

ZONING CHANGE REVIEW SHEET

CASE: C14-2021-0173 (11911 Burnet Road)

DISTRICT: 7

ADDRESS: 11901 and 11911 Burnet Road

ZONING FROM: NBG-NR-NP

TO: NBG-CMU-NP

SITE AREA: 3.016 acres

PROPERTY OWNER: Randolph-Brooks Federal Credit Union

AGENT: Drenner Group, PC (Amanda Swor)

CASE MANAGER: Sherri Sirwaitis (512-974-3057, sherri.sirwaitis@austintexas.gov)

STAFF RECOMMEDATION:

Staff recommends NBG-CMU-NP, North Burnet Gateway-Commercial Mixed Use Subdistrict-Neighborhood Plan Combining District, zoning.

ZONING AND PLATTING COMMISSION ACTION / RECOMMENDATION:

December 22, 2021: Approved staff's recommendation of NBG-CMU-NP zoning by consent (8-0); C. Hempel-1st, P. Howard-2nd.

CITY COUNCIL ACTION:

January 27, 2022

ORDINANCE NUMBER:

ISSUES: N/A

CASE MANAGER COMMENTS:

The site under consideration is a 3.016 acres lot that is currently developed with a financial services use (RBFCU). It is within the North Burnet/Gateway Combined Neighborhood Planning Area and is located at the northeast corner of Burnet Road and Gault Lane. The property in question is zoned NBG with a Neighborhood Residential subdistrict designation (NBG-NR). There is a multifamily use to the north and east (Radius at the Domain Apartments). To the south, there is an office complex (IBM Broadmoor campus) containing seven-buildings with 1.1 million square feet of office space. Across Burnet Road to the west, there is another financial services use (Capital Credit Union) and office uses. The applicant is requesting a rezoning to the NBG with a Commercial Mixed Use subdistrict designation (NBG-CMU) to allow for a professional office use development with a base entitlement height of 120 feet and 3:1 FAR (*Please see Applicant Request Letter – Exhibit C*).

The NBG-NR subdistrict permits a maximum FAR of 2:1 and up to 60 feet in building height with the development bonus (*Please see Figure 4-1 NR: NBG Zoning District General Site Development Standards – Exhibit D*). The proposed zoning of NBG-CMU subdistrict which will permit a maximum FAR of 3:1 and up to 180 feet in building height with the development bonus (*Please see Figure 4-1 CMU: NBG Zoning District General Site Development Standards – Exhibit E*).

The staff's recommendation is to grant the applicant's request for the North Burnet/Gateway-Commercial Mixed Use Subdistrict-Neighborhood Plan (NBG-CMU-NP) Combining District, zoning for this property. The proposed NBG-CMU subdistrict will provide for a transition in uses and intensity between the NBG-NR zoning to the north and the NBG-TOD-Gateway zoning to the south. The up zoning from NBG-NR to the NBG-CMU will encourage a mixture of uses and more density at this location. The Commercial Mixed Use subdistrict will allow for an increase in floor-to-area ratio and building height so that the applicant case redevelop the property with more density along a major arterial roadway and Core Transit Corridor, North Burnet Road, across from The Domain.

The applicant agrees with the staff's recommendation.

BASIS OF RECOMMENDATION:

1. *The proposed zoning should be consistent with the purpose statement of the district sought.*

North Burnet/Gateway district is the designation for an identified area of existing low density, auto-oriented commercial, warehouse, and industrial uses that is the subject of an approved master plan for redevelopment of the area into a higher density urban mixed-use neighborhood that is more pedestrian friendly and takes advantage of the links to commuter rail transit and the area's key position in the urban core.

Commercial Mixed Use (CMU) is a high density mixed-use subdistrict, appropriate for high rise residential, major employers, destination retail and large scale civic uses.

2. *The proposed zoning should promote consistency and orderly planning.*

The NBG-CMU subdistrict will permit the applicant to utilize the property for a more intensive office development adjacent to the IBM/Broadmoor Campus, to the south, and across North Burnet Road from The Domain. The current NBG-NR subdistrict limits the Professional Office use to 5,000 gross sq. ft.

