



SECTION 9

LAKE POINTE

REDEVELOPMENT DISTRICT

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LAKE POINTE REDEVELOPMENT DISTRICT

Introduction

The Lake Pointe Redevelopment (LPR) District aims to create a livable environment with vibrant, pedestrian-friendly Mixed-Use areas within the Lake Pointe Regional Activity Center, as designated in the Comprehensive Plan. The district encourages a variety of housing types, compatible nonresidential uses like lodging, offices, commercial and community facilities, and other amenities. The primary goal of the district is to create a walkable human-scale environment characterized by active streetscapes and dynamic Civic Spaces. The district promotes the design and arrangement of buildings around the Pedestrian Realm and waterfront features to enhance the pedestrian experience. Development in the District should seamlessly integrate with the surrounding residential neighborhoods by locating taller buildings in the district's core and reducing density at the edges.

A Redevelopment Concept Plan is intended to provide a mechanism for review of a large, complex, or phased project within the Lake Pointe Redevelopment District. A Redevelopment Concept Plan enables the Commission and Council to evaluate the proposed development and its relationship to the surrounding area to ensure negative impacts are minimized; and to evaluate location of proposed uses, connectivity, and location of public spaces. It also enables an applicant to demonstrate compliance with the housing mix requirement. A Redevelopment Concept Plan must be submitted for review and approval prior to obtaining a permit in the Lake Pointe Redevelopment District.

Before the Redevelopment Concept Plan can be submitted for review the applicant must first attend a pre-development meeting with the Development Review Committee. Additionally, the applicant must also conduct public engagement efforts in accordance with the requirements established in this section of the Development Application Handbook prior to the submittal of a formal Redevelopment Concept Plan application. Once these preapplication steps have been completed, the formal Redevelopment Concept plan application may be submitted to staff for review for conformance with regulations found in the Lake Pointe Redevelopment District (LPR). Upon completion of staff review the applicant may be directed to resubmit additional materials and/or corrected materials. After the Redevelopment Concept Plan has been found to be in compliance with the regulations set forth in the LPR District, the application will be scheduled for public hearings at both the Planning and Zoning Commission (P&Z) and City Council.

The submittal of the Redevelopment Concept Plan shall be accompanied by the completed application as specified by the city. The submittal fees must accompany the application.

Redevelopment Concept Plan Process

When a Redevelopment Concept Plan application is submitted, Staff will review the request and send comments after the initial 3-week DRC review. However, due to the level of detail contained

in Redevelopment Concept Plan applications, additional review time may be required as necessary based on complexity. The applicant may be directed to resubmit the corrected materials and/or additional materials for the Planning and Zoning Commission (P&Z) and City Council, and staff will review them for clearance.

The request will be presented by staff with a recommendation at a P&Z meeting. P&Z will hold consideration and action and make a recommendation to City Council. Once the Commission makes a recommendation, the Redevelopment Concept Plan will be placed on a City Council agenda. The City Council will either approve or deny the proposed Redevelopment Concept plan request.

Minor Modifications to LPR District Standards

The Minor Modification process for LPR was intended to allow for minor modifications or deviations from the dimensional or numeric standards outlined in the Lake Pointe Redevelopment District. The Minor Modification process is *not* a waiver of the LPR standards. Requests for Minor Modifications shall only be reviewed concurrently with an application for a Site Plan approval, and it is up to the Director's discretion whether or not to approve a Minor Modification of any numeric development standard in the Lake Pointe Redevelopment District, with a maximum increase of 10%, (or up to 20% if necessary to protect an existing natural site feature). The permitted number of multi-family units and the maximum allowable parking reductions are not eligible for minor modifications. Requests for Minor Modifications to the LPR shall be submitted to the Director in the form of a written request.

Redevelopment Concept Plan Submittal Requirements:

- Pre- Application
 - Pre-Development meeting with DRC Committee
 - A copy of the completed Public Participation Plan (see template)
- Completed application online via the CSS portal
 - Overall property boundary and the property's relationship to adjoining subdivisions or properties
 - Identification and approximate size of development areas such as districts, blocks or parcels
 - Existing and proposed Streets that form the boundaries of development areas
 - Use classification of each development area (nonresidential by category or residential by housing type) demonstrating a mix of uses and housing types
 - Total number of multi-family units and approximate location
 - Location of major Civic Spaces and natural geographic features
- Submittal Fee of \$3,097.50 + \$12.00/acre or fraction thereof paid via CSS Portal

Minor Modifications to LPR Submittal Requirements:

- Completed application online through the CSS online portal
 - Written request to the Director of Planning and Development Services explaining the request.
 - A copy of the Site Plan application that was submitted to staff

