

Collins/Arapaho TOD & Innovation District *Rezoning Initiative*

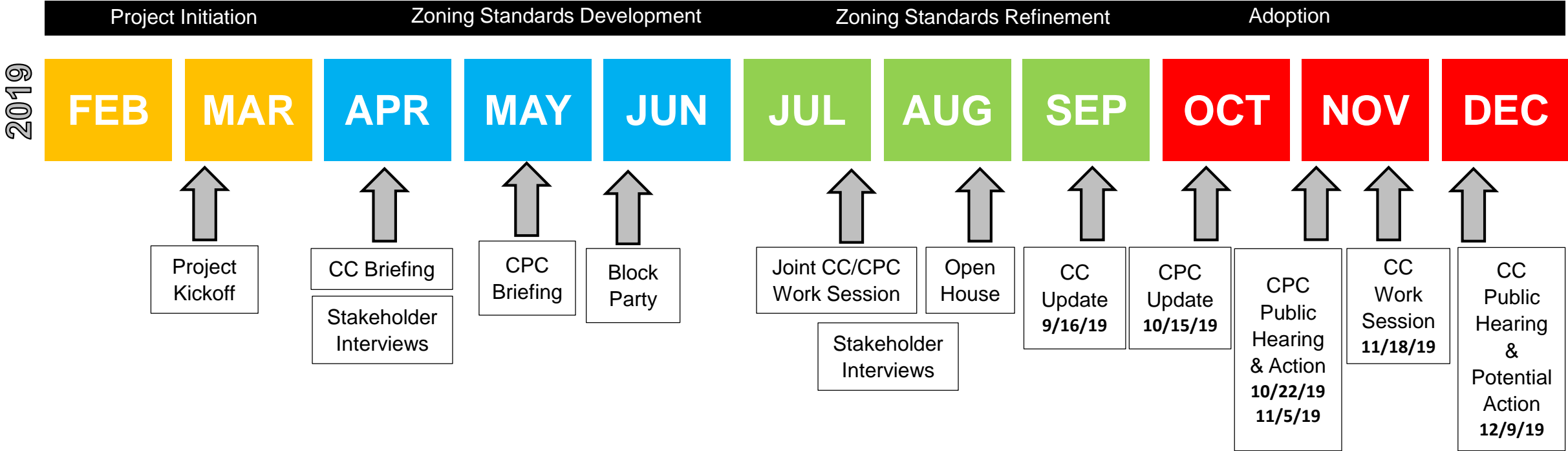
City Council Briefing

11/18/19

Agenda

- i. Code Updates
- ii. City Plan Commission Recommendation
- iii. City Plan Commission Follow-Up Items (In Progress)
- iv. Next Steps

Project Schedule



Code Updates

September 16 Meeting Recap

- Confirmation on the following topics:
 - Street Types
 - Public Realm
 - Gateways/Portals
 - Open Space Requirements
 - Signs
 - Architectural Standards
 - Parking Ratios
 - Administration (SUPs and Adaptive Reuse for Existing Drive-Thru Banks)
 - Residential Uses, including Adaptive Reuse, Live-Work, Townhomes and Multifamily

Code Updates Since September 16 Meeting

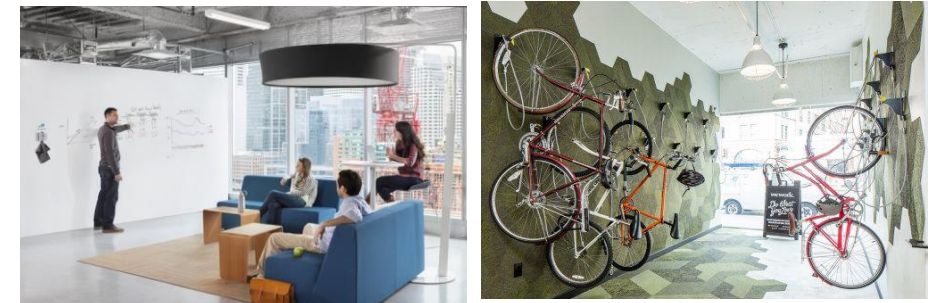
- Developed new use/definition for Collaborative Co-working to support refined direction from Council
- Established supplemental regulations for live-work and single-family detached (previously presented as Tiny Homes)
- Added detail/refinements to the draft code related to building envelope standards (building placement, setbacks, heights, etc.)

