

PLANNING AND ZONING COMMISSION
STAFF REPORT



April 21, 2016

Rezoning RZ16-02: Save Our Streets Ministries

CASE DESCRIPTION: a request to amend the development plan of a Planned Development – Mixed Use District (PD-M)

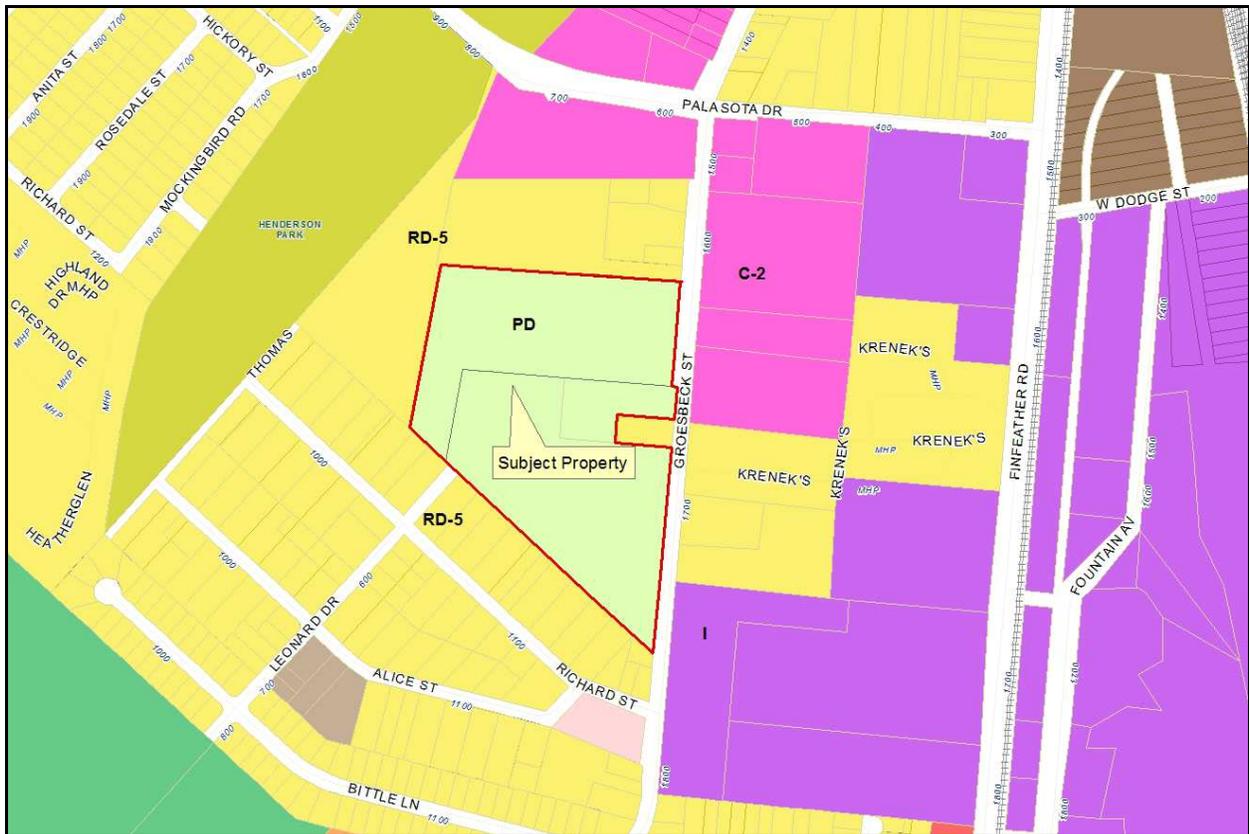
LOCATION: 20.61 acres of land adjoining the west side of the Groesbeck Street between Palasota Drive and Richard Street, being north of the intersection of Richard Street and Groesbeck Street being Lot 1 in Block 1 of Save Our Streets Subdivision as well as 11.67 acres of land out of Zeno Phillips Survey, A-45

APPLICANT(S): SOS Ministries c/o Will Agnor

AGENT: Civil Engineering Consultants – Stewart Kling

STAFF CONTACT: Stephanie Doland, Staff Planner

SUMMARY RECOMMENDATION: Staff recommends **approving** this rezoning request to amend the PD-M development plan.



