



COMPREHENSIVE PLAN UPDATE

RIVER OAKS COMMERCIAL COORIDOR

Pacheco Koch

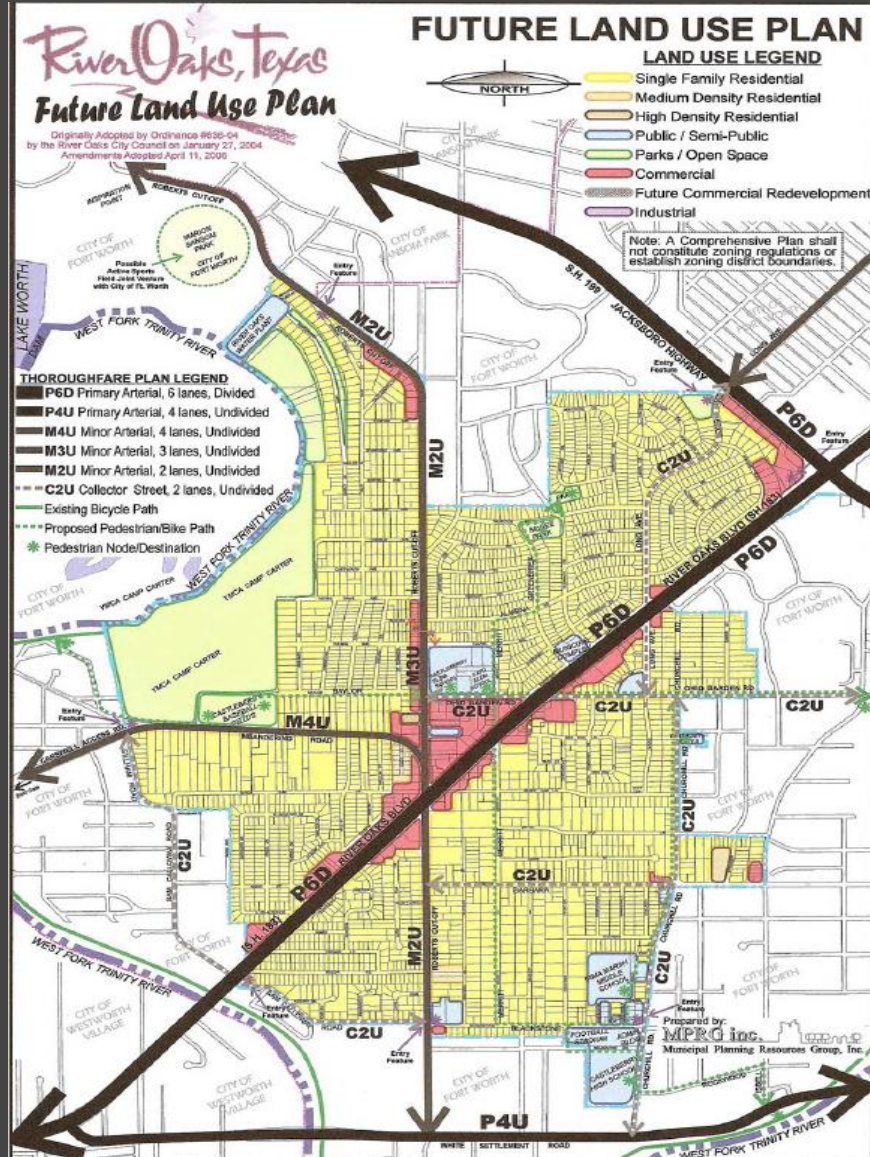
A horizontal bar composed of three segments: a dark blue segment on the left, a dark grey segment in the middle, and a light grey segment on the right.