New Use – Collaborative Co-Working Space

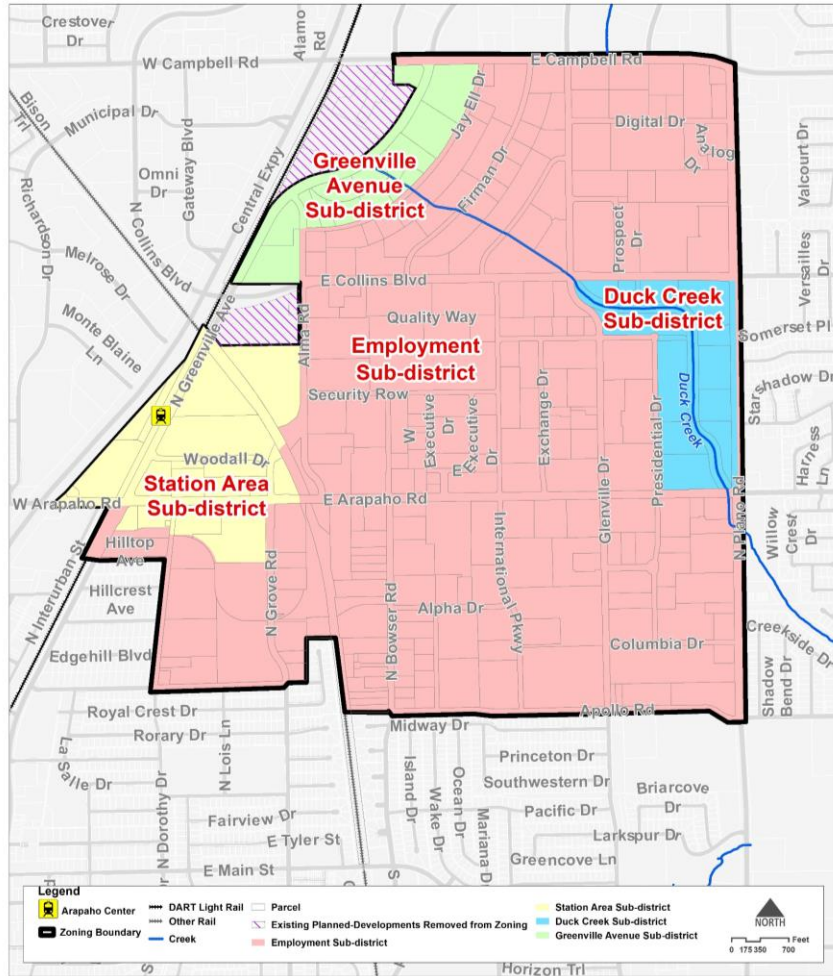
Definition:

A building or facility that provides a business service provision model involving individuals working independently or collectively in shared office space. Such space may include offices, huddle, meeting and conference rooms, kitchenette spaces, bike lockers, shared community workshop and laboratory space (makerspace) and on-site equipment such as 3D printers, copiers, laser cutters and receptionists.

Permitted in all sub-districts



Residential Uses



Sub-district <i>Parcels</i> <i>Acres</i>	Adaptive Reuse	Live-Work	Single- Family Detached	Townhomes	Multifamily
Employment Sub-district 217 Parcels 736 Acres	SP District-Wide	SP when Immediately Adjacent to Special Sites	-	-	-
Duck Creek Sub-district 16 Parcels 64 Acres	P	SP	-	-	-
Greenville Avenue Sub-district 15 Parcels 43 Acres	P	P* Incentives for parking, height and market flexibility of ground-floor use	SP	P	P* Restricted to three stories if only multifamily use
Station Area Sub-district 20 Parcels 88 Acres	P	P* Incentives for parking and market flexibility of ground-floor use Minimum Density Requirement	-	P* Restricted along Greenville Avenue Minimum Density Requirement	P* Restricted along Greenville Avenue Minimum Density Requirement

Live-Work Building Requirements for Greenville Avenue & Station Area Sub-districts

Live-Work Intent

- Live-work buildings within the Station Area/Greenville Avenue Sub-districts are to be innovation ready and should have the necessary infrastructure in place to house established or entrepreneurial high tech, research and development, bio tech or material science, data center or other technologically-innovative uses.

