

## **Proposed Development Plan: Stella Ranch Planned Development – Mixed Use District (PD-M)**

### **SECTION 1: GENERAL PURPOSE AND DESCRIPTION:**

The purpose of the Planned Development – Mixed Use District (PD-M), hereinafter referred to as “PD-M,” “the District,” or “this District,” is to comply with the City of Bryan Code of Ordinances while establishing alternate development standards set forth for the mutual benefit of both the property owner and the City of Bryan. The standards established in this plan are to be used to facilitate development of a mixed-use district, provide a mix of housing types to accommodate market flexibility, ensure protection of surrounding properties from foreseeable negative impacts resulting from permitted uses, to strengthen the area economy and promote the general welfare of the community

The Zoning Map, Appendix A, establishes the boundaries of the PD-M, and provides a layout of the park system throughout the development.

### **SECTION 2: DEFINITIONS**

The following words, terms, and phrases shall have the meanings ascribed to them in Bryan Code of Ordinances Chapter 130, Zoning, except where the context indicates a different meaning. Words and terms not expressly defined in this chapter or Chapter 62 or the City of Bryan Code of Ordinances shall have ordinary dictionary meanings based on the latest edition of Merriam-Webster’s Unabridged Dictionary. When not inconsistent with the context, words used in the present tense include the future; terms used in the singular number include the plural; and phrases used in the plural number include the singular.

The term “permitted” shall mean all uses permitted by right within the zoning classification specified, as well as other uses defined and described in the Zoning Ordinance of the City of Bryan as being permitted with approval of a Conditional Use Permit. Said uses permitted with approval of a Conditional Use Permit shall be subject to development review procedures of the City of Bryan Zoning Ordinance described for Conditional Use Permits.

*Detached Dwelling Unit With No More Than Two Unrelated Persons* - any number of related persons and no more than one additional person who is unrelated to the group of related persons may occupy a Detached Dwelling Unit.

*Detached Dwelling Unit With No More Than Four Unrelated Persons* - any number of related persons and no more than 3 additional persons that are unrelated to the group of related persons may occupy a Detached Dwelling Unit.

*Related Persons* - persons who are related by blood, adoption or marriage, and children with familial status within the meaning of Title 42 United States Code, Section 3602(k) are deemed to be related persons for the purposes of this Chapter.

*Useable Open Space* - an area included in any side, rear or front yard or any unoccupied space on the lot that is open and unobstructed to the sky except for the ordinary projections of cornices, eaves or porches and includes, but is not limited to, pocket parks, undeveloped open areas used for passive or active recreations, water features, lakes, ponds, trails, areas containing landscape buffers and screening, landscape islands, playgrounds, plazas and undeveloped floodplain.

### **SECTION 3: LAND USES**

The Stella Ranch PD provides for two different planning areas designed to respect and respond to existing conditions at the property boundaries.

### **1. Planning Area 1**

The intent of Planning Area 1 is to provide for development of detached dwelling units on lots of not less than 5,000 square feet. Open spaces are provided to maintain a balanced, orderly, convenient, and attractive residential area. The following specific range of land uses shall be permitted by right in Planning Area 1:

- Accessory structures;
- Detached dwelling units with no more than two un-related persons;
- Country club or golf course;
- Essential municipal uses;
- Government (federal or state) owned structures, facilities, and uses;
- Home occupations;
- Temporary structures for uses incidental to construction on the premises, which said buildings shall be removed upon the completion or abandonment of construction work;

The following uses shall be permitted by conditional use:

- Townhomes;
- Zero lot line dwellings

### **2. Planning Area 2**

Planning Area 2 is intended to provide for the development of integral land use units such as offices, commercial or service centers, and shopping centers. The uses within Planning Area 2 will serve the residences of Stella Ranch as well as the residents of the City of Bryan and will not interfere with the residential land uses.

The following range of land uses shall be permitted by right in Planning Area 2:

- Accessory or incidental uses to the main use (snack or food bars, automatic teller machines, etc);
- Banks, savings and loans or credit union offices;
- Charitable uses;
- Child care—Class B;
- Child care—Class C;
- College or university;
- Essential municipal uses;
- Fitness center;
- General office use (professional, administrative);
- Government (federal or state) owned structures, facilities, or uses;
- Hospital;
- Hotel;
- Kiosk;
- Medical facilities or clinics;
- Museum/art gallery;
- Night club or tavern (<= 5,000 sf)
- Nursing home (retirement home);
- Personal service shop or custom personal services;

- Pharmacies;
- Photography studio;
- Police station;
- Radio or television broadcasting studio (without tower);
- Restaurant;
- Recreational/community center;
- Retail services (including incidental uses);
- Schools;
- Theater—Indoor;
- 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; and
- Veterinary services (no outdoor pens or runs).

## **SECTION 4: PHYSICAL DEVELOPMENT**

### **1. Planning Area 1**

The physical form of development in Planning Area 1 shall comply with the development standards and limitations of the City of Bryan Code of Ordinances that generally apply to properties zoned Residential District - 7000 (RD-7) and shall allow up to 20% of development to build according to Residential District - 5000 (RD-5) lot standards, subject to any modifications specified herein. Those development standards and limitations include, but are not limited to, regulations concerning density, lot area, lot width, lot depth, landscaping, and lighting.

