

**Planning &  
Zoning  
Commission  
Work Session  
04.15.20**

**02.25.20 – Municipal Policy Committee (MPC) meeting  
03.17.20 – MPC Continued Discussion  
04.01.20 – P&Z Commission Work Session**

**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

## (1) Definition

### Definition of 'Independent Senior Living':

*A facility containing dwelling units, accessory uses, and support services specifically designed for occupancy by persons ~~60~~ 55 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.*

*From last P&Z Work Session, all commissioners seemed to be okay with this change.*

# UDC Standards for 'Independent Senior Living' use

## (2) Parking Requirement

### Current Parking Requirement:

- One space per dwelling unit **plus 1 per 100 SF of common area**
  - 100 SF of Common (indoor) Area is required per unit, per the UDC
- 50% of the required spaces shall be covered
- 20% of the required spaces shall be in enclosed garages

### MPC Recommendation: Revise the requirement to 1.2 spaces per dwelling unit.

### During the last P&Z Work Session, the commissioners asked for more research:

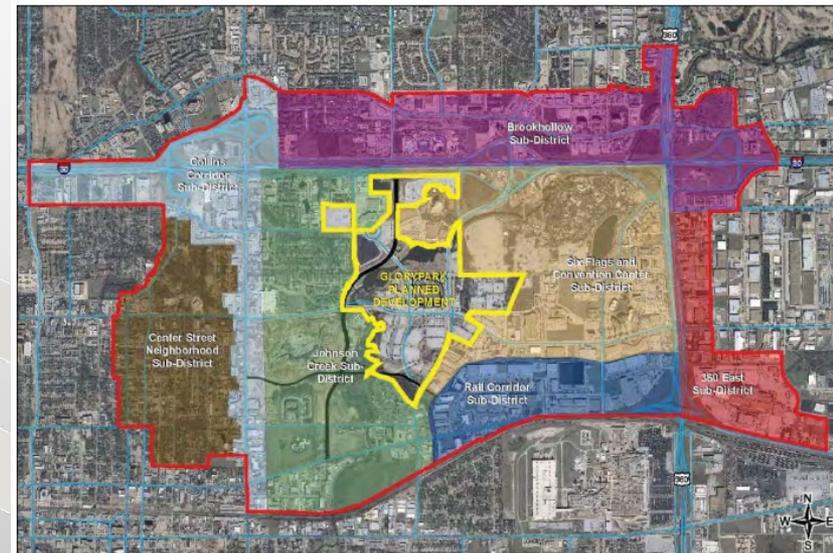
- *We studied other cities in the midcities area such as Hurst, Euless, Bedford, Grapevine, Colleyville, and Southlake*
- *We also found out the average parking ratio for the four projects approved in Arlington.*
- *We also gathered more information about Town Village retirement home.*

# UDC Standards for 'Independent Senior Living' use

## (2) Parking Requirement

*Additionally, at the last P&Z Work Session, a few commissioners brought up that parking standards for some denser Overlay districts could be different than the rest of the City.*

- *Downtown Overlay (DNO) and Downtown Business (DB) zoning district already have reductions in parking requirements to 1/2 and 1/3<sup>rd</sup> respectively.*
- *The Entertainment District Overlay (EDO) does not have parking reductions currently. It is important to note that the EDO is approximately 2,800 acres in size and expands to east of SH 360 as well. It is not a small concentrated area like the DB. It does not have on-street parking or public parking garages at this time... this may not be the right time for allowing parking reductions in this district.*
  - *However, the ED Overlay does allow for mixed uses and could use 'shared parking analysis' to reduce overall parking for mixed-use developments.*
  - *No over-parking is allowed in EDO.*



Entertainment District Sub-Districts Map

# UDC Standards for 'Independent Senior Living' use

## Comparison with Other Cities

### (2) Parking Requirement

CITY	PARKING REQUIREMENT
<b>Grand Prairie</b>	0.5 per unit + 1.0 space for 300 SF of office, administrative, and employee areas
<b>Dallas</b>	0.7 per unit + 1.0 space per 300 SF of floor area not in units
<b>Plano, McKinney, Garland, Hurst, Euless</b>	1.0 per unit
<b>Southlake</b>	1.0 per individual sleeping unit or 1.0 per 3 beds, whichever is greater
<b>Grapevine</b>	1.1 per unit or 1.0 per 1 bed
<b>Mansfield, Bedford</b>	1.5 per unit
<b>Arlington</b>	1.0 per unit + 1.0 per 100 SF of indoor common area
<b>Fort Worth, Irving, Colleyville</b>	Does not acknowledge 'Independent Senior Living' as a separate land use.

