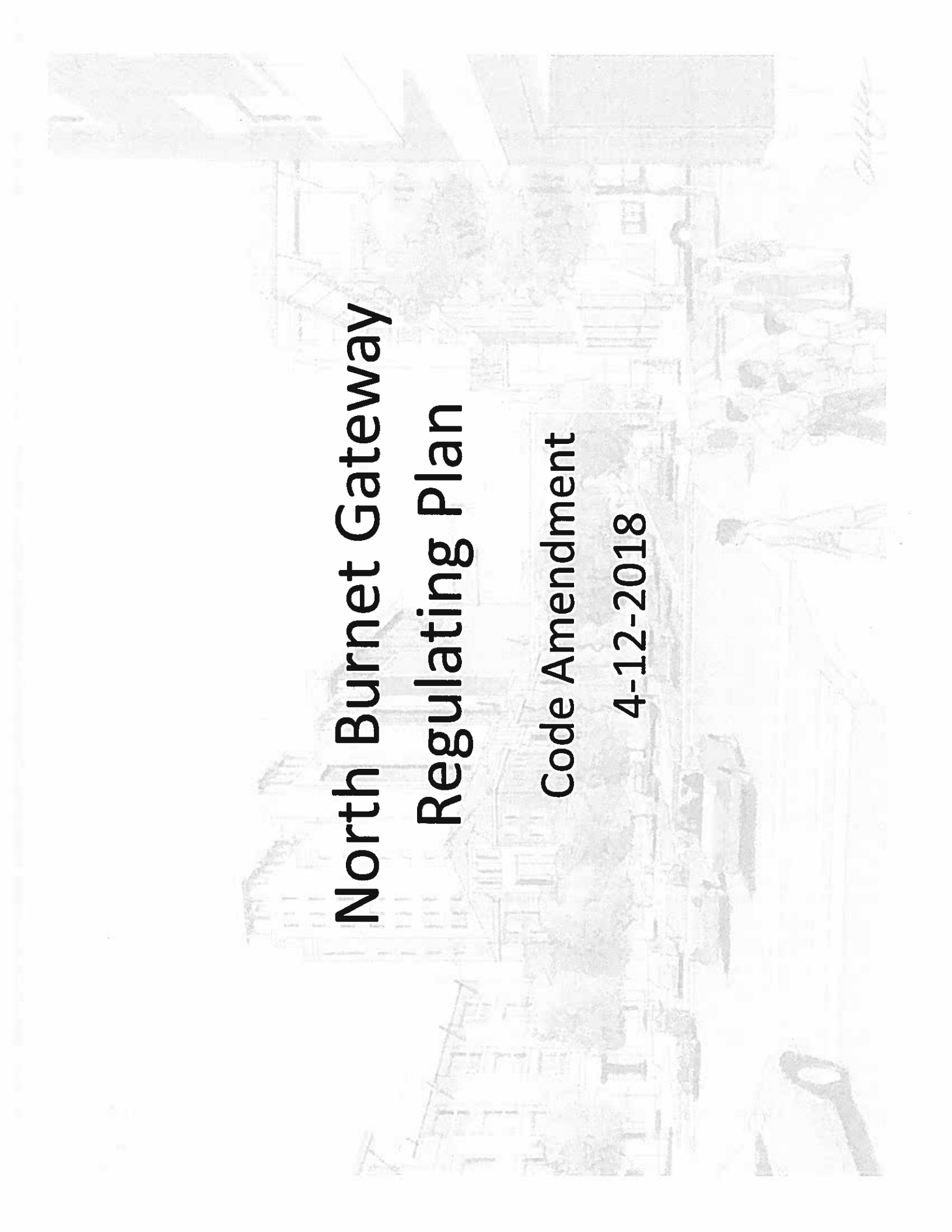




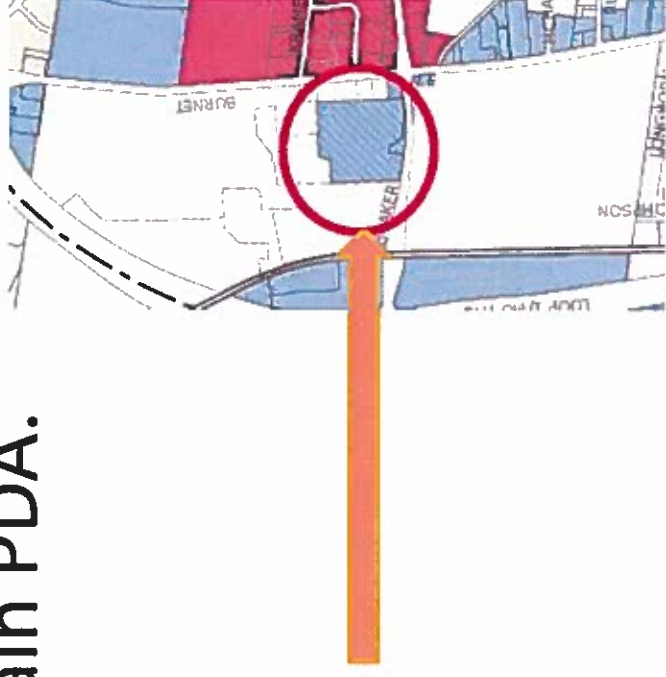
North Burnet Gateway Regulating Plan

Code Amendment

4-12-2018

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

Regulations	FAR	Height	Lots to Abut Dedicated Public Street or Major Internal Drive	Signs	Parking
The Domain (MI-PDA)	8:1	308'	Yes	Sign Ordinance	No maximum
North Burnet Gateway (NBG)	3:1	180'	No	University Neighborhood Overlay (UNO)	Maximum
Proposed NBG Ordinance Amendment (NBG)	8:1	308'	Yes	Sign Ordinance	No maximum

