

TOPIC 3 LAND USE

Beauregard Small Area Plan Implementation

Note:

1. Some recommendations are summarized in the tables herein. For complete recommendation language, please see the Beauregard Small Area Plan.
2. Recommendations referenced in the second half of the Design Standards and Guidelines are labeled herein "TBD – To Be Discussed." They will be addressed as part of upcoming advisory group meetings.
3. The references to chapter, page number, and/or diagram for each recommendation is intended to be a general guide to the location of relevant information within the Design Standards and Guidelines.

3-A: LAND USE STRATEGY

Beauregard Small Area Plan Chapter	RECOMMENDATION	Coordinated Development District	Design Standards & Guidelines	Development Special Use Permit	AG REVIEWED?
4.1	The land use strategy is based on:	X			
	• Density at Transit Stops;	X			
	• A Balance of Commercial and Residential Uses;	X			
	• A Mix of Land Uses Within Each Neighborhood;	X			
	• Concentration of Retail at Transit Stops;	X			
	• Building Height at Transit Stops;	X			
	• Appropriate Height Transitions to Existing Neighborhoods;	X			
	• Transit Supportive Parking;	X			
	• Centrally located open space-park(s) within each neighborhood;	X			
	• A Greenway adjacent to the Winkler Botanical Preserve; and	X			
	• A variety of open spaces such as community gardens, athletic fields, passive open space, urban squares and neighborhood parks.	X			
4.3	A mix of land uses and mixed-use zoning should be encouraged to enhance activity throughout the day and evening.	X			
4.4	Provide a balance of residential, office hotel and retail uses and open spaces to maximize walkability and transit use.	X			
4.5	The general character of the neighborhoods should allow for a variety of building types (townhouses, multi-family, office, hotel, accessory dwelling units, and retail) in a pedestrian-friendly public realm.		X pg. 3.1		
4.22	Explore the possibility of collocating uses in open space, for example, entertainment, civic and cultural uses, historical interpretation and, public art.			X	
4.23	A range of open space types should be provided including active and passive recreational opportunities.	X			
4.50	Locations with Required Retail will be provided as depicted in Figure 26. The amount of Required Retail provided within each location will be subject to all applicable provisions of Table 4.	X			

3-A: LAND USE STRATEGY CONTINUED

Beauregard Small Area Plan Chapter	RECOMMENDATION	Coordinated Development District	Design Standards & Guidelines	Development Special Use Permit	AG REVIEWED?
4.51	Encourage neighborhood-serving retail uses, including the potential provision of a grocery store within the Town Center and Upland Park/Southern Towers Neighborhoods.		X pg. 3.7 diag.3.d		
4.52	The optional retail depicted within Table 4, while not required may be permitted within each neighborhood as part of the development review process.	X			
	The optional retail will be approved by the Planning Commission and City Council as part of the development review process. The future zoning(s) will establish standards for the optional retail consistent with the intent and vision of the Plan.			X	
4.53	Explore the possibility of allowing street carts-vendors within the retail areas of the Plan.	X			
4.54	Encourage opportunities for live-work and comparable ground floor uses.	X			
4.56	Require the submission of a comprehensive retail marketing strategy within each neighborhood for each Required Retail area prior to the submission of a development special use permit for the first building and update as necessary with each subsequent development approval. To the extent that optional retail is permitted, a management strategy for the optional retail may be required as part of the development review process.	X			
4.57	Require district-wide management of retail within each neighborhood (i.e. business improvement district, or other similar entity) for the Town Center, Southern Towers, and Upland Park Neighborhood retail.	X			
7.1	Adequate provision will be made to accommodate a four bay, two level fire station at the intersection of North Beauregard Street and Sanger Avenue, including all necessary dedication of land. The dedication will be part of the rezoning(s).	X			
7.2	Encourage the provision of daycare/childcare facilities as part of the community facilities, mixed-use, and/or office buildings. Daycare/childcare facilities will be permitted through an administrative approval within existing buildings, the administrative standards will be part of the rezoning(s).	X			
7.3	To the greatest extent feasible, community facilities will be - collocated, and be designed to provide for flexible use of interior spaces.	X			
7.4	Consider City public services amenities in the Plan area such as a Post office, DMV office (without road tests), city services, police substation or other comparable uses through the provision of a space or as shared space through the use of technology.	X			
7.5	Provide a comprehensive Community Facilities proposal depicting the general size and locations of community proposed facilities and/or public buildings and/or collocated services. This proposal will be submitted as part of the first development special use permit and amended as necessary to accommodate future uses and programming.			X	

