

Healthy Living

Overview

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

Intent. The intent of Healthy Living is to encourage “healthy living” by creating walkable streets, recreational opportunities, residential housing that minimizes the need for individual maintenance, and the immediate availability of medical support services and health focused retail and restaurant amenities. It is also the intent to take maximum advantage of Lake Ray Hubbard and Scenic Point Park as amenities.

Streets. The street system in Healthy Living is intended to create a pedestrian and bike-friendly community with easy and convenient access to parks, open space, trails, medical facilities and commercial services.

Districts

Healthy Living is comprised of two Form Based Districts (“FB Districts”) – New Neighborhood and Urban Village – as set out in the attached Regulating Plan. These FB Districts are modified as set out below.

New Neighborhood

General Boundaries. This area is focused on making Lake Ray Hubbard a public amenity. The New Neighborhood FB District is bounded by Lake Ray Hubbard to the east, an existing single family residential subdivision to the south, the Senior Care at Lake Point property to the west and Beacon Harbor Street to the north. (See Regulating Plan.)

Building Types. The New Neighborhood Building Types allowed in the Form Based Code are limited to attached single family residential Building Types (Townhome, Cottage Home – zero lot line and Casita – zero lot line) and possibly Multi-Unit Homes. Additionally, Mixed Residential and Live Work building types are also allowed.

Building Height. The maximum building height will be 2 ¹/₂ stories.

Urban Village

Boundaries and Land Use. The Urban Village FB District is focused along Beacon Harbor Street and is bounded by Scenic Point Park to the north, Beacon Harbor Street to the south, the limits of Lake Point Hospital to the south and east, Heritage Parkway and Lake Ray Hubbard to the east and Scenic Drive to

the west. The Urban Village FB District also includes several undeveloped properties on Lakeview Parkway west of Scenic Drive. (See Regulating Plan.)

Building Types. All Urban Village Building Types in the Form Based Code are allowed in this District with the exception that the Mixed Use Building Type is required in Sub-areas 1 and 2.

Building Height. The maximum building height is 5 stories except in the designated Transition Zone which is 2 ½ stories, and Sub-areas 1 and 2 which are 7 stories. The minimum building height will be 2 stories. One-story buildings may be allowed under certain conditions, but will require approval of a Minor Warrant.

Transitions. There is a 100-foot wide Transition Zone with a Height Limit of 2 ½ stories and a minimum 50-foot setback where the Urban Village FB District immediately abuts existing single family residential subdivisions.

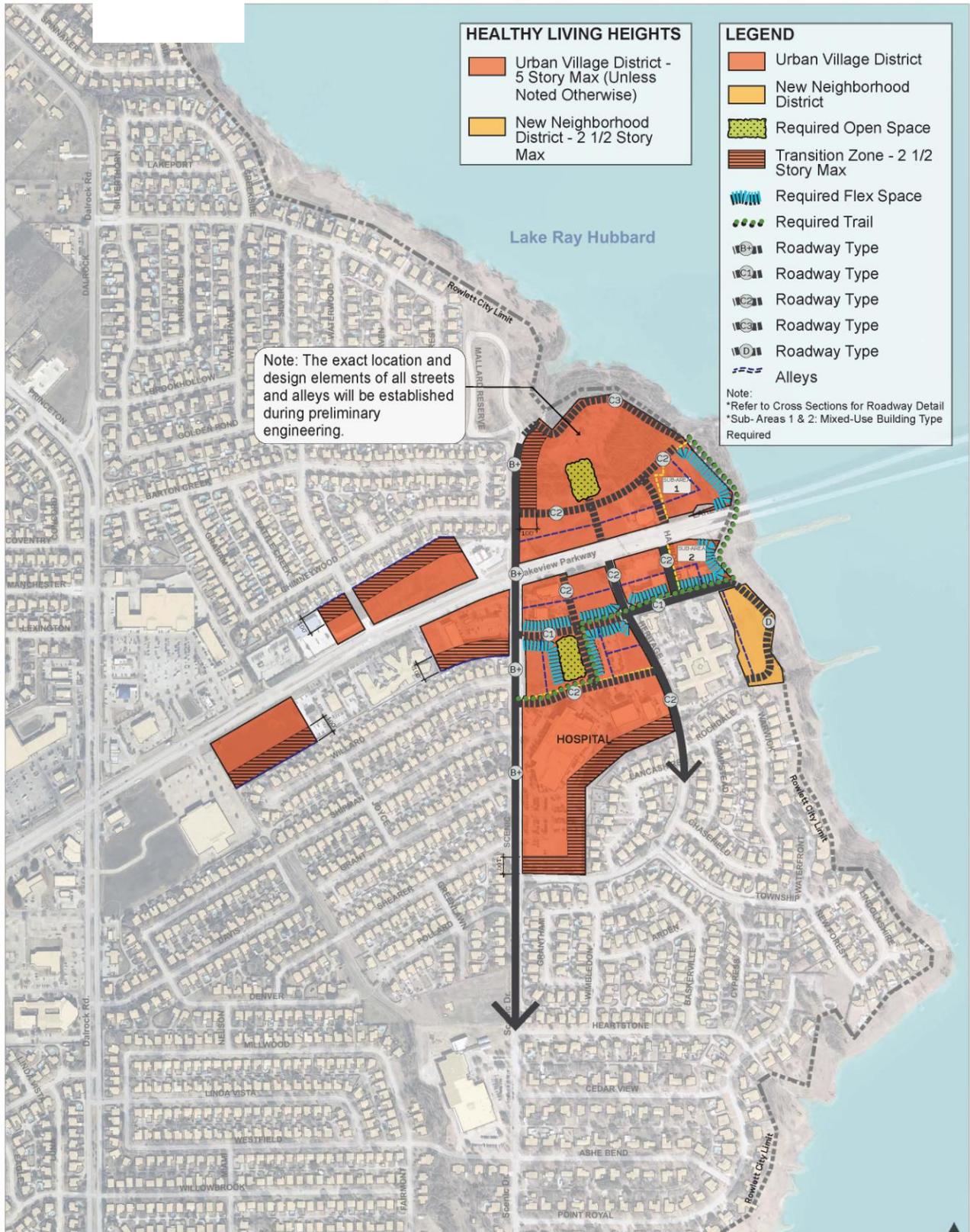
Flex Space. Flex Space is required along Beacon Harbor Street and the water's edge north and south of Lakeview Parkway. Beacon Harbor is a local collector street that will serve as a focus for pedestrian activity south of Lakeview Parkway. Flex space along the water's edge will take advantage of views to the lake and support recreational activity along the shore. Any allowed use in the Urban Village FB District is permitted in the Flex Space.

