

**EXHIBIT “B”
Development Standards**

**Planned Development Regulations
±20.398 Acres**

Section 1: General Purpose and Description

The intent of this development plan is to guide planning of land use and physical development on the subject property. This Planned Development – Housing District is for multi-family development.

This tract is intended to be developed as a multi-family development. This multi-family development will be uniquely designed to ensure preservation of natural areas along the existing creek and provide additional buffering along Copperfield Drive. The preserved natural areas, and large open green areas are provided to serve as an amenity to the development, provide recreational opportunities, and to preserve existing vegetation.

Section 2: Definitions

When not inconsistent with the context, words used in the present tense include the future; and words used in the plural number include the singular. Definitions not expressly prescribed herein are to be determined according to definitions found in the Zoning Ordinance, and failing that, customary usage based on the latest edition of Merriam-Webster’s Unabridged Dictionary.

Natural Area Preserve shall be the area of the 100-yr floodplain as defined by an engineered flood study.

Service Areas shall mean the area or location on the site dedicated to loading, deliveries, solid waste containers, mechanical or electrical equipment.

Section 3: Land Uses

Allowable uses will be limited to the following:

- Multifamily dwelling (apartment building, triplex, four-plex), greater than two dwelling units per structure;
- Accessory structures;
- Common open space, community center, recreational building, and other facilities or amenities, provided they are intended for use by the residents of the multifamily development;
- Detached dwelling units;
- Duplex;
- Townhouses;
- Essential municipal uses;
- Home occupations;
- Real estate sales offices during the development of residential subdivisions, but not to exceed three years;

- Temporary structures for uses incidental to construction work on the premises, which said buildings shall be removed upon the completion or abandonment of construction work.

Conditional uses will be limited to the following:

- None

Section 4: Physical Characteristics of Planned Development

The following standards are intended to guide site and building design in this District in order to create and maintain a human-scale environment, preserve existing natural areas, and promote placemaking through the use of design and construction methods.

The development shall generally be in accordance with the Exhibit “A”, Zoning Exhibit, including the location, orientation, and size of various land uses and open spaces.

1. Physical development in this District shall comply with the development standards and limitation of the City of Bryan Code of Ordinances that generally apply to properties zoned Multiple-Family Residential District (MF), subject to any modifications specified herein.
2. All areas may be developed in phases and receive site plan approval separately.
3. Building Design
 - a) Buildings shall incorporate some combination of the following façade variation elements:
 - i. expression of building structural elements (i.e. columns, water table, etc);
 - ii. variation in wall planes (including porches both recessed or protruding, windows, louvered recessed vents, corbels, cedar brackets, etc); and
 - iii. changes in material, material pattern and color.
4. Landscape Standards
 - a) Landscaping shall be required to screen any mechanical equipment, or service areas from the public right-of-way, except in cases where the screening would render the equipment inoperable. Masonry screening walls compatible with building architecture may be used to screen service areas in lieu of landscaping.
 - b) Screening of service areas shall be no less than the height of the facilities or equipment to be screened from the public right-of-way.
 - c) The use of modular concrete, natural stone or other masonry retaining walls are permitted. Railroad ties and landscape timber are not permitted construction materials for retaining walls.
 - d) Single wythe brick walls, wooden fencing and chain link fencing are not permitted as screening materials.
 - e) The use of native or well-adapted plant material is required. Trees recommended for use in the Brazos Valley are identified on the City of Bryan trees species list and may be used to meet these requirements.
 - f) All landscape areas (except undisturbed or natural areas) will be maintained by the Owner.
5. Buffering Standards
 - a) A variable width landscape and building setback shall be established along the Copperfield Drive right-of-way. The following items shall be allowed within the buffer area:
 - i. Detention facilities;

- ii. Monument signage;
 - iii. Driveways, access gates, access equipment, and fencing;
 - iv. Site landscaping, including berms and/or shrubs;
 - v. Permanent automatic irrigation system;
 - vi. Landscape accent lighting;
 - vii. HVAC Equipment (to be screened per requirement 4.a);
 - viii. Meters and metering equipment (to be screened per requirement 4.a)
- b) Landscaping in the landscape and building setback will be enhanced above MF standards according to the following specifications:
- i. 75% of the required trees will be 1.5” trees, and 25% of the required trees will be 3” trees;
 - ii. 75% of the required shrubs will be 3-gallon shrubs, and 25% of the required shrubs will be 7-gallon shrubs
6. Natural Area Preserve:
- a) The Natural Area Preserve shall be established around the existing floodplain and creek area. Underbrush clearing that does not remove or endanger the existing trees may be performed to provide a sightly and safe space. The creek and surrounding trees are to be preserved to provide screening of the buildings and property. Natural Area Preserve will not require landscape irrigation. The following items shall be allowed within the Natural Area Preserve:
- i. Retaining walls;
 - ii. Storm drainage infrastructure;
 - iii. Fencing;
 - iv. Site landscaping, including berms and/or shrubs;
 - v. Landscape accent lighting;
 - vi. New easements required for the proposed development;
7. Open Space:
- a) An Open Space Area is to be established in the northeastern corner of the site. This Open Space Area will encompass an area partially encumbered by existing City of Bryan utility easements and franchise utility easements. The following items shall be allowed within the Open Space Area:
- i. Fencing;
 - ii. Site landscaping, including berms and/or shrubs;
 - iii. Permanent automatic irrigation system;
 - iv. Landscape accent lighting;
 - v. Amenity appurtenances and accessories such as dog parks, playgrounds or similar;
 - vi. New easements required for the proposed development
8. No non-development buffer area requirements shall apply to any land in this Planning Area, notwithstanding any future changes to zoning classifications on abutting properties.

Section 6: Subdivision of Land

The subdivision of land in this PD-H District shall be in accordance with Chapter 110, Subdivisions, of the City of Bryan Code of Ordinances.