Construction Standards for “Innovation Ready” Live-Work Buildings

- Shall be of a “podium”, “pedestal”, or “platform” design as referenced in the Building Code
- First floor shall be of Type 1A construction as prescribed in the Building Code
- First floor shall have a clear floor to ceiling height of at least fifteen feet (15’)
- Pre-determined, 2-hour fire rated shafts must be provided
- Meet all Non-Residential At-Grade Entrances requirements (windows, doors, etc.)

Single-Family Detached – Greenville Avenue Subdistrict by SP

Definition

- A structure containing four or fewer dwelling units, not attached to any other structure, entirely surrounded by open space on the same lot.

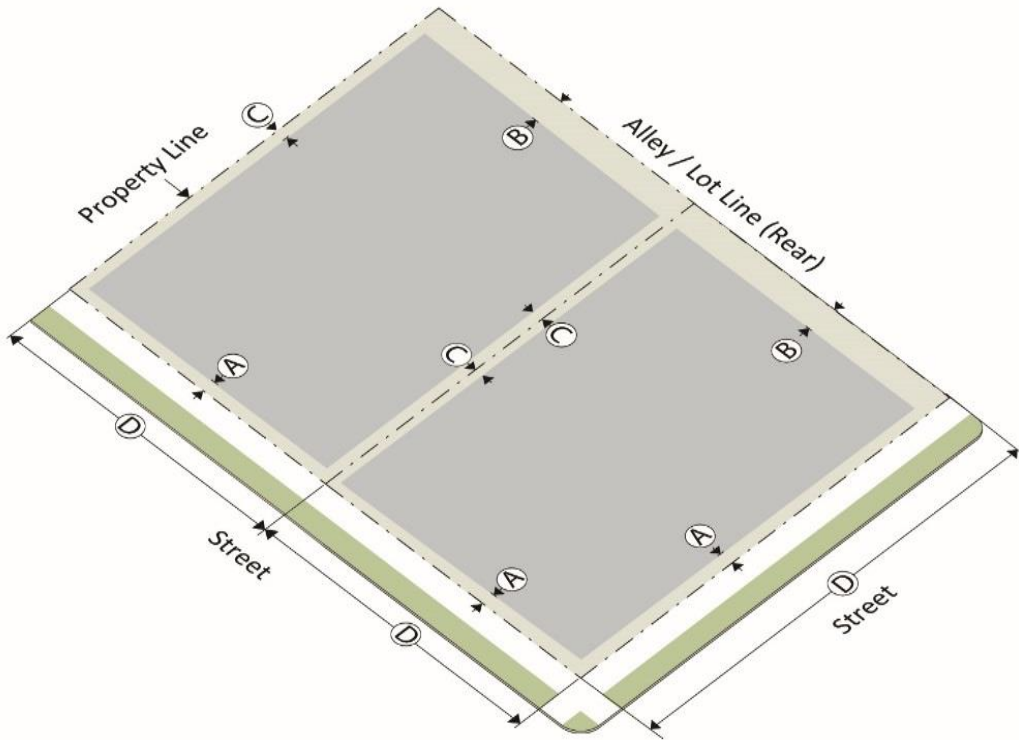
Supplemental Regulations

- Single-Family Detached units shall be a minimum 500 square feet.