The proposed NBG-CMU subdistrict will provide for a transition in the intensity of uses and development between the NBG-NR zoning to the north and the NBG-TOD-Gateway Zone, the most intense sub-district within the regulating plan, to the south. The up zoning to the NBG-CMU subdistrict will encourage a mixture of uses and more density at this location. The location of the site is appropriate for the proposed mixture and intensity of uses because the property in question fronts onto a major arterial roadway and Core Transit Corridor, North Burnet Road, and is located near a commuter rail line.

EXISTING ZONING AND LAND USES:

	ZONING	LAND USES
<i>Site</i>	NBG-NR	Financial Services (RBFCU)
<i>North</i>	NBG-NR	Multifamily (Radius at the Domain Apartments)
<i>South</i>	NBG-TOD	Office (Broadmoor Campus: IBM)
<i>East</i>	NBG-NR	Multifamily (Radius at the Domain Apartments)
<i>West</i>	NBG-NP	Financial Services (Capitol Credit Union), Office (Domain Point I)

NEIGHBORHOOD PLANNING AREA: North Burnet/Gateway NP

TIA: Not Required

WATERSHED: Walnut Creek

NEIGHBORHOOD ORGANIZATIONS:

Austin Lost and Found Pets
 Austin Independent School District
 Austin Neighborhoods Council
 Friends of Austin Neighborhoods
 Homeless Neighborhood Association
 Neighborhood Empowerment Foundation
 North Burnet/Gateway Neighborhood Plan Staff Liaison
 North Growth Corridor Alliance
 SELTEXAS
 Sierra Club, Austin Regional Group

SCHOOLS: Austin Independent School District

Pillow Elementary School

Burnet Middle School

Anderson High School

AREA CASE HISTORIES:

NUMBER	REQUEST	COMMISSION	CITY COUNCIL
C14-2016-0136 (Broadmoor: 11501 Burnet Road)	NBG-CMU-NP to NBG-TOD-NP	3/27/18: Approved staff's recommendation of NBG-TOD- NP zoning, with conditions, by consent (12-0, P. Seeger- absent); G. Anderson-1 st , J. Thompson-2 nd .	4/12/18: Approved NBG-TOD- NP zoning, with conditions, on 1 st reading only (6-0, G. Casar- off dais, D. Garza, E. Troxclair, K. Tovo and S. Adler-absent); L. Pool-1 st , P. Renteria-2 nd . 6/28/18: Ordinance No. 20180628-088 for north burnet/gateway-transit oriented development-gateway zone- neighborhood plan (NBG-TOD- NP) combining district zoning, with conditions was approved on Council Member Troxclair's motion, Council Member Garza's second on an 11-0 vote.
C14-2014-0058 (Esperanza Crossing: 2800 Esperanza Crossing)	NBG-TOD-NP to NBG-CMU-NP	8/12/14: Approved staff's recommendation of NBG- CMU-CO-NP zoning, with conditions, on consent (8-0, B. Roark-absent); S. Oliver-1 st , N. Zaragoza-2 nd .	8/28/14 : Approved NBG-CO- NP zoning, with conditions, on consent on all 3 readings (7-0); B. Spelman-1 st , L. Morrison- 2 nd .
C14-2011-0050 (Burnet- Kramer Rezoning: 11205 & 11301 Burnet Road)	NBG-TOD to NBG-CMU	10/11/11: Approved the staff's recommendation of NBG- CMU-NP zoning for Tract 2, with the TIA conditions, by consent (9-0); M. Dealey-1 st , D. Chimenti-2 nd .	11/10/11: Approved NBG- CMU-NP zoning with conditions on consent on 1 st reading only (7-0); Spelman-1 st , M. Martinez-2 nd . 12/08/11: Approved NBG- CMU-NP zoning, with conditions, on consent on 2 nd /3 rd readings (6-0); C. Riley-1 st , S. Cole-2 nd .
C14-2010-0087 (The Domain Rezoning- Simon)	MI-PDA to MI-PDA	8/24/10: Approved staff's recommendation of MI-PDA zoning (8-1, Chimenti-No), with the following additional conditions: 1) Require the applicant to provide bicycle access for a portion Bicycle	8/26/10: The public hearing will remain open and the first reading of the case was approved for MI-PDA zoning (7-0); Morrison-1 st , Spelman- 2 nd , with the following additional conditions: 1) The