3-B: NEIGHBORHOODS

Beauregard Small Area Plan Chapter	RECOMMENDATION	Coordinated Development District	Design Standards & Guidelines	Development Special Use Permit	AG REVIEWED?
3.9	Create seven unique and identifiable neighborhoods, which will be compatible with the existing neighborhoods. The identity of each neighborhood will be reinforced through the use of scale, height, architecture and open space.	X			
3.11	Incorporate the parks –open spaces depicted in the Framework Plan within each neighborhood as a defining element of each neighborhood.	X			
3.12	Encourage a mix of building types and innovative building types within each neighborhood.		X pg. 3.7 diag.3.d		
3.14	Explore the possibility of providing cultural and civic uses to reinforce the character of each neighborhood.	X			
4.2	The land uses within each neighborhood will generally consist of the following:	X			
	• Town Center Neighborhood - Mixed Use, with residential, office, retail, and hotel.	X			
	• Garden District Neighborhood - Primarily residential with a fire station and optional retail.	X			
	• Greenway Neighborhood – Residential	X			
	• Adams Neighborhood – Office use, Hotel and optional retail.	X			
	• Upland Park Neighborhood - Office, hotel, residential and retail.	X			
	• Southern Towers - Office, retail, hotel and existing residential.	X			
	• Seminary Overlook Neighborhood - Existing and proposed residential.	X			
	Complementary land uses are encouraged in close proximity to each other so as to reduce dependency on the automobile and encourage residents, workers and visitors to use alternative modes of transportation.	X			

Beauregard Small Area Plan Chapter	RECOMMENDATION	Coordinated Development District	Design Standards & Guidelines	Development Special Use Permit	AG REVIEWED?
4.13	Implement transit-oriented parking maximums consistent with Table 3. Parking Management will be part of the development review process. The parking for Phase II (with operational transit) will be subject to a traffic/ parking analysis.	X			
4.14	Each building and block is required to provide a minimum of one full level of underground parking below the building. All of the parking for some of the blocks is required to be located below grade.	X			
4.15	Above-grade structured parking (provided that a minimum of one level is below grade of the building) may be located within the central portion of the block, provided each level of the entire perimeter of each street and/or park frontage is devoted to active uses (residential, office or retail uses) for a minimum depth of 30 ft., unless additional depth is required to comply with the applicable retail requirements. Where high capacity transit stops are integrated as part of the building, they may be considered an active use for the first level. Above grade parking adjacent to I-395 may be permitted to be screened with architectural treatment and/or active uses as required through the development review process and Urban Design Standards and Guidelines.	X			
4.16	On-street parking is generally required for all of the streets, excluding Seminary Road. A limited number of on-street parking spaces may be permitted on North Beauregard Street. Parking on the streets adjacent to the Dora Kelley Nature Park will be strategically located to be compatible with the adjoining Dora Kelley Nature Park.		X TBD		
4.17	Encourage shared parking in commercial/mixed uses areas of the Plan area.	X			
4.18	On-street parking near the Required Retail will be metered and managed.	X			
4.19	Surface parking lots for new development, other than parallel on-street parking, are prohibited.	X			
5.5	Explore parking that will incentivize affordable and workforce housing while also being consistent with the intent of the Plan.	X			
8.33	Provide the installation of real-time parking occupancy technologies in new parking facilities in the Plan area to monitor and manage parking demand and to reduce traffic congestion.			X	
8.34	Require unbundling the parking costs.	X			