



CITY OF BRYAN
The Good Life, Texas Style.™

SITE DEVELOPMENT REVIEW COMMITTEE
Fifth Action Notification

DATE: April 30, 2013 PROJECT NAME: Development plan for proposed
PD-H District with 653 lots on
166 acres
OWNER: WBW Land Investments, SUBDIVISION: Edgewater
LP CASE NO.: RZ12-08
APPLICANT: WBW Land PLANNER: Martin Zimmermann
Development, LTD ENGINEER: Paul Kaspar
AGENT: Yalgo, LLC

COMMITTEE ACTION:

Scheduled for P&Z Action
P&Z Meeting date May 16, 2013

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The Site Development Review Committee has reviewed the above referenced case. Comments and/or recommendations from the committee are listed below.

Drawings reflecting these comments may be submitted by Noon Wednesday for review the following Tuesday. Please submit all revisions to Craig Tepera. Please forward all questions to the Planner noted above or Lindsey Guindi at 979.209.5030.

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- FYI – Staff will recommend to the P&Z and City Council that the following note be added to the development plan in consideration of Land and Site Development Ordinance Section 62-169 (Duplex Requirements): “Lots to be developed with duplexes in Phases 6 and 7 of this development shall have a minimum lot width of 70 feet and minimum area of 7,000 square feet.”
- FYI – Staff will recommend to the P&Z and City Council that the development plan note concerning lots fronting Kingsgate Drive and the major collector be amended in consideration of Land and Site Development Ordinance Section 62-296(7) (Access Standards) and to read as follows: “Lots fronting Kingsgate Drive and the major collector shall have adequate maneuvering space so vehicles will not be allowed to back directly into these streets.” NOTE: It appears that 13 lots proposed on the south side of Kingsgate Drive in Phase 9 and 14 lots on the south side of Kingsgate Drive in Phase 5 will be too narrow to allow for sufficient maneuvering space with driveway access to the major collector. While the 14 lots in Phase 5 will have alley access, the 13 lots if Phase 9 are not proposed to have alley access.
- FYI – Staff will recommend to the P&Z and City Council that the extensions of Autumn Lake and Kingsgate Drives north of the major collector be depicted using the same grey “collector street” fill color to help avoid confusion. These street extensions are currently not colored and could be mistaken for lots.
- FYI – Staff has no objections to allow 25% of the lots in this development to have lot widths of only 45 feet. However, staff is not inclined to recommend to the Planning and Zoning Commission/City Council the proposed reduction in side building setbacks to 5 feet (from 7.5 feet). Please also see the Fire Marshal’s comments below.

Engineering Services (Paul Kaspar):

- FYI - Drainage and public infrastructure will need to be studied and designed by an engineer as previously indicated. While the detailed plans can be submitted as each phase progresses, an overall look at the systems need to be provided prior to the first phases being platted. Utility design reports, drainage reports and traffic study are required for this overall master planning effort.
- FYI - The limits of the 100 year floodplain must be defined by a Licensed Professional Engineer. The format of the study should be ready to submit to FEMA for a Letter of Map Revision. The floodplain limits shown on the current maps appears to show the creeks traversing this property as “above the limits of study”. Therefore it is the development’s responsibility to map the floodplain and submit to FEMA. If the limits of the floodplain are determined to be minor, then the report can be used by the City as better data to regulate from, rather than submitting as a LOMR.
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Parks & Recreation (Darrell Lovelette):

- FYI – The parkland development fee will need to be paid for this subdivision. The fee is \$358 per dwelling unit. Parkland development fees are generally submitted with the final plat for each phase.

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