

TOPIC 3 LAND USE

Beauregard Small Area Plan Implementation

AG Findings:

 = Consistent with Beauregard Small Area Plan
 = Needs additional information
 = Not consistent with Beauregard Small Area Plan

3-A: LAND USE STRATEGY

Beauregard Small Area Plan Chapter	RECOMMENDATION	Coordinated Development District	Design Standards & Guidelines	Development Special Use Permit	AG FINDINGS
4.1	The land use strategy is based on:	X			<input type="radio"/>
	• Density at Transit Stops;	X			<input type="radio"/>
	• A Balance of Commercial and Residential Uses;	X			<input type="radio"/>
	• A Mix of Land Uses Within Each Neighborhood;	X			<input type="radio"/>
	• Concentration of Retail at Transit Stops;	X			<input type="radio"/>
	• Building Height at Transit Stops;	X			<input type="radio"/>
	• Appropriate Height Transitions to Existing Neighborhoods;	X			<input type="radio"/>
	• Transit Supportive Parking;	X			<input type="radio"/>
	• Centrally located open space-park(s) within each neighborhood;	X			<input type="radio"/>
	• A Greenway adjacent to the Winkler Botanical Preserve; and	X			<input type="radio"/>
	• A variety of open spaces such as community gardens, athletic fields, passive open space, urban squares and neighborhood parks.	X			<input type="radio"/>
4.3	A mix of land uses and mixed-use zoning should be encouraged to enhance activity throughout the day and evening.	X			<input type="radio"/>
4.4	Provide a balance of residential, office hotel and retail uses and open spaces to maximize walkability and transit use.	X			<input type="radio"/>
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 FIG 3		<input type="radio"/>
4.22	Explore the possibility of collocating uses in open space, for example, entertainment, civic and cultural uses, historical interpretation and, public art.		X		<input type="radio"/>
4.23	A range of open space types should be provided including active and passive recreational opportunities.	X			<input type="radio"/>
4.49	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			<input type="radio"/>

Beauregard Small Area Plan Chapter	RECOMMENDATION	Coordinated Development District	Design Standards & Guidelines	Development Special Use Permit	AG FINDINGS
4.50	Encourage neighborhood-serving retail uses, including the potential provision of a grocery store within the Town Center and Upland Park/Southern Towers Neighborhoods.		X FIG 4		<input type="radio"/>
4.51	The optional retail depicted within Table 4, while not required may be permitted within each neighborhood as part of the development review process.		X FIG 4		<input type="radio"/>
	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 FIG 4	<input type="radio"/>
4.52	Explore the possibility of allowing street carts-vendors within the retail areas of the Plan.	X			<input type="radio"/>
4.53	Encourage opportunities for live-work and comparable ground floor uses.	X			<input type="radio"/>
4.55	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			<input type="radio"/>
4.56	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			<input type="radio"/>
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			<input type="radio"/>
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			<input type="radio"/>
7.3	To the greatest extent feasible, community facilities will be - collocated, and be designed to provide for flexible use of interior spaces.	X			<input type="radio"/>
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			<input type="radio"/>
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	<input type="radio"/>

3-B: NEIGHBORHOODS

Beauregard Small Area Plan Chapter	RECOMMENDATION	Coordinated Development District	Design Standards & Guidelines	Development Special Use Permit	AG FINDINGS
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 FIG 5			<input type="radio"/>
3.11	Incorporate the parks –open spaces depicted in the Framework Plan within each neighborhood as a defining element of each neighborhood.	X	X		<input type="radio"/>
3.12	Encourage a mix of building types and innovative building types within each neighborhood.		X		<input type="radio"/>
3.14	Explore the possibility of providing cultural and civic uses to reinforce the character of each neighborhood.	X			<input type="radio"/>
4.2	The land uses within each neighborhood will generally consist of the following:	X			<input type="radio"/>
	• Town Center Neighborhood - Mixed Use, with residential, office, retail, and hotel.	X			<input type="radio"/>
	• Garden District Neighborhood - Primarily residential with a fire station and optional retail.	X			<input type="radio"/>
	• Greenway Neighborhood – Residential	X			<input type="radio"/>
	• Adams Neighborhood – Office use, Hotel and optional retail.	X			<input type="radio"/>
	• Upland Park Neighborhood - Office, hotel, residential and retail.	X			<input type="radio"/>
	• Southern Towers - Office, retail, hotel and existing residential.	X			<input type="radio"/>
	• Seminary Overlook Neighborhood - Existing and proposed residential.	X			<input type="radio"/>
	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			<input type="radio"/>

