

**PLANNING AND ZONING COMMISSION
STAFF REPORT**

October 20, 2016



Rezoning Case no. RZ15-03: Adam Development Properties, LP

CASE DESCRIPTION: a request to change the zoning classification from a combination of Agricultural – Open District (A-O) and Planned Development District (PD) to Planned Development – Mixed Use District (PD-M)

LOCATION: 409.75 acres of vacant land out of John Austin League, A-2, adjoining the north side of Boonville Road between Copperfield Drive and University Drive East

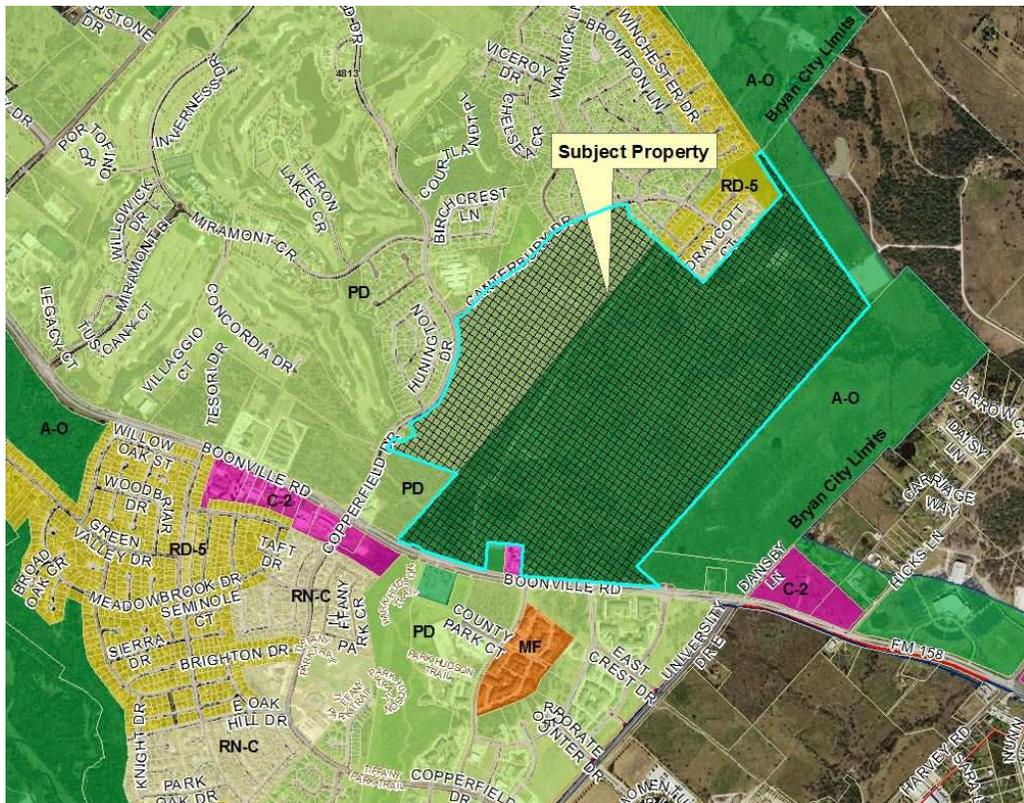
EXISTING LAND USE: vacant acreage, inactive oil well site

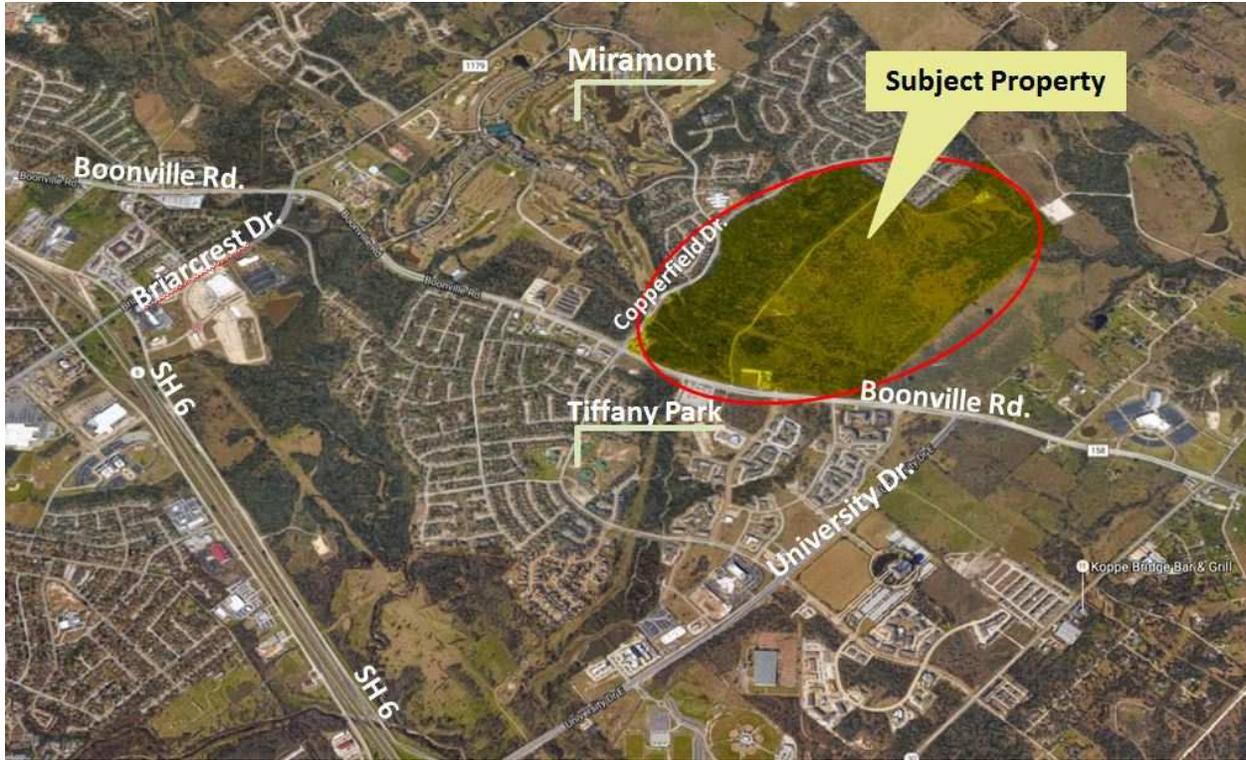
**PROPERTY OWNER/
APPLICANT:** Adam Development Properties, LP

AGENTS: Jeff Robertson of McClure & Browne Engineering/Surveying, Inc.
Lisa Johns of Genesis Collaborative

STAFF CONTACT: Martin Zimmermann, AICP, Planning Manager

SUMMARY RECOMMENDATION: Staff recommends **approving** this request.





