



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 that the vision for College Station is realized through the future growth and development 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.

The Comprehensive Plan's Concept Map identifies Growth Areas – these are areas where future development is expected to have little impact on existing neighborhoods. Growth Areas are intended to have greater market flexibility and expanded development options, while providing development that enhances the overall character of the City. Currently, the City recommends, and developers/property owners have used, Planned Development Districts (PDDs) to implement the Plan in Growth Areas. In the short-term, it is expected that PDDs will continue to be used. In the future, it is expected that zoning specific to Growth Areas will be created to reduce the number of steps in the zoning process, while still providing the flexibility that was intended.

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, multi-family and mixed-use, and growth area districts.

Phase 1: The completion of Phase I resulted in the adoption of new non-residential zoning districts in September 2012. New districts include "NAP Natural Areas Preserved," "SC Suburban Commercial," "BP Business Park," and "BPI Business Park Industrial." At that time, existing non-residential districts were either renamed or retired as part of the amendments to the Unified Development Ordinance.

Phase 2: The completion of the Phase 2 resulted in the adoption of new residential zoning districts in September 2013. "RS Restricted Suburban" was adopted as a new zoning district and standards were amended in existing districts creating "R Rural" and "E Estate." At that time, other existing residential districts were either renamed or retired as part of the amendments to the Unified Development Ordinance.

Phase 3: City Staff is currently working with a sub-committee of the Planning and Zoning Commission to develop new Multi-Family and Mixed-Use zoning districts. The multi-family district will be similar to our existing multi-family districts with additional flexibility and options. The City's existing multi-family districts are proposed to be retired. The districts to be created and retired are proposed as follows:

New Zoning Districts

- "UR Urban Residential"



- "UMU Urban Mixed-Use"

Retired Districts

- "R-4 Multi-Family"
- "R-6 High-Density Multi-Family"

Phase 4: In the near future, Staff will begin work on a specific zoning approach for the Growth Areas identified on the Concept Map in the Comprehensive Plan.