# Comparison of Approved Projects in Arlington

## (2) Parking Requirement

	Mariposa	The Elliot (Arl. Senior Living)	The Orchards (Dial)	Overture
# of Units	180	74	180	175
<b>Parking Ratio based on # of units</b>	<b>1.45</b>	<b>1.6</b>	<b>1.17</b>	<b>1.26</b>
Average of the four recently approved projects = 1.33 spaces per unit				
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 (all garages)	221 total - 93 covered • 13 garages
Includes Visitor Parking	27	6	20	30

# Comparison with Existing Projects in Arlington

*During the last P&Z Work session, a comparison was made with the 'Town Village' retirement home in Arlington, addressed at 1250 West Pioneer Parkway . One of the commissioners shared that almost half of the parking spaces in this facility were not being not utilized (meaning they had surplus parking).*

- *PD approved for Senior Retirement Community (230 units – phase I) and Assisted Living Facility (60 units – phase II)*
- *Parking Requirement:*
  - *Senior Retirement – 0.75 spaces per unit*
  - *Assisted Living – 1.0 space per 1.5 units*
- *Phase I - Senior Retirement Housing (217 units) – completed in the year 2000*
  - *Provided 208 parking spaces (approx 1.0 space per unit... more than City requirement)*
- *Phase II – not built*

*Other facts obtained from their Property Manager:*

- *Average occupancy in each unit = 1 (mostly one bedroom units)*

# UDC Standards for 'Independent Senior Living' use

## (2) Parking Requirement

### Seeking P&Z Commission Recommendation:

- 1.0 parking space per unit; or
  - Based on Arlington case study: Town Village Retirement Community
  - Consideration letters received from Senior Living developers.
- 1.2 parking spaces per unit; or
  - MPC Recommendation (based on most other cities' requirement of 1.0 space per unit, and additional 2.0 visitor spaces per 10 units)
- 1.3 parking spaces per unit; or
  - MHR's study on average parking provided in their projects
  - Average of the projects approved in Arlington
- 1.5 parking spaces per unit
  - Mansfield and Bedford's requirement

On 4.15 P&Z agreed to move forward with 1.3 parking spaces per unit citywide.

# Other Changes that may also be warranted:

## (2) Parking Requirement

CITY	Independent Senior Living	Assisted Living	Nursing Home
<b>Current Arlington Standard</b>	1.0 per unit + 1.0 per 100 SF of indoor common area	1.0 per bed plus 1 per 100 sf of common area	1.0 per 2 beds plus 1 per 100 sf of common area
<b>Proposed Arlington Standard</b>		?	?
	Typically 1 car per unit; Few visitors and very few staff	Few residents may be driving; Will have more visitors & staff	Very few residents may be driving; Will have more in-house staff; doctors & nurses
<b>Former Zoning Chapter (prior to UDC)</b>	<i>Not acknowledged as a separate use</i>	<i>1.0 space per 1.5 units</i>	<i>1.0 space per 6 beds</i>

# Comparison with Other Cities - Parking Requirement

CITY	Independent Senior Living	Assisted Living	Nursing Home
<b>Grand Prairie</b>	0.5 per unit + 1.0 for 300 SF of employee areas	0.5 per unit + 1.0 for 300 SF of employee areas	1.0 per 4 beds + 1.0 per employee
<b>Dallas</b>	0.7 per unit + 1.0 per 300 SF of floor area not in units	0.3 per bed	0.3 per bed
<b>Plano, McKinney, Garland, Hurst, Euless</b>	1.0 per unit	E – 1.0 per unit; G – 1.0 per 3 units; H – 1.5 per 3 beds; P - 1.0 per 2 beds; M – 1.0 per 4 beds	H- 1.5 per 3 beds G – 1.0 per 2 beds E, M – 1.0 per 4 beds
<b>Southlake</b>	1.0 per individual sleeping unit or 1.0 per 3 beds, whichever is greater	1.0 per individual sleeping unit or 1.0 per 3 beds, whichever is greater	1.0 per 3 beds + 1.0 per 4 employees
<b>Grapevine</b>	1.1 per unit or 1.0 per 1 bed	1.0 per bed	1.0 per bed
<b>Mansfield, Bedford</b>	1.5 per unit	M – 1.0 per 6 beds B – 1.0 per 2 beds	M – 1.0 per 6 beds B – 1.0 per 2 beds
<b>Arlington</b>	1.0 per unit + 1.0 per 100 SF of indoor common area	1.0 per bed plus 1 per 100 sf of common area	1.0 per 2 beds plus 1 per 100 sf of common area
<b>Fort Worth, Irving, Colleyville</b>	Does not acknowledge 'Independent Senior Living' as a separate land use.	FW – 1.0 per 1,000 SF of floor area C – 1 per unit	FW – 1.0 per 4 beds (for doctors& visitors) + 1.0 per 4 nurses/other employees C – PUD decides

# UDC Standards for 'Assisted Living' and 'Nursing Homes' Parking Requirement

## Seeking P&Z Commission Recommendation:

- Revise 'Assisted Living' parking requirement to
- 

- Revise 'Nursing Homes' parking requirement to
- 

On 4.15 P&Z agreed to move forward with 1.0 space per six beds for Nursing Homes; and asked for more research (case-studies and recommendations) from Assisted Living Facilities on the parking ratio that has worked. Staff will be providing that information to P&Z prior to the May 6<sup>th</sup> meeting.

