



MEMORANDUM

April 24, 2012

FROM: Jennifer Prochazka, AICP, Principal Planner

SUBJECT: **New Non-Residential Zoning Districts**

Staff has worked with a sub-committee of the Planning and Zoning Commission to develop the concepts for the non-residential districts based on direction in the Comprehensive Plan. These districts will be similar to the City's existing set of zoning districts, meaning that they will largely be use-based, with some additional performance standards. Several other existing districts will be renamed to simplify the nomenclature, but the standards will remain the same. The districts to be created and renamed through this process include:

Create:

- "NAP Natural Areas Protected"
- "SC Suburban Commercial"
- "BP Business Park"
- "BPI Business Park Industrial"

Rename:

- Renaming "A-P Administrative Professional" to "O Office"
- Renaming "C-1 General Commercial" to "GC General Commercial"
- Renaming "C-2 Commercial Industrial" to "CI Commercial Industrial"

A public meeting has been scheduled for Wednesday, May 9, 2012 at 6:00 p.m. to present the zoning district concepts to the community for consideration and comment. Specific ordinance language will be developed once the concepts have been established.

ADDITIONAL INFORMATION

Objective: Implementation of the Comprehensive Plan through the creation and consolidation of zoning districts and associated amendments to the City of College Station Unified Development Ordinance (UDO).

Background: The Comprehensive Plan was adopted in 2009 and acts as a guide to ensure the goals and objectives of the City are implemented by acting as a long-range planning and policy structure for future growth of the City. The Comprehensive Plan approaches the growth of College Station in a manner

different from the City's previous plans; it focuses on the creation and enhancement of places of distinction in College Station. The Plan recognizes the importance of character and capitalizes on that to offer the greatest flexibilities for development, while protecting special places.

The Comprehensive Plan identifies 15 unique Future Land Use and Character designations and calls for the creation of zoning districts that align with the objectives of the Plan as one means of implementation. The intent is that new zoning districts be developed for each of the land use classifications- to both align with the intent of the Comprehensive Plan and to simplify the nomenclature. Zoning and its associated development criteria help to ensure that the form, character, and quality of development reflect the City's planning objectives.

Approach: Staff has developed a phased approach to the creation and adoption of the new zoning districts, which have been categorized into non-residential, residential, and growth area districts.

During the first phase of the process, staff has worked with a sub-committee of the Planning & Zoning Commission to create the new non-residential zoning districts so that the new designations become available for use as quickly as possible. New non-residential districts will include NAP Natural Areas Preserved, SC Suburban Commercial, BP Business Park, BPI Business Park Industrial, GC General Commercial, CI Commercial Industrial, and O Office, consistent with the City's Comprehensive Plan.

Once the non-residential districts are adopted, Staff and the Commission's Zoning District Sub-Committee will begin work on the creation of the new residential districts, including R Rural, E Estate, RS Restricted Suburban, GS General Suburban, U Urban, and UMU Urban Mixed-Use.

Finally, a specific zoning approach for the Growth Areas, as designated on the Concept Map, will be developed.