

The North Lamar Combined Neighborhood Planning Area

Zoning Workshop 3

August 17, 2009

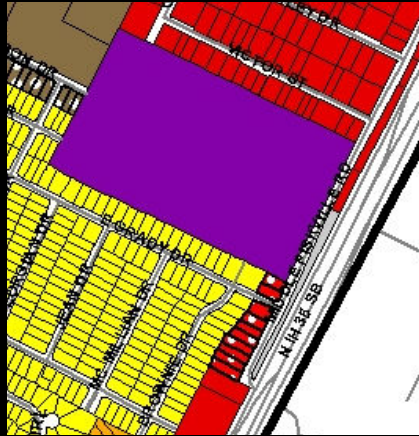


Tonight's Presentation

- Future Land Use Discussion
 - FLUM Update
- Fine-Tuning the Land Use Vision: Part 1
 - Residential Infill and Design Tools
- Fine-Tuning the Land Use Vision: Part 2
 - Varieties of Mixed-Use and Commercial Building Design



FLUM Update

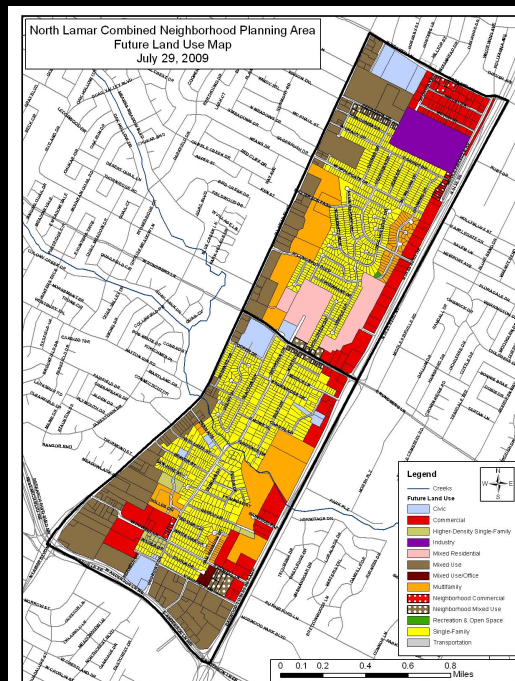


At July 29th Workshop, we changed the land uses for:

- Properties near the intersection of Grady & Middle Fiskville
 - From commercial to neighborhood commercial
- Property at southern tip of Middle Fiskville "island"
 - From commercial to transportation

FLUM Update

Complete as of
July 29, 2009



FINE-TUNING THE LAND USE VISION: PART 1

Residential Infill and Design Tools



RESIDENTIAL INFILL

Permits the development of a site with a variety of residential uses and a limited amount of local-serving retail

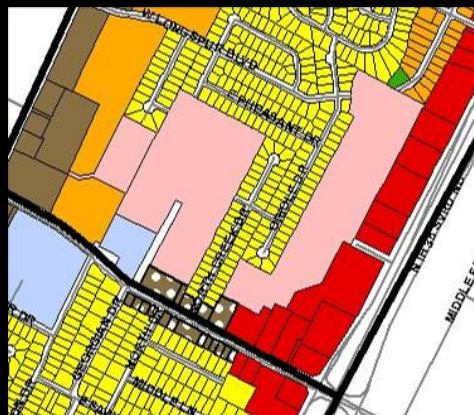
- Site must be at least one acre but not more than 40 acres
- Allowed in SF-3, SF-5, SF-6, and all MF districts
- Requirements as to the mix of residential uses
- Additional regulations govern design requirements
- Applied to a specific site

RESIDENTIAL INFILL

Requirements as to the mix of residential uses:

Land Use	Minimum	Maximum
Single-Family	40% of total units	80% of total units
Duplex	None	10% of total units
Townhouses & Multi-Family	10% of total units	20% of total units
Neighborhood Commercial	None	1,000 sf of building area per acre of site area
Community Open Space	<ul style="list-style-type: none">• 10% for 2 - 5 acre Infill parcels• 20% for Infill parcels > 5 acres	---

RESIDENTIAL INFILL



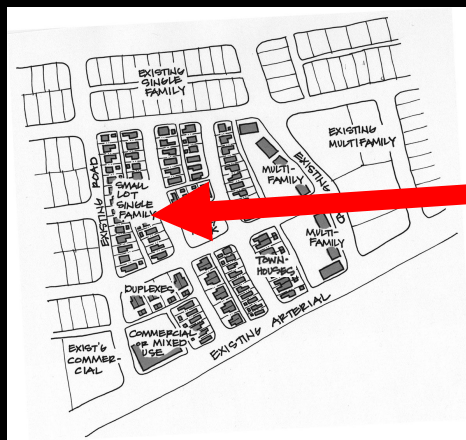
Residential Infill Options will be applied to the mixed-residential properties on or near Rundberg Lane

