

URBAN RENEWAL PLAN/11TH STREET NCCD COMPARISON; RECOMMENDATION AND RATIONALE
(NCCD SUBDISTRICT 3)

November 18, 2019
Updated November 20, 2019

Project Control/Site Development Standards	ADDRESS	ZONING	Front Yard Setback	Street Sideyard Setback	Interior Sideyard Setback	Rearyard Setback	Height	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
Properties below are not in the URPlanning area															
SUBDISTRICT 3			See SD3 Tracts											See Chart	
	1101 N. IH SRVD NB	CS-NCCD-NP													
	1109 N IH SRVD NB	CS-NCCD-NP													
	900 San Marcos Street	CS-MU-NCCD-NP													
	800 Embassy Drive	CS-MU-NCCD-NP													
	813 E. 8th Street	SF-3-NCCD-NP													
	810-816 San Marcos Street	GR-MU-CO-NCCD-NP													
RECOMMENDATIONS FOR URP AND NCCD															
1. For NCCD Subdistrict 3, maintain height standards, per each parcel, as most of these parcels have already developed based on these standards.															
			TBD	TBD	TBD	TBD	VARIES PER PARCEL	No FAR	95% Total Impervious Cover, Whether New or Existing			See forthcoming, proposed NCCD with provisions	See Proposed NCCD Use Table.		
RATIONALE FOR RECOMMENDATIONS															
1. Remove the FAR limits, as the other development regulations will dictate the maximum envelope of the building; and simplify the impervious cover provision to measure the total of any and all impervious cover, rather than segregating existing versus new construction-related impervious cover. Also, eliminate the building cover provision, as this is redundant with the impervious cover provisions.															
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