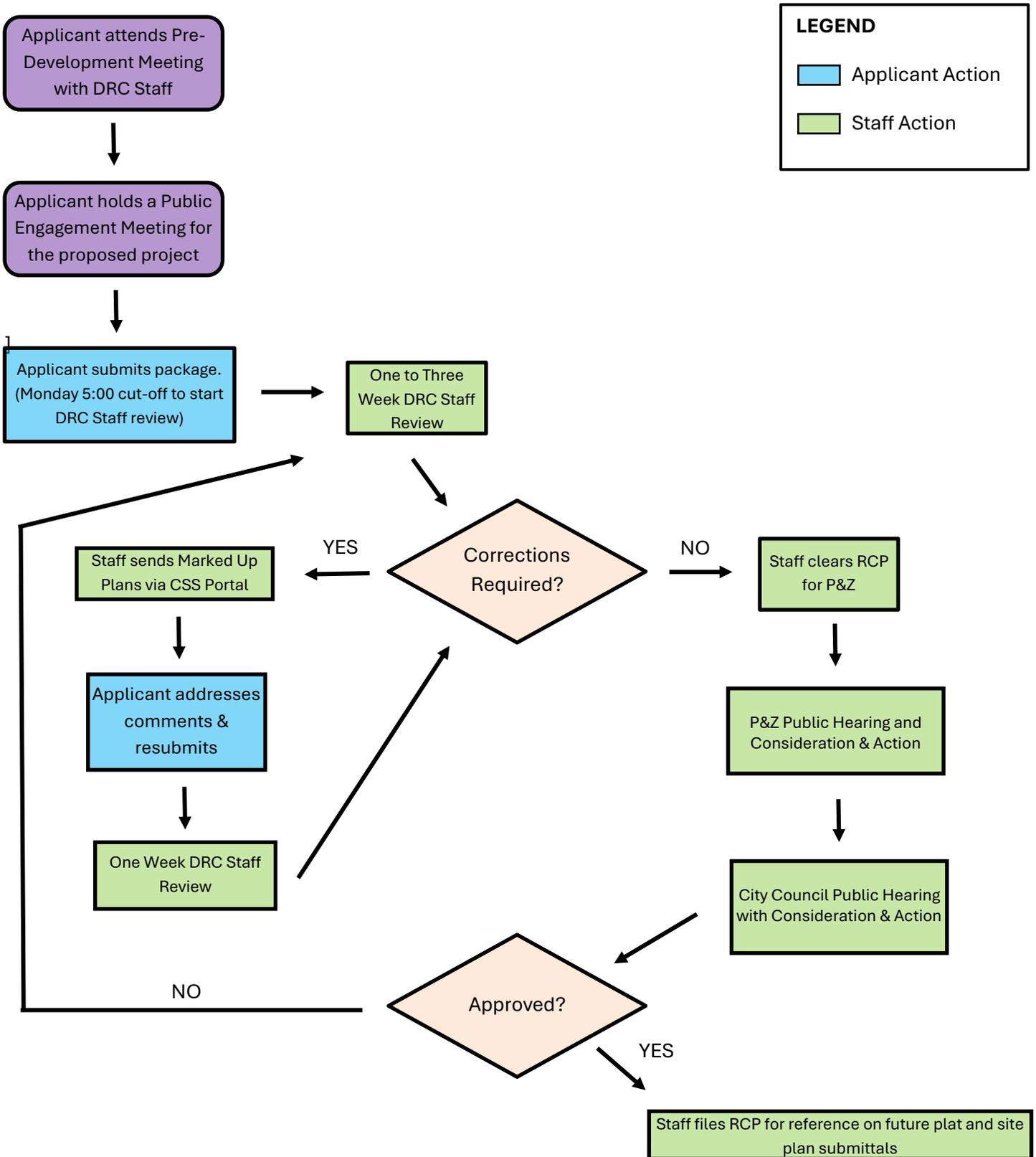
Public Participation Plan Submittal Requirements:

- Completed application online via the CSS portal
 - Copy of the Letter that was Sent to Meeting Invitees
 - Copy of Address List for Mailing
 - Meeting Sign-In Sheet
 - Meeting Minutes
 - Copy of the Plan that was Presented at the Meeting
 - Copy of the Public Participation Plan Report (see template)