RESIDENTIAL INFILL



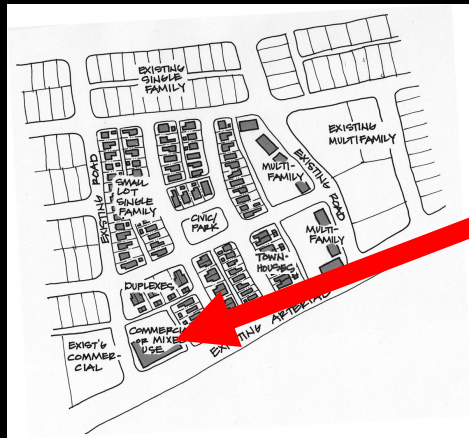
Example Neighborhood

RESIDENTIAL INFILL



SMALL-LOT SINGLE FAMILY

RESIDENTIAL INFILL



LOCAL-SERVING COMMERCIAL / MIXED-USE

RESIDENTIAL INFILL



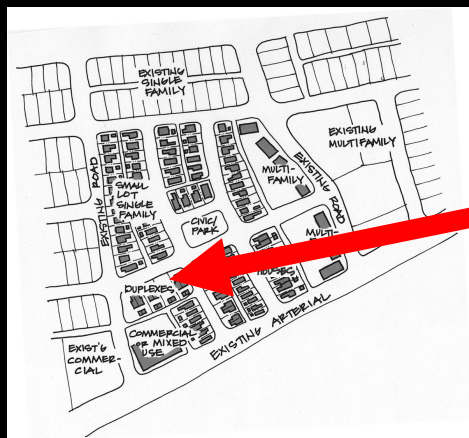
MULTI-FAMILY

RESIDENTIAL INFILL



TOWNHOUSES

RESIDENTIAL INFILL



DUPLEXES

RESIDENTIAL INFILL



PARK / OPEN SPACE

COTTAGE LOTS & URBAN HOMES

Allows for new single-family construction on small lots.

A means to incentivize single-family construction and home-ownership



COTTAGE LOTS & URBAN HOMES

COTTAGE LOTS

- Minimum area of 2,500 sq. ft.
- Minimum width of 30 feet
- Allowed in SF-3, SF-5, SF-6, and all MF districts
- Additional regulations govern design elements



COTTAGE LOTS & URBAN HOMES

URBAN HOME LOTS

- Minimum area of 3,500 sq. ft.
- Minimum width of 35 feet
- Allowed in SF-3, SF-5, SF-6, and all MF districts
- Additional regulations govern design elements



QUESTIONS?

FINE-TUNING THE LAND USE VISION: PART 2

What Type of Mixed-Use Do You
Want in Your Neighborhood?



MIXED-USE

A compatible mixture of residential, commercial, and institutional uses within close proximity to each other.



MIXED-USE



MIXED-USE



MIXED-USE



MIXED-USE



MIXED-USE

VARIETIES OF MIXED USE & COMMERCIAL BUILDING DESIGN

- Neighborhood Urban Center
- Neighborhood Mixed-Use Building
- Mixed-Use Combining District
- Vertical Mixed-Use
- Commercial Design Standards: Streetscape and Building Design

MIXED-USE

NEIGHBORHOOD URBAN CENTER

Permits the redevelopment of an existing commercial center, or development of a vacant site, into a mixed-use, pedestrian and transit-oriented center.

- Site must be between one and 40 acres
- Allowed in most commercial zoning districts
- Drive-throughs are prohibited
- Additional regulations govern design
- Applied to a specific site

MIXED-USE

NEIGHBORHOOD URBAN CENTER



MIXED-USE

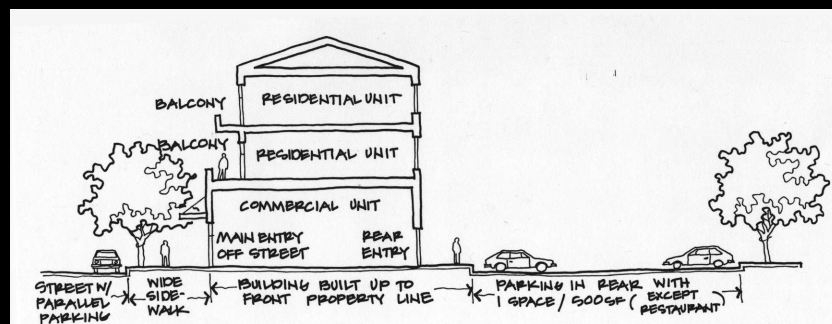
NEIGHBORHOOD MIXED-USE BUILDING

Permits a mix of residential and commercial uses in a single building

- Limited to sites of one acre or less
- Allowed in most commercial zoning districts
- Applied to a specific site(s)
- Drive-throughs are prohibited
- Only 50% of ground floor uses may be residential
- Additional regulations govern design
- Hours of operation can be limited

MIXED-USE

NEIGHBORHOOD MIXED-USE BUILDING



MIXED-USE

NEIGHBORHOOD MIXED-USE BUILDING



MIXED-USE

MIXED-USE COMBINING DISTRICT (MU)

Allows any combination of office, retail, commercial, and residential uses in a single development

- Added to a commercial zoning district (i.e., CS-MU, LR-MU, LO-MU)
- Cannot be combined with industrial zoning
- Applied to a specific site(s)
- Single-family uses and duplexes must be built to single-family standards

MIXED-USE

VERTICAL MIXED-USE (VMU)

Allows a combination of office or commercial uses and residential uses in a single building

- Added to a commercial zoning district (i.e., CS-V, LR-V, LO-V)
- 75% of ground floor uses must be commercial
- Affordable housing requirements
- More liberal development standards available
- Additional regulations govern building design

COMMERCIAL DESIGN STANDARDS

CORE TRANSIT CORRIDOR

Standards regulate the following for **new** development along a Core Transit Corridor:

- Sidewalk width, including the placement of trees and street furniture
- Building placement on lot
- Off-street parking

Is there support to change the status of North Lamar Boulevard to a Core Transit Corridor?

MIXED-USE

What type of mixed-use would you like to see in your neighborhood?

Where would you like to see these types of mixed-use?

- Neighborhood Urban Center
- Neighborhood Mixed-Use Building
- Mixed-Use Combining District
- Vertical Mixed-Use
- Commercial Design Standards: Streetscape and Building Design

QUESTIONS?

Next Meeting

Zoning Workshop 4:
Zoning Change Proposals

Monday, September 14, 2009

Little Walnut Creek Library

6:30 p.m. to 8:45 p.m.