AERIAL PHOTOGRAPH (2015):



BACKGROUND:

The applicant, Will Agnor on behalf of Save Our Streets (SOS) Ministries, own the subject property, a 20.61 acre tract of land developed with facilities for SOS. Ministries and vacant acreage. SOS Ministries is a not-for-profit organization that provides educational vocational training and rehabilitation programs for at-risk youth and adults. SOS Ministries partners with approximately 300 volunteers and over 75 churches, has regularly scheduled activities throughout the week and various outreaches all through the year. Current activities include weekly bible studies, neighborhood outreaches providing school supplies, food and clothing, SOS Men's home, SOS. Lawn Service, financial stability programs, family counseling, volunteer orientations and training and mentoring programs. SOS. Ministries hopes to implement additional programs in the future, including a charter school, a vocational school, GED classes, recreational facilities, child development and parenting classes.

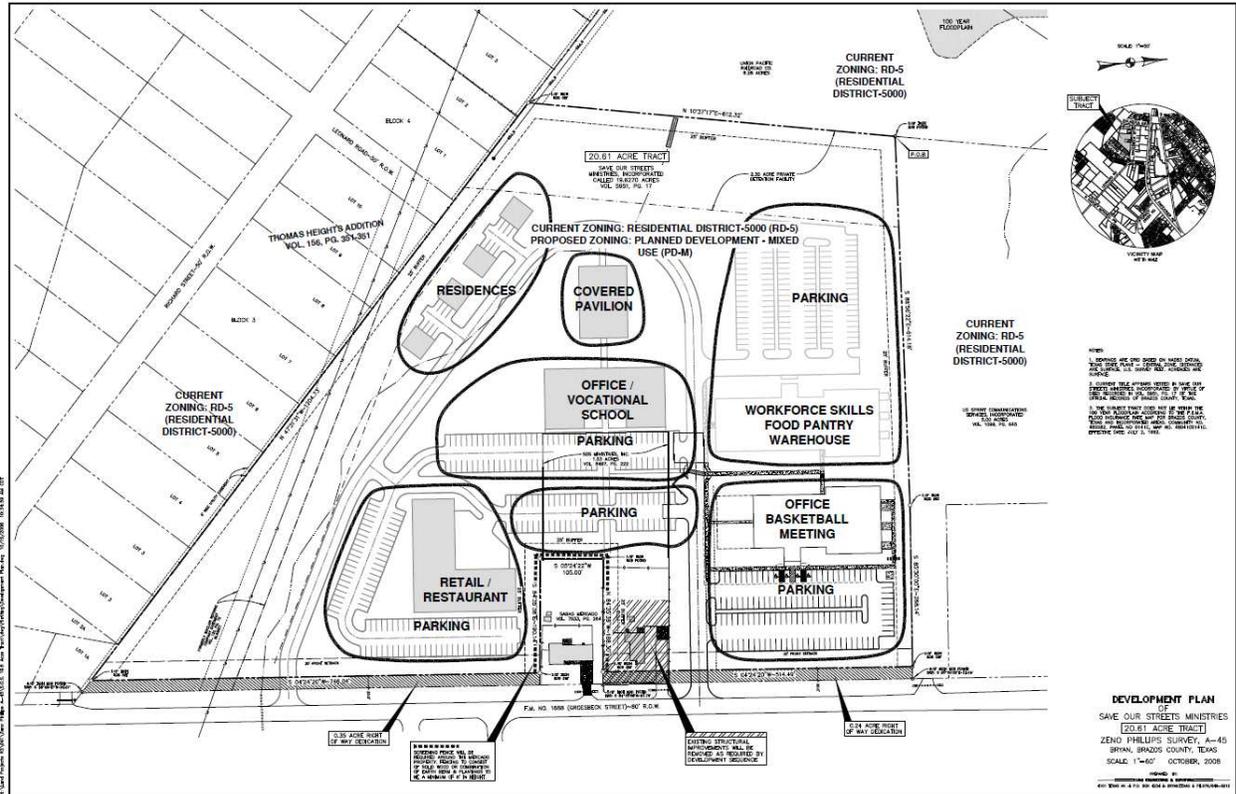
On December 9, 2008 the City Council approved a Planned Development – Mixed Use (PD-M) District for this property. SOS Ministries requested to change the zoning of the subject property to Planned Development – Mixed Use District (PD-M) to be able to use this property for all of the aforementioned programs and activities in a campus-like setting, as shown on the accompanying development plan.

