

**Municipal
Policy
Committee
02.25.20**

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**



Independent Senior Living Parking Requirements



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.

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



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	Dial	Overture
Number 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 • 19 garages
Proposed Parking	261 total - 184 covered • 20 garages	119 total - 36 covered • 24 garages	211 total (includes 31 for guest parking) - 96 covered (all garages)	221 total (includes 33 for guest parking) - 93 covered • 13 garages

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.

Multi-Family Minimum Unit Sizes



Minimum Dwelling Unit Size for 'Multi-family' use

Arlington UDC Requirements:

- Efficiency – 600 SF
- One-bedroom unit – 750 SF
- Two-bedroom unit – 900 SF
- 3, 4, 5 bedroom unit – not specifically mentioned



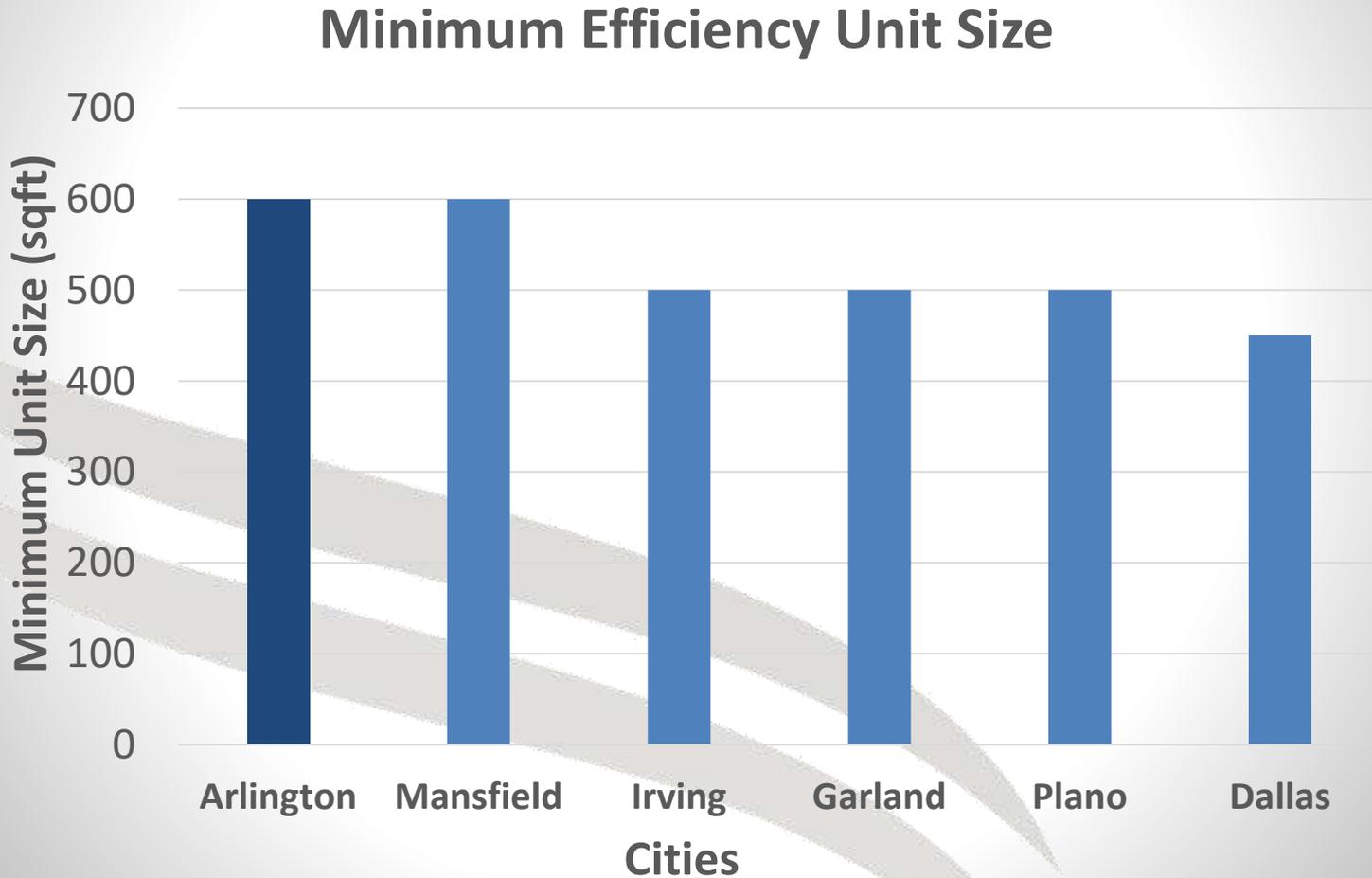
Comparison of Unit Sizes in Approved MF Projects