PETTY
& ASSOCIATES

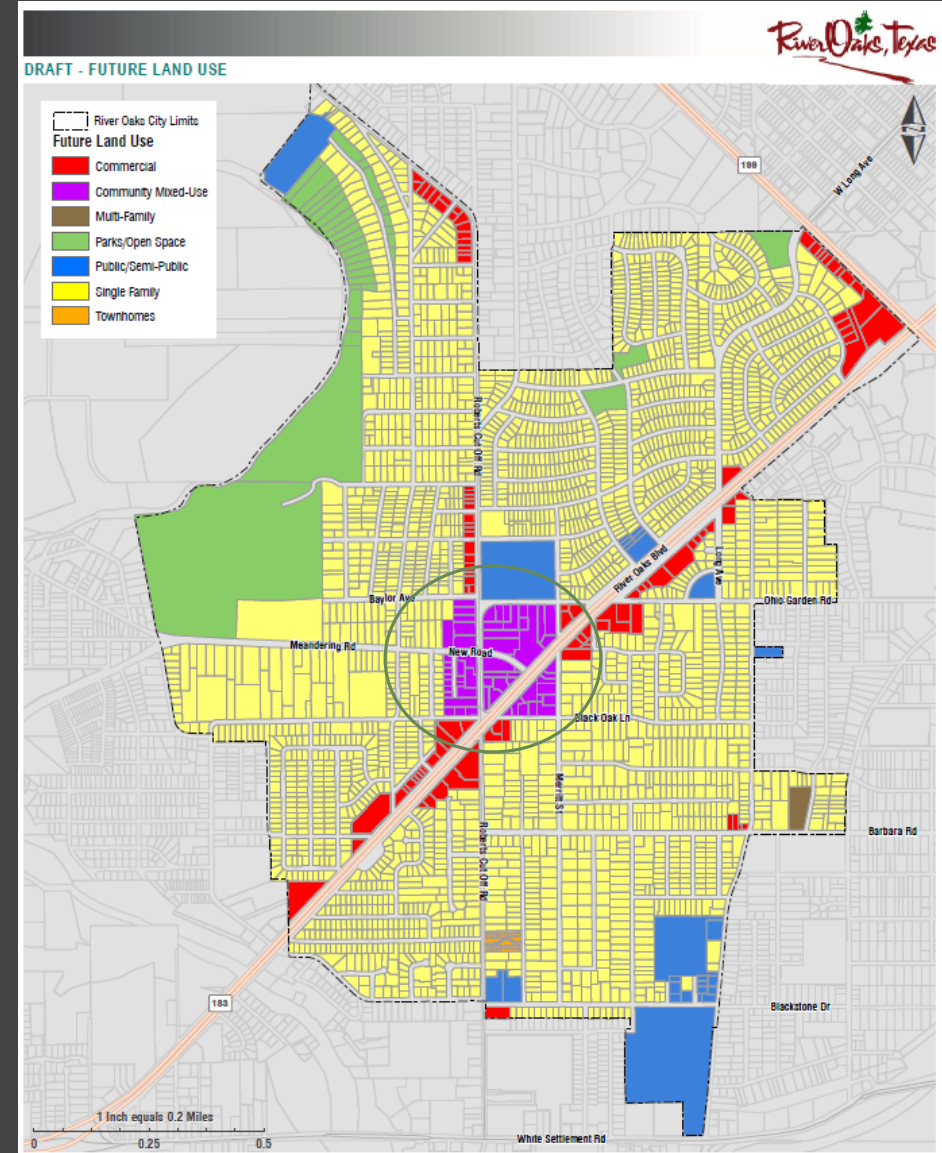
Agenda

- Draft Land Use Map
 - Uses
- Community Mixed-Use District
- Design Standard Requirements
- New Roadway

Original



Revised



Community Mixed-Use District



- New Town Center
- Allow market-driven growth
- Encourage economic development
- Provide additional housing type
- Promote walkability
- Create activity areas with multiple uses
- Enhance redevelopment

CM-U – Uses

- Permitted Uses:
 - Offices
 - Public uses
 - Retail
 - Restaurant, excluding drive through facilities
 - Attached Single Family Townhomes
 - Urban Density Residential
 - Civic Open Space
 - Structured Parking
- Conditional Uses:
 - Alcohol related uses
- Prohibited Uses:
 - Drive through facilities
 - Self storage facilities
 - Adult entertainment
 - Automobile repair
 - Gas Stations

CM-U – Mix of Uses

- Group 1: Office, Entertainment, Institutional and related uses
- Group 2: Retail, Restaurant, and related uses
- Group 3: Residential Uses

	Min. %	Max %
Group 1:	5%	70%
Group 2:	5%	50%
Group 3:	20%	85%

CM-U Master Plan

- All properties shall be developed in accordance with a Master Plan
- Prepared when development is proposed
- Show proposed buildings, uses, lots, streets, and open space
- Demonstrate mix requirements
- Properties developed later must be created in accordance with initial Master Plan



