

URBAN RENEWAL PLAN/11TH STREET NCCD COMPARISON; RECOMMENDATION AND RATIONALE
(NCCD SUBDISTRICT 4)

November 18, 2019
Updated November 20, 2019

Project Control/Site Development Standards	ADDRESS	ZONING	Front Yard Setback (along E 11th)	Front Yard Setback (along Juniper)	Street Sideyard Setback	Interior Sideyard Setback	Rearyard Setback	Height (along E 11th)	Height (along Juniper)	Floor to Area Ratio (FAR)	Impervious Cover (New Construction)	Impervious Cover (Existing Structures)	Max Building Coverage (New Construction)	Max Building Coverage (Existing Structures)	Compatibility	Permitted Uses	Other
SUBDISTRICT 4			None	15'	10'	5'	5'	60'	40'	1.6 to 1.0	90%	100%	80%	*100%		See Chart	
URP Figure 4-5	916 and 920 E 11th Street	CS-NCCD-NP	None	None	None	None	None	60'	60'	1.6	None	None	None	None	None	Mixed-Use/Office/Residential and Civic Uses	
URP Figure 4-5	907 Juniper Street	SF-3-NCCD-NP	None	None	None	None	None	60'	60'	1.6	None	None	None	None	None	Mixed-Use/Office/Residential and Civic Uses	
URP Figure 4-5	909 Juniper Street	SF-3-NCCD-NP	None	None		None	None	60'	60'	1.6	None	None	None	None	None	Mixed-Use/Office/Residential and Civic Uses	
URP Figure 4-5	911 Juniper Street	SF-3-NCCD-NP	None	None	None	None	None	60'	60'	1.6	None	None	None	None	None	Mixed-Use/Office/Residential and Civic Uses	
URP Figure 4-5	913 Juniper Street (fronting Juniper St)	SF-3-NCCD-NP / CS-NCCD-NP	None	None	None	None	None	60'	60'	1.6	None	None	None	None	None	Mixed-Use/Office/Residential and Civic Uses	
*Existing structures, remodeling and new construction or additions which are less than the square footage of the existing structures). New structures not replacing existing structures which are not built to the front property line are required to																	
RECOMMENDATIONS FOR URP AND NCCD																	
1. Eliminate Subdistrict 4, and revert to the 3, original NCCD districts, whereby East 11th St properties go back to being part of Subdistrict 1, and Juniper-fronting properties go back to being part of Subdistrict 2.																	
2. Remove tear sheets from the URP, and any definitions associated exclusively with these illustrations.																	
RATIONALE FOR RECOMMENDATIONS																	
1. The NCCD Subdistrict 4 development standards are virtually the same as the already existing Subdistrict 1 and 2 standards, so these create an unnecessary level of complexity.																	
3. The URP Tear Sheets contradict the NCCD Subdistrict level regulations, and create confusion for the public, the development community and COA staff.																	