		<p>Route Segment #905.04 (Please see Public Works Department Memorandum – “Attachment B”) to allow for continuity for bicycle traffic to and through the Domain development. 2) Require a public restrictive covenant that will limit one acre of land on the Endeavor-Domain site to zero percent impervious cover to be signed and recorded before the 3rd reading of this zoning case at City Council.</p>	<p>applicant is to provide bicycle access for a portion of Bicycle Route Segment #905.04 to allow for continuity for bicycle traffic to and through the Domain development. 2) A public restrictive covenant that will limit one acre of land on the Endeavor-Domain site to zero percent impervious cover will be signed and recorded before the third reading of this zoning case.</p> <p>10/14/10: Approved MI-PDA zoning on 2nd/3rd readings (7-0); Spelman-1st, Leffingwell-2nd, with the following amendments: 1) Part 3, C, 1 of the ordinance should read: “A pedestrian/bicycle entrance shall be provided between the existing pedestrian/bicycle trail under Mopac Expressway and the Simon Project internal drive as shown on the attached Exhibit B. A minimum 12-foot wide paved path shall be constructed with an associated curb cut connecting to the internal drive prior to issuance of a certificate of occupancy for a building on Lot 5A, Block A, the Domain Shopping Center Section 3 Subdivision.”; 2) Add a new paragraph to Part 3, Section D to read: “The two trees on the property numbered 5068 and 5081 as shown on Exhibit D may not be removed, unless the City Arborist approved otherwise based on the health of the individual trees.”; 3) The fourth WHEREAS of the restrictive covenant should read: “WHEREAS, the requirements of the Land Development Code for both the Endeavor Tract and the Simon Tract allow for a combined maximum of eighty</p>
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			percent(80%) net site area impervious cover resulting in a total allowable impervious cover area of 135.36 acres for the Endeavor Tract and 40.54 for the Simon Tract.
C14-2008-0182 (North Burnet /Gateway NP Rezoning: Metric Boulevard)	Add NP designation to existing zoning	9/09/08: Approved rezoning of certain tracts to NBG-NP or NBG-H-NP, with conditions (8-0)	10/16/08: Approved NBG-NP or NBG-H-NP (7-0); 1 st reading 3/12/09: Approved NBG-NP or NBG-H-NP (6-0); 2 nd /3 rd readings
C14-2007-0157 (North Burnet /Gateway Neighborhood Plan Rezoning)		9/25/07: Approved staff rec. with amendments (8-0)	10/18/07: Approved 1 st reading of Phase 1 of NP (6-0) 11/01/07: Approved Phase 1 of NP zonings (5-0); 2 nd /3 rd readings
C14-2007-0171 (The Domain: 10700-11000 Burnet Road, 11100-11900 Burnet Road, 2800 Block of Braker Lane, 3300 W. Braker Lane)	MI-PDA to MI-PDA	10/09/07: Approved staff rec. of MI-PDA by consent (9-0)	11/01/07: Approved MI-PDA zoning on consent (6-0); all 3 readings
C14-06-0154 (The Domain: 11400 Burnet Road)	MI-PDA to MI-PDA	8/08/06: Approved staff rec. of MI-PDA by consent (8-0)	09/28/06: Approved MI-PDA (7-0); 1 st reading 10/05/06: Approved MI-PDA changes as a condition of zoning (6-0); 2 nd /3 rd readings
C14-06-0121 (The Domain RCA: 10712, 10728, 10800, 11000, 11500, 11600 Burnet Road; 11601 Domain Drive; 2900, 3001, 3101 Esperanza Crossing)	MI-PDA to MI-PDA	2/13/07: Approved staff's rec. for MI-PDA zoning with additional conditions of: <ul style="list-style-type: none"> • 2 star Green Building rating • natural landscaping of all water quality ponds (existing and future); • be in compliance with TIA conditions; • the applicant's requested parkland dedication proposal; • height base of 140-ft; plus an additional 12-stories based on electing 	3/01/07: Approved MI-PDA zoning with the addition of low albedo roofing materials, one star construction for the total site and two star construction for 50% of the office and residential construction (7-0); McCracken-1 st , Dunkerley-2 nd .