FLOW CHART: LAKE POINTE REDEVELOPMENT CONCEPT PLAN

REVIEW AND APPROVAL PROCESS





Lake Pointe Redevelopment Concept Plan Checklist

**Graphic Requirements – The following items shall be shown on the
Redevelopment Concept Plan:**

Complete	Items Required on Redevelopment Concept Plan
1.	<input type="checkbox"/> All information provided is legible and easily read. Plan shall be drawn to such scale as needed to be easily read. A scale shall be shown on the plan.
2.	<input type="checkbox"/> Title block in the lower right-hand corner with the following elements: <ul style="list-style-type: none"> <input type="checkbox"/> Name of Development <input type="checkbox"/> Name and address of owner/ developer <input type="checkbox"/> Name and address of design firm (land planner/engineer) <input type="checkbox"/> Date
3.	<input type="checkbox"/> North Arrow, and other pertinent data oriented to the top of the sheet
4.	<input type="checkbox"/> Scale – 1":10', 1":20', 1":30', 1":40', 1":50', 1":60', 1":100' or as approved by the Director
5.	<input type="checkbox"/> Vicinity map located in the upper right-hand corner of the sheet (delineates the location of the proposed site with respect to major thoroughfares, freeways, watercourses and ditches)
6.	<input type="checkbox"/> The legal description of the tract according to the abstract and survey records of Fort Bend County, Texas (A metes and bounds description is not necessary).
7.	<input type="checkbox"/> The overall property boundary shall be drawn in a bold solid line.
8.	<input type="checkbox"/> The following within the property boundary are shown and labeled, when applicable: <ul style="list-style-type: none"> <input type="checkbox"/> Existing or proposed collectors and arterials <input type="checkbox"/> 100-year flood plain according to Federal Emergency Management Agency information <input type="checkbox"/> Watercourses/ditches <input type="checkbox"/> The estimating phasing of development or the order of platting (if multiple phases) <input type="checkbox"/> All applicable jurisdictional and district boundaries such as Municipal Utility Districts (MUDs), Levee Improvement District (LIDs), airport zones, and special districts.
9.	<input type="checkbox"/> The name and location of the following if within 200 feet of the property boundary (drawn to the same scale and shown in dotted lines): <ul style="list-style-type: none"> <input type="checkbox"/> Existing or proposed collectors and arterials <input type="checkbox"/> The location, width, and names of all existing or platted streets or other public right-of way within 200 feet of the tract. <input type="checkbox"/> 100-year flood plain according to Federal Emergency Management Agency information <input type="checkbox"/> Watercourses/ditches <input type="checkbox"/> All applicable jurisdictional and district boundaries such as Municipal Utility Districts (MUDs), Levee Improvement District (LIDs), airport zones, and special districts.
12.	<input type="checkbox"/> Major streets in compliance with: <ul style="list-style-type: none"> <input type="checkbox"/> Master Thoroughfare Plan <input type="checkbox"/> Transportation Impact Analysis (TIA)
13.	<input type="checkbox"/> Overall property boundary and the property's relationship to adjoining subdivisions or properties .
14.	<input type="checkbox"/> Identification and approximate size of development areas such as districts, blocks or parcels .
15.	<input type="checkbox"/> Existing and proposed Streets that form the boundaries of development areas .
16.	<input type="checkbox"/> Use classification of each development area (nonresidential by category or residential by housing type) demonstrating a mix of uses and housing types

18.	<input type="checkbox"/>	Location of major Civic Spaces and natural geographic features.
19.	<input type="checkbox"/>	Total number of multi-family units and approximate location.

Disclaimer: Redevelopment Concept plans are required to comply with all applicable Development Code & Design Standard regulations regardless of whether said regulations are found on this checklist.



MULTI-FAMILY DEVELOPMENT AMENITY STANDARDS

Introduction

In addition to the standards listed above, all Multi-Family development must provide additional amenities. Applicants shall select amenity options from the below to achieve the minimum number of points required for the development as required by Development Code Section 2-121 and below in the table. The required number of points for Multi-Family Developments is determined by the Number of Units. Multi-family development amenities shall be evaluated with the Site Plan submittal.

Required Amenity Points for Multi-Family Developments by Number of Units (Development Code Section 2-121):

Required Amenity Points for Multi-Family Developments by Number of Units:	
Number of Dwelling Units	Minimum Points Required
< 50	20 Points
50 - 99	40 Points
100 - 149	60 Points
150 - 249	80 Points
250-350	100 Points
> 350	For every additional 50 units, an additional 10 points.

Required Amenity Points for Multi-Family Developments by Number of Units:

The table below lists acceptable amenities for purposes of meeting the minimum requirements of this Section. Providing two or more of the same amenity shall not count as multiple required amenities unless specifically stated.