SURROUNDING ZONING AND LAND USES:

north	PD and RD-5	single-family homes
west	A-O	single-family home, vacant acreage
east	PD	single-family homes, golf course community
south	PD and MF	multiple-family residences, offices

BACKGROUND:

The subject property is 409 acres in size and adjoins the north side of Boonville Road (FM 158) and University Drive East. To the north and east, the property is adjoined by the Copperfield and Miramont subdivisions, respectively. The subject property is currently vacant. An abandoned oil well is located near the subject property’s northeastern boundary, near the current terminus of Canterbury Drive.

Most of these 409 acres is currently zoned Agricultural – Open District (A-O). Approximately 94 acres of the subject property located generally southeast and south of Copperfield and Canterbury Drive is currently zoned PD District. These 94 acres are a remnant of the 550-acre Copperfield tract that was annexed to the City of Bryan in November 1981. These 94 acres were originally designated as Section 5 of the Copperfield master-planned mixed-use community Planned Development District. Section 5 was to be developed with 360 single family units but has remained undeveloped. The remainder of the Copperfield Subdivision was developed with City of Bryan financial participation as per a development contract executed in April 1982. When the City of Bryan adopted zoning in 1989, most of the Copperfield Subdivision was assigned the designation PD-2 District on the official zoning map.

Adam Development Properties, LP own the 409-acre subject property and proposes a mix of residential, recreational, and commercial uses blended together through a system of streetscapes, trails and pedestrian amenities in a new community referred to as Oakmont. The property is proposed to include approximately 750 single-family homes, 250 apartment units, and 100,000 square feet of retail/general office space. In order to accomplish the stated vision, the developer proposes the creation of a Planned Development Mixed-Use District (PD-M) as a method to allow for the combination of land uses, the flexibility to adjust to changing market trends and demands over time, and the ability to implement a cohesive system of signage, parks, trails, and other amenities all designed within the overall community character. As such, the primary components of the proposed PD-M District address land use, signage, trails, and parks.

On November 30, 2015 the Bryan City Council executed a Chapter 380 Agreement with Adam Development Properties. Chapter 380 of the Texas Local Government Code authorizes Texas municipalities to provide assistance for economic development. Texas cities may provide monies, loans, city personnel, and city services for promotion and encouragement of economic development. In this particular case, the Chapter 380 payment period will begin after the development has produced an increase in property values within the development of at least \$5,000,000. The developer will receive annual rebates of 100% of the ad valorem taxes paid on the increase of the baseline value of the property, until the developer has been reimbursed \$10,000,000 or until 12 years has passed since the first cash incentive was disbursed. The Chapter 380 payments are being utilized to reimburse the developer for the high cost of on-site infrastructure and assist with the amenities that will make Oakmont a unique subdivision. It is estimated that the City of Bryan will receive nearly \$2,000,000 annually in property tax revenue from this development at full build-out. The infrastructure needed for this community is expected to encourage additional developments adjacent to and near this new master planned development.

Separate and apart from the Chapter 380 payments for ad valorem tax rebates, the City of Bryan agreed to reimburse the developer a total not-to-exceed amount of \$2,600,000 for the actual costs incurred for the eastward extension of University Drive as a major arterial thoroughfare from its existing terminus Boonville Road (FM 158). On July 21, 2016 the Bryan City Council executed a Memorandum of Understanding (MOU) with the Adam Development Properties, LP, as well as other adjacent land owners. The MOU outlines the rights and responsibilities of all parties involved in connection with the extension of University Drive and other obligations necessary to accomplish the project.

The developer has communicated with the Copperfield HOA board of directors and presented development plans at the Copperfield HOA annual meeting.

PROPOSED PD-M ZONING DEVELOPMENT PLAN:

Land Use:

The Oakmont PD provides for three different planning areas designed to respect and respond to existing conditions at the property boundaries.

Planning Area I (Detached Single-Family Residential) - Planning Area I, located across from the existing Copperfield community, is intended to provide for development of detached dwelling units on lots of not less than 5,000 square feet. Other uses, such as religious, educational facilities, and open space are also proposed to be permitted to maintain a balanced, orderly, convenient, and attractive residential area. Certain uses such as Twin-homes¹, Townhouses, Patio Homes, and Gated Neighborhoods are proposed to be allowed with prior approval of a Conditional Use Permit from the Planning and Zoning Commission.

¹ Twin-homes are dwellings comprising two single-family units on individual, fee-ownership lots, joined vertically by a party wall at the common property line, with each unit having its own front and rear entrances,

Planning Area II (Blended Single-Family Residential) - Planning Area II, located in the middle of the community, is another single-family residential district that is proposed to provide development opportunities for a variety of housing types, including detached and attached single-family housing. Neighborhood Retail and Professional Office uses are proposed to be allowed with prior approval of a Conditional Use Permit from the Planning and Zoning Commission.