Open Space. Healthy Living is dominated with open space and views to Lake Ray Hubbard. A significant park or plaza will provide a civic focus in the primarily residential area north of Lakeview Parkway and in the hospital area to the south of Lakeview Parkway.

Attachments:

1. Regulating Plan
2. Street Cross Sections

DRAFT - Healthy Living (D1) - Regulating Plan



HEALTHY LIVING HEIGHTS

- Urban Village District - 5 Story Max (Unless Noted Otherwise)
- New Neighborhood District - 2 1/2 Story Max

LEGEND

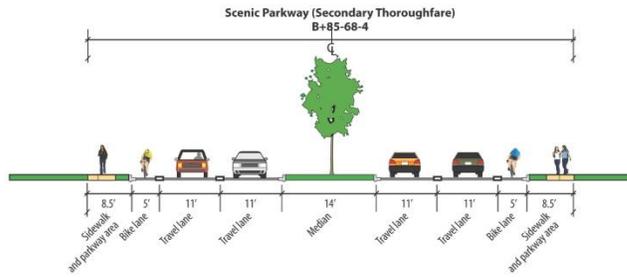
- Urban Village District
- New Neighborhood District
- Required Open Space
- Transition Zone - 2 1/2 Story Max
- Required Flex Space
- Required Trail
- Roadway Type
- Alleys

Note:
*Refer to Cross Sections for Roadway Detail
*Sub-Areas 1 & 2: Mixed-Use Building Type Required

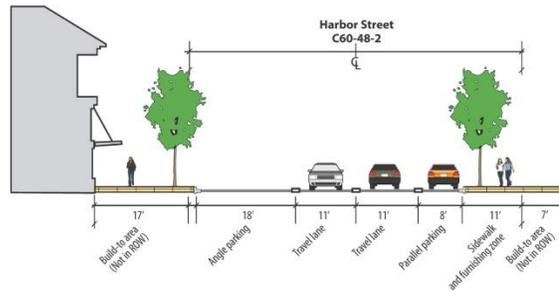
Note: The exact location and design elements of all streets and alleys will be established during preliminary engineering.

Healthy Living (D1) - Cross Sections

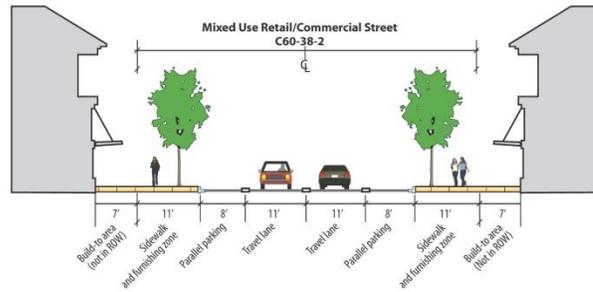
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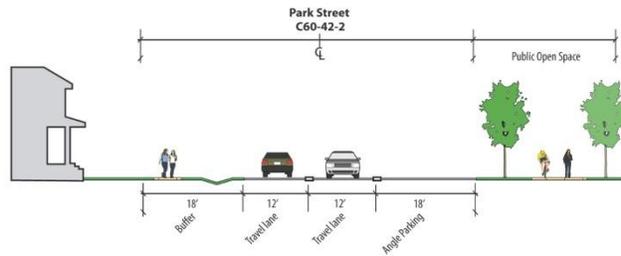
C1



C2



C3



D