In February 2016, SOS submitted a rezoning request to amend the original development plan for their campus to include residential uses and warehouse/storage uses at the southernmost portion of the 20+ acres. The original development plan shows the proposed development of this property with several buildings, planned to be utilized for classroom, meeting, office, residences, and warehousing/storage uses. While residential uses and warehousing/storage uses were included as uses allowed by right in the

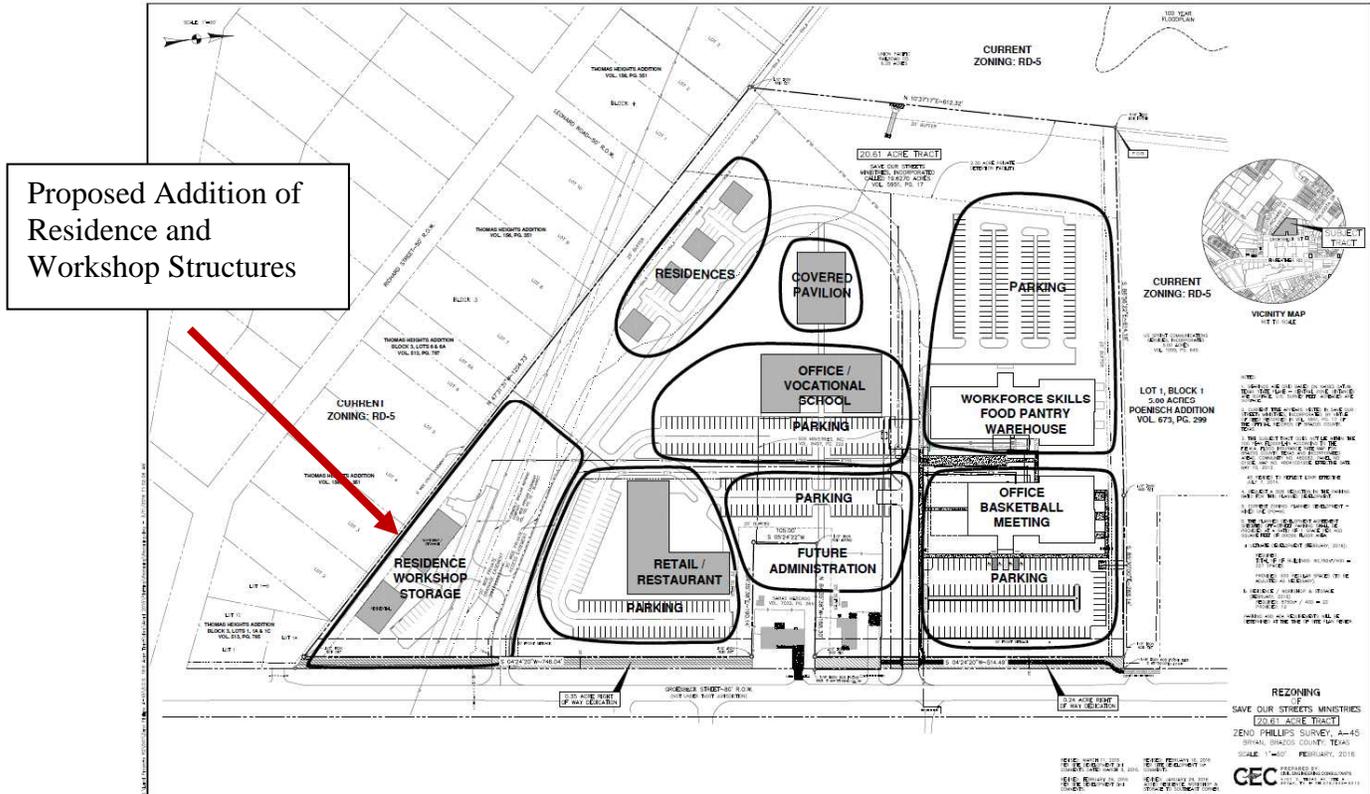
original PD-M agreement, the uses were not shown on the development plan at the southernmost section of the SOS Ministries campus, but, rather, further west, near the southwestern corner of the property.