		<p>to provide some of the public benefits as listed in the North Burnet/Gateway Neighborhood Plan.</p> <ul style="list-style-type: none"> Maximum height of 308 feet. <p>Vote: (9-0); J.Reddy-1st, G. Stegeman-2nd.</p>	
C14-04-0151 (The Domain: 11400 Burnet Road)	MI-PDA to MI-PDA	11/23/04: Approved staff recommendation of MI-PDA, with Environmental Board conditions (9-0).	12/16/04: Approved MI-PDA (7-0); all 3 readings
C14-04-0146 (The Shops at Arbor Walk: 10515 North Mopac Expressway)	P to CH	11/9/04: Approved staff's recommendation of CH zoning with conditions (9-0)	12/2/04: Approved CH zoning (7-0); all 3 readings
C14-03-0017 (The Domain- 200.286 acres: 11400 Burnet Road)	MI-PDA to MI-PDA	6/11/03: Approved staff's recommendation of MI-PDA zoning, with inclusion of original PDA conditions (as read into the record) from Ordinance #000608-67 (8-0, R. Pratt-off dais)	7/31/03: Granted MI-PDA on all 3 readings (7-0)
C14-03-0016 (Multek: 3300 West Braker Lane)	MI to MI-PDA	6/11/03: Approved staff's recommendation of MI-PDA zoning (8-0, R. Pratt-off dais)	7/31/03: Granted MI-PDA on all 3 readings (7-0)
C14-03-0015 (The Domain- 0.783 acres: 11400 Burnet Road)	MI to CS	6/11/03: Approved staff's recommendation of CS-CO zoning (8-0, R. Pratt-off dais)	7/31/03: Granted CS-CO on all 3 readings
C14-02-0062 (11005 Burnet Road)	LI to CS-1	6/12/02: Approved CS-1 by consent (8-0)	7/11/02: Approved PC rec. of CS-1 (7-0); all 3 readings
C14H-00-2177 (Braker Pointe/ Rogers Homestead: 10801 N. MOPAC NB Expressway)	LI-PDA to LI-PDA	10/24/00: Approved staff rec. of LI-PDA (TR1), LI-PDA-H (TR2) by consent (9-0)	11/30/00: Approved LI-PDA (TR1) and LI-PDA-H (TR2); (7-0); all 3 readings
C14-00-2065 (Austin Tech Park: 11400 Burnet Road)	MI to MI-PDA	5/9/00: Approved staff rec. of MI-PDA by consent (8-0); with the following conditions: 1) That minimum lot size be 1 acre provided for any lots	6/8/00: Approved MI-PDA, with changes agreed to with neighborhood association (7-0); all 3 readings

		<p>that directly abut Braker Lane and Burnet Road (but not both) and which are less than 3 acres in size.</p> <p>2) The total number of additional curb cuts on Braker Lane & Burnet Road providing access to such lots shall not exceed 50 % of the total number of such lots.</p> <p>3) The foregoing limitation shall not apply to any lot of more than 3 acres, which abut Braker Lane and Burnet Road.</p>	
C14-99-0024 (Woodfin Suite Hotel: 2618 Kramer Lane)	MI to GR	4/20/99: Approved staff alternate rec. of GR-CO, with CO for 2,200 vehicle trip limit, by consent (7-0)	<p>5/20/99: Approved PC rec. of GR-CO w/ conditions (7-0); 1st reading</p> <p>6/3/99: Approved GR-CO w/ conditions (7-0); 2nd/3rd readings</p>