UDC Requirements:

- Efficiency – 600 sf
- 1 bedroom unit – 750 sf
- 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



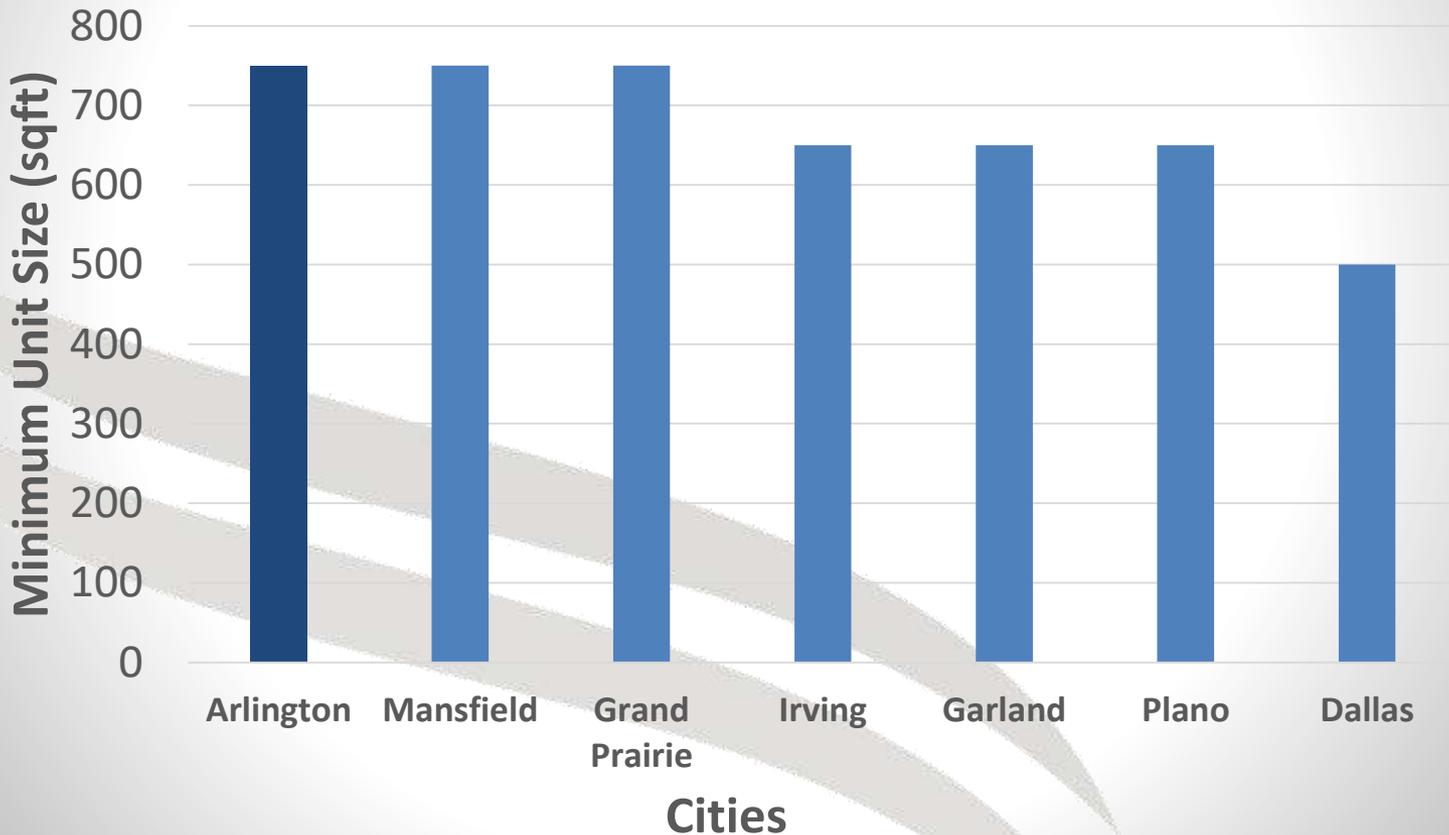
* Grand Prairie: No min. unit size mentioned for efficiency.

