

Neighborhood Center Future Land Use Revisions

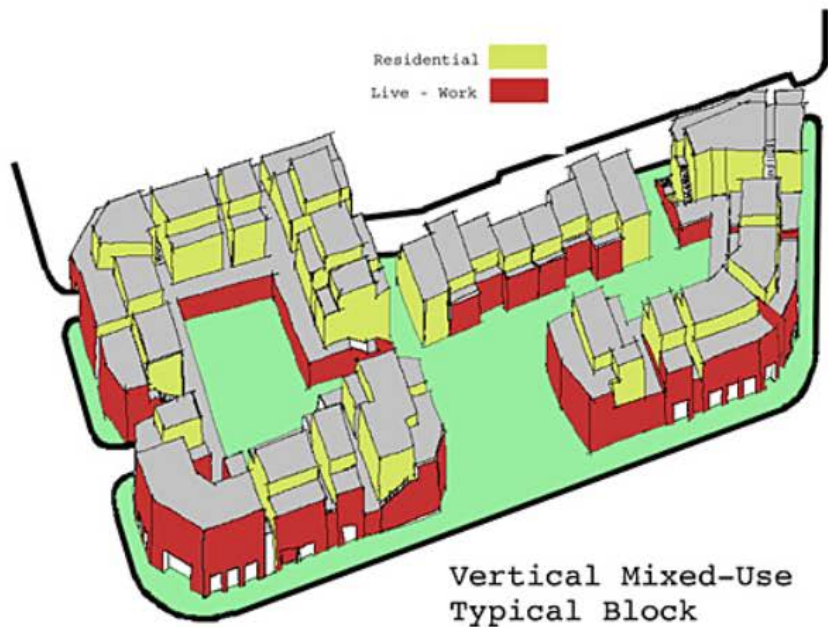
Comprehensive Plan Amendment

Chapter 2. Distinctive Places

Agenda Item 9.2

April 28, 2022





Neighborhood Center Future Land Use Redlines

Description

No changes

Intent

- Create and reinforce walkable activity centers that are connected to surrounding development and include a mix of complementary uses
- Accommodate a mix of building types that frame attractive pedestrian spaces
- ~~Encourage commercial uses along primary streets~~
- Support vertical mixed-use structures with ground-floor retail in appropriate locations such as along corridors or major intersections
- Encourage all land generally within 300 to 500 feet of streets classified as major collectors or higher to be commercial uses, unless providing vertical mixed-use structures with residential uses on upper floors. The exact location and extent can be modified if creating commercial nodes, such as at intersections, and/or if other characteristics of the site require an alternative design that provides a mixture of uses in an integrated manner.



NOTE: Redlines showing changes to Page 35 of the College Station Comprehensive Plan

Neighborhood Center Future Land Use Redlines

- Stand-alone commercial uses with a preferred emphasis on urban form may be allowed if the size and scale of the property and/or development does not adequately support mixing uses in a horizontal manner
- Support multi-family residential as a complementary secondary component of a center that includes commercial and/or office uses
- Encourage shared surface parking located behind or to the side of buildings (with some limited parking in front of buildings), structured parking, and on-street parking where possible



NOTE: Redlines showing changes to Page 35 of the College Station Comprehensive Plan