RELATED CASES: C14-2007-0157 (North Burnet/Gateway NP Rezoning)

EXISTING STREET CHARACTERISTICS:

Name	ROW (Approx.)	Pavement (Approx.)	Classification	Sidewalks	Bicycle Route	Capital Metro (within ¼ mile)
BURNET RD	120'	Varies (40' to 70')	Level 3	No	No	Yes
GAULT LN	40' Roadway Easement	23'	Level 2	No	No	Yes

OTHER STAFF COMMENTS:Comprehensive Planning**North Burnet Gateway Regulating Plan (NBG)**

The property located within the Neighborhood Residential sub-district (NR) at 11901 and 11911 Burnet Road. The applicant is requesting to rezone the property from NBG-NP Neighborhood Residential (NR) to NBG-NP Commercial Mixed Use (CMU). The intended use of the site is professional office use development.

- The change will allow for an increase in building height from 40-60 feet to 120 feet.
- The change will allow for an increase in FAR from 2:1 to 3:1
- A portion of the Property is located along a Core Transit Corridor (CTC), which is intended to have sufficient population density, a mix-uses, and transit.
- Adjacent properties to both the south and west have the designation of Transit Oriented Development Gateway Zone (TOD), the most intense sub-district within the regulating plan. Therefore, compatibility will not be an issue.

Based on the information above, the staff believes that the requested change to rezone is supported by the North Burnet Regulating plan.

Environmental

The site is not located over the Edwards Aquifer Recharge Zone. The site is in the Walnut Creek Watershed of the Colorado River Basin, which is classified as a Suburban Watershed by Chapter 25-8 of the City's Land Development Code. The site is in the Desired Development Zone.

Under current watershed regulations, development or redevelopment on this site will be subject to the following impervious cover limits:

<i>Development Classification</i>	<i>% of Gross Site Area</i>	<i>% of Gross Site Area with Transfers</i>
Single-Family (minimum lot size 5750 sq. ft.)	50%	60%
Other Single-Family or Duplex	55%	60%
Multifamily	60%	70%
Commercial	80%	90%

According to floodplain maps there is no floodplain within or adjacent to the project location.

Standard landscaping and tree protection will be required in accordance with LDC 25-2 and 25-8 for all development and/or redevelopment.

At this time, site specific information is unavailable regarding vegetation, areas of steep slope, or other environmental features such as bluffs, springs, canyon rimrock, caves, sinkholes, and wetlands.

Under current watershed regulations, development or redevelopment requires water quality control with increased capture volume and control of the 2 year storm on site.

At this time, no information has been provided as to whether this property has any ls that preempt current water quality or Code requirements.

Fire

No comments.

Parks and Recreation

There are currently no parkland requirements for uses other than residential and hotel. Given that the application proposes an office use with the NBG-CMU designation, there would not be parkland dedication requirements under current code.

The NBG-CMU designation would also allow for residential uses. Parkland dedication would be required for any new residential units proposed at the time of subdivision or site plan, per City Code § 25-1-601. Whether fees in-lieu may be allowed in such an instance would be determined using the criteria in City Code Title 25, Article 14, as amended.

If the applicant wishes to discuss parkland dedication requirements in advance of site plan or subdivision applications, please contact this reviewer: thomas.rowlinson@austintexas.gov. At the applicant's request, PARD can provide an early determination of the parkland dedication requirements.

Site Plan

Site plans will be required for any new development other than single-family or duplex residential.

Any new development is subject to the North Burnet/Gateway Regulating Plan. Additional comments will be made when the site plan is submitted.

Transportation

Assessment of required transportation mitigation, including the potential dedication of right of way and easements and participation in roadway and other multi-modal improvements, will occur at the time of site plan application. A traffic impact analysis shall be required at the time of site plan if triggered per LDC 25-6-113.

Austin Strategic Mobility Plan (ASMP) calls for 130 feet of right-of-way (ROW) for BURNET RD and 90 feet of ROW for GAULT LN. Right-of-way dedication maybe required at the time of subdivision and/or site plan.