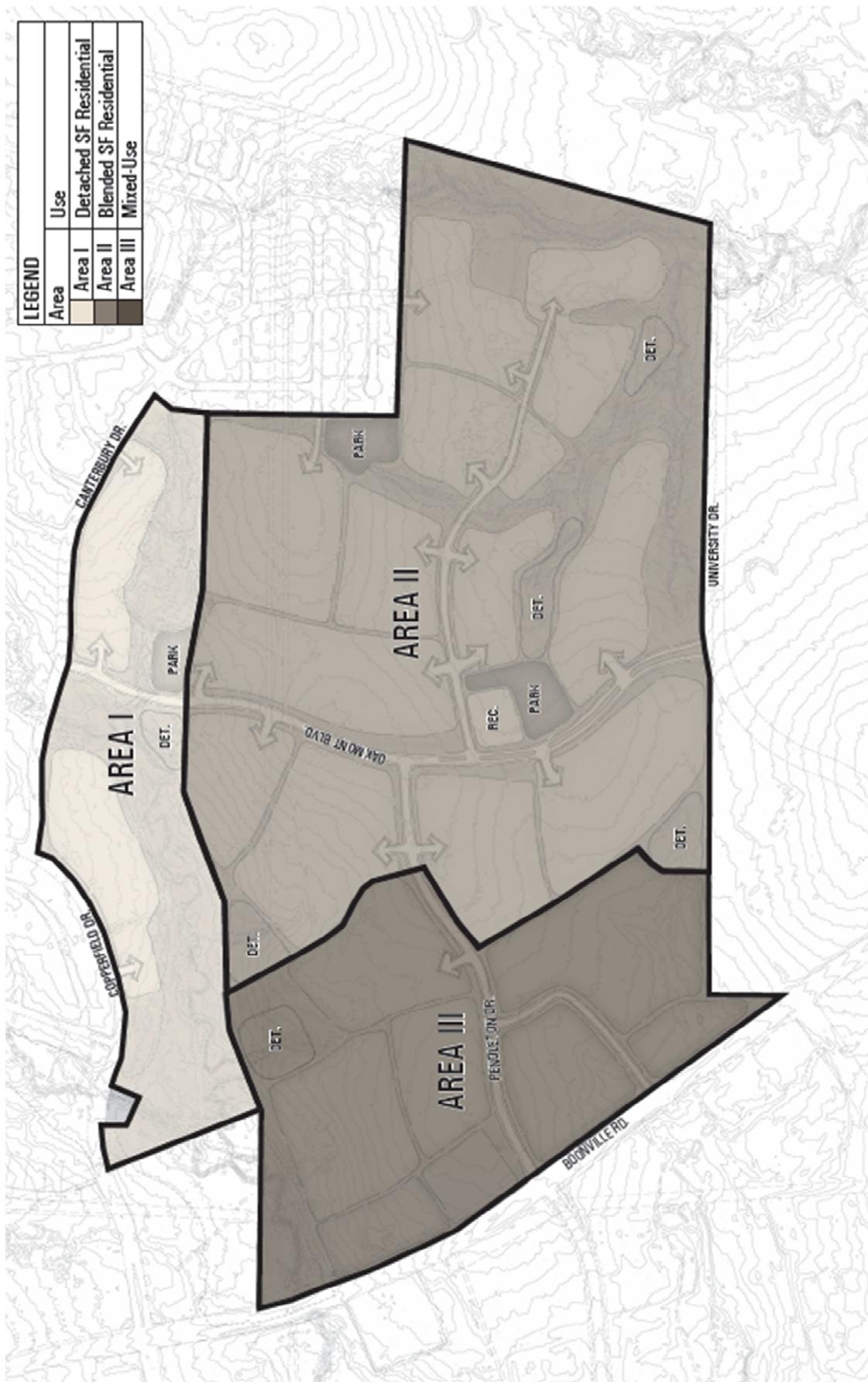
Planning Area III (Mixed-Use) - Planning Area III, located along Boonville Road, is intended to provide for greater flexibility of uses in order to respond to changing market conditions over time including; office, retail, multi-family residential and other residential housing types. This area is intended to provide for development of various associations of uses developed as integral land use units such as offices, commercial or service centers, shopping centers, residential developments of multifamily or mixed housing including attached single-family dwellings or any appropriate combination of uses which may be planned, developed or operated as integral land use units either by a single owner or a combination of owners.

Development Standards

The developer proposes private residential and commercial development guidelines, which will be made part of the declaration of covenants, conditions, and restrictions for the entire subject property. For the purposes of the proposed PD-M District, the following development standards are proposed.

1. Detached Single-Family Residential – The physical development of Detached Single-Family Residential shall generally comply with the development standards and limitations of the City of Bryan Code of Ordinances that apply to properties zoned Residential District – 5000 (RD-5).
2. Multi-Family Residential – The physical development of Multi-Family Residential shall generally comply with the development standards and limitations of the City of Bryan Code of Ordinances that apply to properties zoned Multiple-Family District (MF).
3. Non-residential – The physical development of non-residential uses shall generally comply with the development standards and limitations of the City of Bryan Code of Ordinances that apply to properties zoned Retail District (C-2).

front and rear yards, and a side yard on one side of the lots. In 2015, the City Council amended the Planned Development District ordinance for the Miramont Subdivision to specifically allow this dwelling type on a portion of that subdivision.



LEGEND	
Area	Use
Area I	Detached SF Residential
Area II	Blended SF Residential
Area III	Mixed-Use



