

July 7, 2016

Rezoning case no. RZ16-09: Leo 60, LP

CASE DESCRIPTION: a request to change the zoning classification from Agricultural – Open District (A-O) to Residential District – 5,000 (RD-5)

LOCATION: 61.59 acres of vacant land located on the northwest side of the 2300 block of Leonard Road, approximately 150 feet to 750 feet southwest from its intersection with Jordan Loop, being Lot 1 and the reserve tract of the Follett Subdivision

EXISTING LAND USE: vacant land

PROPERTY OWNER: Leo 60, LP

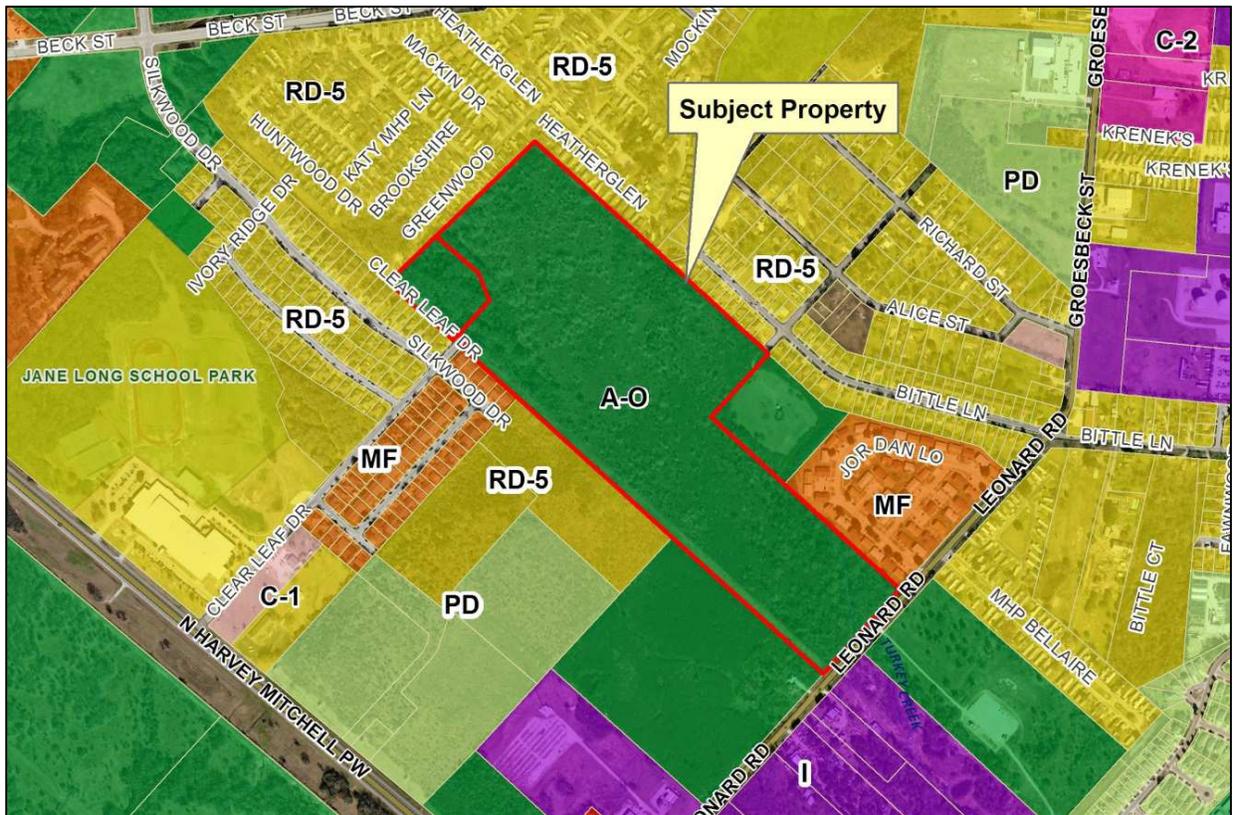
APPLICANT/AGENT: Philip Bargas, PE, of Johnson & Pace, Inc.

STAFF CONTACT: Stephanie Doland, Staff Planner

SUMMARY RECOMMENDATION: Staff recommends **approving** the proposed rezoning.



ZONING MAP:



BACKGROUND:

The vacant 61.59 acres subject property is currently zoned Agricultural – Open District (A-O) and located along the northwest side of the 2300 Block of Leonard Road approximately 150 feet to 750 feet southwest from its intersection with Jordan Loop. The applicant, Philip Bargas, is requesting to change the zoning classification of the subject property from A-O to Residential District – 5,000 (RD-5) to allow for the development of detached single-family residential units. The subject property is located in an area of Bryan that has developed as a mix of manufactured land lease communities and single-family homes and has been classified as A-O District since the City adopted zoning regulations in 1989. Property located to the north and northeast of the subject property is zoned RD-5 but developed as a manufactured land lease community (Oakwood Mobile Home Park). To the east of the subject property, properties are also zoned RD-5, but are developed as single-family residences and manufactured homes on individual lots. There is one property along the east side of the subject property that is zoned A-O and contains a wireless transmission facility. Property located near southeastern portion of the subject property, along the northwest side of Leonard Road is zoned Multiple-Family (MF) and is developed with duplex units owned by the Bryan Housing Authority. South across Leonard Road, properties are zoned A-O and Industrial District, and are sparsely developed with both residential and industrial uses. The southwestern side of the subject property is abutted by properties that are zoned A-O and RD-5, but are undeveloped at this time. There is a small number of abutting properties also along the southwestern property line that is zoned MF and RD-5 which are developed with single-family residences and duplex units (Shadowood Subdivision).

