Council Resolution 20170831-058

• Directed staff to align the FAR, height, platting requirements, and sign regulations for the properties at Burnet and Braker with those of the adjacent Domain PDA.
### Amendment – Consistent with The Domain

<table>
<thead>
<tr>
<th>Regulations</th>
<th>FAR</th>
<th>Height</th>
<th>Lots to Abut Dedicated Public Street or Major Internal Drive</th>
<th>Signs</th>
<th>Parking</th>
</tr>
</thead>
<tbody>
<tr>
<td>The Domain (MI-PDA)</td>
<td>8:1</td>
<td>308'</td>
<td>Yes</td>
<td>Sign Ordinance</td>
<td>No maximum</td>
</tr>
<tr>
<td>North Burnet Gateway (NBG)</td>
<td>3:1</td>
<td>180'</td>
<td>No</td>
<td>University Neighborhood Overlay (UNO)</td>
<td>Maximum</td>
</tr>
<tr>
<td>Proposed NBG Ordinance Amendment (NBG)</td>
<td>8:1</td>
<td>308'</td>
<td>Yes</td>
<td>Sign Ordinance</td>
<td>No maximum</td>
</tr>
</tbody>
</table>
FIGURE 4-1 CAM Zoning District General Site Development Standards
COMMERCIAL MIXED USE (CMU) SUBDISTRICT

LOT SIZE

Minimum Lot Size: 2,500 SF
Minimum Lot Width: 20 Feet

MINIMUM SETBACKS

Front Yard and Street Side Yard:
No ground-level front yard or street side yard setbacks are required. Instead, development must meet the building placement standards in Section 4.3.

Street Side Upper-Story Building Facade Stepback:
The building facade at the 6th story and above must be stepped back 30 feet from the ground-level building facade line.

Interior Side Yard: 0 Feet
Rear Yard: 0 Feet

*If the street right-of-way is less than 60 feet in width, the minimum front yard setback for buildings three or more stories in height shall be 30 feet from the center line of the street to ensure fire access.

MAXIMUM IMPERVIOUS COVER

If located in an urban watershed (Shovel or Little Walnut Creek):
Established on Figure 4-6 (based on the maximum impervious cover allowed by the property's zoning prior to adoption of this document).

If located in a suburban watershed (Walnut Creek):
*This requirement supersedes impervious cover requirements of Section 25.1.194(c) of the LDC.

PLANNING RESOURCES

If located in the CMU Gateway Zone:
Section 24-4-171 (Access to Lots) of the City Code is modified to permit a lot to abut a dedicated public street or a Major Street Access.
Figure 4-3: Maximum Floor-to-Area Ratio (FAR) with Development Bonus

LEGEND
- 2:1 Maximum FAR
- 3:1 Maximum FAR
- 5:1 Maximum FAR
- 8:1 Maximum FAR
- NBO Planning Area Boundary
- Parcel Boundary
- Rail Roads
Figure 4-5: Maximum Height with Development Bonus

Maximum Height
- 60 feet
- 120 feet
- 180 feet
- 240 feet
- 308 feet
- 360 feet

- NBG Planning Area Boundary
- Parcel Boundary
- Rail roads
4.4.2. Parking Requirements

A. Minimum Parking Requirement:
   60 percent of that prescribed by the LDC Section 25-6
   Appendix A (Tables of Off-Street Parking and Loading
   Requirements)

B. Maximum Parking Requirement:
   1. 100 percent of that prescribed by Appendix A; or
   2. 110 percent of that prescribed by Appendix A if
      the following qualifications are met:

      a. Any parking spaces provided over 100 percent
         of the calculated LDC rate in Appendix A are
         made available for public use; and
      b. Signage is provided indicating where public
         parking is available

   3. Development in the CMU-Gateway zone is not subject
      to a maximum parking requirement.
4.8. SIGN REGULATIONS

4.8.1. Applicability

<table>
<thead>
<tr>
<th>Standard</th>
<th>Applies if the NBG Subdistrict is:</th>
<th>Applies if the Adjacent Street is:</th>
<th>Applies to the Following:</th>
</tr>
</thead>
<tbody>
<tr>
<td>Section 4.8i Sign Regulations</td>
<td>• • • • • — —</td>
<td>• • • • • — —</td>
<td>All development</td>
</tr>
</tbody>
</table>

4.8.2. Sign Regulations

A. Except as provided in Subsection B and Subsection C, all development to which this standard is applicable shall comply with the Sign Regulations in LDC Section 25-10-133, University Neighborhood Overlay Zoning District Signs.

B. For all development located on a NBG Core Transit Corridor, one freestanding monument sign is permitted on a lot. The height of this sign shall not exceed 6 feet and the sign area may not exceed 100 square feet.

C. Development in the CMU – Gateway Subdistrict is not subject to LDC Section 25-10-133, University Neighborhood Overlay Zoning District. All development in the CMU – Gateway Subdistrict shall comply with the Sign Regulations established in Chapter 25-10 of the City’s Land Development Code.