Water Utility

The landowner intends to serve the site with City of Austin water and wastewater utilities. The landowner, at own expense, will be responsible for providing any water and wastewater utility improvements, offsite main extensions, utility relocations and or abandonments required by the land use. The water and wastewater utility plan must be reviewed and approved by Austin Water for compliance with City criteria and suitability for operation and maintenance.

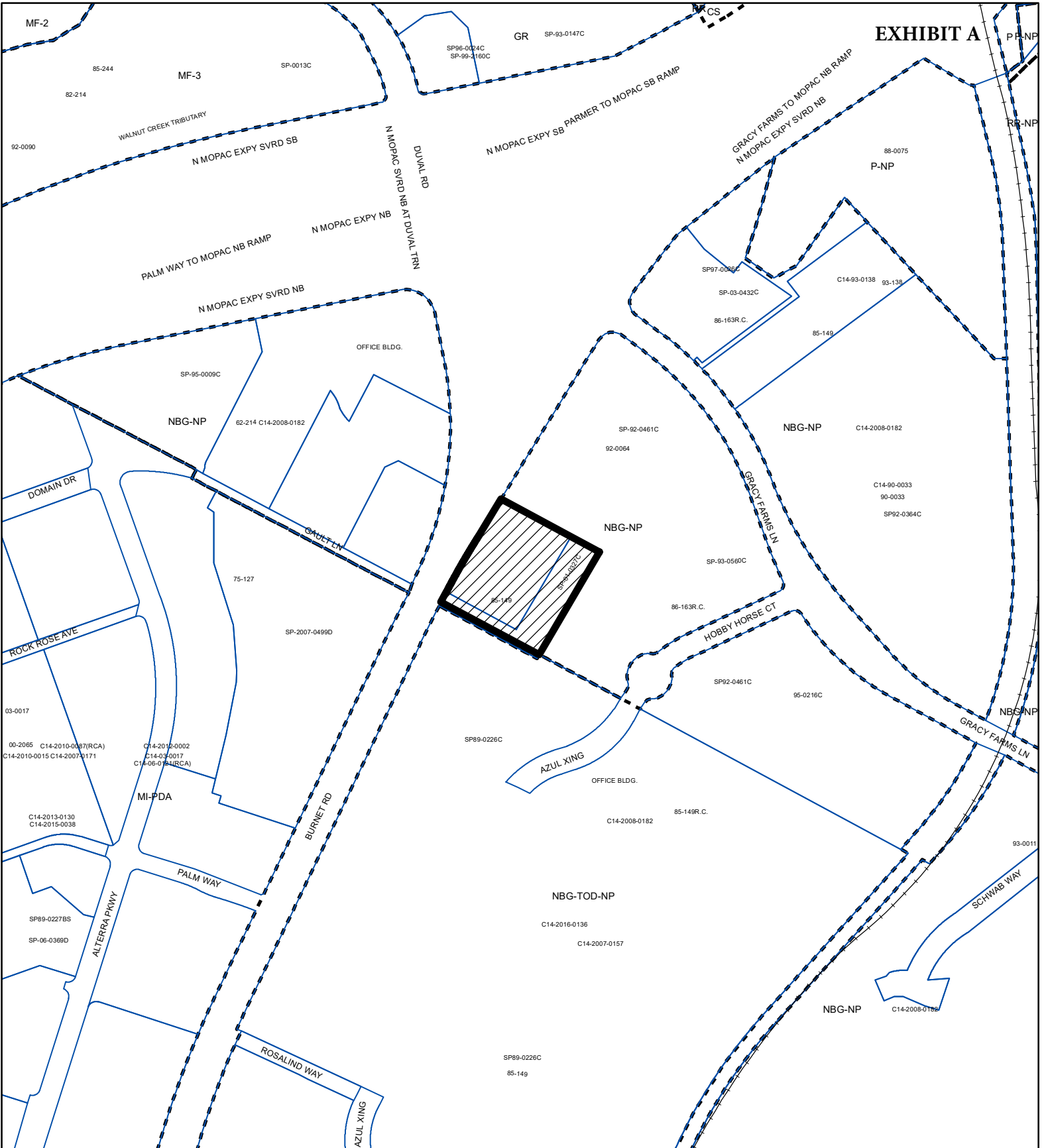
Depending on the development plans submitted, water and or wastewater service extension requests may be required. All water and wastewater construction must be inspected by the City of Austin.

