

## PROPOSED PD-M DEVELOPMENT PLAN

Development requirements for Planned Development – Mixed Use District (PD-M), hereinafter also referred to as "the District" or "this District", allowing certain residential, office and retail uses on 71.3 acres of land out of J.H. Jones Survey, Tract 56 adjoining the northwest side of HSC Parkway between South Traditions Drive and Atlas Pear Drive in Bryan, Brazos County, Texas

### BOUNDARY EXHIBIT: (Figure 1)



*Note: The image above is appended here to communicate the boundaries of the 71.3 acre subject property. The depiction of the site layout within those boundaries is merely conceptual in nature and is in no way meant for use to regulate future site design within this district.*

### **Section 1: General Purpose and Description**

This development plan is intended to guide planning of land use and physical development on the subject property. This PD-M development plan is envisioned as a tool to help stabilize and improve property utilization, to facilitate appropriate use of the property, ensure protection of surrounding properties from foreseeable negative impacts resulting from permitted uses, to strengthen the area economy and to promote the general welfare of the community.

### **Section 2: Definitions**

*CU-Structural Soil™* means a soil and stone medium that can be compacted to pavement design and installation requirements while permitting root growth. It is a mixture of gap-graded gravels (made of crushed stone), clay loam, and a hydrogel stabilizing agent to keep the mixture from separating. It

provides an integrated, root penetrable, high strength pavement system that shifts design away from individual tree pits. CU-Structural Soil™ was researched and developed in the 1990's by Cornell University's Urban Horticulture Institute. It is marketed as CU-Structural Soil for quality control and is produced by a network of licensed companies. Other companies have formed their own brand of structural soil based on Cornell's work.

*Drivescape* means the visual elements of a non-publicly owned system of internal pathways on private property designed to accommodate automobiles, bicycles and pedestrians, including the drive surface, adjoining buildings, sidewalks, furniture, trees and open spaces, etc., that combine to form the physical character.

*Monument sign* shall mean a freestanding sign that is detached from a building and having a support structure that is a solid-appearing base constructed of a permanent material, such as metal, stone, concrete block or brick.

*Pedestrian-level lighting* means lights along driveways or streets that primarily function to illuminate pedestrian areas such as sidewalks. Typically pedestrian-level lights are pole-mounted fixtures less than 18 feet tall that are part of a secondary lighting system that helps define a positive urban character and supports nighttime activities. Because the quality of visual information is critical for traffic safety and pedestrian safety and security, pedestrian level lighting should be designed not only for vehicular traffic on driveways and streets, but also for pedestrians on sidewalks and pedestrian paths. Light fixtures should be spaced with regard to trees and other street furnishings as part of a coherent and complete streetscape design. The impact of glare should be mitigated by selecting proper optical design.

*Pole mounted sign* means a freestanding sign in excess of six feet in height that is detached from a building and is supported by one or more structural elements that are either: (a) architecturally dissimilar to the design of the sign; or (b) less than 50% the width of the sign face.

*Streetscape* means the visual elements of a public street, including the road, adjoining buildings, sidewalks, street furniture, trees and open spaces, etc., that combine to form the street's character

### **Section 3: Land Use:**

The following land uses shall be permitted by right in this PD-M zoning district. Land uses that are not expressly defined in this PD-M District ordinance or in the Bryan Code of Ordinances have their ordinary dictionary meanings, based on the latest edition of Merriam-Webster's Unabridged Dictionary.

- Accessory or incidental uses to the main use;
- Banks, savings and loans or credit union offices;
- College or university;
- Essential municipal uses;
- Fitness center;
- General office use (professional, administrative);
- Government (federal or state) owned structures, facilities, or uses;
- Hotel;
- Kiosk;
- Medical facilities or clinics;
- Multiple family dwellings;
- Museum/art gallery;

- Night club or tavern;
- Nursing home (retirement home);
- Personal service shop or custom personal services;
- Pharmacies;
- Studio;
- Restaurant;
- Recreational/community center;
- Retail services (including incidental uses);
- Schools;
- Temporary structures for uses incidental to construction work on the premises;
- Theater—Indoor or outdoor;
- Townhouse;
- Veterinary services (no outdoor pens or runs).

