

Neighborhood Commercial PUD

- Description:** A type of planned development that accommodates concentrated (nodal), walkable forms of higher density, mixed use development that are intended to serve adjoining residential neighborhoods located within walking distance of the commercial center. A Neighborhood Commercial PUD may be considered separately or in association with one or more Traditional Neighborhood Developments. The primary goals of this PUD type are to provide goods and personal services, opportunities for social interaction and civic engagement, and additional housing, employment, recreational, and transportation options for neighborhood residents; and to enhance neighborhood character by visually and functionally integrating new development, including new forms of compatible infill and redevelopment, into the existing pattern of development.
- Purpose:** [Review against Comp Plan]
 - To reinforce diverse, walkable and transit-friendly neighborhoods that offer a good quality of life
 - To promote compact [nodal], higher density mixed use development in locations within walking distance (½ mile) of adjoining residential neighborhoods, at densities that support transit service
 - To establish neighborhood centers that offer local goods, personal services, and civic engagement, recreational and employment opportunities for neighborhood residents
 - To develop or re-establish more efficient, interconnected street, pedestrian and transit networks that accommodate all users
 - To meet the city's targets for affordable and moderate income housing, including higher density multi-family and mixed use housing options
 - To accommodate and integrate context-sensitive forms of mixed use infill and redevelopment within or adjacent to established residential neighborhoods and commercial centers
 - To visually and functionally integrate mixed use development with adjoining neighborhoods in a way that enhances neighborhood character and complements or expands housing, shopping, recreation and transportation options available to local residents.
 - To provide transportation options that reduce reliance on the automobile.
- Applicability:** [Triggers...]
 - Allowed in the following zoning districts:

 - Required in the [Transit Overlay, other?] zoning districts [for parcels => 4 acres]
 - Context analysis area (uses, pattern of development): ½ mile pedestrian shed
 - Must be bordered by or accessed from a collector or arterial road; to be located at the intersection of two arterial roads, an arterial and collector road, two collector roads, or a collector and local road that serves adjoining neighborhoods.
- Land Use Allocations:** [Targets] Based on total parcel/tract area, less street rights-of-way:
 - Open Space: Minimum 10%
 - Resource Land: NA (Limited to regulated resources)
 - Civic Space: Min 5% [per Civic Space Types]
 - Residential: Minimum 50% [per Building/Housing Types]
 - Nonresidential: Minimum 30%
 - Civic Uses: Minimum 5% [Note: see current LDR definition...]
 - Unallocated: 10%

- **Design Criteria/ Elements** [*Standards/Guidance -- to be incorporated in regs as standards and/or under related guidance -- for further discussion*]:
 - **Commercial Neighborhood:** Area defined by a ½-mile pedestrian shed centered on the tract to be developed [as measured from the entrance/approximate center/along the perimeter]
 - **Primary Design Focus:** Compact, higher density, mixed use neighborhood center intended to serve one or more adjoining residential neighborhoods
 - **Subzones:** Mixed Use Center, Transition (Perimeter)

- **Mixed Use Center:** Compact mixed use development area defined by a maximum [$\frac{1}{8}$ -, $\frac{1}{4}$ -] mile radius centered on the tract to be developed, at the intersection with an arterial or collector road
 - **Connectivity:** Walkable, gridded street and block network that defines regularly shaped building lots, surface parking lots, and civic spaces; maximum average block length of [300/400 FT]. Incorporate required street, pedestrian and rec path extensions, connections to adjoining properties, and planned transit connections/stops
 - **Streets:** Streets, streetscapes that accommodate all users, but emphasize the public realm, including pedestrian access, use and safety.
 - **Building Types:** Attached (block) or detached buildings that accommodate mixed use and multifamily residential development, at a minimum density of [8, 16, other?] units per acre [*check against more recent development types—particularly for mixed use buildings*]
 - **Building Orientation:** Parallel to street frontage or front lot line, with well-defined and articulated main entrance(s) that face the street or an adjoining civic space and are accessed by connecting walkways [*see related standards in CCFBC*]
 - **Walkability:** Minimize distance between buildings (setbacks), building entrances [*check against current CCFBC standards*]
 - **Transparency (Glazing)/Blank Walls:** [*check against CCFBC standards*]
 - **Pedestrian Access:** Sidewalks (by street type), crosswalks/bump-outs, mid-block crossings; interior block pedestrian walkways, corridors connecting buildings, parking areas, civic spaces
 - Covered entrances, walkways along principal streets (gallery, arcade, canopy, awning)
Minimum cleared sidewalk width: 6 feet [width to vary by street type?]
 - **Vehicle access:** primarily from side streets, alleys, service lanes, cross connections; limited shared access from arterials, collectors, local streets; minimize number, width of curb cuts along principal streets.
 - **Parking:** Reduced parking standards. Located within building footprint (excavated, underground, pedestal, structured) or off-site. Onsite surface parking limited to shared residential parking located within or to the rear of fronting buildings and screened from view of street, adjoining properties. Bicycle parking [*per regulations*]. [Also EV parking requirements?]
 - **Transit:** Incorporate transit stops along existing or planned transit routes, including associated pedestrian connections, amenities (shelter, covered bike racks, benches)
 - **Service, Loading Areas, Mechanical Equipment:** Located to side or rear of principal building; screened from view of street, adjoining properties
 - **Utilities:** buried; easements required for access to municipal infrastructure
 - **Rooftop:** Screened roof top mechanicals (setbacks, parapets, cornices)
 - **Solar:** rooftop, parking lot/canopy; no ground mounted solar in this PUD type
 - **Stormwater Management:** per ordinance – LID techniques as applicable