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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			<input type="radio"/>
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			<input type="radio"/>
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			<input type="radio"/>
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		<input type="radio"/>
4.17	Encourage shared parking in commercial/mixed uses areas of the Plan area.	x			<input type="radio"/>
4.18	On-street parking near the Required Retail will be metered and managed.	x			<input type="radio"/>
4.19	Surface parking lots for new development, other than parallel on-street parking, are prohibited.	x			<input type="radio"/>
5.5	Explore parking that will incentivize affordable and workforce housing while also being consistent with the intent of the Plan.	x			<input type="radio"/>
8.32	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	<input type="radio"/>
8.33	Require unbundling the parking costs.	x			<input type="radio"/>

FIGURE 1: Beauregard Small Area Plan

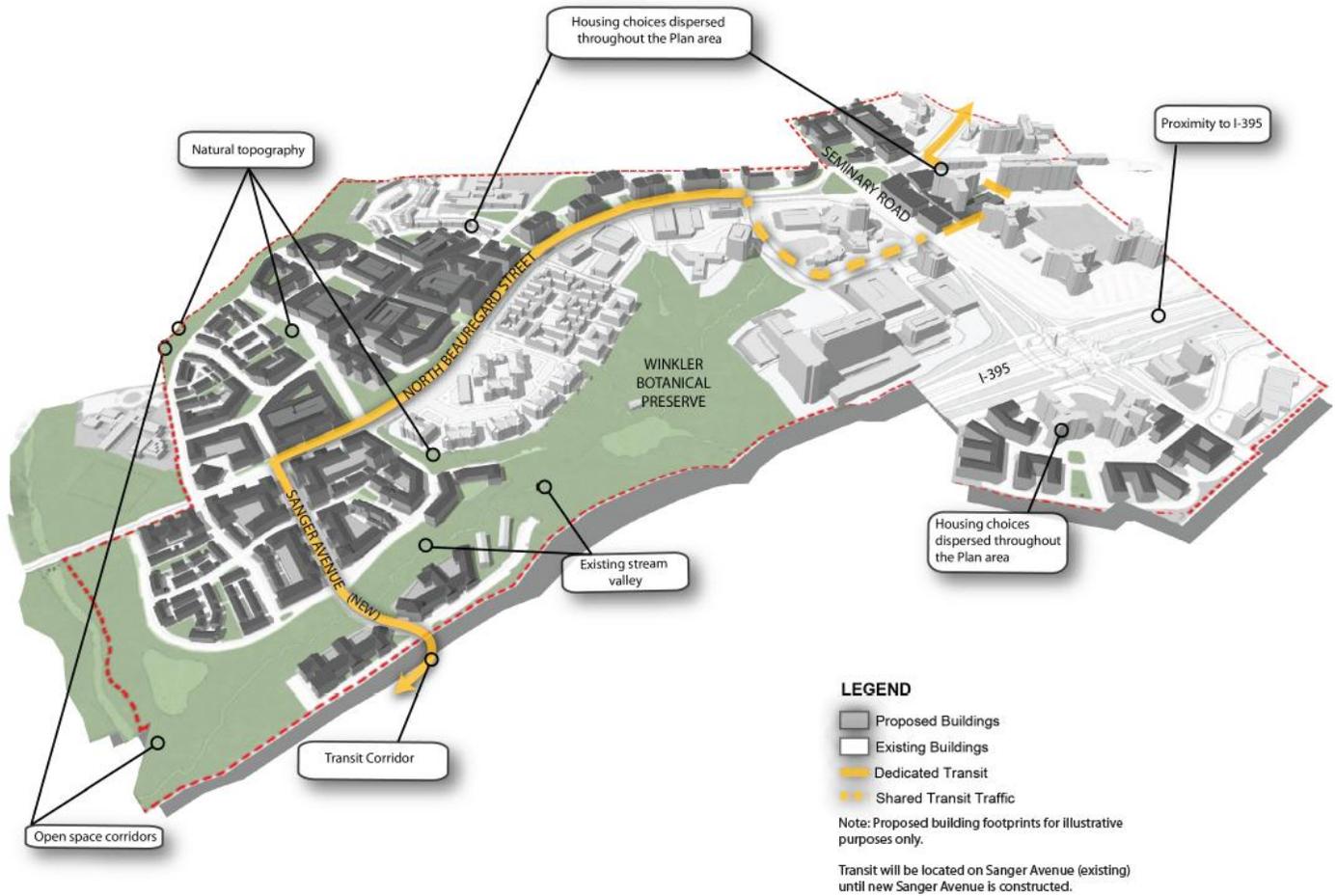
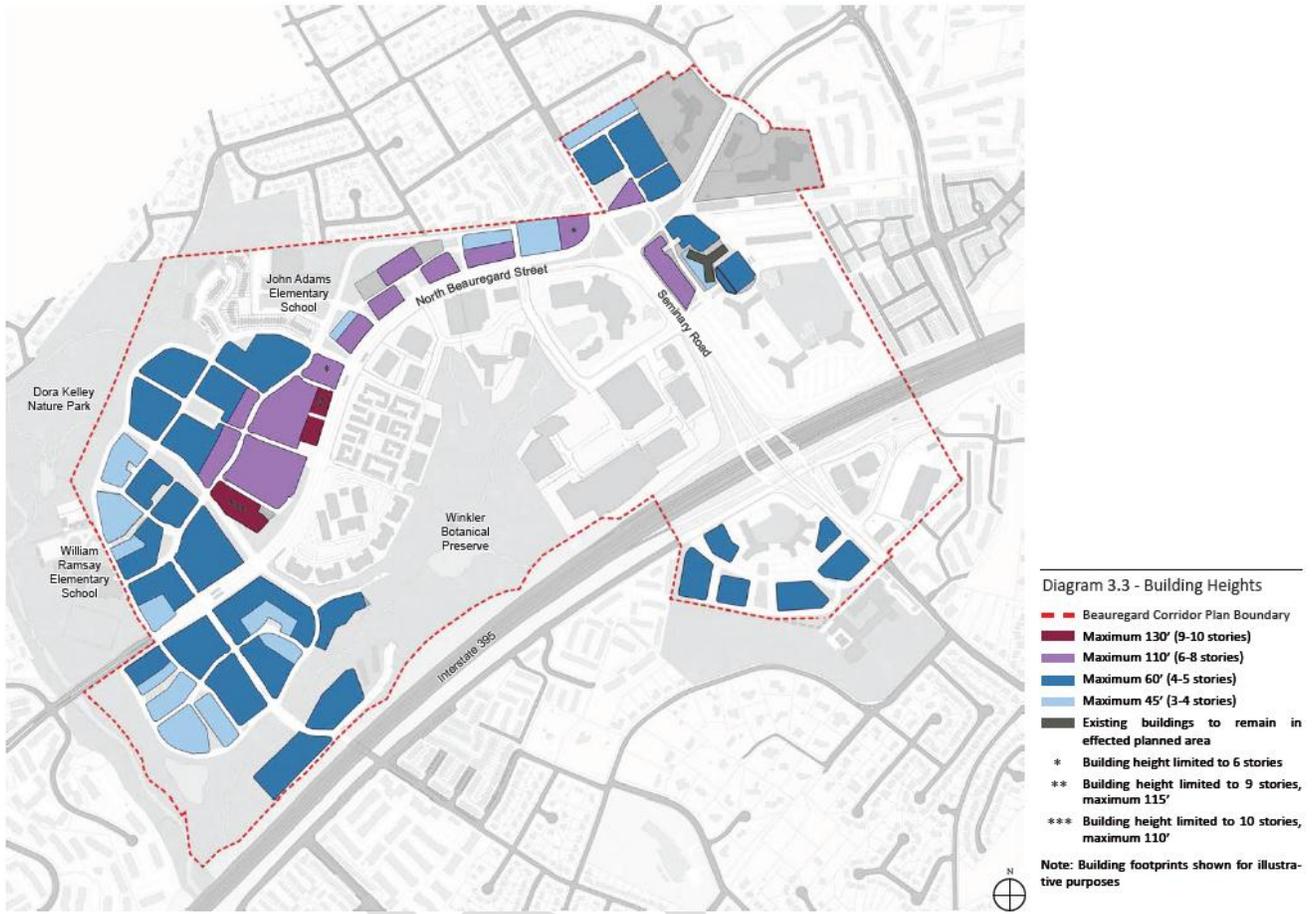