#### **Section 4: Physical Development**

The following standards are intended to guide site and building design in this PD-M District in order to:

- Ensure the creation of a human-scale environment;
  - Ensure that building entryways are convenient and easily accessible from the roadside pedestrian system;
  - Ensure that trees or man-made shading devices are used alongside driveways, streets and connecting sidewalks to businesses to encourage pedestrian activity by providing a sheltered and comfortable walking environment;
  - Ensure that the development will provide an interesting and engaging visual experience at the pedestrian level; and,
  - Ensure that site and building design decisions are made with health, energy efficiency, long-term maintenance and the environment in mind.
- A. Physical development of office and retail projects in this District shall comply with the development standards and limitations of the City of Bryan Code of Ordinances that generally apply to properties zoned Office District (C-1) subject to any modifications specified herein.
- B. Townhouses and multi-family residential projects shall comply with the standards and limitations of the City of Bryan Code of Ordinances that generally apply to properties zoned Multiple-Family District (MF).
- C. When a project includes office and/or retail as well as multi-family residential as part of a mixed-use development, the project shall comply with the development standards and limitations of the City of Bryan Code of Ordinances that generally apply to properties zoned Office District (C-1).
- D. The following additional physical development standards shall also apply:
- 1) **Building Design Standards:** The exterior design of all structures within this District shall comply with those design standards and guidelines made part of the property covenants and conditions and restrictions as adopted and amended by the governing property owner's association or its assigns.

When the design standards and guidelines made part of the property covenants and conditions and restrictions are silent regarding any aspect of structure design or appearance, the structure shall comply with the major corridor development standards and limitations found within the City of Bryan Code of Ordinances, Chapter 62, Land and Site Development..

- 2) Residential Density: The maximum residential density within this District shall be 80 dwelling units per acre.
- 3) Minimum Building Setback: The minimum required building setback from any public right-of-way shall be 15 feet. In all other cases, including lots created by means of a subdivision plat in accordance with City of Bryan Code of Ordinances Chapter 110, Subdivisions, and accessible to a public right-of-way only by access easement, no minimum building setbacks from property lines shall be required.
- 4) Maximum Building Height: The maximum building height within this District shall be 120 feet measured from grade level. No additional building setback from property lines shall be required for buildings of more than 35 feet in height.
- 5) Freestanding Signage: *With the exception of the standards for signs specifically outlined in Appendix 1*, Freestanding signage within the development shall be of the monument type and have a maximum height of 6 feet and a maximum overall area of 50 square feet. One such monument sign shall be permitted for any single use exclusively occupying a separate freestanding structure with more than 1,500 square feet of gross floor area.
  - a) A maximum of two monument signs shall be allowed within a landscape reserve area along the right of way lines of South Traditions Drive and HSC Parkway. Independent of surrounding landscaping or other such natural materials, such signage shall have a maximum height of 8 feet and a maximum overall area of 64 square feet.
  - b) Pole mounted signs shall be prohibited.
  - c) All signage illumination shall be provided with direct or halo-style lighting only.
  - d) Internally illuminated thermoformed plastic signs shall be prohibited.
- 6) Landscape Reserve Area: To provide an attractive streetscape along public rights of way adjacent to the District and a unifying design element of the development, except for driveway openings, a 40-foot wide landscape reserve area shall be installed and maintained along South Traditions Drive and a 30-foot wide landscape reserve area shall be installed and maintained along HSC Parkway.
  - a) No parking, maneuvering, or loading areas may be located within the landscaped reserve areas along South Traditions Drive and HSC Parkway.
  - b) Except as allowed in section 4.D.5) a) above, signage or above-ground stormwater detention areas may not be placed within the landscape reserve areas along South Traditions Drive and HSC Parkway.

