

**URBAN RENEWAL PLAN/ 11TH STREET NCCD COMPARISON; RECOMMENDATION AND RATIONALE
(NCCD SUBDISTRICT 2)**

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			
SUBDISTRICT 2			15'	10'	5'	5'	40'	1:00	80%	80%	60%	60%		See Chart				
URP Figure 4-5	901 Juniper Street	GR-MU-CO-NCCD-NP	None	None	None	None	60'	1.6	None	None	None	None	None	Mixed-Use-office/residential, civic uses and commercial				
URP Figure 4-6	1155-1159 Curve Street	SF-3-NCCD-NP	None	None	None	None	50'	1.15	None	None	None	None	None	Mixed-Use: Downtown & Entertainment Oriented Retail/Office				
URP Figure 4-6	1005-1023 Juniper Street	SF-3-NCCD-NP	None	None	None	None	50'	1.15	None	None	None	None	None	Mixed-Use: Downtown & Entertainment Oriented Retail/Office				
URP Figure 4-6	1154-1158 Waller Street	SF-3-NCCD-NP	None	None	None	None	50'	1.15	None	None	None	None	None	Mixed-Use: Downtown & Entertainment Oriented Retail/Office				
URP Figure 4-9	1103-1109 Juniper Street	GO-CO-NCCD-NP	None	None	None	None	50'	0.96	None	None	None	None	None	Mixed Use: Downtown & entertainment oriented retail/Office Townhouses				
URP Figure 4-9	1159 Waller Street	GO-CO-NCCD-NP	None	None	None	None	50'	0.96	None	None	None	None	None	Mixed Use: Downtown & entertainment oriented retail/Office Townhouses				
URP Figure 4-9	1154 Lydia Street	CS-1-NCCD-NP	None	None	None	None	50'	0.96	None	None	None	None	None	Mixed Use: Downtown & entertainment oriented retail/Office Townhouses				
Properties below are not in the URPlanning area:																		
1 & 2	1150 San Bernard Street	SF-2-NCCD-NP																

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2	1157 Navasota Street	SF-3-NCCD-NP																	
2	1159 Navasota Street	SF-3-NCCD-NP																	
2	1210 Rosewood Avenue	LO-NCCD-NP																	
1 & 2	1150 San Bernard Street	SF-2-NCCD-NP																	
2	1152 San Bernard Street	SF-3-NCCD-NP																	
2	1154 San Bernard Street	SF-3-NCCD-NP																	
2	1158 San Bernard	SF-3-NCCD-NP																	
2	1160 San Bernard Street	SF-3-H-NCCD-NP																	
2	1153 San Bernard Street	SF-3-NCCD-NP																	
RECOMMENDATIONS FOR URP AND NCCD																			
1. For the new NCCD, Create Subdistrict-Level controls/standards for each of the 4 existing subdistricts, rather than parcel- or property-level standards which is as follows:																			
2. For NCCD Subdistrict 2, the following is proposed, which is essentially the same as in the original NCCD ordinance, excepting FAR and impervious cover provisions.																			
			15'	10'	5'	5'	40'	No FAR	80% Total Impervious Cover, Whether New or Existing			TBD- 12/2 Work Session Discussion	TBD-12/2 Work Session Discussion						
3. Remove tear sheets from the URP, and any definitions associated exclusively with these illustrations.																			
RATIONALE FOR RECOMMENDATIONS																			
1. Best Practices in zoning law avoid what is deemed as “spot” zoning, where unique provisions per parcel are put in place, as is suggested in the Tear Sheets. The exception to this may be for properties in a historic district or adjacent to a historically-designated property. These properties would then be protected by those designations. Revert to the original, simpler form of the NCCD Subdistrict-level development regulations.																			
2. Remove the FAR limit, 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.																			
3. The URP Tear Sheets contradict the Subdistrict level regulations, and create confusion for the public, the development community and COA staff.																			