OAKMONT/ LAND USE PLAN

Byron, Texas Adam Development 27 September 2018

T.B.G. ENGINEERS, ARCHITECTS & PLANNERS, INC. 11111 W. UNIVERSITY BLVD., SUITE 100, DALLAS, TEXAS 75241
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Oakmont Land Use Matrix	Planning Areas						
	Area I		Area II		Area III		
	Detached SF Residential	Blended SF Residential	Mixed-Use	Permitted Use	Conditional Use	Permitted Use	Conditional Use
Single Family Residential							
Detached Single-family Residential	✓	-	✓	-	-	✓	
Dupleü	-	-	-	✓	-	✓	
Gated Neighborhood	-	✓	✓	-	-	✓	
Model Homes	✓	-	✓	-	✓	-	
Patio Home	-	✓	✓	-	✓*	-	
Townhouse	-	✓	✓	-	✓*	-	
Twin-home	-	✓	✓	-	✓*	-	
Group home/Community Home	✓	-	✓	-	✓	-	
Multi-family Residential							
Assisted Living Facility	-	✓	-	✓	✓	-	
Multi-family Residential	-	-	-	-	✓	-	
Nursing Home (retirement home)	-	-	-	-	✓	-	
Retail							
General Retail	-	-	-	-	✓	-	
Neighborhood Retail	-	✓	-	✓	✓	-	
Real Estate Sales Center	✓	-	✓	-	✓	-	
Office							
Construction Field Office	✓	-	✓	-	✓	-	
Home Occupation	✓	-	✓	-	✓*	-	
General Office	-	-	-	-	✓	-	
Personal Care Homes	✓	-	✓	-	✓*	-	
Private Utilities (no general outdoor storage yards)	✓	-	✓	-	✓	-	
Professional Office	-	✓	-	✓	✓	-	
Civic & Institutional							
Community Center	✓	-	✓	-	✓	-	
Essential Municipal Uses	✓	-	✓	-	✓	-	
Government owned structures, facilities, and uses	✓	-	✓	-	✓	-	
Neighborhood Amenity Center	✓	-	✓	-	✓	-	
Place of Worship	✓	-	✓	-	✓	-	
Schools	✓	-	✓	-	✓	-	
Other							
Accessory Dwelling Unit	-	✓	-	✓		✓	
Accessory Structures	✓	-	✓	-	✓	-	
Accessory Structures if greater than the standards set forth in Sec. 130-34(a)	-	✓	-	✓		✓	
Bed and breakfast	-	✓	-	✓	✓	-	
Boarding (lodging) house	-	✓	-	✓	✓	-	
Child Care - Class B	-	✓	-	✓	✓	-	
Country Club or Golf Course	-	✓	-	✓	✓	-	
Funeral Home/mortuary	-	✓	-	✓	✓	-	
Police Station	-	✓	-	✓	✓	-	
Temporary Structures for uses incidental to construction work on the premises, which said buildings shall be removed upon the completion of construction work	✓	-	✓	-	✓	-	
Prohibited Uses							
Adult Entertainment	-	-	-	-	-	-	
Credit Access Business	-	-	-	-	-	-	
Pawn Shop	-	-	-	-	-	-	
Tattoo Studio	-	-	-	-	-	-	

* These uses are permitted with approval of a Conditional Use Permit when located within 200' of Boonville Road

Signage System

As a part of the overall master plan for Oakmont, the community is proposed to be branded with a cohesive signage system. The Developer proposes to install permanent signs in some or all of the locations in general conformance with the attached Oakmont Signage System Exhibit. The permanent signs may or may not be identical in design, but will draw from a complimentary palette of materials, graphics, and style within the overall community character. All permanent signs and hardscape elements will be located entirely on private property. In addition to permanent signage, wayfinding and marketing signs are proposed to be used. Street name and other traffic signs will also be designed to follow the community character.

1. Primary Community Entry Monument –The primary community monument will be located at the intersection of Oakmont Boulevard and University Dr. This monument will be of significant scale in order to act as a landmark for the primary community entry. The concept for the monument includes a wall and tower element. These hardscape items will be designed within the constraints outlined below.
 - a. Wall Height – The wall height will not exceed twelve feet (12’).
 - b. Tower Height – The tower height will not exceed thirty feet (30’).
 - c. Setback – Hardscape elements will be set back from University Drive a minimum of twenty-five feet (25’) and from Oakmont Boulevard a minimum of ten feet (10’).
 - d. Font Size – Font size will not exceed two feet (2’), and the overall graphic portion of the monument will not exceed 60 square feet.
 - e. Lighting – Signage may be illuminated using an indirect lighting source.
2. Secondary Community Entry Monuments – Secondary community monuments may be used at community entrances on Boonville Road as shown on the exhibit. They will be smaller in scale, and will be designed within the constraints outlined below.
 - a. Height – The height of hardscape elements will not exceed eight feet (8’), unless the hardscape element is a vertical feature, such as a column, sculpture, or fountain, in which case, the total square footage of it will not exceed 60 square feet.
 - b. Setback – Hardscape elements will be set back from Boonville Road a minimum of fifteen feet (15’) and from interior roadways a minimum of ten feet (10’).
 - c. Font Size – Font size will not exceed one foot (1’), and the overall graphic portion of the monument will not exceed 60 square feet.
 - d. Lighting – Signage may be illuminated using an indirect lighting source.
3. Residential Neighborhood Identifiers – Hardscape and/or landscape elements may be used to identify smaller residential neighborhoods within the overall community. These elements may consist of blade walls, columns, retaining walls, sculptures, planters, fountains, or other hardscape and/or landscape elements. They may or may not include words or graphics. Materials, graphics, and style will be complimentary to the overall community character. The permanent Residential Neighborhood Identifier may be supplemented with temporary marketing and/or wayfinding signs (defined below). They will be designed within the constraints outlined below.
 - a. Height – The height of hardscape elements will not exceed six feet (6’), unless it is a vertical feature such as a column, sculpture, or fountain, in which case, it will not exceed 60 square feet.
 - b. Setback – Hardscape elements will be set back from interior roads a minimum of ten feet (10’).
 - c. Font Size – Font size will not exceed one foot (1’), and the overall graphic portion of the sign will not exceed 60 square feet.
 - d. Lighting – Signage may be illuminated using an indirect lighting source.

4. Mixed-Use District (Planning Area III) Signage – Signs installed adjacent to Multi-family and/or non-residential uses by the Developer or a third party developer will comply with both the Oakmont Commercial Guidelines and the City of Bryan sign regulations described in Chapter 98 of the City’s Code of Ordinances. Prior to submitting an application to the City of Bryan for a sign permit in the Mixed-Use District, the Developer or third party developer must obtain approval from the Architectural Control Committee (ACC) of the Commercial Association. Sign standards shall be as follows:
 - a. Single-Family Residential – same as Residential District – 5000 (RD-5).
 - b. Multi-Family Residential – same as Multiple-Family District (MF).
 - c. Non-residential – same as Retail District (C-2).

5. Trail and Park Signage –A sign standard incorporating the colors, materials, and style that fits within the overall community character will be designed and used throughout the trails and park system. The sign standard will be reviewed and approved by City staff. In addition to the standard sign, “park identifiers” may also be incorporated into landscape or architectural elements of the park such as archways, seating or retaining walls, custom gates, sculptures, arbors, etc. The intent is to allow for creativity of design in order to form a unique personality for each park that fits within the overall community character. The standard signs and park identifiers will be designed within the constraints outlined below.
 - a. Height – The height of hardscape elements will not exceed eight feet (8’).
 - b. Setback – Hardscape elements will be set back from interior roads a minimum of ten feet (10’).
Signs will be located entirely on private property.
 - c. Font Size – Font size will not exceed one foot (1’).
 - d. Lighting – Signs may be illuminated using an indirect lighting source.