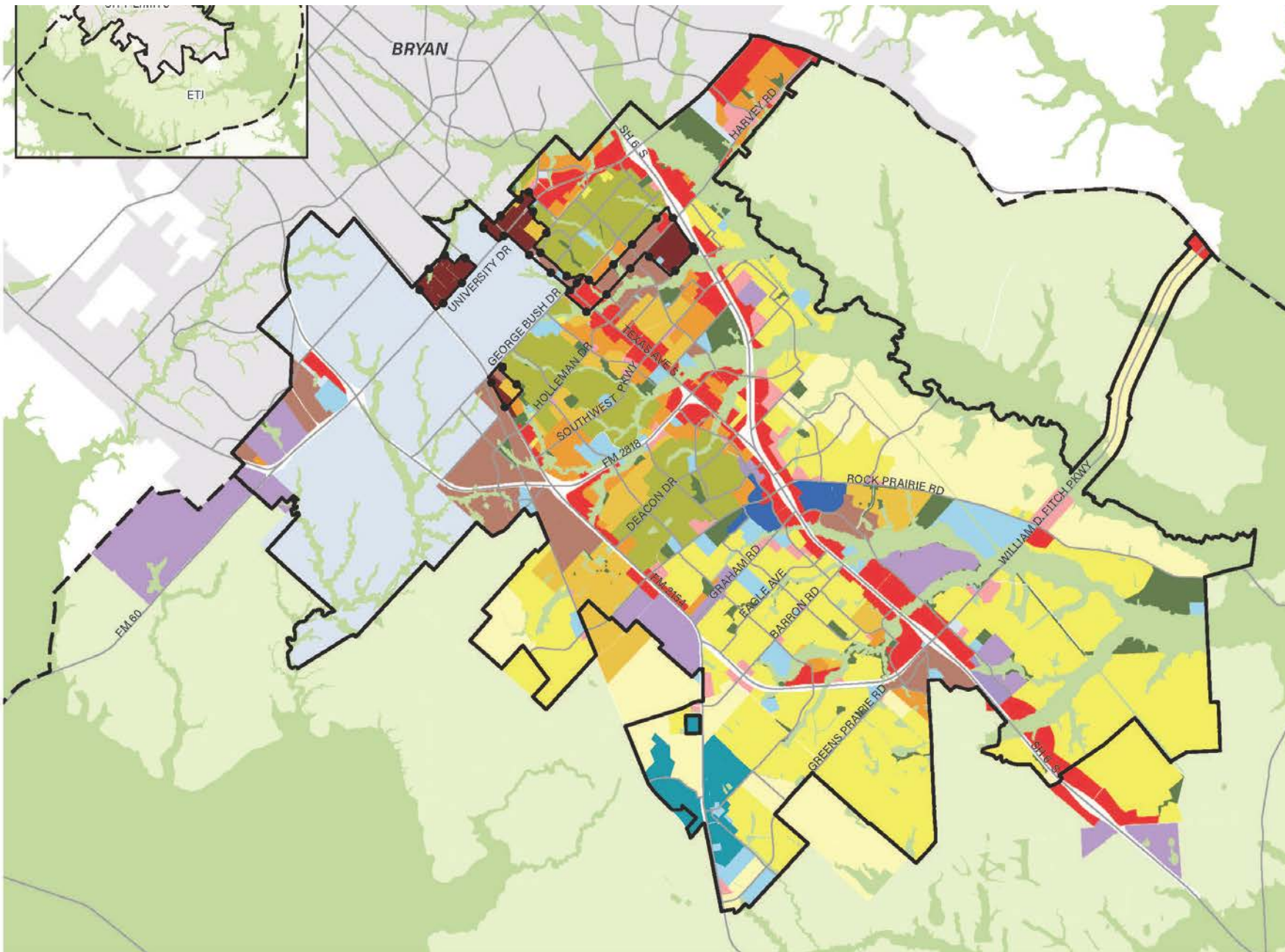
Neighborhood Center Future Land Use Redlines

Generally appropriate zoning districts:

Mixed-use, Wolf Pen Creek zoning (in Wolf Pen Creek only), ~~General~~ commercial and multi-family zoning may be considered in some circumstances if designed in an integrated manner **through a Planned Development District** with a preferred emphasis on urban form



NOTE: Redlines showing changes to Page 35 of the College Station Comprehensive Plan



Future Land Use & Character

- URBAN CENTER
- NEIGHBORHOOD CENTER
- GENERAL COMMERCIAL
- NEIGHBORHOOD COMMERCIAL
- BUSINESS CENTER
- URBAN RESIDENTIAL
- MIXED RESIDENTIAL
- SUBURBAN RESIDENTIAL
- ESTATE RESIDENTIAL
- RURAL
- NEIGHBORHOOD CONSERVATION
- MEDICAL
- WELLBORN
- INSTITUTIONAL/PUBLIC
- TEXAS A&M UNIVERSITY
- PARKS & GREENWAYS
- NATURAL & OPEN AREAS
- REDEVELOPMENT AREAS

*NOTE: A COMPREHENSIVE PLAN SHALL NOT CONSTITUTE ZONING REGULATIONS OR ESTABLISH ZONING BOUNDARIES

Summary of Changes

Description

- No change

Intent

- Commercial within 300-500 feet of major collector and higher streets
- Commercial nodes and alternative configurations can be considered if integrated
- Stand-alone commercial uses with preferred emphasis on urban form if size/scale of property is too small to support horizontal mixing of uses

Generally appropriate zoning districts:

- Commercial and multi-family zoning may be considered if designed in an integrated manner through a Planned Development District

