

COMPREHENSIVE PLAN LAND USE ELEMENT

- LU24: The permitted base density for this designation will not exceed 6 dwelling units per acre ~~and the base height will not exceed 30 feet, unless a neighborhood plan, subarea plan or special district overlay plan/zone has been approved.~~
- LU28: The permitted base density for this designation will not exceed 12 dwelling units per acre ~~and the base height will not exceed 35 feet, unless a neighborhood plan, subarea plan or special district overlay plan/zone has been approved.~~
- LU31: The permitted base density for this designation will not exceed 48 dwelling units per acre ~~and the base height will not exceed 35 feet, unless a neighborhood plan, subarea plan or special district overlay plan has been approved.~~
- LU32: • ~~does not exceed six stories in height;~~
- LU35: ~~The base height for this designation will be 35 feet unless a neighborhood plan, subarea plan, or special district overlay plan/zone has been approved.~~
- LU38: ~~The base height for this designation shall be 60 feet unless a neighborhood plan, subarea plan or special district overlay plan/zone has been approved.~~
- LU38.1: ~~The base height for this designation will be 65 feet unless a neighborhood plan, subarea plan, or special district overlay plan/zone has been approved.~~
- LU67: ~~The base height for this designation will be 35 feet unless a facilities master plan has been approved, a conditional or special use permit has been issued, or the underlying zone permits a greater height.~~
- LU68: ~~The base height for this designation will be 35 feet unless a facilities master plan has been approved, a conditional or special use permit has been issued, or the underlying zoning permits a greater height.~~

Land Use Designations**Low Density Residential**

The permitted base density for this designation will not exceed 6 dwelling units per acre ~~and the base height will not exceed 30 feet, unless a neighborhood plan, subarea plan or a special district overlay plan has been approved.~~

Medium Density Residential

The permitted base density for this designation will not exceed 12 dwelling units per acre ~~and the base height will not exceed 35 feet, unless a neighborhood plan, subarea plan or special district overlay plan has been approved.~~

High Density Residential

The permitted base density for this designation will not exceed 48 dwelling units per acre ~~and the base height will not exceed 35 feet, unless a neighborhood plan, subarea plan or special district overlay plan has been approved.~~

ORDINANCE 276 EXHIBIT A

Community Business

~~The base height for this designation will be 60 feet unless a neighborhood plan, subarea plan or special district overlay plan has been approved.~~

Appropriate zoning designations for this area might include the Aurora Avenue Special Overlay District, Economic Redevelopment Special Overlay District, Pedestrian Oriented Commercial Special Overlay District, RB, NB, CB, or, O, R-12, R-18, R-24, or R-48.

Regional Business

~~The base height for this designation will be 65 feet unless a neighborhood plan, subarea plan, or special district overlay plan has been approved.~~

Appropriate zoning designations for this area might include the Aurora Avenue Special Overlay District, Economic Redevelopment Special Overlay District, Pedestrian Oriented Commercial Special Overlay District, R-12, R-18, R-24, R-48, CB, O or RB.

Mixed Use

~~The base height for this designation will be 35 feet unless a neighborhood plan, subarea plan, or special district overlay plan has been approved.~~

This designation is intended to encourage the development of pedestrian oriented places, with architectural interest, that integrate a wide variety of retail, office and service uses with medium to high density residential uses. Appropriate zoning designations for this area might include Mixed Use Special Overlay District, Pedestrian Oriented Commercial Special Overlay District, NB, CB, O, I, RB, R-8, R-12, R-18 and/or, R-24, or R-48.

Public Facilities

~~The base height for this designation will be 35 feet unless a facilities master plan has been approved, a conditional or special use permit has been issued or unless the underlying zone district permits a greater height.~~

Single Family Institution

~~The base height for this designation will be 35 feet unless a facilities master plan has been approved, a conditional or special use permit has been issued or unless the underlying zoning permits a greater height.~~

It is anticipated that the underlying zoning for this designation shall remain the same unless adjusted by a formal amendment to this plan a master plan is adopted creating a special district.

Special Study Area

~~The base height for this designation will be 35 feet unless a neighborhood plan, subarea plan, or special overlay district plan has been approved.~~

COMPREHENSIVE PLAN TRANSPORTATION ELEMENT

T30: Require all commercial, multifamily and residential short plat and long plat developments to ~~construct~~ provide for sidewalks or separated trails.

COMPREHENSIVE PLAN COMMUNITY FACILITIES ELEMENT

CF20 Investigate the use of impact fees to help pay for the costs of new development. Provide a program to allow developers to pay a fee (e.g. an impact fee) if appropriate in lieu of constructing required street frontage improvements, including sidewalks and stormwater facilities.

LU71 The Special Study Area Designation should be applied to some areas of the community which might be appropriate for further study. These areas are designated for future subarea planning, watershed planning, special districts, neighborhood planning, or other study. The base height for this designation shall be 35 feet unless a neighborhood plan, subarea plan, or special overlay district plan/zone has been approved. It is anticipated that the underlying zoning for this designation shall remain.

LU71.1: Establish the Paramount District Special Study Area. The study area would be centered around the business district at N 145th Street and 15th Avenue NE and roughly bound by N 150th Street on the north, N 145th Street on the south, between 10th and 12th Avenue NE on the west and 23rd Avenue NE on the east. The district shall be formed in accordance with the drainage basin located in the approximate area.

LU71.2: Establish the Briarcrest Special Study Area. The study area would be centered around the south end of the Briarcrest Neighborhood and roughly bound by N 150th Street on the north, N 145th Street on the south, 23rd Avenue NE on the west and 31st Avenue NE on the east. The district shall be formed in accordance with the drainage basin located in the approximate area.

LU71.3: Establish the Ballinger Special Study Area. The study area would be centered around the neighborhood area southwest of the Ballinger Business District and roughly bound by N 205th Street on the north, N 195th and N 196th Street on the south, I-5 on the west and between Forest Park Drive NE and Ballinger Way NE on the east. The district shall be formed in accordance with the drainage basin located in the approximate area.