

**PLANNING AND ZONING COMMISSION
STAFF REPORT**



June 19, 2014

PP14-09: proposed Preliminary Plan of The Traditions Subdivision – Phase 26

SIZE AND LOCATION: 20.45 acres of land out of the John H. Jones Survey, extending generally south and southwest from the south side of the 3400 block of North Traditions Drive, between Westwood Main and Emory Oak Drive

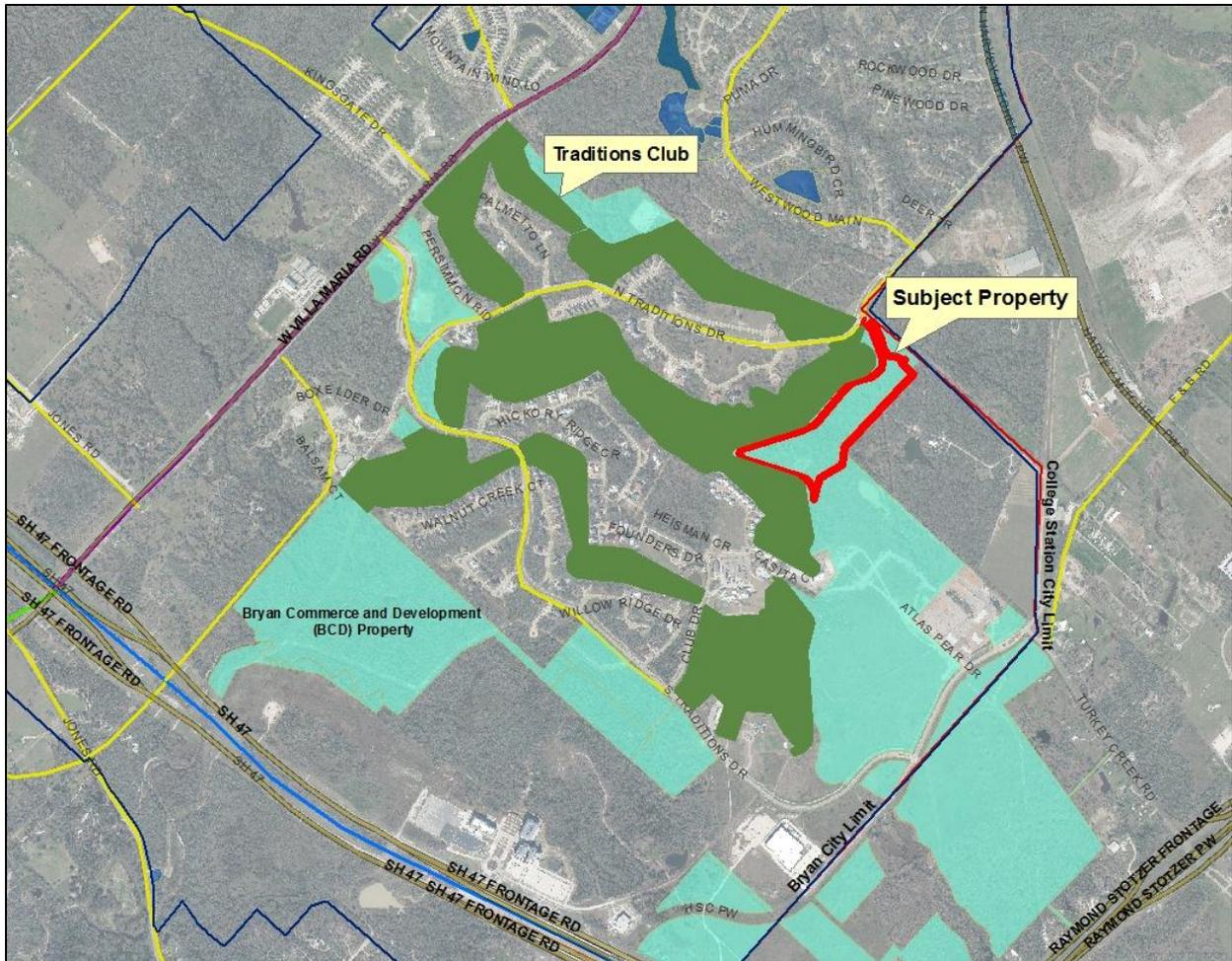
EXISTING LAND USE: vacant acreage

ZONING: Planned Development – Mixed Use (PD-M)

APPLICANT(S): Bryan Traditions, LP - Eddie Hare

AGENT(S): Schultz Engineering, LLC

STAFF CONTACT: Randy Haynes, Senior Planner



BACKGROUND:

