

**SPECIAL DEVELOPMENT PLAN – IRON HORSE APARTMENTS
LAND USE AND DEVELOPMENT REGULATIONS**

Special Development Plan Case SDP 2017-05
Tracts 1B3, 1B3P, and 1B3N, Edmund King Survey, Abstract 892
6400 Iron Horse Boulevard, 6460 Browning Drive, and 6400 Hilltop Drive
North Richland Hills, Texas

This Special Development Plan (SDP) shall adhere to all the conditions of the North Richland Hills Code of Ordinances, as amended, and the base zoning district of TOD Transit Oriented Development. The following regulations shall be specific to this Special Development Plan. Where these regulations conflict with or overlap another ordinance, easement, covenant or deed restriction, the more stringent restriction shall prevail.

- A. *Permitted Land Uses.* Uses in this SDP shall be limited to those permitted in the General Mixed Use – Iron Horse character zone of the TOD Transit Oriented Development district, as amended.
- B. *Building form and development standards.* Development of the property shall comply with the building form and development standards of the TOD Transit Oriented Development district and the standards described below.
1. Mixed-use criteria.
 - a. Phase 1 may include up to 296 apartment dwelling units and up to 32 flex units. Flex units may be occupied by residential or commercial uses.
 - b. In Phase 2, at least 4,000 square feet of dedicated commercial space must be constructed.
 2. Building height. The height of each building must not exceed four (4) stories, except the three-story portion of building(s) along Browning Drive and Hilltop Drive as shown on the Concept Plan.
 3. Parking. The parking ratios of 1.5 spaces per residential unit and 1 space per 250 square feet of non-residential use shall be applied using a minimum 4,000 square feet of non-residential uses and the remainder first floor area as residential uses.
- C. *Street and streetscape design standards.* Development of the property shall comply with the street and streetscape design standards of the TOD Transit Oriented Development district and the standards described below.
1. Iron Horse Boulevard. The street design standards of the *Commercial Avenue* cross-section may be used for the section of Iron Horse Boulevard adjacent to the property.
- D. *Architectural standards and guidelines.* Development of the property shall comply with the architectural standards and guidelines of the TOD Transit Oriented Development district. Below are specific standards which will support the flexibility of first floor space along Iron Horse Boulevard to commercial uses:
1. All interior and exterior doors will meet the non-residential accessibility and construction standards adopted by City of NRH.
 - a. Door-specific standards:

- i) All doors will provide 32 clear inches in width (typical 36 in. door).
 - ii) Doors that pull-to-open will have 18" between the latch edge of the door and the adjacent wall when the door is in the closed position.
 - iii) Exterior entrance doors will be provided with commercial/accessible thresholds.
 - iv) All entrance doors will be installed at grade level or provided with accessible ramps, landings, and walkways.
 2. All walls and ceilings that separate units will be constructed as a fire separation as required by the NRH building code (1-hr minimum rating).
 3. Bathroom/restrooms will be adequately sized, and plumbing fixtures arranged to accommodate transition to federal (ADAAG) and state (TAS) accessibility requirements when the unit is converted to commercial uses.
 4. One of the following:
 - a. First floor podiums will be constructed using load-bearing columns, whereby the entire first floor space may be demolished and remodeled.
 - b. All first-floor space will utilize headers to connect two or more adjacent units to create a minimum of 1,400 square feet of connected flex space.
 5. Leave-outs in the slab will be provided to accommodate future commercial finish out requirements and easy access to utility connections under the slab.
 6. Dumpster enclosure areas will be provided for both buildings fronting Iron Horse Blvd.
 7. Adequate space will be designed above first floor windows for commercial signage bands, including direct and easy access to an electrical source.
- E. *Civic/open space standards.* Development of the property shall comply with the civic/open space standards of the TOD Transit Oriented Development district and the standards described below.
 1. Open space.
 - c. At least five (5) percent of the gross area of the site must be provided as outdoor and unclosed open space available to the general public.
 - d. The development may utilize smaller open space areas distributed throughout the project in lieu of providing a larger centralized civic/open space.
 2. Landscaping for parking lots. Parking lot landscaping shall follow the regulations contained in Section 114-71 of the City Code, as amended.
- E. *Administrative Approval of Site Plans.* Site plans that comply with all development-related ordinances and this Ordinance shall be administratively approved by the Development Review Committee. Substantial deviations or amendments from the development standards or site plan, as determined by the City Manager or his/her designee, shall require a revision to the approved Redevelopment Planned Development in the same manner as the original.