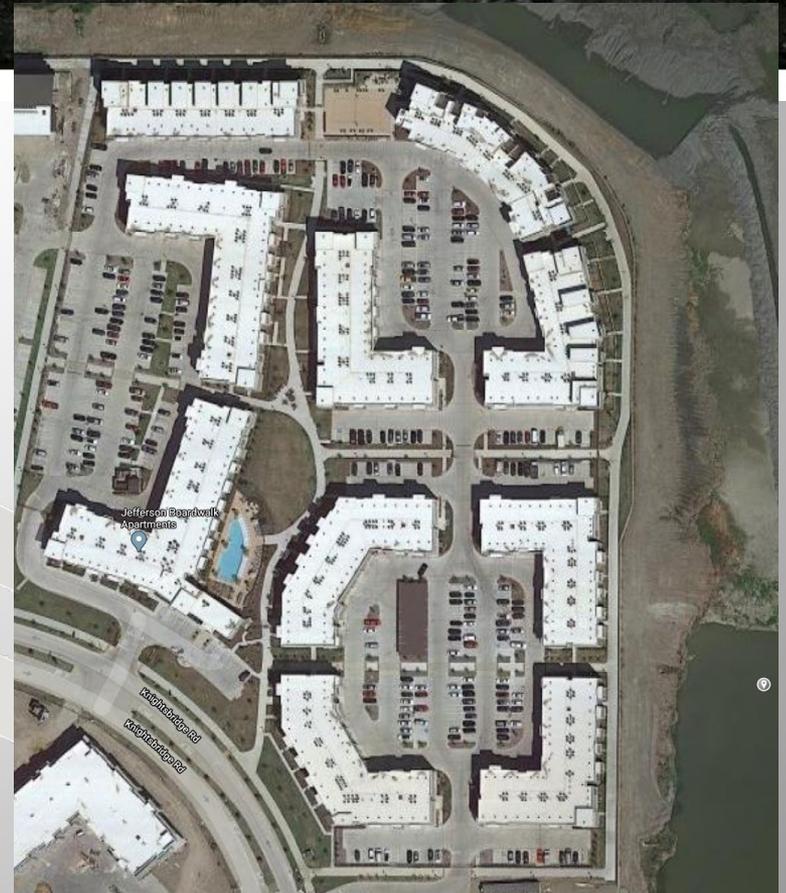
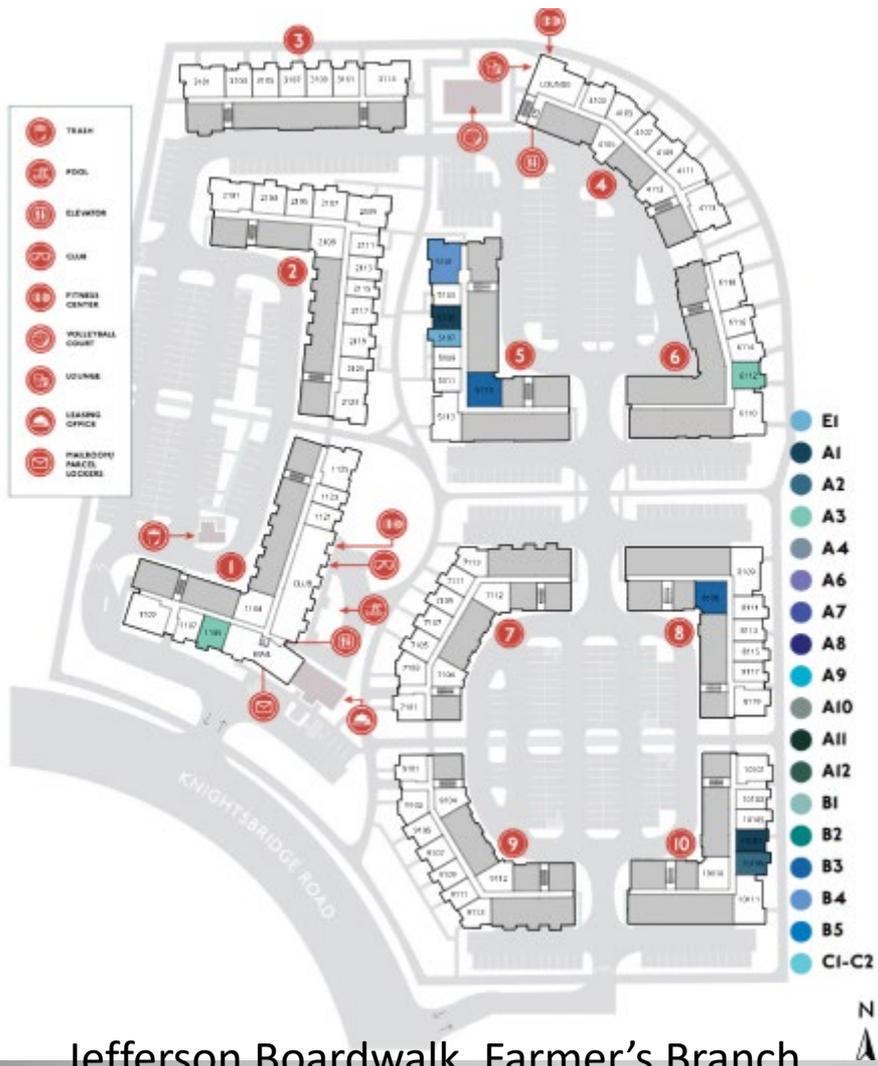
- 50% of the required spaces shall be covered.
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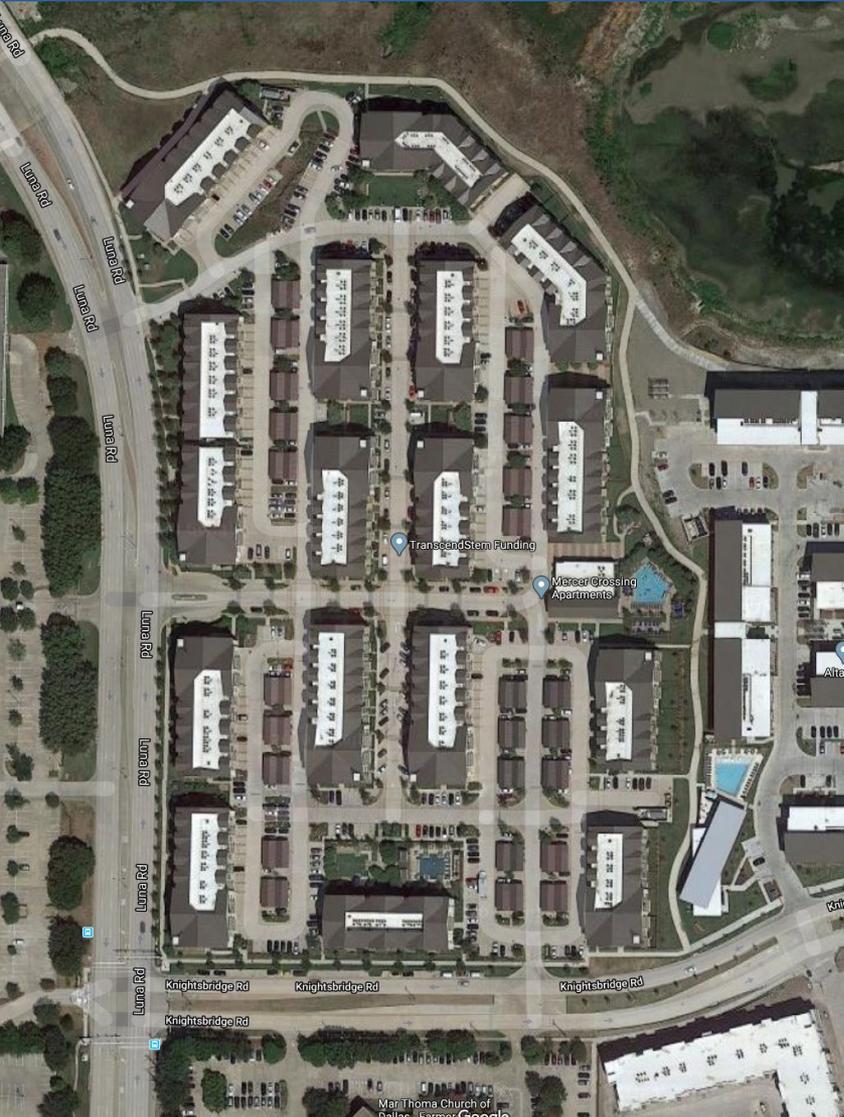
	Bardin Apts	Provident @ Debbie	JPI @ Washington Dr
Required Parking	237 total - 119 covered • 48 garages	555 total - 278 covered • 111 garages	581 total - 291 covered • 116 garages
Proposed Parking	237 total - 71 covered • 48 garages	555 total - 281 covered • 125 garages	628 total - 189 covered • 107 garages