# 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 Minimum Unit Sizes in Other Cities

CITY	EFFICIENCY (SF)	1 BED (SF)	2 BED (SF)	3 BED (SF)	
Arlington	600	750	900	-	
Mansfield	600	750	900	1,000	
Grapevine	600	750	900	1,000	
Hurst	600	750	900	1,000	
Grand Prairie	-	750	900	1,000	
Irving	500	650	900	1,100	
Garland	500	650	800	950	
Plano	500	650	800	1,000	
Dallas	450	500	550	600	
Eules	-	690	980	1,100	+ 250 SF per added bedroom
Southlake, Bedford, Colleyville	Southlake and Bedford– Min unit size for MF is <b>850 SF</b> C- No requirement stated, but the ones they have are min 1,200 SF				
Fort Worth, McKinney	Do not have these standards in their Zoning Regulations				

# Discussion Items from Last Meeting

- *Not good to compare with Dallas...since Arlington is not as dense and urban as Dallas*
- *Keep the main living area requirement the same, in order to keep the quality of our apartments. However, it was also discussed that “larger unit size” may not clearly equate to “quality”; nor is it proven that it will attract young professionals.*
  - *The young professionals and graduates may be looking for lower rents, or a nicer apartment complex with more common amenities, even though the unit sizes may be smaller.*
- *Do we want to look at allowing a percentage (may be 20%) of Efficiency and One-Bedroom Units in an apartment project to have a set smaller unit size (may be 10% reduction of unit sizes), in target areas such as DNO, DB, and EDO... may be with an increase in either common open space or common amenity spaces.*
  - *For example: A 40,000 sq.ft. multi-family building is currently required to have 5% of its gross site area as Common Open Space and at least two site amenities (such as swimming pool, basketball court, jogging trails). The 5% could be increased to 6 to 8% and at least three amenities may be required.*
    - 20% of their efficiency units could be min. 540 SF (other 80% stays as 600 SF)*
    - 20% of their one-bedroom units could be a min 675 SF (other 80% stays as 750 SF)*

# UDC Standards for 'Multi-family' use

## (1) Minimum Unit Size

### Seeking P&Z Commission Recommendation:

- Min. Unit Size for Efficiency/Studio = \_\_\_\_\_
- Min. Unit Size for One-bedroom Units = \_\_\_\_\_
- Min. Unit Size for Two-bedroom Units = \_\_\_\_\_
- Min. Unit Size for Three-bedroom Units = \_\_\_\_\_
- Min. Unit Size for > 3-bed units = \_\_\_\_\_ + \_\_\_\_\_ per added bedroom

On 4.15 P&Z agreed to move forward with no changes in the min living unit size for efficiency, one-bedroom, or two-bedroom units. However, they would like some reduction in the living unit size for a set percentage of the number of efficiency and one-bedroom units ONLY in the DNO and DB districts, only with additional common amenity spaces, in order to attract young professionals.

P&Z also agreed to add a minimum unit size of 1,100 SF for 3-bedroom units + 125 SF per added bedroom thereafter.

# 'Multi-family' and 'Independent Senior Living'

## (1) Parking Standards

### Current Arlington Standards:

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

# 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 if 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.

# 'Multi-family' and 'Independent Senior Living'

## (1) Parking Standards

### Current Standards:

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

CITY	Other Cities' Comparison of Covered Parking Requirements
<b>Grand Prairie</b>	<ul style="list-style-type: none"> <li>• 50% of the required spaces shall be covered.</li> <li>• 30% of the required spaces shall be in attached garages (no detached garage buildings allowed). However, garage and tandem parking behind garage can be included in parking count.</li> </ul>
<b>Garland</b>	<ul style="list-style-type: none"> <li>• 50% of required spaces shall be in enclosed garages.</li> <li>• Each unit must have at least one covered parking space.</li> </ul>
<b>McKinney</b>	<ul style="list-style-type: none"> <li>• 50% of units require an enclosed parking space.</li> <li>• Can reduce the requirement to no less than 30% of the units if:               <ul style="list-style-type: none"> <li>- Innovative or exceptional quality project design</li> <li>- Significant contribution to existing and future built environment.</li> </ul> </li> <li>• 20-ft driveway in front of the garage door shall be provided and count as parking space.</li> </ul>
<b>Mesquite</b>	<ul style="list-style-type: none"> <li>• 50% of required parking shall be covered.</li> </ul>
<b>Mansfield, Irving, Dallas, Plano, Fort Worth</b> - No covered/enclosed parking requirement	

# 'Multi-family' and 'Independent Senior Living'

## (1) Parking Standards

### Seeking P&Z Commission Recommendation:

- No changes to the requirements:
  - 50% of the required spaces shall be covered
  - 20% of the required spaces shall be in enclosed garages
- Revise standards to \_\_\_\_\_
- Add “20-ft driveway in front of the garage door shall be counted as a parking space”.

On 4.15 P&Z agreed to make no changes to the 50% and 20% requirement of covered and enclosed garage requirements.

They also recommended to add the standard – 20 foot driveway in front of the tuck-under garage doors shall be counted towards the total parking count.

# 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
- 5.6.20.....P&Z Public Hearing (Contd.)
- 5.19.20.....CC First Reading
- 6.9.20.....CC Final Reading