* 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

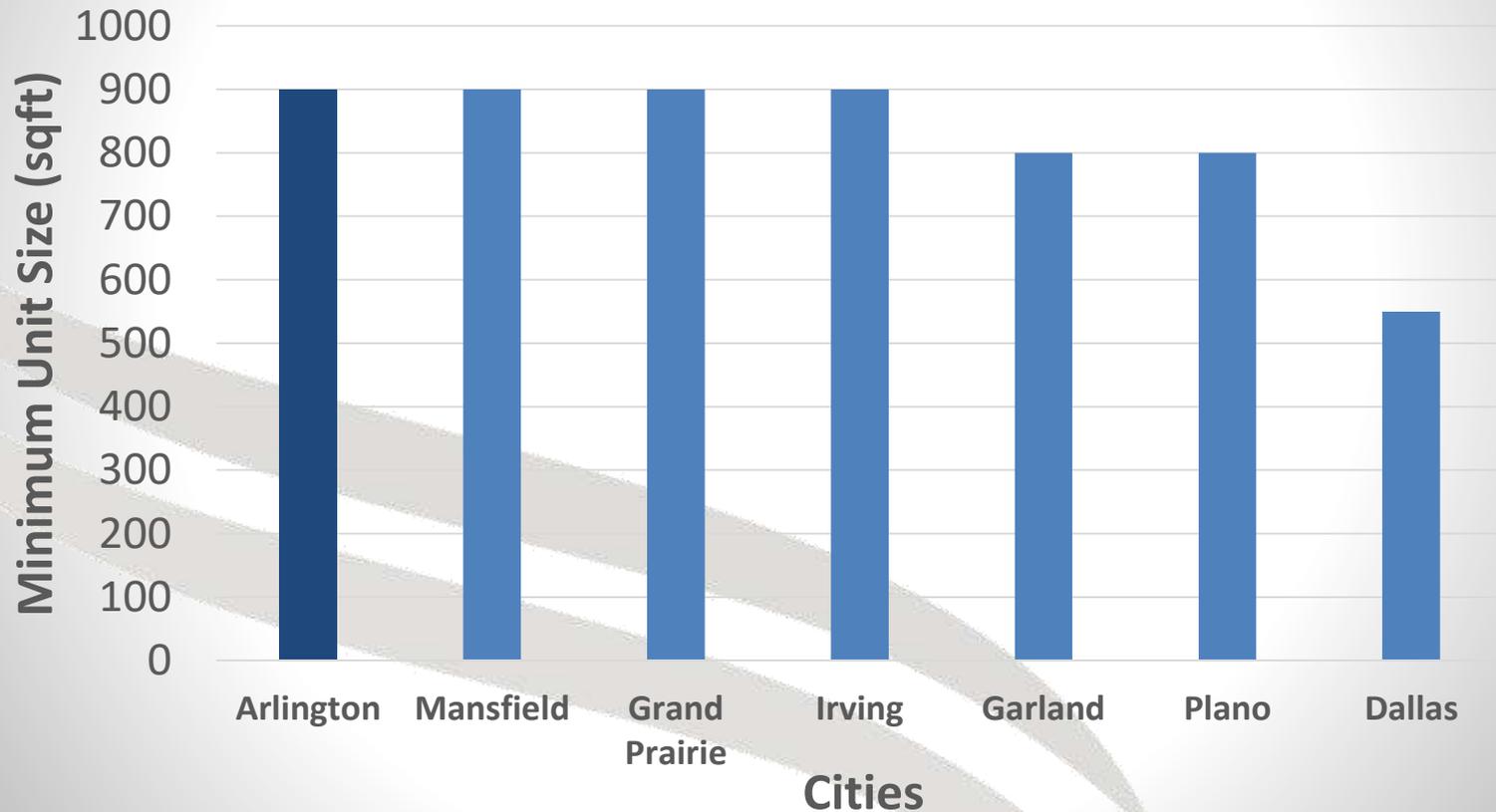


* McKinney: No unit size minimums in Zoning Code.