The landowner must pay the City inspection fee with the utility construction. The landowner must pay the tap and impact fee once the landowner makes an application for a City of Austin water and wastewater utility tap permit.

INDEX OF EXHIBITS TO FOLLOW

- A: Zoning Map
- B. Aerial Map
- C. Applicant's Request Letter
- D. Figure 4-1 NR: NBG Zoning District General Site Development Standards
- E. Figure 4-1 CMU: NBG Zoning District General Site Development Standards
- [F. Correspondence from Interested Parties](#)




EXHIBIT A



ZONING

ZONING CASE#: C14-2021-0173



-  SUBJECT TRACT
-  PENDING CASE
-  ZONING BOUNDARY

1" = 400'

This product is for informational purposes and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey and represents only the approximate relative location of property boundaries.

This product has been produced by the Housing and Planning Department for the sole purpose of geographic reference. No warranty is made by the City of Austin regarding specific accuracy or



Created: 10/20/2021



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SUBJECT TRACT



ZONING BOUNDARY



PENDING CASE



CREEK BUFFER

1" = 300'

11911 Burnet Rd

ZONING CASE#: C14-2021-0173
 LOCATION: 11901 & 11911 Burnet Rd
 SUBJECT AREA: 3.016 Acres
 GRID: K34
 MANAGER: Sherri Sirwaitis



This map has been produced by the Communications Technology Management Dept. on behalf of the Planning Development Review Dept. for the sole purpose of geographic reference. No warranty is made by the City of Austin regarding specific accuracy or completeness.

October 18, 2021

Ms. Rosie Truelove
Housing and Planning Department
City of Austin
1000 E 11th Street
Austin, TX 78702

Via Electronic Delivery

Re: 11911 Burnet Road – Zoning application for the approximately 3.02-acre property located at the northeast corner of the intersection of Burnet Road and Gault Lane, in Austin, Travis County, Texas (the “Property”)

Dear Ms. Truelove:

As representatives of the owner of the Property, we respectfully submit the enclosed zoning application package. The project is titled 11901 and 11911 Burnet Road and is approximately 3.02 acres of land, at the northeast corner of the intersection of Burnet Road and Gault Lane. The Property is in the full purpose jurisdiction of the City of Austin.

The Property is within the North Burnet/Gateway (NBG) Overlay District and subject to the NBG Regulating Plan, adopted on March 12, 2009. The Property is currently zoned NBG-NP (North Burnet/Gateway – Neighborhood Plan) with a subdistrict designation of NR (Neighborhood Residential). The requested rezoning is from NBG-NP with a subdistrict designation of NR to NBG-NP with a subdistrict designation of CMU (Commercial Mixed Use). The Property is currently developed with two buildings containing financial service and professional office uses. The purpose of the rezoning is to allow for a professional office use development with a base entitlement height of 120 feet and 3:1 FAR. Due to the Property’s adjacency to an NR subdistrict, the height may not exceed 120 feet.

The Property is located in the North Burnet/Gateway Neighborhood Planning Area. The Future Land Use Map (FLUM) is mixed use, attached is a memo from Maureen Meredith on September 1, 2021, confirming that a Neighborhood Plan Amendment is not required.

The Traffic Impact Analysis (“TIA”) has been waived until site plan, per the attached TIA determination waiver dated August 15, 2021, and executed by Amber Hutchens.

July 28, 2021

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Please let me know if you or your team members require additional information or have any questions. Thank you for your time and attention to this project.

Very Truly Yours,

A handwritten signature in blue ink that reads "Amanda Swor". The signature is fluid and cursive, with the first name "Amanda" and last name "Swor" clearly distinguishable.