Building Placement

Greenville Avenue Sub-district: Building and Envelope Standards



Greenville Avenue - Building Placement by Street Type

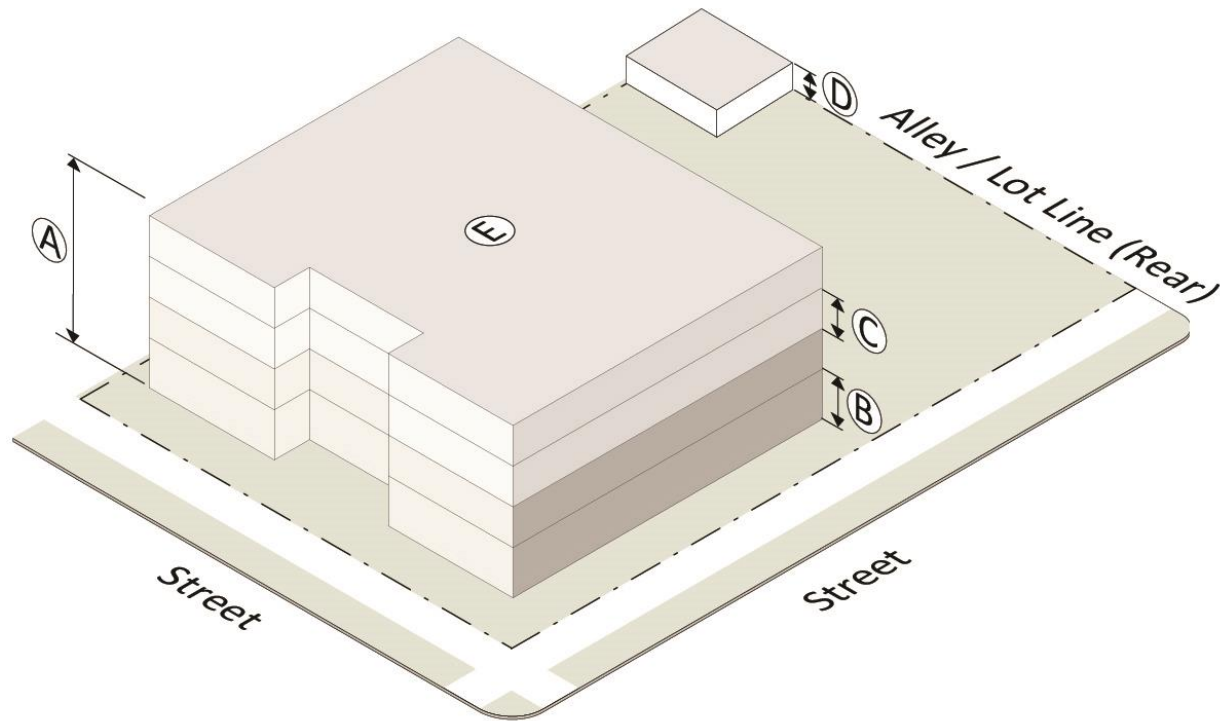
		Parkway	Access Corridor	Neighborhood Connector	Internal	Urban Mixed Use	Urban Neighborhood
Minimum Front Yard Setback	A	None	None	None	None	None	None
Required Front Build-To Zone ¹	A	Min 0 feet Max. 20 feet	None	None	None	Min 0 feet Max. 10 feet	Min 0 feet Max. 10 feet
Required Rear Building Line Setback	B	None	None	None	None	Min. 10 feet if abutting an alley Min. 0 feet if abutting a property	Min. 10 feet if abutting an alley Min. 0 feet if abutting a property
Required Interior Side Building Setback ²	C	Max. 15 feet	None	None	None	Max. 15 feet	Max. 15 feet
Building Frontage Buildout	D	Minimum 80% of lot width	None	None	None	Min 85%	Min 85%

¹ Where easements encumber the entire required Build-To-Zone, the building shall be built to the easement line and in accordance with the required Building Frontage Buildout.

² Or as permitted by Building Code

Maximum Building Height/Ground Floor

Greenville Avenue Sub-district: Building and Envelope Standards



Maximum Building Heights		
Principal Building fronting on:		
Parkway	A	105 feet – No max
Access Corridor		189 feet max
Neighborhood Connector		105 feet – No max
Internal		105 feet – No max
Ground Story	B	Live/Work uses require a minimum 15-foot ground story floor-to-ceiling height. Otherwise, no maximum per story, however, shall not exceed the total height identified on the regulating plan
Subsequent Stories		
Accessory Building	D	Fifteen feet maximum
Maximum Building Ground Floor		
Principal Building	E	No Maximum

City Plan Commission Recommendation

CPC Recommendation – 11/5/19

- Unanimous recommendation for approval.

Task Force Requested Changes Incorporated into Current Draft

- Allowed accessory buildings in all four sub-districts with a maximum height of 15' [accessory buildings would exclude parking structures].
- Removed the requirement that all identification signs within a development be similar in design to enhance consistency and project identity [Page 155 under B.1.(h.)].
- Clarified in all four sub-districts that shared parking agreements can occur with properties in different sub-districts as long as they are within 600 feet.