6. Wayfinding and Marketing Signage – An active marketing program is planned for Oakmont throughout the new home sales life of the community. A marketing and wayfinding signage system will be an essential component of the marketing program. A marketing sign standard that incorporates the colors, materials, and style complimentary to the overall community character will be developed. Marketing and wayfinding signs will not exceed fifty square feet (50 sf). All sides of the marketing sign will be painted or stained to provide for a finished look. Prior to the installation of permanent primary and secondary community entrances, temporary marketing signs, not to exceed 100 square feet (100 sf), may be installed at proposed community entrances on Boonville Road and University Drive. Marketing signs will be used on Oakmont Boulevard, Boonville Road, Pendleton Drive, Cross Park Drive, and throughout residential streets to guide prospective homebuyers to available inventory, Model Homes, Real Estate Sales Center, and/or the Neighborhood Amenity Center.

7. Street Signage – A community sign standard will be developed for all street name signs and other traffic signs in the community. Street signage shall conform to the Texas Manual on Uniform Traffic Control Devices (TMUTCD) and shall be reviewed and approved by City staff.

8. Other Signs – All other signs shall comply with the Oakmont Residential Guidelines, the Oakmont Commercial Guidelines (as applicable), and the City of Bryan Sign Ordinance. The more stringent criteria will take precedent.

9. Street Lights – A decorative community street light standard will be used throughout Oakmont. The specifications for the street light standard will be coordinated with and approved by Bryan Texas Utilities.



Oakmont Signage System Exhibit – 9/27/16

Thoroughfare Plan

The development plan proposes a network of local streets, which, once fully built-out, will connect all phases of this subdivision with local streets with a 50-foot right-of-way and at least 27 feet of pavement. In addition to the extension of University Drive, a major arterial street, along the southeast boundary of the subject property, the development proposes the following major street improvements, in accordance with the City's Thoroughfare Plan:

1. an eastward extension of University Drive;
2. a northward extension of Pendleton Drive;
3. a west-to-east connection between Copperfield/Canterbury Drives to the University Drive extension ("Oakmont Boulevard");
4. an extension of Canterbury Drive through the north side of the development; and
5. an additional major driveway on Boonville Road (FM 158) across from Cross Park Drive.

Traffic calming techniques are proposed to be included in the geometric design of the streets within the proposed PD-M District with specific attention given to Oakmont Boulevard.

Traffic Impact Analysis

The developer retained Kimley-Horn and Associates, Inc. of Fort Worth, Texas to perform a traffic impact analysis (TIA) for the proposed Oakmont Development. The analysis represents a review of the traffic impacts of the project, based on land use and site plan information, and identified the key traffic issues at key intersections near the 409-acre subject property.

The study concluded that by the anticipated build-out year of the new subdivision (approx. 2026), the following major improvements should be made:

1. install a traffic signal at Boonville Road/Pendleton Drive intersection
2. construct westbound right-turn lane at Boonville Road/ Cross Park Drive intersection
3. construct westbound right-turn lane at Boonville Road/Pendleton Drive intersection

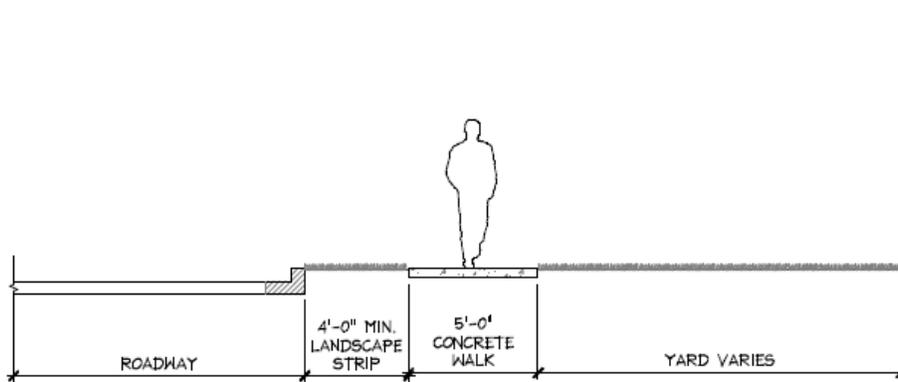
Neither of these off-site improvements to mitigate traffic-related concerns will be the responsibility of the developer under current City ordinances or policies. Instead, any such traffic system improvements will likely have to be funded as part of future Capital Improvement Plan projects, in cooperation with the Texas Department of Transportation (TxDOT) as Boonville Road (FM. 158).

Park and Trail System

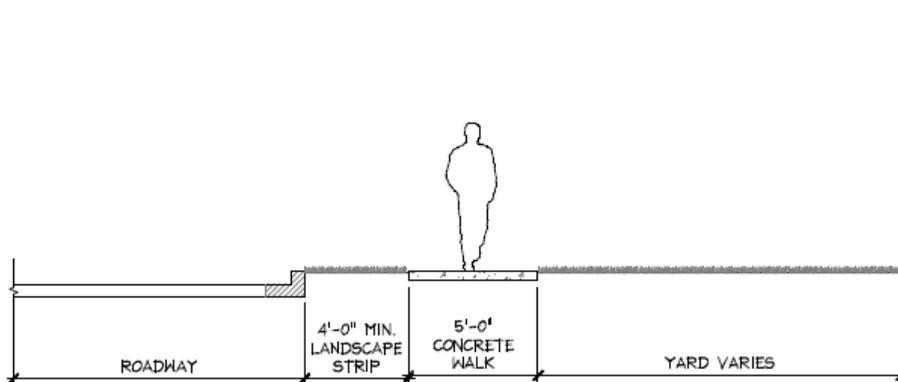
The Oakmont Trail and Park System is proposed to be in lieu of ordinary parkland dedication and development standards of the City's Subdivision Ordinance. The Trail and Park System will be accessible to the general public. Operation, repair and maintenance of the Oakmont Trail and Park System will be the responsibility of, and controlled by, the Residential Association or the Commercial Association. The City of Bryan will not be responsible for operating, repairing, or maintaining the Oakmont Trail and Park System. The City's Parks and Recreation Advisory Board is scheduled to consider the trail and park system proposal during its regular meeting on October 18, 2016.