Amanda Swor

cc: Jerry Rusthoven, Housing and Planning Department (*via electronic delivery*)
Joi Harden, Housing and Planning Department (*via electronic delivery*)
Sherri Sirwaitis, Housing and Planning Department (*via electronic delivery*)

FIGURE 4 - 1 NR : NRG ZONING DISTRICT GENERAL SITE DEVELOPMENT STANDARDS NEIGHBORHOOD RESIDENTIAL (NR) SUBDISTRICT

LOT SIZE	
Minimum Lot Size	1,600 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.	
Front and Street Side Upper-Story Building Facade Stepbacks:	
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:	5 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 (Shoal 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 the this Document.)	
If located in a suburban watershed (Walnut Creek)*:	
	60%
* This requirement supersedes impervious cover requirements of Section 25-8-394(C) of the LDC.	

FLOOR TO AREA RATIO	
Maximum Floor-to-Area Ratio (FAR) by Right:	
Established on Figure 4-2 (Based on the maximum FAR allowed by the property's zoning prior to adoption of this Document)	
Maximum Floor-to-Area Ratio (FAR) with Development Bonus:	
	2:1
This FAR may be granted in exchange for the provision of public benefits. The development bonus criteria and standards are detailed in Article 6.	

BUILDING HEIGHT*	
Minimum Building Height:	
Not applicable	
Maximum Building Height by Right:	
Established on Figure 4-4 (Based on the maximum height allowed by the property's zoning prior to adoption of this Document.)	
Maximum Building Height with Development Bonus:	
	60 Feet
This building height may be granted in exchange for the provision of public benefits. The development bonus criteria and standards are detailed in Article 6.	
* Properties may be required to comply with the building height restrictions in Subsection 4.2.10 Compatibility Standards, if triggered by a property outside of the NRG Planning Area.	



Typical examples of buildings in the Neighborhood Residential Subdistrict.

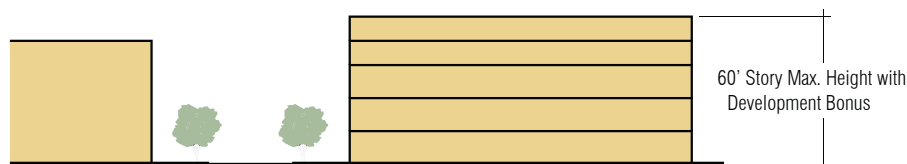


FIGURE 4 - 1 CMU : NBG ZONING DISTRICT GENERAL SITE DEVELOPMENT STANDARDS

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.	
Front and Street Side Upper-Story Building Facade Stepbacks:	
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 (Shoal 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 the this Document.)	
If located in a suburban watershed (Walnut Creek)*: 80%	
* This requirement supersedes impervious cover requirements of Section 25-8-394(C) of the LDC.	

PLATTING REQUIREMENTS	
If located in the CMU Gateway Zone:	
Section 24-4-171(<i>Access to Lots</i>) of the City Code is modified to permit a lot to abut a dedicated public street or a Major Internal Drive.	

FLOOR TO AREA RATIO	
Maximum Floor-to-Area Ratio (FAR) by Right:	
Established on Figure 4-2 (Based on the maximum FAR allowed by the property's zoning prior to adoption of this Document)	
Maximum Floor-to-Area Ratio (FAR) with Development Bonus:	
CMU Zone	3:1
CMU Gateway Zone	8:1
This FAR may be granted in exchange for the provision of public benefits. The development bonus criteria and standards are detailed in Article 6.	



Typical examples of buildings in the Commercial Mixed Use Subdistrict.

BUILDING HEIGHT	
Minimum Building Height:	
Not applicable	
Maximum Building Height by Right:	
Established on Figure 4-4 (Based on the maximum height allowed by the property's zoning prior to adoption of this Document.)	
Maximum Building Height with Development Bonus*:	
CMU Zone	180 Feet
CMU Gateway Zone	308 Feet
This building height may be granted in exchange for the provision of public benefits. The development bonus criteria and standards are detailed in Article 6.	
*Exception: If adjacent to or across the street from NR Subdistrict the maximum height is 120 feet.	