Arlington MF parking requirements: 1 per studio | 1.5 per 1 bedroom | 2.0 per 2 bedroom | 2.5 per 3 bedroom | 2.5 + 0.5 for each bedroom more than 3

Other Multi-family Projects in Metroplex



Multi-family Projects



Mercer Crossing, Farmers Branch

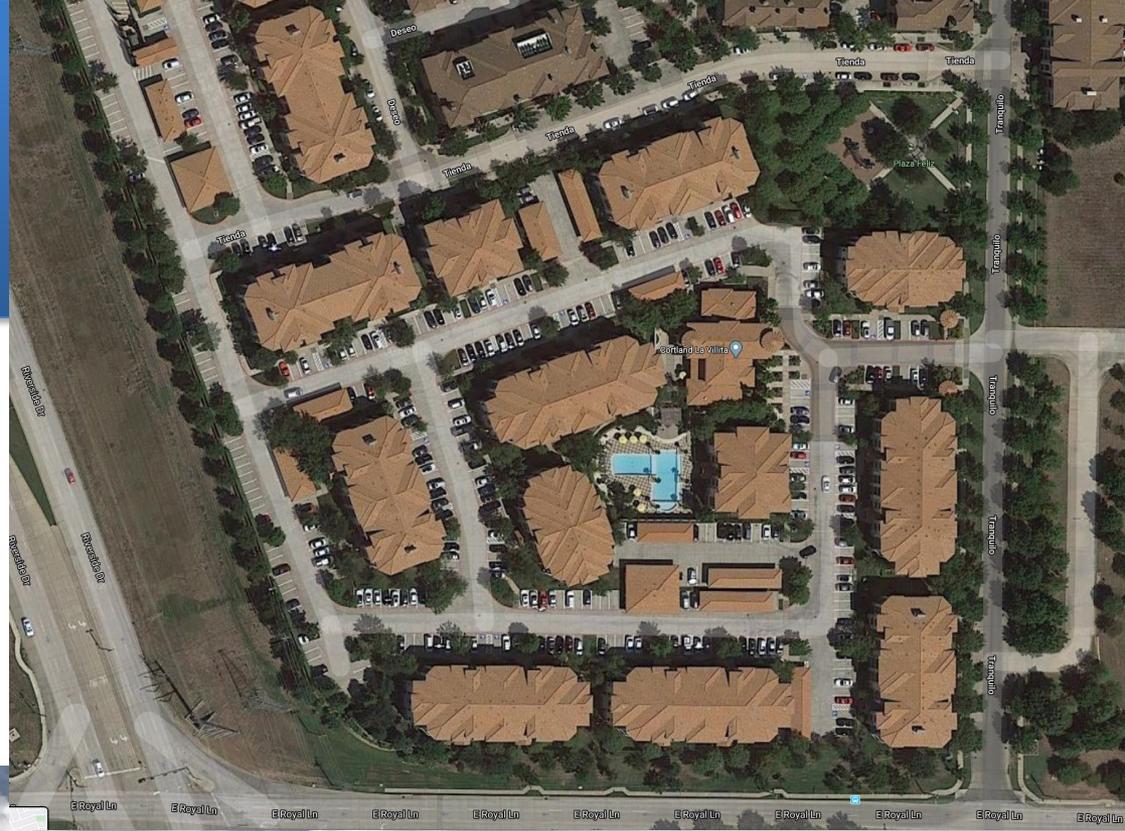
Multi-family Projects



Parc East Apartments – Mesquite, Texas

Multi-family Projects

La Villita, Las Colinas, Texas



Grand Prairie Standards

- REQUIRED SPACES:
 - 1¼ Spaces Per Each One (1) Bedroom Unit
 - Two (2) Spaces Per Each Unit Containing Two (2) Bedrooms or More
- Attached parking garages shall be provided for no less than 30% of the minimum required parking spaces calculated for the total multi-family development.
- Detached garage structures are not permitted.
- Both garage parking and tandem parking behind the garage may be included in the parking calculation. Explore is this is a good idea.
- In addition to garage parking, covered parking spaces shall also be provided for no less than 20% of the minimum required spaces.
- 10% of all required spaces shall be designated as guest parking and shall be clearly marked as such.

Next Steps

- 2.25.20.....MPC Meeting
- 3.17.20.....MPC Meeting (contd.)
- 4.01.20.....P&Z Work Session

- 4.15.20.....P&Z Public Hearing
- 4.28.20.....CC First Reading
- 5.5.20.....CC Final Reading