The trail system for Oakmont will consist of a hierarchy of connected trails including interior residential neighborhood trails, commercial district trails, greenbelt trails, and community trails on Pendleton Drive and Oakmont Boulevard. The greenbelt trails will include approximately 13,000 linear feet. All other trails will follow the roadway system as described below.

Interior Residential Neighborhood Trails in Planning Areas I and II – A five foot (5') concrete sidewalk will be installed on one side of the street at the time the adjacent street is paved. The sidewalk will be located a minimum of four feet (4') from the curb.



Mixed-Use District Trails in Planning Area III – A five foot (5') concrete sidewalk will be installed on one side of the street at the time the adjacent street is paved. The sidewalk will be located a minimum of four feet (4') from the curb.





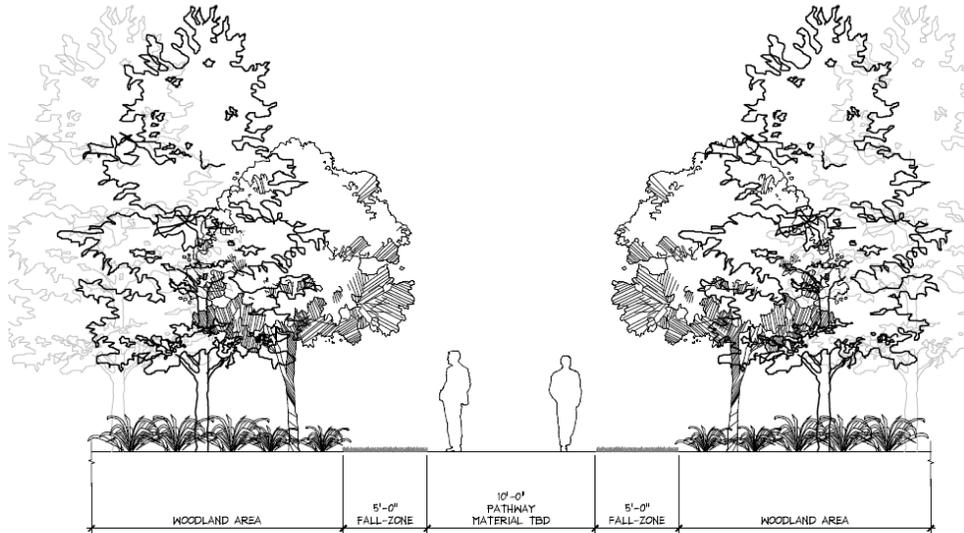
OAKMONT/ PROPOSED PARKS AND TRAIL SYSTEM

📍 Bryan, Tx 🏢 Adam Development 📅 27 September 2016

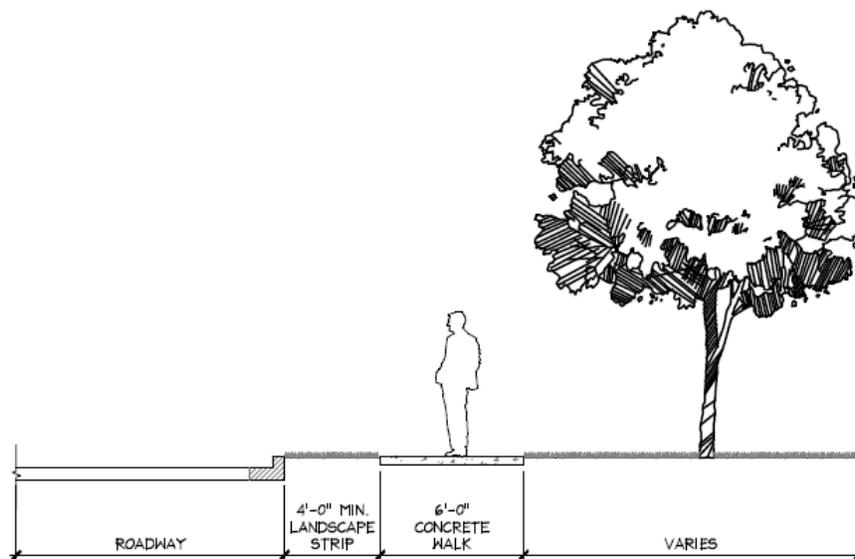


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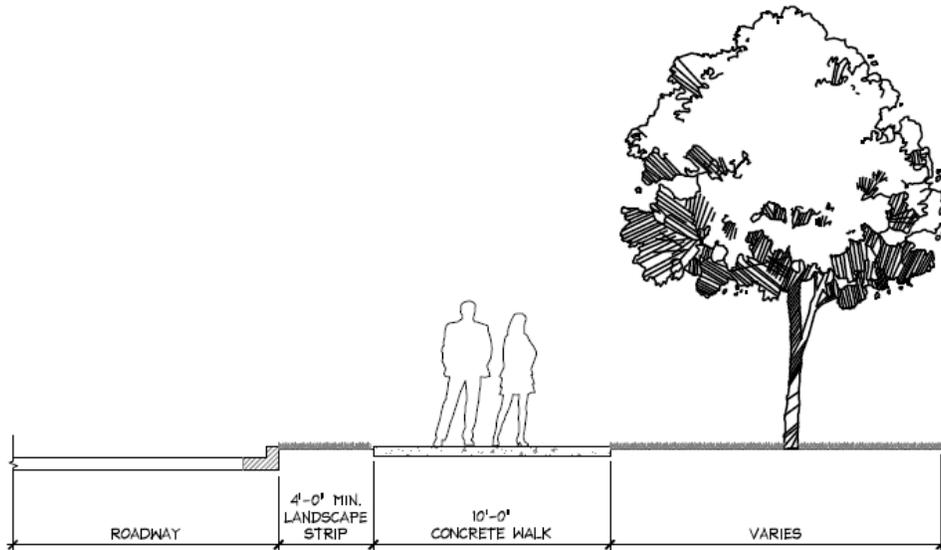
Greenbelt Trails – A ten foot (10') trail will be installed as shown conceptually on the Parks and Trails Exhibit. The greenbelt trails will be installed in phases based upon development phasing. Any greenbelt trail located within 50' of a residential lot will be constructed at the time the lot is developed. Greenbelt trails will have a five foot (5') fall-away zone on each side. The material for the trail may be concrete, decomposed granite, or other material.