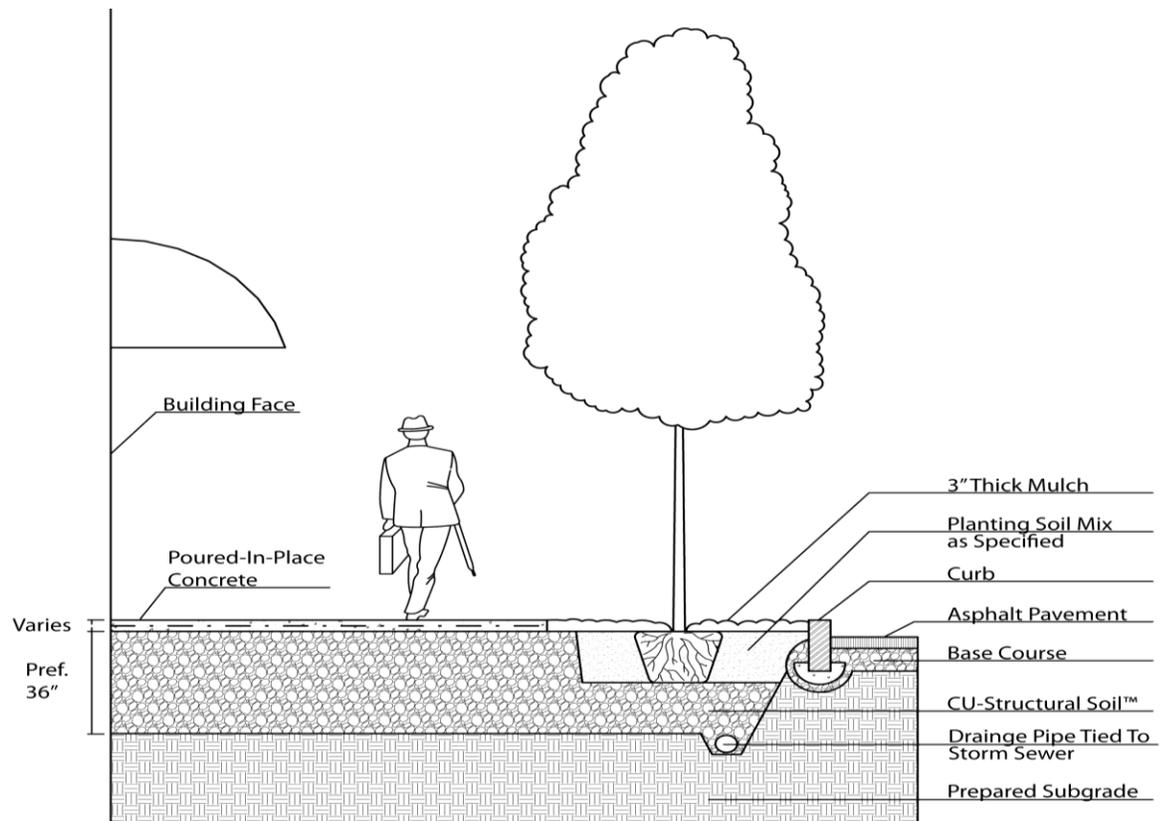
- c) In-ground stormwater control devices, such as rain gardens or bio swales, shall be permitted within the landscape reserve areas along South Traditions Drive and HSC Parkway.

7) Landscaping Requirements: Landscaping shall be provided for the following purposes:

- to make available a healthy, walkable environment for residents, customers, guests and other users;
  - to provide visual interest;
  - to remove, reduce or absorb the impact between one use and another;
  - to break up and reduce the impact of surface parking areas;
  - to obscure the view of parking, loading and service areas; and,
  - to provide protection from soil erosion.
- a) To the maximum extent feasible, where significant natural and scenic resource assets exist on the property, the developer shall give priority to its preservation as common open space.
- b) Within the District the developer shall provide a minimum of 15 percent of the total area of the District as shared open space for use of the residents, employees, and visitors. Separate and apart from the normal water surface area of Lake Atlas and the natural conservation area adjacent and east of the driving range and adjacent and southeast of Casita Court (Lot 1B in Block 1 of The Traditions Subdivision – Phase 16), a minimum of 50 percent of said open space shall be divided into no less than 3 tracts, within each such tract shall be installed and maintained landscaping with such point credit value equivalent to 15 percent of the total area of each tract. Plant material credit values may be found in the City of Bryan Code of Ordinances Chapter 62, Land and Site Development. Plantings in areas not credited towards satisfaction of this requirement shall include:
- drivescape or streetscape areas; and
  - landscaped surface parking facilities
- c) Landscape plantings shall be required in connection with the development of surface parking lots in an area equal to 10% of the gross area of the lot.
- d) All required landscaping shall be maintained in healthy condition at all times by the property owner.
- e) In the event any required landscaping material dies or is destroyed by any cause, it shall be replaced by the property owner within 3 months. Specific notification from the City of Bryan of the obligation to replace shall not be required, however if such notice is issued, replacement shall occur within 30 days of said notice.
- f) Replacement material shall conform to the original intent of the landscaping plan that was approved by the City of Bryan for that area.
- g) Landscaping within off-street parking lot end islands is permitted but not required.
- h) All landscaping installed in this District shall be irrigated by an automated irrigation system.