City Plan Commission Follow-Up Items (In Progress)

City Plan Commission Follow-Up Items (In Progress)

In their 11/5/19 recommendation, the CPC suggested that additional discussion take place with the Council and the Task Force related to the following:

- Open Space requirements
- Driveway spacing
- Restoration of non-conformities

Initially Proposed

Open Space Requirements on Private Property

Same approach as Main/Central

- Standards
 - If publicly accessible, 8% of lot required for open space.
 - If not publicly accessible, 15% of lot required for open space.
- Application
 - New development or a complete redevelopment scenario.
- Open space requirements would not apply to:
 - Adaptive reuse sites
 - Lots one acre or smaller unless subdivided from a larger parent tract resulting in a lot of one acre or smaller

CPC Recommendation

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- Work with East Collins/Arapaho Task Force to identify potential open space modifications including:
 - Potential for shared open space agreements
 - Potential reduction in percentage of open space (publicly and not publicly accessible open space).

Initially Proposed Driveway Spacing

Same approach as Main/Central *with additional flexibility for Minor Modification.*

- “Driveways are limited to no more than one driveway per 200 feet of street frontage. A Minor Modification may be requested to this standard properties with limited street frontage or in stances where existing driveways would preclude access to site.”

CPC Recommendation

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- Work with East Collins/Arapaho Task Force to consider modifications to driveway spacing including:
 - Possible reduction in driveway spacing based on street classification and sub-district.

Initially Proposed

Restoration of Non-Conforming Structure, Site Element or Sign after Damage or Destruction

Same approach City-Wide

- “In the event a non-conforming structure is partially destroyed or damaged by fire, explosion, windstorm, flood or other casualty or act of God or public enemy to an extent exceeding 50% of its market value, said structure shall not be rebuilt, restored, reestablished or reoccupied except in conformance with the applicable requirements of the Code....”

CPC Recommendation

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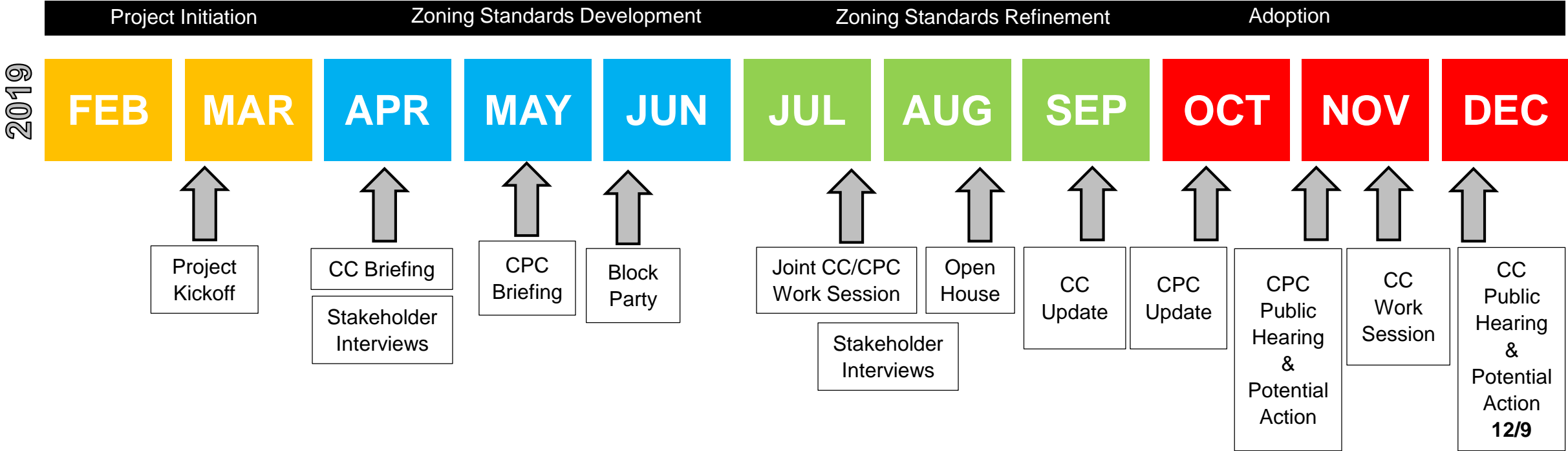
- Work with City Council and East Collins/Arapaho Task Force to consider modification to non-conformity requirements including:
 - Potential increase in percentage.

Next Steps

Next Steps

- Council confirm code direction
- Discuss outstanding issues with Task Force as recommended by the CPC and confirmed by Council
- If needed, update City Council on December 2 on Task Force discussion
- December 9, 2019 - City Council public hearing and consideration of zoning ordinance
- Explore FY 2020 implementation elements

Next Steps – Future Meetings



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