The applicant is not requesting to amend any of the development standards, but simply to also allow residential and warehouse/storage use on the development plan at the southernmost tip of the subject property. See below the original and revised development plans.

ORIGINAL DEVELOPMENT PLAN (2008)



PROPOSED DEVELOPMENT PLAN (2016)



RELATION TO BRYAN'S COMPREHENSIVE PLAN:

The City of Bryan Comprehensive Plan includes policy recommendations related to the various physical development aspects of the community. City-wide land use policies articulated in the Comprehensive Plan suggest that land uses should be located so that appropriate buffers separate dissimilar uses. The Plan further suggests that where incompatible land uses must adjoin each other, zoning boundaries should be drawn along rear property lines such that activities face away from each other to avoid potential negative impacts. Finally, the Comprehensive Plan recommends encouraging and promoting compatible infill and redevelopment in areas where these activities will benefit the city as a whole and the area specifically.

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

The subject property and the area surrounding the subject property is currently zoned for and developed with a wide range land uses, including single-family homes, telecommunications facilities and commercial uses. Staff believes revising the proposed PD-M Districts to include a residence and a warehouse/storage unit at the southernmost tip of the 20+ acre tract would be

appropriate at this location.

The PD-M development plan includes a 25 foot buffer along the single-family home sites which border the property nearest to the proposed location of a residence. Staff contends that, with the proposed limitations on land use and physical development, including buffer areas, facade improvements and required screening, future use of this site for programs and activities targeting at-risk youth and adults can be successfully integrated within the fabric of this particular neighborhood.

2. Whether the proposed change is in accord with any existing or proposed plans for providing public schools, streets, water supply, sanitary sewers, and other utilities to the area and shall note the findings.

The subject property adjoins Groesbeck Street which is classified as major arterial street on Bryan's Thoroughfare Plan. Right-of-way for Groesbeck Street in front of Lot 1 of the subject property is currently 80 feet wide and is improved with a 24-foot wide ribbon of pavement. The applicants are proposing to dedicate 25+ feet of right-of-way, during the subdivision of Lots 2 and 3 of Save Our Streets Subdivision, to increase the width of Groesbeck Street to 85 feet in front of Lots 2 and 3 of the subject property. The ideal right-of-way width for major arterial streets is 120 feet. There is reasonable expectation that the remaining feet of right-of-way to make this street 120 feet wide can be acquired if and when property on the east side of Groesbeck Street, across from the subject property develops or redevelops. Any issues regarding utility capacity will be addressed at the time of development.

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.

Staff believes that approving this zoning district at this location should not affect the developability of other properties in this vicinity or elsewhere in the city.

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 is not aware of any other campus developments for educational vocational training and rehabilitation programs in the community.

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.

As mentioned above, there are currently no other areas classified for similar development.

6. Any other factors affecting 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.

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, within the standards established by this section.

Staff believes that use and development proposed at this location, if limited to educational vocational training and rehabilitation programs and associated accessory uses like residences and warehousing, will generally be compatible with existing and anticipated uses surrounding this property. Staff believes that the proposed use and development of this property should have minimal (if any) adverse impacts on nearby properties and the City as a whole.

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.

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.

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

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.

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 use and development of this property with facilities for educational vocational training and rehabilitation programs 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** case no. RZ16-02 to amend the development plan of this Planned Development – Mixed Use District (PD-M) agreement, as requested.