FIGURE 2: Building Height Zones



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FIGURE 3: Building Height Examples



**Building Heights
(45 – 55 ft.)**



**Building Heights
(70 ft.)**



**Building Heights
(90+ ft.)**

FIGURE 4: Retail Areas

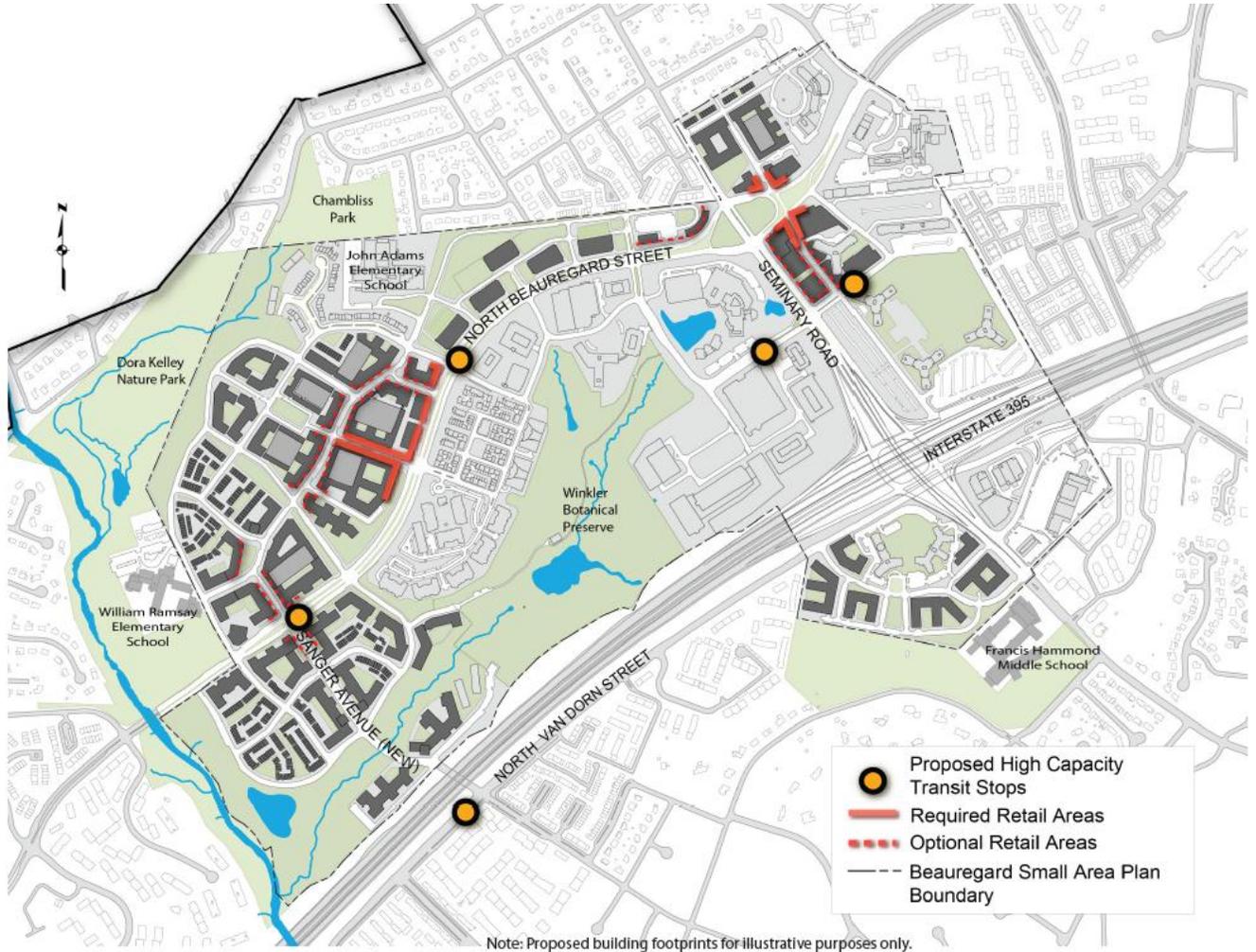


FIGURE 5: Neighborhoods