Design Standards Requirements

- Connectivity & Walkability
- Transitions
- Buildings
- Parking

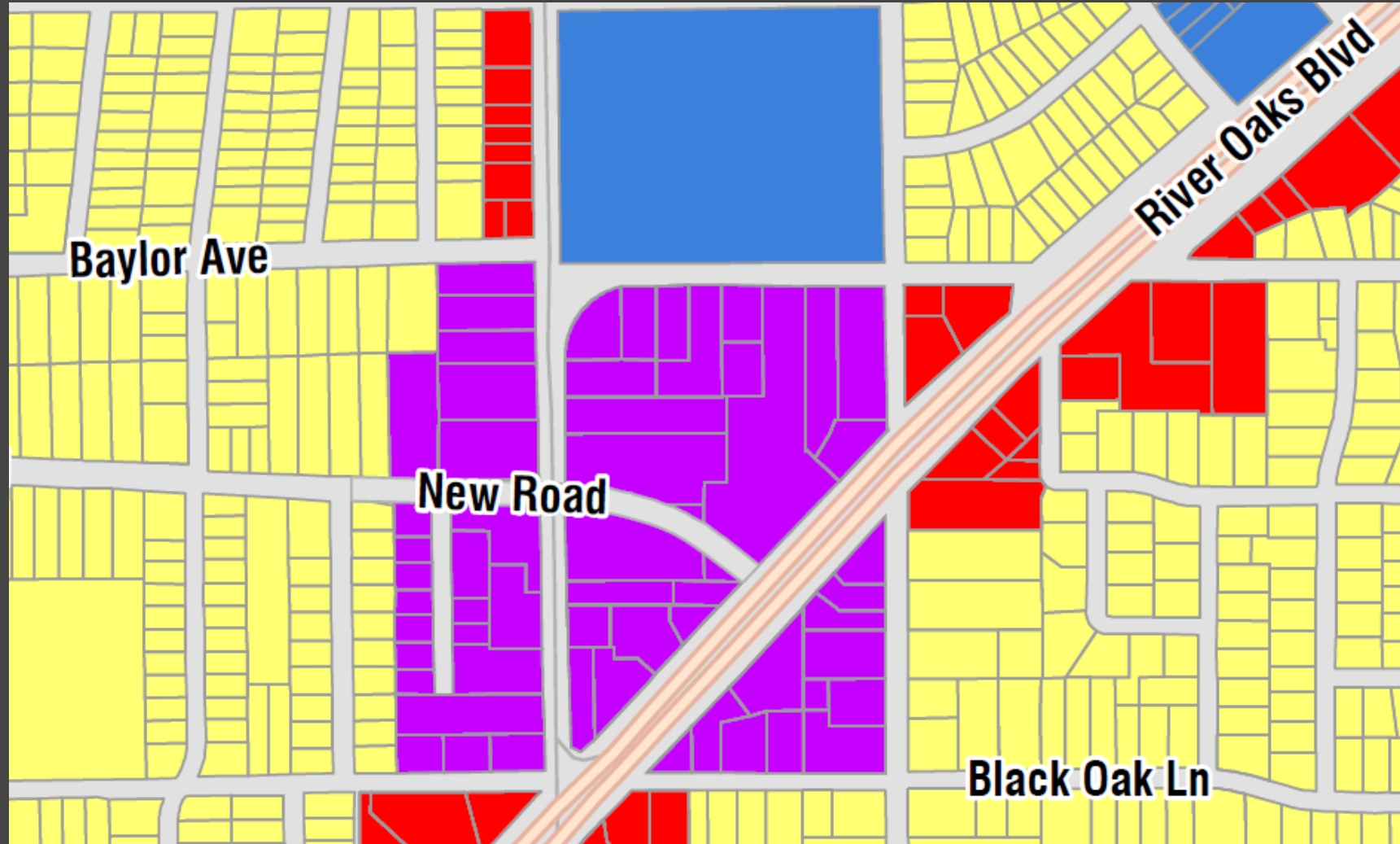


Development Agreement

- 380 Agreements and TIRZ revenues can be used to incentivize development
- Increased City leverage to negotiate strong development standards
- Requirement for Development Agreement will be adhering to Master Plan



