

**PLANNING AND ZONING COMMISSION
STAFF REPORT**



September 29, 2016

FP15-33: proposed Final Plat of Greenbrier Subdivision – Phase 13

- SIZE AND LOCATION:** 14.802 acres of land out of the John Austin League, A-2, adjoining the southwest side of Thornberry Drive approximately 625 feet northwest its intersection with Lewisburg Court
- EXISTING LAND USE:** vacant acreage
- ZONING:** Planned Development – Housing District (PD-H)
- APPLICANT(S):** Carter Arden Development, LLC
- AGENT(S):** Jeff Robertson of McClure & Browne Engineering/Surveying, Inc.
- STAFF CONTACT:** Martin Zimmermann, AICP, Planning Manager



PROPOSED SUBDIVISION:

The subject property is 14.802 acres in size and the tenth of 15 phases proposed to be subdivided as part of the master-planned 186+ acre Greenbrier Subdivision. The subject property of this phase (referred to as Phase 13) is located along the southwest side of Thornberry Drive, northwest of its intersection with Lewisburg. This subdivision phase proposes the development of 34 new lots intended for single-family residential development.

The proposed final plat shows three new local streets (Stonington Way, Ashville Path, and Middleburg Green). The new streets will have 50-foot wide rights-of-way with 27 feet of pavement width. The plat shows 34 new lots to be created as well as 0.184 acres of common area to be dedicated which will be maintained by the homeowner's association.

Land dedication required for park and recreation use has already been accomplished by the donation of 4.865 acres in order to meet the platting requirements for all the residential lots in the Greenbrier development. For each lot platted with this subdivision phase, the developer will also be obligated to pay \$358 in parkland development fees toward improvement of that property as a park (\$12,172 total for 34 lots).

The design and construction of Thornberry Drive, a major collector roadway, was funded by the City of Bryan under an agreement with the developer wherein the City built the roadway at City expense, to be 100% reimbursed by the developer. The City of Bryan holds what in effect is a lien against the abutting property until the total is paid. As each subdivision phase develops and reimbursements are made, at platting a release of obligation is issued by the City for the land adjoining Thornberry Drive that is being subdivided.

Under the agreement executed in 2008, the developer has 10 years to complete the 100% reimbursement for the construction of Thornberry Drive to the City of Bryan. The agreement also specifies performance standards stipulating minimum homes sizes (at least 2,500 square feet) and a specific number of residential lots (no fewer than 125). The total cost of the Thornberry Drive road project was approximately \$1.4 million. The agreement required the developer to reimburse the City 14% of the total construction cost upon completion of the roadway. That initial reimbursement totaled \$196,000. For the acreage thus far subdivided an additional \$442,023 has been returned to the City of Bryan (\$638,023 total or 46% of the construction cost). Based on the formula used to calculate the reimbursement amount, development of Phase 13 will return an additional \$97,530.

RECOMMENDATION:

This proposed final plat conforms to all applicable standards and policies that the City of Bryan has adopted. The Site Development Review Committee and staff recommend **approving** this proposed final plat.