In the context of Bryan's Subdivision Ordinance, the purpose of a preliminary plan is to establish lot design for a subdivision, and to establish utility layout and street and intersection design. This ensures that the final plat design is consistent with the overall plan for the area. Bryan's Subdivision Ordinance does not generally require the Planning and Zoning Commission's consideration of preliminary plans. Approval authority for preliminary plans lies with the Site Development Review Committee (SDRC). In this particular case, however, the applicants, Bryan Traditions, LP wish to subdivide a phase in the Traditions development, proposed Phase 26, into a gated subdivision. Section 110-59(k)(2) of the Subdivision Ordinance requires City Council's approval of gated subdivisions. The Planning and Zoning Commission customarily makes recommendations regarding proposed gated subdivisions, or subdivision phases, to the City Council.

The proposed subdivision creates 30 new lots intended for single-family residential development on these 20.45 acres. A total of 4.13 acres are proposed for dedication as common area, which is to be maintained by a Homeowner's Association (HOA). The lots in this proposed subdivision phase are planned to be between 15,600 square feet and 30,000 square feet in area (0.36 to 0.69 acres), and are proposed to front a 50-foot wide private street, Mahogany Drive. The subject tract lies adjacent to property owned by The Traditions Club. Of the 30 proposed lots, 18 will have direct access to the golf course.

FINDINGS:

In making its recommendation regarding a proposed gated subdivision, the Planning and Zoning Commission shall consider the following factors, as per Subdivision Ordinance Section 110-59(k)(2):

1. No gated subdivision shall be approved unless the City Council further finds that the gated subdivision conforms to the comprehensive plan, major thoroughfare plan, utility master plans, engineering specifications, city ordinances, and does not adversely affect health, safety and general welfare.

The proposed gated single-family residential subdivision conforms to the land use recommendations of the Comprehensive Plan which suggests that single-family residential land uses should be located in areas that are (1.) protected from but accessible to major roadway network, commercial establishments, work places and entertainment areas; (2.) accessible to collector and arterial streets, but directly accesses local streets; and (3.) not adjacent to major arterials or freeways without adequate buffering and access management. This portion of The Traditions development is not impacted by the Comprehensive Plans' Thoroughfare Plan which does not call for any major street extensions through this acreage. Detailed infrastructure plans in compliance with city standards must be approved by the City before construction of this new subdivision phase may begin. Staff contends that this proposed gated subdivision complies with all applicable city ordinances and policies and will not adversely affect health, safety and general welfare.

2. The gated subdivision shall not block area-wide through routes or block access for roadways to serve future development.

As mentioned above, this portion of The Traditions development is not impacted by the Thoroughfare Plan. The proposed gated subdivision connects to North Traditions Drive, which is classified as major collector street on the Thoroughfare Plan.

3. Access shall be provided at all times for police, fire, City inspection, mail delivery, garbage pickup, utility, school buses, para transit, demand and response vehicles, and other health and safety related vehicles. Access must not require drivers to exit their vehicle.

As noted on the preliminary plan, a turnaround will be provided outside of the gate at N. Traditions Drive and Mahogany Drive. The proposed design has been reviewed and approved by emergency service providers. A lock box, as requested by the Fire Department, will be installed. Access for police, fire, city inspection, mail delivery, garbage pickup, utility, school buses, para transit, demand and response vehicles, and other health and safety related vehicles will be provided at all times to this new subdivision, in accordance with Subdivision Ordinance requirements.

4. The gated subdivision will not disrupt or cross an existing or proposed City of Bryan public pedestrian pathway, hike and bike trail or park as shown on the City's most recent Parks and Trails Master Plan. Public parkland dedicated as a requirement of the gated subdivision shall not be enclosed within the gated area.

This proposed gated subdivision does not disrupt public pedestrian pathways, trails, or parks. In addition, no public parkland is located within the proposed gated area.

5. The gate design and implementation shall be such that it does not pose a threat to public health, safety and welfare.

The preliminary plan has been reviewed and approved by the SDRC, including the Fire Marshall and the Engineering Department, who have determined that safe access will be provided.

6. Water and sewer lines located within a public utility easement shall be maintained by the City of Bryan.

As indicated on the preliminary plan, public utility easements will be dedicated for public water and sewer lines, and access to these lines will be provided.

RECOMMENDATION:

Staff recommends **approval** of the proposed preliminary plan for this proposed gated subdivision.