New Road Alignment

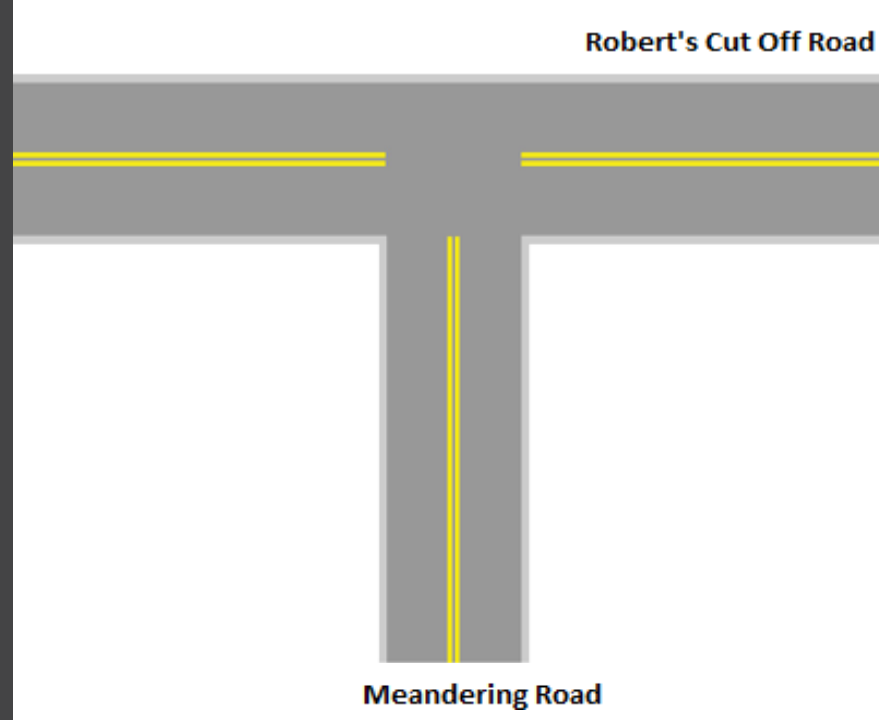


Meandering and Robert's Cut Off

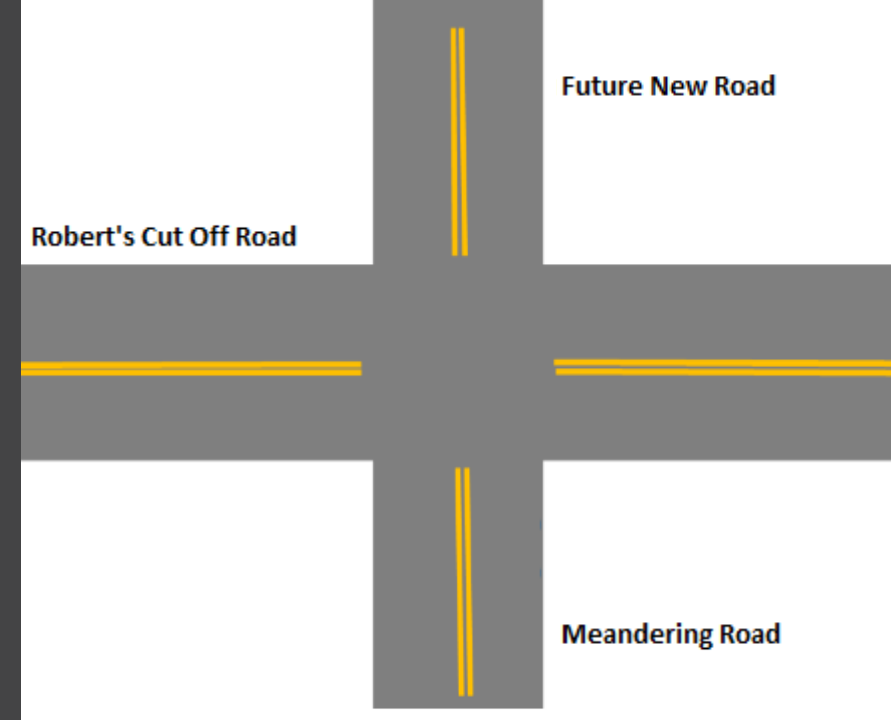
Original Concept



NCTCOG Amended Concept



Proposed Concept



Conclusion

- Community Mixed-Use District provides economic center for City
- Maximize Highway 183 commercial corridor
- Incentivize redevelopment within underperforming areas



Next Steps:

- Public Hearing - Planning and Zoning Committee – November 18, 2019
- Public Hearing – City Council Meeting – December 10, 2019