

**PLANNING AND ZONING COMMISSION  
STAFF REPORT**

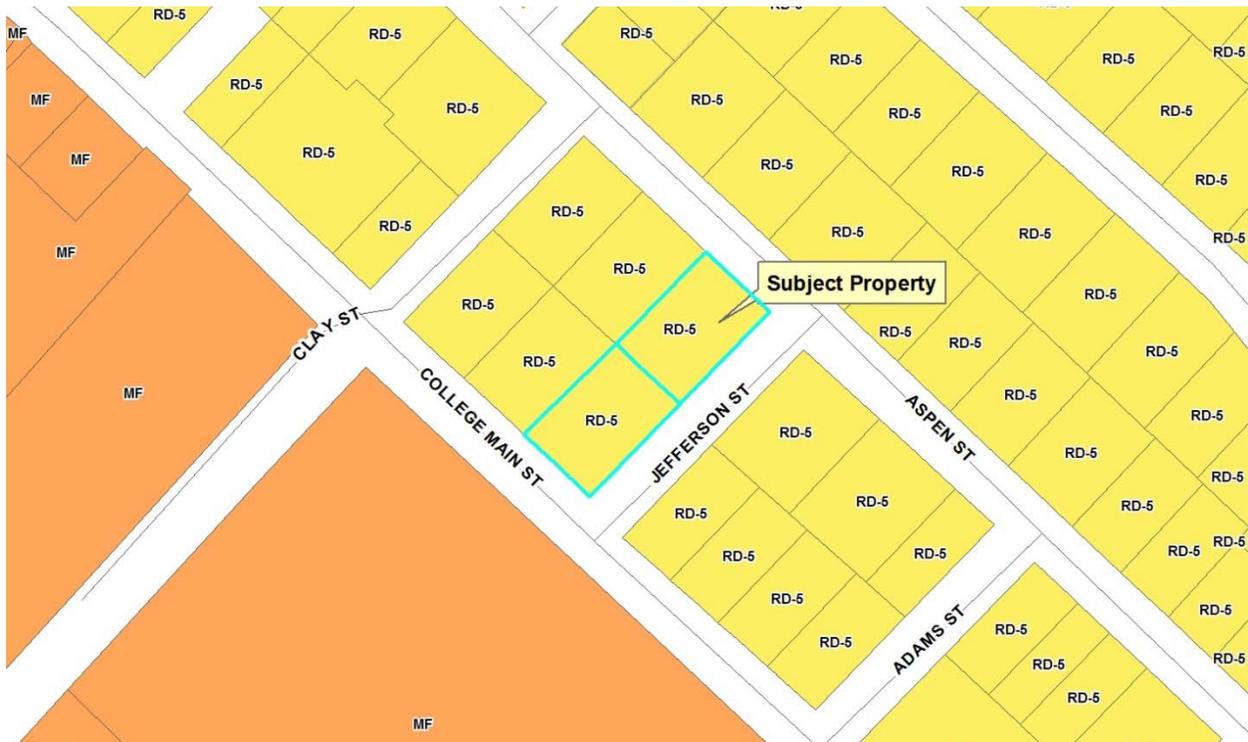


March 21, 2013

**Rezoning case no. RZ 13-01: Ryan Strickland**

- CASE DESCRIPTION:** a request to change the zoning classification from Residential District – 5000 (RD-5) to Planned Development – Housing (PD-H)
- LOCATION:** 0.5021 acres of land located on the northwest side of Jefferson Street between Aspen Street and College Main Street
- LEGAL DESCRIPTION:** Highland Park Phase 1, Block 4, Lots 1 and 6, and parts of Lots 2 and 7
- EXISTING LAND USE:** single-family residential
- APPLICANT(S):** Ryan Strickland
- STAFF CONTACT:** Maggie Dalton, Staff Planner
- SUMMARY RECOMMENDATION:** Staff recommends **approving** the proposed development plan, as requested.

**LOCATION AND CURRENT ZONING:**



**AERIAL PHOTOGRAPH – 2011:**



**BACKGROUND:**

The applicant is requesting a change to the zoning on the subject property from RD-5 District to PD-H District to permit the construction of twelve townhouse units in a configuration that would not be normally possible under RD-5 zoning regulations. A design and development plan have been submitted that address existing site constraints in a manner that the applicant contends will allow the property to be utilized as proposed while remaining true to the guiding values of the zoning ordinance and sound planning principles.