Figure 1 - 2 : North Burnet / Gateway (NBG) Zoning District Subdistrict Map

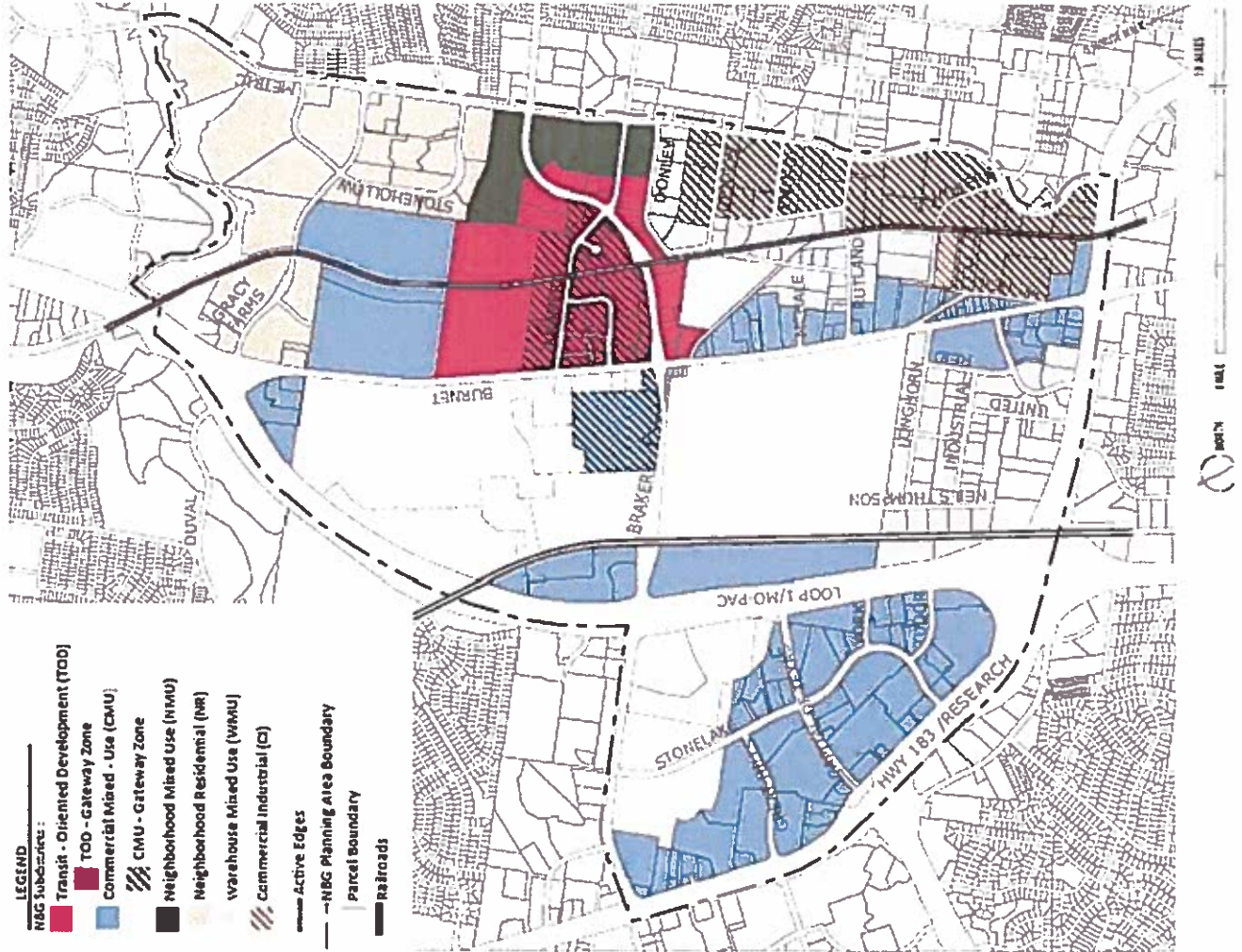


FIGURE 4 - 1 CMU : MUG ZONING DISTRICT GENERAL SITE DEVELOPMENT STANDARDS
COMMERCIAL MIXED USE (CMU) SUBDISTRICT