Pendleton Drive Trails – – A six foot (6') or ten foot (10') concrete sidewalk will be installed on one side of the street at the time the adjacent street is paved (as shown on the Parks and Trails Exhibit). The sidewalk will be located a minimum of four feet (4') from the curb. The sidewalk may meander in between the street right-of-way and adjacent landscape setbacks.



Oakmont Boulevard Trails – A ten foot (10') concrete sidewalk will be installed on one side of the street at the time the adjacent street is paved. The sidewalk will be located a minimum of four feet (4') from the curb. The sidewalk may meander in between the street right-of-way and landscape setbacks.



The Park System for Oakmont will provide for the parkland needs of future residents through the development of a variety of parks, located within the community. Parks will be developed by the Developer on land suitable for parks and recreational purposes and deeded to and maintained by either the Commercial Association or the Residential Association. The park system will include 3 signature parks, available to the general public, totaling a minimum of 8.8 acres and greenbelt parks totaling a minimum of 60 acres, developed in general conformance with the attached Parks and Trails System Exhibit. The development of the 3 signature parks will provide for a variety of active and passive recreational opportunities. They will be interconnected through greenbelt trails, sidewalks, and roadways, allowing residents multiple means of access. In addition to serving as the primary means of parkland connectivity, the greenbelt parks will significantly expand the usable and visual area of each of the signature parks, creating both an experiential and physical identity that promotes pride of place and a sense of wellness. Upon the completion of development of a signature park or a greenbelt park, it will be deeded to either the Commercial Association or the Residential Association. The parks will be developed in phases.

1. First Park - The first park will be developed with the first phase of lot development. Development of the first signature park will include improvements worth at least 100% of the park development fee for the total number of dwelling units (multi-family and single-family) platted in Phase 1. This park will be located adjacent to the Neighborhood Amenity Center and will benefit from shared parking. It will also be located adjacent to a portion of the greenbelt park and will benefit from the additional open space acreage, allowing for a broader range of recreational uses and experiences. The primary amenity of the first park will be an open-air pavilion that will serve as a social gathering space for community events. The first park may include other amenities such as a trailhead into the greenbelt trails, restroom facilities, playgrounds, a butterfly garden, or other compatible elements.
2. Second Park – The second park will be developed with the third phase of lot development or when Oakmont reaches 250 occupied single-family homes, whichever occurs first. Development of the second signature park will include improvements worth at least 100% of the park development fee for the total number of dwelling units platted in Phases 2 and 3. This park will be located adjacent

to a portion of the greenbelt park and will benefit from the additional open space acreage. Amenities in this park may include a multi-use play field, disc golf, a trail-head into the greenbelt trails, a butterfly garden, or other compatible elements.

3. Third Park - The third park will be developed with the fifth phase of development or when Oakmont reaches 500 occupied single-family homes, whichever occurs first. Development of the third signature park will include improvements worth 100% of the park development fee for the actual number of dwelling units platted in the community at build-out, less the actual investment of park development improvements previously expended in the first and second parks. This park will be located adjacent to a portion of the greenbelt park and will benefit from the additional open space acreage. Amenities in this park may include a treehouse, reading garden, a butterfly garden, a trailhead into the greenbelt trails or other compatible elements.
4. Greenbelt Parks - The greenbelt parks will be developed in phases, based on the phasing of the greenbelt trails described above. The sixty-acre greenbelt park will serve as the unifying fabric of the community that wraps all other uses and elements together. It will include a ten-foot (10') wide trail system and may include other elements such as mile markers, exercise or obstacle course stations, look-out areas, resting spots, educational signage regarding the surrounding natural features, flora and fauna, or other compatible elements. Access to such a large expanse of green space will promote vitality and quality of life for individual residents and the community at large.

Water and Sewer Utilities

Currently this property lies within the water certificates of convenience and necessity (CCNs) of both the City of Bryan and Wickson Creek Special Utility District (WCSUD). A CCN holder has the exclusive right to sell water within its CCN area. The City of Bryan currently holds the water CCN that includes that approximately 94-acre portion of the 409-acre Oakmont property that is currently zoned PD District, as well the area located within approximately 700 feet of Boonville Road (FM 158). The City of Bryan has the exclusive right to provide sewer utility service for the entire 409-acre Oakmont property.

RELATION TO BRYAN'S COMPREHENSIVE PLANS:

The City of Bryan's 2007 Comprehensive Plan includes policy recommendations related to the various physical development aspects of the community. The Plan includes policy recommendations related to the various physical development aspects of the community. The Comprehensive Plan states that it is a goal of the City to achieve a balance of land uses within the City by achieving a sustainable mix of land use types in suitable locations, densities and patterns. City-wide land use policies articulated in the Comprehensive Plan suggest 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. The Comprehensive Plan also suggests that commercial uses are appropriate at points of high visibility along non-residential arterial and major collector streets and at intersection of major streets.

Because of the growing cost of transportation and land, and the general aging of the population, the Comprehensive Plan proposes that residential and scalable commercial uses, built within the same development or in close proximity, would serve a growing segment of the population. In addition, policies concerning alternative transportation planning were adopted as part of the 2007 Comprehensive Plan. With

respect to the pedestrian environment, the following objective and two related action statements are applicable to the Oakmont community master-planning effort include:

6.5 Goals, Objectives and Action Statements

GOAL #1: PROVIDE A SAFE, EFFICIENT AND CONVENIENT MULTI-MODAL TRANSPORTATION SYSTEM

Objective C) Encourage utilization of alternative modes of transportation including transit, bicycles and pedestrians.