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

Other Cities' Comparison of Two-Bedroom Unit Sizes

Minimum 2-Bedroom Unit Sizes

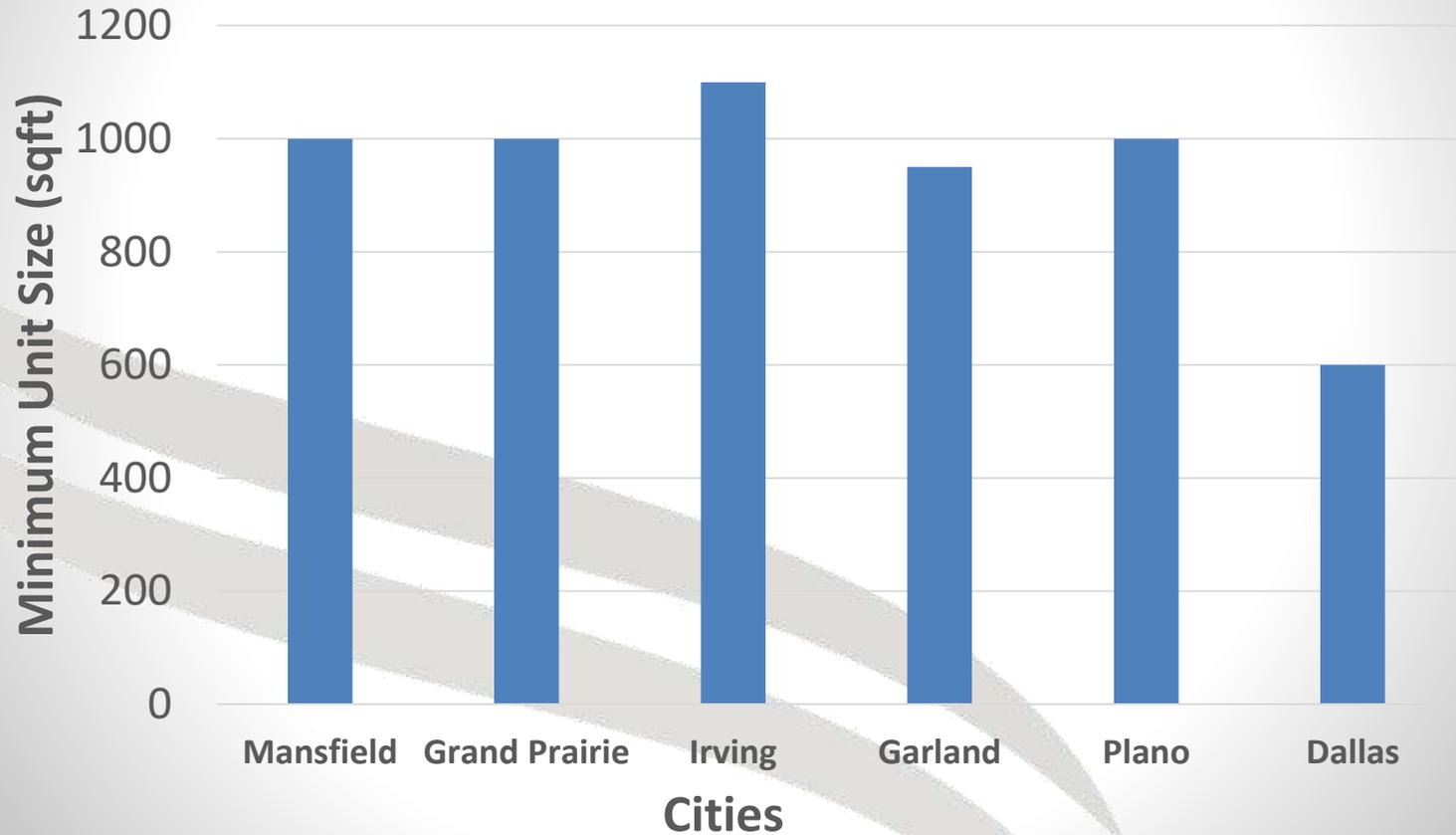


* McKinney: No unit size minimums in Zoning Code.

* 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.

Next Steps

Seeking Committee's Direction:

- I. Keep Standards as is for ____ (specific items)_____.
- II. Revise Standards for ____ (specific items)_____.

This will need to go through a UDC Amendment Process, which makes taking it through Planning & Zoning Commission as a recommending body, and then to Council for approval.