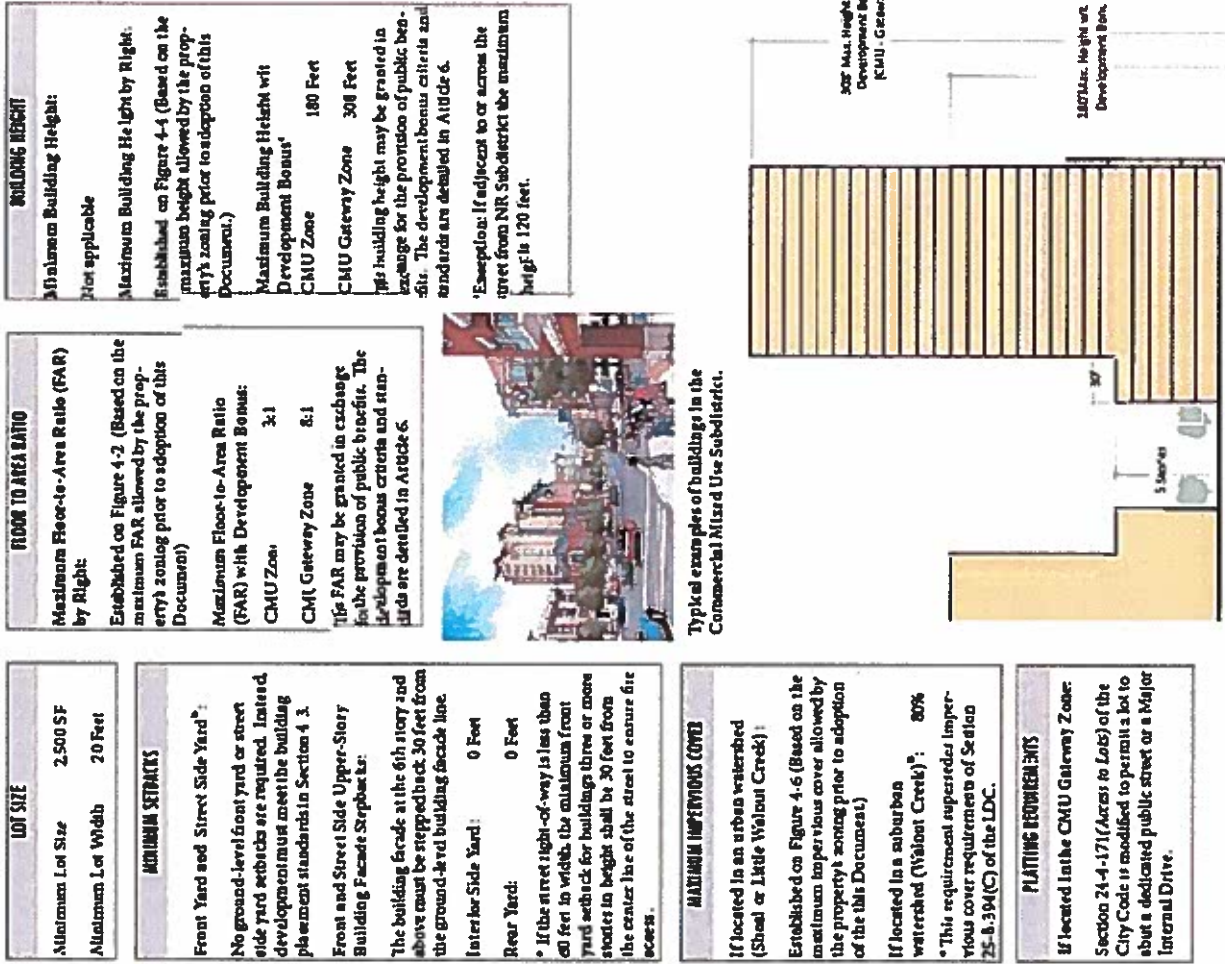


Figure 4-3 : Maximum Floor - to - Area - Ratio (FAR) with Development Bonus

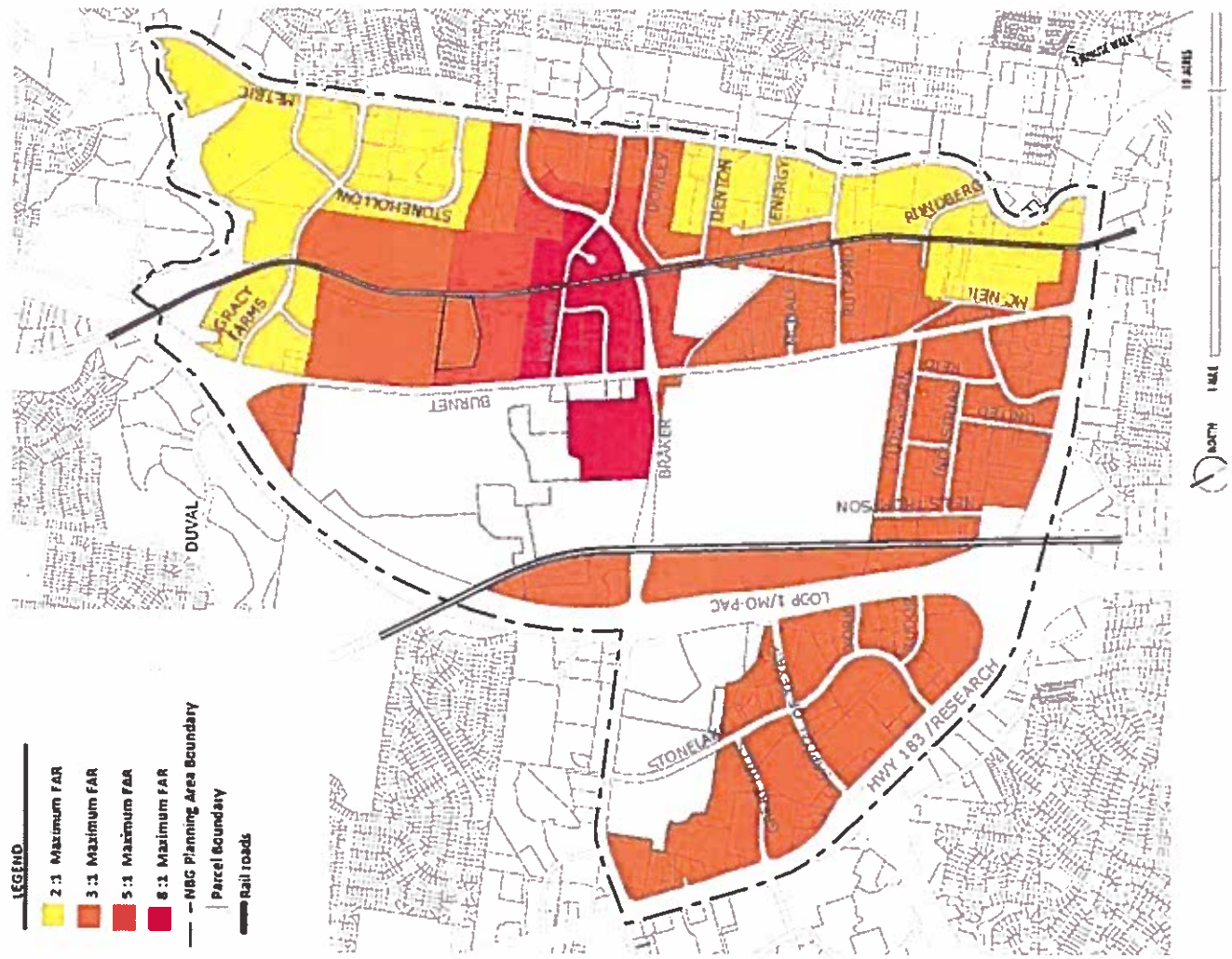
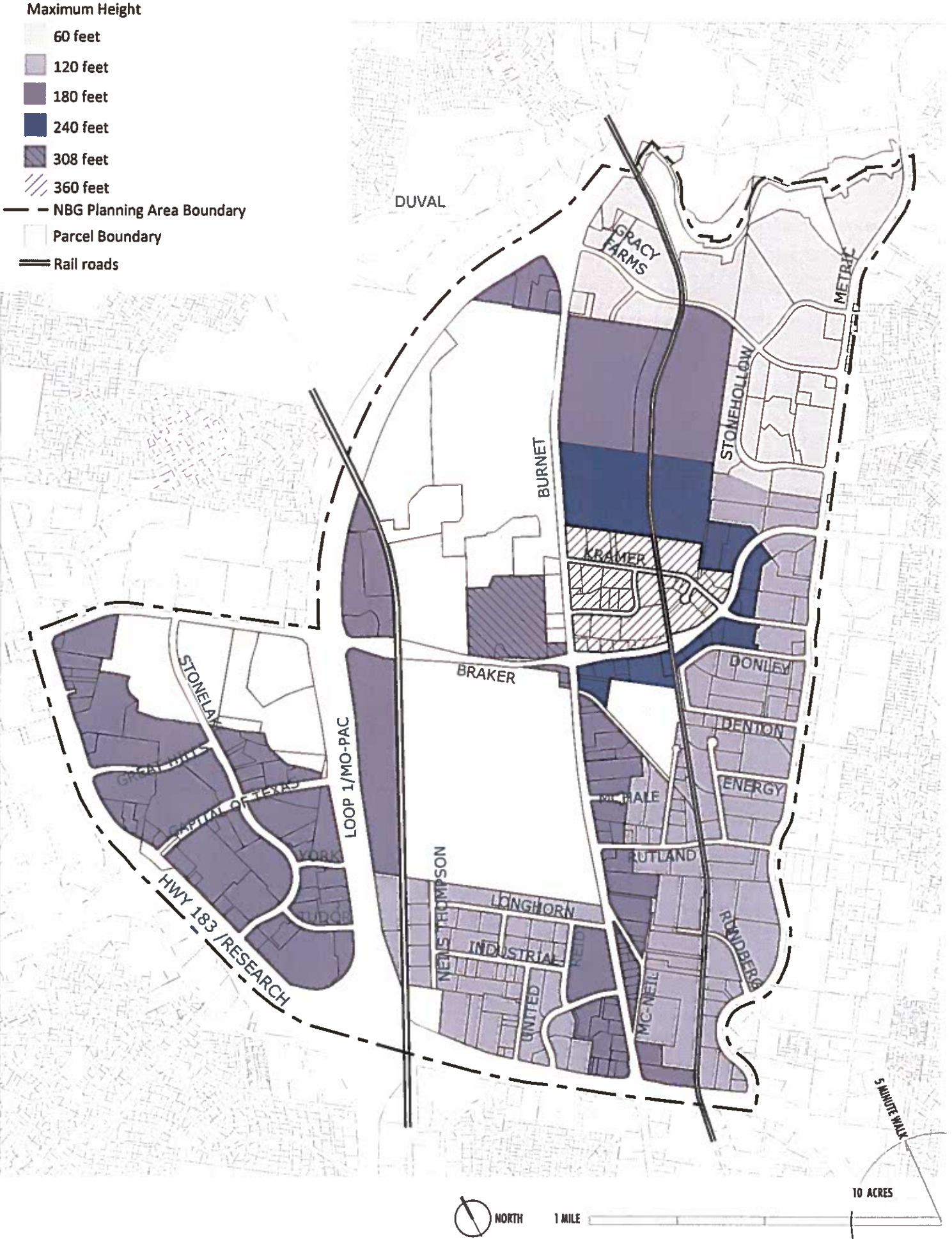


Figure 4-5: Maximum Height with Development Bonus



Parking Requirements

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.

Sign Regulations

4.8. SIGN REGULATIONS

4.8.1. Applicability

Standard	Applies if the NBG Subdistrict is:						Applies if the Adjacent Street is:			Applies to the following:
	TOD	CMU	IMU	HR	WMU	CI	CIC	PPC	UR	
Section 4.8 Sign Regulations	●	●	●	●	—	—	●	●	●	All development

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.

The Domain Sign Example – Frost



The Domain Sign Example



Questions?