Action Statement 1: Review and update current ordinances to ensure that new development provide sidewalks and bicycle accommodations with direct connections to residential, schools, commercial, and recreational areas and to transit stops.

Action Statement 2: Create a pedestrian and bike friendly community through the use of a Sidewalk/Bikeway Master Plan updated yearly to provide both new and retrofit sidewalk and bike facility links between neighborhoods, schools, parks and major shopping centers.

Finally, the Comprehensive Plan states that it is a goal of the City to achieve a balanced and sustainable mix of land uses within the City by planning for a mix of land use types in suitable locations, densities and patterns. All of these aforementioned considerations are still valid under the new proposed Comprehensive Plan "Blueprint 2040" which is scheduled for final adoption by the Bryan City Council on October 25, 2016.

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 and their relationship to general area and the City as a whole.

Staff believes that the proposed combination of commercial and residential land uses on these 409 acres is appropriate at this particular location and is in accordance with land use recommendations of the Comprehensive Plan. The subject property lies in an area that is considered to be one of the city's higher growth areas due to its proximity to existing retail/commercial development and established neighborhoods. The subject property is surrounded by four of Bryan's most stable neighborhoods, Miramont, Copperfield, Tiffany Park, and Park Hudson. Staff believes that the proposed development of residential properties on a majority of these 409 acres, combined with the construction of a unique park and trail system, will produce a successful continuation of single-family residential development on the City's east side, not only for the benefit of the new residents in this neighborhood, but for residents of adjoining neighborhoods and all of Bryan alike.

While single-family residential uses will occupy most of the master-planned Oakmont community, Planning Area III, an area approximately 1,500 feet deep from Boonville Road, will allow not only for desirable retail development in close proximity to the new home sites, but also allow for an appropriate transition in land use intensities from retail to single-family residential. Planning Area III will not only offer the exposure which most retail trade requires, but will also be convenient and accessible to the adjacent single-family residential neighborhood. The range

of allowed or potentially allowed uses has been carefully selected to help guarantee overall compatibility with the envisioned Oakmont concept.

2. Whether there is availability of water, wastewater, storm water, and transportation facilities generally suitable and adequate for the proposed use.

City of Bryan utilities will be available for this development for point-of-use extension based on applicable utility extension polices and/or ordinances. Staff has not received any feedback from franchised utility companies that any utility services would not be available in this proposed subdivision. The developer has been made aware of the existing utility capacities and the requirement to extend public infrastructure to and through this property in accordance with existing standards. Staff is not aware of any circumstances that would prevent this property from having access to required utilities.

Staff believes that the proposed layout of streets within this Planned Development – Mixed District will provide the desired connectivity that the City’s Thoroughfare Plan envisions. Construction of the proposed major street improvements, extensions of University and Pendleton Drive, a west-to-east connection between Copperfield/Canterbury Drives to the University Drive extension (“Oakmont Boulevard”) and an extension of Canterbury Drive through the north side of the development; and, will provide for adequate access to the City’s existing road network. The developer has also committed to incorporate traffic calming measures within the infrastructure design for this new subdivision.

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.

The closest vacant land zoned for residential development is located in the adjoining Miramont, Copperfield, and Tiffany Park neighborhoods. The closest vacant land zoned for commercial/retail development lies to the south, across Boonville Road. Staff believes that this zone change request, if approved, will not make land classified for similar development in the vicinity and 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.

Staff contends that single-family residential developments are developing at a higher-than-average pace in this general vicinity and at an average pace elsewhere in the City. Staff believes that approval of this master-planned mixed-use development may spur additional development interest in this area.

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.

Staff believes that if a zoning proposal for a predominantly single-family residential, mixed-use subdivision were approved for this property, there would be no need to modify the zoning designation for other areas designated for similar developments. If the proposed PD-M District were approved, staff believes there to be few, if any, effects on other areas designated for single-family residential or retail developments.

6. Any other factors which will substantially affect the health, safety, morals, or general welfare.

Staff is unable to discern any other factors related to this rezoning request that will adversely affect health, safety, morals, or general welfare. Staff contends that the proposed combination of single-family homes and retail establishments at this location will create an orderly zoning pattern and 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 mixed-use master-planned development 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 and may spur additional development interest in this vicinity.

All new development will be governed by the design guidelines for the Oakmont Residential Association or the Oakmont Commercial Association. Developer-installed signs will be in conformance with the signage plan that is part of this PD-M District. All third party developers will be required to obtain approval from the Oakmont Architectural Control Committee and the City of Bryan.

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 cannot be mitigated by the provisions of the proposed PD-M District. Most of the developable acreage is buffered from existing uses by land features such as waterways, open space, roadways, etc. The area closest to an existing area is planned for single-family residential to mirror the existing neighborhood.

If the development plan were approved as now proposed, the most notable and potentially unfavorable effect from this development on abutting sites would stem from the inevitable increase in automobile traffic in this vicinity. However, any new development at this location would have a similar effect. As mentioned above, staff believes that the proposed layout of streets within this Planned Development – Mixed District will provide the desired connectivity that the City’s Thoroughfare Plan envisions.

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. The proposed layout of road and trail system walkways can reasonably be expected to provide for adequate, attractive, and safe multi-modal traffic circulation. As mentioned above, the development plan proposes a network of local streets, which, once fully built-out, will connect all phases of this subdivision with the surrounding

neighborhoods. Staff believes that the proposed development would not more adversely affect vehicular traffic circulation in this vicinity than any other predominantly mixed use subdivision built on the subject property under conventional zoning district designations.

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

Staff contends that the proposed development will not adversely affect adjacent properties by inappropriate lighting, or types of signs. Signage in the residential portions of the development is purposefully restricted. Signage for nonresidential uses in Planning Area III is proposed to comply with the standards that also apply to properties in Bryan zoned Retail District (C-2).

Traffic signs will be in compliance with the Texas Manual on Uniform Traffic Control Devices. Traffic signs and lighting will be reviewed during the subdivision approval process.

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. A master drainage study will be conducted and submitted as part of the subdivision approval process.

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 master-planned mixed-use 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** the proposed zoning of these 400+ acres to Planned Development – Mixed Use District (PD-M), as requested.