- i) Trees installed in compliance with the requirements of this District shall be container grown, at least 10 feet in height above surrounding grade at the time of planting, with a minimum 3-inch caliper measured one foot above the ground.
- j) To provide flexibility to employ formal landscape design or an approach more informal in nature, canopy trees shall be planted in a quantity of one tree per 30 feet of length along both sides of internal driveways or streets.
- k) All drivescape and streetscape planting areas shall be installed as per manufacturer's specifications utilizing CU-Structural Soil™ by Amereq, Inc., or an equivalent, subject to approval by the City Engineer. Structural soil is an urban tree mix that can safely support pavements and sidewalks and is designed to provide ample rooting area for street trees, decreasing tree mortality and sidewalk failure. See example figure 2 below.
- l) Upon review by the City Engineer and the City Planner, variations to the requirement that structural soil be employed may be approved if the landscape plan is sealed by a registered landscape architect. Such alternative plans must show reasonable evidence that the requirements as set forth in this section were used as a guide and the stated purposes of this section have been realized.

**EXAMPLE, UTILIZING CU-STRUCTURAL SOIL™: (Figure 2)**

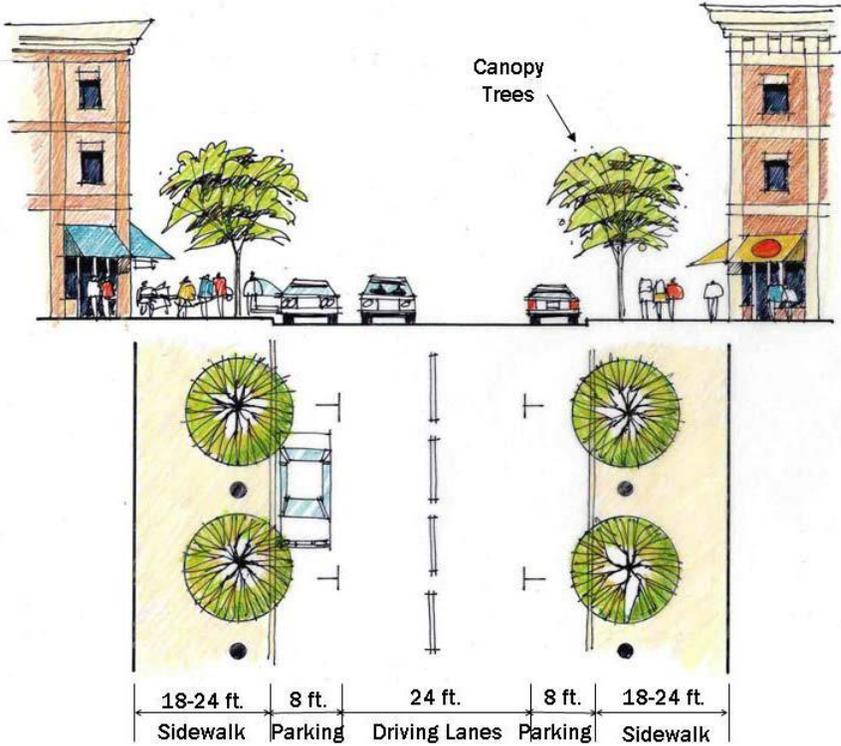


- 8) Parking and Circulation: Unless modified herein, the requirements of the Bryan Code of Ordinances for parking and circulation shall apply within the District.
- a) As an alternative to the regulations specifying the amount of parking required found in the City of Bryan Code of Ordinances Chapter 62, Land and Site Development, shared parking strategies may be employed to allow for a more compact, efficient and lower impact development footprint.
    1. Upon selection of such a method, the minimum number of parking spaces may be determined by a study commissioned by the applicant/developer, following the procedures of the *Urban Land Institute Shared Parking Report, ITE Shared Parking Guidelines*, or other approved procedures. The study must be submitted to the City's Site Development Review Committee (SDRC) for review and acceptance.
    2. All shared parking areas shall be located no more than 500 feet from each such use for which the shared parking arrangement was established.
    3. At all times clear, safe pedestrian connections must be provided.
  - b) 90-degree parking spaces shall conform to the standards shown in Figure 5 below.
  - c) Parallel and angled parking spaces shall be allowed along internal driveways and private streets within this District in accordance with the dimensions depicted in Figures 3 and 4 below, unless along designated fire lanes as may be required by the City's most recent adopted Fire Code.
  - d) Parking spaces not located on internal driveways or private streets within this development, but in designated parking lots shall comply with the following standards:
    1. Parking lots with 10 spaces or more, when located in such a manner that parked vehicles are visible from an adjacent driveway or street, screening shall be required between the parking spaces and all such driveways or streets.
    2. Required screening shall have a minimum height of three feet above the grade of the parking surface at the time of planting.
    3. A dense vegetative planting incorporating trees and/or shrubs of a variety that shall be equally effective in winter and summer.
    4. Plantings shall be adequately spaced to form a solid continuous visual screen within one year after the initial installation.
    5. As an alternative to landscape screening, a non-living opaque structure such as a solid masonry wall may be employed