- Transition Zone:** Remaining area outside of center, including perimeter bordering existing, adjoining neighborhoods, development or open space, in which the pattern and scale of development, including dimensional and design standards, are modified as necessary to integrate new development within the existing adjoining pattern and scale of development, e.g., to include
 - Street and block extensions
 - Sidewalk, pedestrian, rec path connections
 - Lot area, frontage, setback, and height averaging or step downs
 - Limits on allowed uses
 - Mid-block (rear lot) or block face (street) transitions in dimensions, height, mass
 - Intermediate building types (e.g., moderate density housing types)
 - Contiguous civic/open space areas
 - Buffer zones, including landscaping, screening or functional greenspace between incompatible uses/forms of development.

- Dimensional Standards** (may also vary by building type, subzone)
 - Maximum Average Block Length: [300/400] FT
 - Minimum Residential Density: [8/16] dwelling units/acre
 - Minimum Lot Size: 5,000 SF; W/D Ratio: 1:2 – may vary by building type
 - Building Height: min [2-3] stories, max [3-4] stories – may vary by building type
 - Frontage Width: Min [40-50 FT] Max [100–150 FT] –may vary by building type
 - Setbacks (min/max): Front/Build-to-Zone [5-20 FT] to accommodate frontage areas (forecourts, outdoor seating, displays, street amenities, etc.); Side/Rear [0-10 FT]; may vary by street or building type [*check against fire codes, especially w/re to alleys*]

- Allowed Uses:**
 - Principal and accessory uses allowed within the underlying district, limited to multi-family residential and compatible nonresidential (commercial, civic) uses
 - Prohibited Uses (specify): _____
 - Required vertical [and horizontal] mix of uses [as allowed in underlying district] to include ground floor commercial, retail, personal service, and civic uses that support active street life, and upper floor office and residential uses – may vary by building type

- Allowed Types/Forms (generally more urban, e.g., T3, T4):**
 - Open Space: Resource Lands (regulated), Designated Civic Space
 - Street types: _____
 - Streetscape Elements: Street trees, pedestrian scaled lighting, planters, kiosks, benches, receptacles, water fountains, public art [*reference current standards*]
 - Allowed Building Types (Residential, Mixed Use, Civic):
 - Center: _____
 - Transition Zone: _____
 - Accessory buildings [other than shared parking structures] are prohibited
 - Drive-throughs are prohibited [limited to rear of the building fronting on the street, accessed by side street or service lane]
 - [*Allowed Frontage Types: e.g., Arcade, Forecourt, Storefront*]

- Allowed Civic Spaces: Square, Plaza, Pocket Park, Playground, Greenway [*check against more urban civic space types in open space table*]
- Civic Space Amenities: Seating, benches, tables, water features, kiosks, vending areas, public art, events space [*reference current...*]
- Parking: Structured (wrapped, underground, screened ground floor/pedestal); shared surface parking lots (rear, interior); on-street parking (by street type); limited shared onsite surface parking for residential use
- Solar: Rooftop, parking canopy; ground-mounted prohibited

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