Menu of Multi-Family Amenity Options

	Amenity Description	Points
Spaces and Areas		
1	Dog park or run with a minimum of 1 dog waste station (<u>with natural grass, no astroturf</u>)	2 Points
2	Community gathering space available for public rental	2 Points
3	Fitness center and/or weight room a minimum of 500 square feet in size	1 Point
4	Jacuzzi, hot tub, or sauna with seating for a minimum of 8 people	2 Points
5	Library and/or business center a minimum of 500 square feet in size	1 Point
6	Open space or other landscaped area for passive recreation, including outdoor seating and ADA compliant walking paths with a minimum total area of 300 square feet. <u>Additional points may be available by providing pedestrian access from the site to existing or proposed sidewalks, trails, or similar walkable features.</u>	1 point for every 300 feet provided.
7	Shared rooftop area for residents with swimming pool, outdoor seating, fire pits, outdoor bar and/or restaurant/kitchen area.	3 Points
8	Storage (for residents) provided at least 1 enclosed storage space for a minimum of 25 percent of the number of dwelling units in the community is available	2 Points
9	Smart amenities in all units (thermostats, light systems, keyless entrance, and other automated technology)	1 Point
10	Swimming Pool	
10a	1,000 – 3,000 square feet surface area	1 Point
10b	3,001 – 5,000 square feet surface area	2 Points
10c	> 5,000 square feet surface area	3 Points
11	Variety of floorplans offered	1 Point
Parking		
12	Additional parking spaces or areas (beyond those required for the residents) provided in which a fee is charged to park	2 Points
13	Bicycle repair facilities (maintenance stands and repair tools) adjacent or connected to bicycle parking areas	1 Point
14	Designated ride-share loading/pick-up areas and/or reserved parking for car-share services	1 Point

15	Electric vehicle parking spaces provided at least 3 spaces are installed on-site for residents, clearly identified, and reserved for the sole use of electric vehicles	1 Point
16	Long-term bicycle storage for at least 5% of residents in a covered, secured, and accessible room in a building, parking structure, or cluster of bicycle lockers	1 Point
17	Smart parking system that provides parking availability information via sensors and/or cameras shared via mobile device or on physical markers/signs on site	2 Points
18	Structured parking is provided on-site	20 Points
18a	First floor of parking garage is available to the public	5 Points
18b	Fees are charged for parking	3 Points
Environmental Considerations		
19	Community garden plots available	1 Point
20	Green roof (partially or completely covered with vegetation and a growing medium, planted over a waterproofing membrane)	-
20a	No access	1 Point
20b	Access to residents only	1 Point
20c	Public access	2 Points
21	LEED Certification (or similar performance equivalent building rating system)	-
21a	LEED Certified	1 Point
21b	LEED Silver	1 Point
21c	LEED Gold	2 Points
21d	LEED Platinum	3 Points
22	Native or adapted vegetation used for required landscaping	2 Points
23	On-site renewable energy system	3 Points
24	Infill development (building footprint located on previously developed land)	5 Points
25	Install 2 or more ENERGY STAR, WaterSense (or similar performance equivalent) appliances, equipment, fixtures, and processes that reduce aggregate resource consumption in 50% or more of all units. Examples include low-flow appliances	1 Point

	(toilets, faucets, showerheads, clothes washers, ice machines, refrigerators, dishwashers) and LED lighting	
26	Pervious pavement (surfaces are made of either a porous material that enables stormwater to flow through it or nonporous blocks spaced so that water can flow between the gaps) for 100% of required paved surfaces	3 Points
27	Rainwater harvesting (water collected and stored for reuse as nonpotable water source) integrated into building design	2 Points
28	Rain gardens, street-side swales, soil and turf management or other appropriate storm water infiltration system(s) to capture and infiltrate a minimum of 25 percent of site-generated stormwater (subject to Engineering approval)	1 Point
29	Recycling areas accessible to waste haulers and residents for the collection and storage of recyclable materials for the entire building. Collection and storage areas may be separate locations. Recyclable materials must include mixed paper, corrugated cardboard, glass, plastics, and metals.	1 Point
Site Features		
30	Access to lake, creek, canal, or other waterway	
31	Barbeque grills with seating area where at least two grills are provided and seating for 16 people	2 Points
32	Building finishes (Primary materials include: brick, stone, stucco, rock, marble, granite, glass, and decorative concrete. Secondary materials include: wood, architectural metal, tile, glass block)	-
32a	70% primary materials	-
32b	80% - 100% primary materials	15 Points
33	Creative, ornate or decorative art installations, sculptures, murals, or other intentional artwork incorporated into the parking garage structure	2 Points
34	Balconies and/or patios (private)	-
34a	Provided for 25% - 50% of Dwelling Units	1 Point
34b	Provided for 50% - 75% of Dwelling Units	2 Points
34c	Provided for > 75% of Dwelling Units	3 Points
35	Playground or playing court (volleyball, basketball, tennis or similar)	2 Points
36	Nonresidential uses located above the ground floor of the building	3 Points
37	Nonresidential uses located on the ground floor of the building	1 Point