In 2015, a request to change the zoning classification (RZ15-09) of the subject property from A-O to a Planned Development – Mixed Use (PD-M) to allow for a mixed used development consisting of a manufactured home land lease community and commercial retail uses was denied by the City Council at

their October 13th regular meeting. At that time, Councilmembers expressed their concerns regarding possible property valuation impacts and past negative experiences with mobile home parks as reasons for denying the rezoning request.

RELATION TO BRYAN’S COMPREHENSIVE PLAN:

The City of Bryan Comprehensive Plan is the framework for the establishment of zoning and other regulatory tools. The current plan includes policies and recommendations related to the various physical aspects of the community. These aspects are supported by a set of goals and objectives. The Planning and Zoning Commission shall consider the following when making its recommendation regarding this proposed zoning change:

GOAL #2: FACILITATE ORDERLY, EFFICIENT AND ATTRACTIVE DEVELOPMENT, REDEVELOPMENT AND INFILL.

Objective A: Provide for an efficient development process.

- *Action Statement 1:* Reevaluate the current zoning code to identify inconsistencies and impediments to development.
- Sustainable Mix of Land Uses - The Comprehensive Plan specifically refers need to locate land suitable for future residential and commercial uses.
- *Action Statement 2:* Develop specific requirements for contextual infill and redevelopment in existing neighborhoods and commercial areas.
- Infill - Bryan has a large inventory of parcels that were bypassed by development and remain undeveloped to this day. Since these parcels almost always have access to existing utilities, their development saves the cost of extending water and sewer service. Building within the urban core also lessens the number of vehicle trips that burden our thoroughfares. Infill was also seen as a way to revitalize older residential areas and was a topic of discussion at several public input venues.

The Comprehensive Plan includes policy recommendations related to various use specific types of development. For example;

Use-Specific Land Use Policies

The land uses listed below should meet all of the specific policies below in addition to the Citywide Policies listed above.

Low Density Residential land serves to provide housing and living units for a variety of people with a range of incomes and needs. It predominantly consists of detached single family dwellings but may consist of other housing types as long as densities remain low; up to 8 dwelling units per acre. These uses should be located in areas that are:

- Protected from but accessible to the major roadway network, commercial establishments, work places and entertainment areas;
- Accessible to collector and arterial streets, but directly access only local streets; and

- Not adjacent to major arterials and freeways without adequate buffering and access management.

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.

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 lies adjacent to, and generally south of, 1,000 acres of land zoned for various types of residential uses. There has been an increased demand for single-family residential building sites. Additionally, as the Comprehensive Plan states, the City of Bryan has a large inventory of parcels that have been bypassed by development and remain undeveloped; the subject property may be considered one such property. The proposed change in zoning classification will allow for opportunities to develop the subject property for residential uses which will serve to meet this increasing demand. Staff contends the proposed zoning change would be appropriate at this location.

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.

There is adequate public infrastructure capacity to support the level of development that is proposed. The subject property is served by an existing 24-inch public water main and an 8-inch sewer main (which is connected to a 12-inch sewer main that terminates in front of the subject property) located along Leonard Road. Other infrastructure such as storm sewer and electrical services will be extended as development of the subject property occurs.

Leonard Road is classified as a Major Arterial on the City of Bryan Thoroughfare Plan. Currently, Leonard Road is constructed as a two-lane road measuring 25 feet wide. The public right-of-way measures approximately 90 feet wide. There are no current plans for the City to reconstruct Leonard Road to meet the standards typically seen on roads classified as Major Arterials which are a 120-foot wide right-of-way with a 96-foot wide, 6 lane road. However, due to the increasing traffic demands and increased development on the west side of Bryan, it is reasonable to assume that Leonard Road will be improved sometime in the near future.

Two BISD elementary schools serve the immediate area of the subject tract and the attendance zones bisect the property, with some students attending Ben Milam Elementary and some Anson Jones Elementary. Both schools are located about 1.5 miles from the subject property. Recently the Bryan Independent School District announced that Ben Milam Elementary School will close in the fall of 2017. Middle school students living within the boundaries of the subject property will attend Jane Long Middle School which is located less than 0.5 miles to the west.

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.

There are several large tracts of vacant property that could potentially accommodate various densities of residential development located within a mile of the subject property. As in the case of the subject property, much of that land is also currently zoned A-O District. Staff is unaware of special circumstances that would make that land unavailable for development. Staff believes that this zone change request, if approved, will not make land classified for similar development in the vicinity or 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 residential development is beginning to increase in this area of Bryan. Recently, the Bryan/College Station Habitat for Humanity organization purchased roughly 17 acres of property located along the southwestern edge of the subject property to develop as a single-family residential development. Phase 1 of the proposed Hope Subdivision (FP16-09) is on the same Planning and Zoning Commission agenda as this rezoning request.

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 stated above, this area of the City is beginning to see an increase in residential development similar to the type of development that would be allowed if the requested change in zoning classification were approved. Staff contends that if the proposed change in zoning classification from A-O to RD-5 is approved, there is no need to modify the zoning designation for other areas designated for similar developments as it will allow the subject property to develop for residential use which will meet the demand for this type of housing options.

6. Any other factors affecting health, safety, morals, or general welfare.

Staff is unable to identify additional factors other than those mentioned above that might affect health, safety, morals, or general welfare if this rezoning were approved.

RECOMMENDATION:

Based on all these considerations, staff **recommends approving** the requested change in zoning classification for these 61.59 acres from Agricultural-Open District (A-O) to Residential District – 5, 000 (RD-5). The proposed reclassification of the allowed use on this property appear to be consistent with the land use recommendations of the Bryan Comprehensive Plan and will help promote orderly urban growth in close proximity to the existing residential properties.