#### **A. Residential Landscape Requirements**

To provide for eventual community tree cover and shading of the pedestrian transportation network, each platted lot containing a single-family residential use, whether detached, attached or patio home, shall install and maintain a minimum of one canopy tree, the species of which must be approved by the City of Bryan landscape ordinance.

1. The required tree shall be placed within 15-feet of the property line adjacent to any public street right- of-way.
2. Minimum size required shall be 2" in caliper measured 1-foot above the root ball.

#### **B. Residential Dimensional Standards**

Minimum dimensional standards in Planning Area 1 shall be as follows:

1. 5-foot (5') minimum side setback on all lots
2. 20-foot (20') front setback on all lots
3. 20-foot (20') rear setback on all lots

#### **C. Street Lighting**

Street lights shall only be required at the intersections of rights-of-way in accordance with the utility standards of BTU.

## SECTION 5: NEIGHBORHOOD WALKWAY AND PARK SYSTEM

The approximate 25-acre park system described below shall be in lieu of ordinary parkland dedication and development standards in Chapter 110 of the Bryan Code of Ordinances for the estimated 505-lot residential subdivision in Planning Area 1. The park system shall be accessible to the public. Structures to be installed within the park system shall require approval by the City of Bryan.

- A. Stella Ranch Parks System – Stella Ranch Parks System will provide for the parkland needs of future residents of Stella Ranch and the City of Bryan through the development of parks located within the community.
1. The Stella Ranch Park System shall be constructed by the developer on land depicted on the development plan, perpetually owned and maintained by the Stella Ranch Property Owner's Association, but accessible to the public. During platting a public access easement shall be dedicated over the entirety of all parks.
  2. Additional greenspace parkland shall be designed and constructed throughout the development as shown on Appendix B and labeled as Common Area Greenspace on subdivision documents.
  3. The final design, phasing, and construction of all Stella Ranch Neighborhood Parks shall be approved by the Site Development Review Committee (SDRC).
  4. Construction, operation, repair and maintenance of the Stella Ranch Walkway and Park System located within Stella Ranch Park System and common areas shall be the responsibility of, and controlled by, the Stella Ranch Property Owner's Association.
  5. The City of Bryan shall not be responsible for operating, repairing, or maintaining the portions of the Stella Ranch Neighborhood Walkway and Park System. An Indemnification and Hold Harmless Agreement shall be on file with the City Secretary prior to the recording of the final plat associated with each park.
  6. Parks and playground equipment shall meet the minimum standards of the American Society for Testing and Materials (ASTM) and Consumer Product Safety Commission (CPSC).
  7. In the event that equipment depicted on the Park System Plan is no longer obtainable, equipment that is comparable in like, kind, and quality may be substituted, subject to review by the City of Bryan Parks and Recreation Department.
  8. Parks within subdivision phases shall be completed before the final plat for that phase may be filed for record. In the event that a park falls within two phases of the subdivision, the development of the park shall be completed before the final plat of the earlier phase shall be filed for record with the following exceptions:
    - Park 1
      - Detention and trail system shall be completed prior to the recording of Phase 1
      - Park structures shall be completed prior to the recording of Phase 4
- B. Stella Ranch Trail System – A ten-foot (10') wide concrete trail shall be installed throughout Stella Ranch as shown on Appendix B. Where the park trail adjoins a public right-of-way, it shall substitute for the installation of public sidewalks generally required along such rights-of-way by Bryan Code of Ordinance Chapter 110.
- C. Neighborhood Sidewalks – Notwithstanding other requirements, five-foot (5') wide sidewalks shall be installed on one side of all arterial, collector, cul-de-sac and local streets at the time such streets are constructed. Sidewalks shall be located a minimum of four-feet (4') from the edge of curb of the adjacent street.

## **SECTION 6: SUBDIVISION OF LAND**

The subdivision of land in this PD-M District shall be allowed by Chapter 110, Subdivisions, of the City of Bryan Code of Ordinances, with the exceptions or additions to ordinary standards found in this document.

- A. Easements – Public Utility Easements (PUE) shall be dedicated only where required for installation of infrastructure.

## **SECTION 7: ACCESS STANDARDS**

### A. Planning Area 1

1. Fire Protection Standards
  - a) Brazos County Fire Protection Standards shall apply
2. Minimum number of ingress/egress points for emergency access
  - a) Brazos County Standards shall apply
3. Minimum Radius on a Collector Street
  - a) 285'
4. Block Length along Local and Collector Streets
  - a) 1400'
5. Cul-de-Sac Street Lengths
  - a) 1100'
6. Loop Street Lengths
  - a) 1960'
7. Intersection Spacing
  - a) 170'
8. Sidewalks
  - a) Sidewalks shall be placed on one side of all rights of way
  - b) Additionally, trails will be placed throughout the subdivision
9. Street Lights
  - a) Installed only at intersections
10. Collector Street ROW width
  - a) 80' per Brazos County standards
11. PUE dedication
  - a) Only where required

**APPENDIX A – Zoning Map**

**APPENDIX B – Park Phasing Plan**