

*Irving*

IN FOCUS

State Highway 183  
Zoning Overlay

# Overview

- > **State Highway 183 is being widened**
  
- > **Project creates a rare opportunity to create a new development standard for a major highway corridor**
  
- > **City is initiating a zoning overlay to guide development and redevelopment along the State Highway 183 corridor**
  
- > **Supports Strategic Goals 1: Land Use, 2: Neighborhoods and 3: Economic Development**
  
- > **Supports City Council Focus Areas:**
  - **1.1 - Review and update zoning ordinances as they relate to development and redevelopment efforts**
  - **1.8 - Improve the visual impression of the community (gateways, corridors and intersections)**
  - **3.15 - Leverage infrastructure improvements to encourage economic development opportunities**

# Project Details

- > Zoning overlay will establish new requirements for:**
  - **Land uses – corridor divided into 12 segments**
    - **Retail, office and auto services allowed in all 12 segments**
    - **Other uses include auto sales, warehouse/industrial, mixed use, transit-oriented development, hotels allowed only in specific segments**
  - **Enhanced landscaping**
    - **30-foot buffer along State Highway 183; 15-foot buffer along side streets**
    - **Trees required along frontage and in parking lots**
    - **Irrigation required**
  - **Enhanced building design**
    - **Increased façade articulation**
  - **Improved site design**
    - **Buildings moved closer to street; most parking moved to side and back**
    - **Pedestrian-friendly parking lots**

# Project Details

- **Parking**
    - **New minimums and maximums for number of spaces required**
  - **Lighting standards**
  - **Residential adjacency**
    - **New protections for residential areas next to new development and redevelopment**
  - **New standards for big box retail stores and auto sales lots**
- > New standards will apply to both new and existing developments**

# Project Process and Schedule

- > **Sept. 17 – Information letter mailed to property owners along corridor**
- > **Sept. 30 – Draft ordinance for staff review completed**
- > **Oct. 22 – Presentation to Planning and Development Committee**
- > **Nov. 4 – Presentation to City Council**
- > **November-January – Briefings with property owners along corridor**
- > **January-March – Public hearings by Planning and Zoning Commission and City Council**
- > **March-April – Adoption of overlay**