

Administration

Intent

The development standards are intended to be clear, concise, and user-friendly. The development review process is intended to be predictable and flexible, and to facilitate timely approval of projects that conform to the general development principles for Trinity Uptown.

Relationship to Other Regulatory Documents

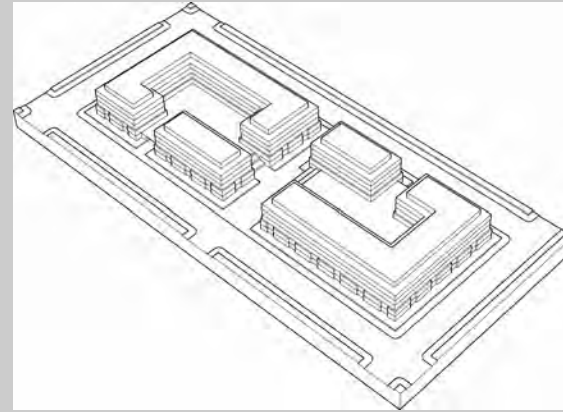
The Trinity Uptown Peripheral Zone Development Standards and Guidelines document is intended to minimize references to other sections of the City's Zoning Ordinance, City Plan Commission Rules and Regulations, and other regulatory documents. One notable reference that remains is the Historic Preservation Ordinance (contained within the City's Zoning Ordinance), which includes the procedures and regulatory requirements related to the preservation and reuse of historically significant buildings.

Pertinent sections of the Standards and Guidelines have been adopted as a supplement to those regulatory documents. For example, the Zoning Ordinance includes the Trinity Uptown Peripheral zones as overlay districts. Whenever there appears to be a conflict between the Trinity Uptown Peripheral Zone Development Standards and Guidelines and other sections of the City of Fort Worth Zoning Ordinance, the requirements specifically set forth in this ordinance shall prevail unless otherwise stated.

Definition of "Standards" and "Guidelines"

Standards are objective, measurable regulations illustrated through diagrams and sketches with which all projects must comply. Unless noted as a guideline, all provisions in this document are standards. The standards will apply within 150 feet of the waterfronts and apply to public and private entities. The remainder of the peripheral zone is subject to guidelines. In these areas, the standards are viewed as guidelines. If a project of exceptional design is clearly consistent with the Intent and General Development Principles but does not conform to a certain standard, the Urban Design Commission (UDC) may approve a Certificate of Appropriateness (COA) that cites the project's compliance with the intent and principles. (For projects not conforming to height and setback regulations listed in the Zoning Ordinance, a variance approved by the Board of Adjustment is also required; see development review process on page 9.

Development guidelines are subjective statements through which the City proposes additional design strategies. Development guidelines should be suitable for most projects, and developers should endeavor to ensure that the guidelines are followed to the extent possible. City staff and the UDC, where applicable, will work with developers to explore design approaches that maximize conformance with the guidelines. Development guidelines are not legally enforceable and neither the UDC nor the Planning and Development Department, Director or staff, shall deny a Certificate of Appropriateness solely because a project fails to comply with the development guidelines.



Diagrams and Sketches Illustrate Standards



Photographs Depict Guidelines

Images are only intended to help the user visualize key guidelines

DEVELOPMENT REVIEW PROCESS

Projects Subject to Review– In accordance with Section 4.1202 “Trinity Uptown Peripheral Zone (“TUP”) Overlay District” of the Zoning Ordinance, all private construction projects, with the exception of interior construction or exterior in-kind replacement work, are subject to review for compliance with the Trinity Uptown Peripheral Zone Standards and Guidelines. All buildings, streets, and public spaces by public entities are also subject to review. In accordance with their civic role, public buildings should reflect exceptional design quality.

Administrative Review vs. UDC Review– Projects wherein only guidelines apply will be administratively reviewed and approved by the Planning and Development Department prior to the issuance of a Certificate of Appropriateness. Projects which clearly conform to the applicable standards and are supported by the Trinity River Vision Authority (TRVA) be approved administratively by the Planning and Development Director or his/her designee without UDC review. The UDC shall review all projects that require interpretation or discretionary judgment with respect to the project’s compliance with standards and guidelines.

Urban Design Commission– The UDC is a nine-member body appointed by the City Council and charged with the administration of urban design districts. The Zoning Ordinance specifies that UDC appointees should be knowledgeable about fundamental principles of urban design. Furthermore, at least six of the nine appointees shall be practicing professionals from the fields of architecture, landscape architecture, urban design or planning, real estate, or law. The Planning and Development Director or his/her designee serves as staff advisor to the UDC.

Exceptional Design- The Planning and Development Department and TRVA may recommend for UDC approval public buildings of exceptional designs that do not comply with certain standards or guidelines provided that the buildings conform to the Intent and General Development Principles. Parks, plazas, sidewalks, waterfront paths, and all other publicly accessible spaces should also reflect exceptional design quality and are subject to review for compliance with the Trinity Uptown Development Standards and Guidelines.

Conceptual Phase Discussion- One of TRVA’s most important roles is to provide informal guidance to developers of significant projects during the conceptual design phase. These discussions take place during informal work sessions, and provide an opportunity for early TRVA and Planning and Development staff input that should facilitate timely design review and approval of the final design phase. All public and private developers of significant projects are encouraged to present their conceptual plans to TRVA for informal review.

Variances to Zoning Ordinance Property Development Standards- The UDC is authorized to approve appropriate exceptions to the vast majority of the Trinity Uptown Peripheral Zone Standards and Guidelines. The UDC may allow additional flexibility for projects of exceptional civic or environmental design. Any waiver of basic property development standards related to building heights or setbacks, however, requires a variance approved by the Board of Adjustment (BOA).

Design Plan and Land Use Administrative Rights -The City of Fort Worth reserves the right to administratively modify the urban design plan and land use if the modifications are clearly consistent with applicable development principles and supported by the Trinity River Vision Authority (TRVA).