- 9) Internal Transportation Network Standards: The following special design requirements for internal driveways, private and public streets within this District shall be observed to provide and promote a pedestrian-oriented environment. These requirements are also illustrated on Figures 3 and 4 below,
- a) The minimum two-way drive lane width of all internal driveways, private and public streets shall be 24 feet.
  - b) Safety crossing treatments shall be required at the location of all pedestrian cross-walks and at all driveway /street intersections. At minimum such safety crossing treatment shall comply with the Manual on Uniform Traffic Control Devices (MUTCD) in use at time of development.
  - c) A minimum of 40 feet of throat depth shall be provided in all directions where primary driveways or streets intersect. A minimum of 20 feet of throat depth shall be provided where primary driveways or streets transition into parking lots.
  - d) Combination sidewalks/drivescape/streetscape areas a minimum width of 18 feet shall be required along both sides of internal driveways or streets.
  - e) To adequately provide for safety and comfort, pedestrian-level lighting shall be installed along both sides of internal driveways and streets.

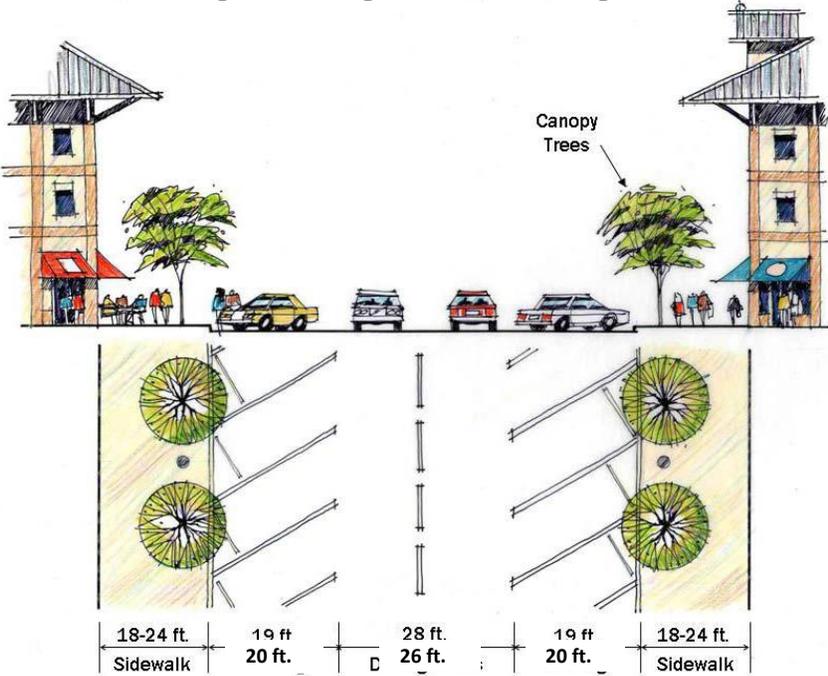
**Parallel Parking**

**(Figure 3)**



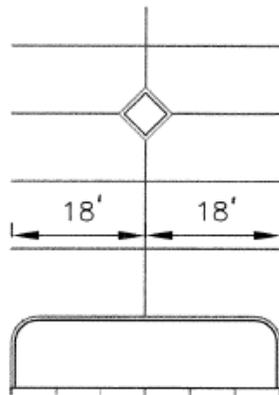
**Angled Parking**

**(Figure 4)**



## 90° Parking

(Figure 5)



### Section 5: Subdivision of Land

The subdivision of land in this District shall be allowed in accordance with Chapter 110 of the Bryan Code of Ordinances. The following standard shall also be applicable to the subdivision of land within this District:

- 1) Vehicular access easements will be permitted to provide access to properties which do not have direct frontage onto public rights-of-way.
- 2) Within this District, shared parking areas and internal driveways shall be encompassed and documented by access easements stating the specific rights of all parties and recorded in the Official Public Records of Brazos County.