

**PLANNING AND ZONING COMMISSION
STAFF REPORT**

July 7, 2016



MP16-03: Master Preliminary Plan of Hope Subdivision

SIZE AND LOCATION: 17.88 acres of land out of the Zeno Phillips Survey, A-45, and located southeast of the southeastern termini of Silkwood and Imperial Valley Drives

EXISTING LAND USE: vacant

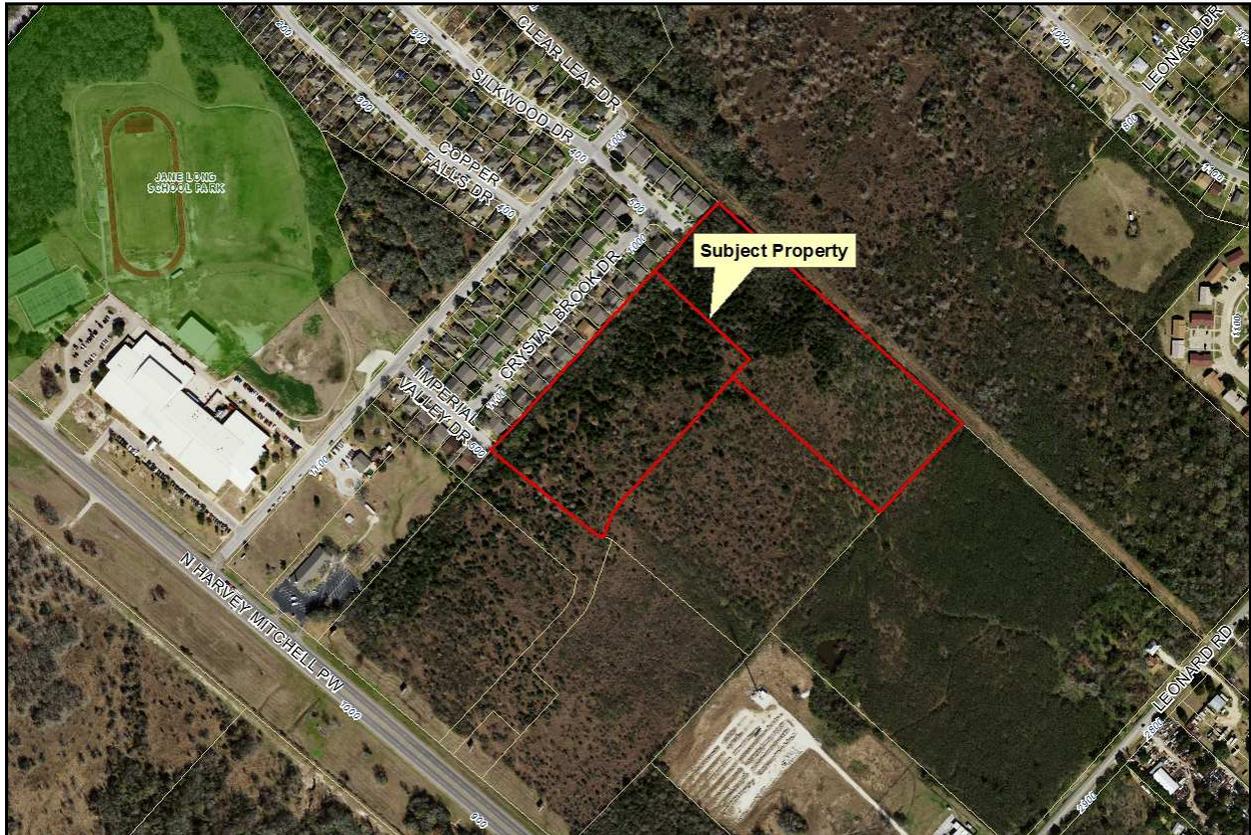
ZONING: Residential District – 5000

APPLICANT(S): Jim Davis, on behalf of Bryan/College Station Habitat for Humanity, Inc.

AGENT: Civil Engineering Consultants – Fred Paine

STAFF CONTACT: Stephanie Doland, Staff Planner

SUMMARY RECOMMENDATION: Staff recommends **approving** this master preliminary plan



BACKGROUND:

Bryan/College Station Habitat for Humanity is part of a global, not-for-profit organization whose goal is to eliminate substandard housing locally and worldwide through development of homes and advocating for fair and just housing policies. The Bryan/College Station chapter began building homes in 1989 and to date has built over 250 homes.

The applicant, Jim Davis, on behalf of B/CS Habitat for Humanity, has recently acquired the 17.88 vacant acres located northeast of the intersection of North Harvey Mitchell Parkway (FM 2818) and Clear Leaf Drive. Habitat for Humanity plans to develop the property in five different phases. On September 22, 2015, the Bryan City Council unanimously approved a rezoning request to Residential District – 5000 (RD-5) by Habitat for Humanity for this acreage.

A master plan is required when property is developed in more than one phase. It provides an opportunity for the developer to illustrate his or her proposed plans before the expense of extensive design is incurred. If the developer wishes to combine the master plan and preliminary plan elements into one submittal, a "master preliminary plan" can be prepared. It is the responsibility of the Planning and Zoning Commission to review and approve the master plan prior to the approval of final plats for each subdivision phase.

The proposed master preliminary plan depicts the creation of 89 lots over 5 phases, the extension of Imperial Valley Drive and Silkwood Drive, and the creation of two new public rights-of-way, Griffiths Drive and Millard Way. Additionally, the master preliminary plan proposes creates a common area and two detention ponds both of which are to be maintained by a homeowner's association.

ANALYSIS AND RECOMMENDATION:

Based on the planned land use, housing type, location, connectivity and density, this proposed master preliminary plan conforms to the goal and objectives set out in the City of Bryan Comprehensive Plan and will provide a framework for the development of this new neighborhood.

The proposed master preliminary plan complies with all applicable codes and ordinances, and the Site Development Review Committee and staff recommend **approving** this proposed master preliminary plan.