The proposed development plan is a prerequisite for the proposed replat of this property into the twelve individual townhome lots (replat case no. RP12-29). This case is being heard on March 21, 2013 following the rezoning hearing.

**PROPOSED DEVELOPMENT PLAN:**

**General Purpose and Description**

The Jefferson Street Townhome development plan is intended to guide and set the standard for planning of land use and physical development on the subject property and future properties in the nearby vicinity of College Main. The proposed project is intended to compliment the recently completed College Main project while increasing the population density of the area. This PD-H development plan is envisioned as a tool to help improve property values and guide the way for revitalization of the surrounding neighborhood and community. As such, the proposed development will be targeting young professionals, professors, and game day housing for alumni.

## **SECTION 1: Permitted Land Uses**

The following range of land uses shall be permitted by right:

- Townhouses;
- Condominiums;
- Temporary structures for uses incidental to construction work on the premises, said buildings shall be removed upon the completion or abandonment of construction work.

## **SECTION 2: Development Standards**

Physical development in this Planned Development District shall comply with development standards and limitations of the City of Bryan Code of Ordinances that generally apply to townhouse development on properties zoned Residential District – 5000 (RD-5). The following additional standards shall be applicable:

1. The minimum setback on both sides of the property (College Main and Aspen Street) and the front of the property (Jefferson Street) shall be 10’
2. The minimum townhome lot depth shall be 85’ with a 30’ wide joint access easement in the alley from College Main Street to Aspen Street
3. The maximum height of structures shall not exceed 45’
4. The minimum width of townhome lots shall be 19’
5. Landscaping areas along the front, sides, and rear of the property will comprise 21% of the total site area. Landscaping will be designed by a landscape architect and will incorporate the use of native plants and boulders
6. Jefferson Street will be redeveloped per City of Bryan College Main development standards
7. All units to be constructed using no less than 80% masonry on exterior walls and a combination of brick and stone to be used throughout elevations
8. Front yards to be fenced in with 4’ wrought iron fencing with walk gate and brick columns at the corner of each property line
9. All units are to be constructed with attached two car garage
10. Nine additional parallel parking spaces will be provided along the rear drive with an additional nine parallel public parking spaces provided along Jefferson Street.

## **RELATION TO BRYAN’S COMPREHENSIVE PLAN:**

The City of Bryan Comprehensive Plan is the framework for the establishment of zoning and other regulatory tools. The current plan includes policies and recommendations related to the various physical aspects of the community. These aspects are supported by a set of goals and objectives. The Planning and Zoning Commission shall consider the following when making its recommendation regarding this proposed zoning change:

**GOAL #2: FACILITATE ORDERLY, EFFICIENT AND ATTRACTIVE DEVELOPMENT, REDEVELOPMENT AND INFILL.**

**Objective A: Provide for an efficient development process.**

*Action Statement 1:* Reevaluate the current zoning code to identify inconsistencies and impediments to development.

*Action Statement 2:* Develop specific requirements for contextual infill and redevelopment in existing neighborhoods and commercial areas.

**ANALYSIS:**

In making its recommendation regarding a proposed zoning change, the Planning and Zoning Commission shall consider the following factors.

1. Whether the uses permitted by the proposed change will be appropriate in the immediate area concerned; relationship to general area and the City as a whole.

**The subject tracts for this development plan lie on the edge of a residential district and a multiple-family residential district along the recently renovated College Main Street. This older residential neighborhood is in a prime location for redevelopment as it is close to Texas A&M University and there has been a recent increase in interest in redevelopment of the immediate area.**

**As proposed, the development plan alters very little with regard to the uses potentially allowed on the subject property. Briefly, this amendment alters the configuration of building setbacks, decreases the lot depth and width, and increases the maximum allowed height of the building while still maintaining distance from adjacent properties.**

**Staff believes that the proposed townhouse development at this particular location, along a residential corridor and near several multi-family developments, will generally be compatible with existing land uses on surrounding properties and in conformance with the land use recommendations of the Comprehensive Plan. Staff is comfortable with the proposed limited range of permitted land uses and altered building standards at this location.**

2. Whether the proposed change is in accord with any existing or proposed plans for providing public schools, streets, water supply, sanitary sewers, and other utilities to the area and shall note the findings.

**Staff is not aware of any circumstances that would prevent this property from having access to required utilities. With the associated replat for the development (case no. RP12-29), the applicants will be required to install public water and sewer lines along Jefferson Street to service each individual townhome. Being that this is not a multiple-family development, a master meter cannot be used to service this development.**

3. The amount of vacant land currently classified for similar development in the vicinity and elsewhere in the City, and any special circumstances which may make a substantial part of such vacant land unavailable for development.

**Almost all of the vacant land zoned for single-family residential use in Bryan could potentially accommodate townhouse development through the conditional use process. Staff believes that this zone change request, if approved, will not make land classified for similar development in the vicinity or elsewhere in the City unavailable for development.**

4. The recent rate at which land is being developed in the same zoning classification as the request, particularly in the vicinity of the proposed change.

**Due to the fact that the general area has been largely developed for some time but due to the recent increase in interest to redevelop the area, staff finds that residential development is occurring at a steady pace in this general vicinity.**

5. How other areas designated for similar development will be, or are unlikely to be affected if the proposed amendment is approved, and whether such designation for other areas should be modified also.

**If the proposed PD-H District were approved, staff believes there to be no need to modify the zoning designation for other areas designated for similar developments.**

6. Any other factors affecting health, safety, morals, or general welfare.

**Staff is unable to discern any other factors related to this request that will adversely affect health, safety, morals, or general welfare. Staff contends that the proposed townhouse development at this location will allow for a useful and orderly urban development of this property.**

In addition, the Planning and Zoning Commission shall not approve a planned development if it finds that the proposed planned development does not conform to applicable regulations and standards established by Section 130-125 of the Zoning Ordinance:

1. Is not compatible with existing or permitted uses on abutting sites, in terms of use, building height, bulk and scale, setbacks and open spaces, landscaping, drainage, or access and circulation features.

**Staff believes that the proposed townhouse development will have a positive effect on the surrounding area and will be compatible with existing and anticipated uses surrounding this property and in accordance with the land use recommendations of the Comprehensive Plan. Staff believes that the proposed use and development of this property should have minimal (if any) adverse impacts on nearby properties or the City as a whole.**

2. Potentially creates unfavorable effects or impacts on other existing or permitted uses on abutting sites that cannot be mitigated by the provisions of this section.

**Staff is unable to identify any potentially adverse effects or impacts on other existing or permitted uses on abutting sites that have not been mitigated by the provisions of the proposed PD-H District.**

3. Adversely affects the safety and convenience of vehicular and pedestrian circulation in the vicinity, including traffic reasonably expected to be generated by the proposed use and other uses reasonably anticipated in the area considering existing zoning and land uses in the area.

**Staff contends that the proposed development will not adversely affect the safety and convenience of vehicular and pedestrian circulation in the vicinity. While new development at this location will slightly increase the volume of auto and pedestrian activity, it is important to note that the subject property is located near a street designed to accommodate significant amounts of traffic; College Main Street is classified as a major collector street on Bryan's Thoroughfare Plan. This principal street can reasonably be expected to be capable of safely absorbing traffic loads typically associated with single-family residential uses.**

4. Adversely affects traffic control or adjacent properties by inappropriate location, lighting, or types of signs.

**Staff contends that the proposed amendment to the existing development plan will not adversely affect traffic control or adjacent properties by inappropriate location, lighting, or types of signs.**

5. Fails to reasonably protect persons and property from erosion, flood or water damage, fire, noise, glare, and similar hazards or impacts.

**Staff contends that the proposed development will reasonably protect persons and property from erosion, flood or water damage, fire, noise, glare, and similar hazards or impacts, in conformance with applicable city ordinances.**

6. Will be detrimental to the public health, safety, or welfare, or materially injurious to properties or improvements in the vicinity, for reasons specifically articulated by the commission.

**Staff believes that the proposed townhome development at this location will neither adversely affect health, safety, morals, or general welfare nor be materially injurious to properties or improvements in the vicinity.**

#### **RECOMMENDATION:**

Staff recommends **approving** this proposed development plan, as requested.