

Exhibit “A”:

**Development Plan
Planned Development – Business District (PD-B)**

GENERAL PURPOSE AND DESCRIPTION

The KinderHill Brew Lab Planned Development, herein called “the District” or “this District” is intended to guide land use and physical development of the subject property. This District development plan is envisioned as a tool to help establish uses of this property, to facilitate appropriate future development of the property, and to strengthen the area’s economy and promote the general welfare of the community. The proposed Planned Development is to create a brewpub, farm to table restaurant, and small farm within the 2.5 acres of land located southwest of the intersection of West 31st Street and South Sims Avenue with a family friendly atmosphere.

The vision of this District is to create a space near Downtown Bryan where the community feels comfortable and can enjoy carefully curated food and beverages and spend quality time with other community members. The existing greenspace is unique for this centrally located property and provides for the perfect canvas to add a large garden and small fruit orchard to compliment and provide fresh produce and ingredients for the proposed uses. The existing building on the property will be redesigned to create combined taproom, restaurant, bakery, and brewpub with ample indoor and outdoor seating to create a comfortable atmosphere in any season.

This development is intended to add another community gathering space that is welcoming to all and provides a variety of goods and services to be enjoyed throughout different times of day in a scenic atmosphere. The large open space also creates an opportunity to for possible future expansion. The small number of similar developments in the city makes this space a unique addition and adds to the food and beverage options provided in and around Downtown Bryan.

SECTION 1: 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.

- a. *Brewpub* shall mean a use with a production facility, taproom, & bar which is authorized to manufacture, brew, bottle, can, package, and label malt beverages for public consumption not to exceed 10,000 barrels produced annually. The sell or offer without charge, on the premise of the Brewpub, malt beverages produced by the holder, in or from lawful containers, to the extent the sales or offers are allowed under the holder's primary permit. Malt beverages manufactured may be sold for off premise consumption in lawful containers not exceeding half barrel.

SECTION 2: LAND USE

This District is designed to provide for multiple complementary uses, which utilize existing site features. The following land uses shall be permitted by right within this District:

- Accessory structures;
- Brewpub;
- Garden;

- General office use (professional, administrative);
- Limited outdoor storage;
- Limited outdoor storage;
- Orchard;
- Restaurant (indoor and outdoor dining);
- Retail services (including incidental uses).

SECTION 3: PHYSICAL DEVELOPMENT

Physical development in this District shall comply with development standards and limitations of the City of Bryan Code of Ordinances that generally apply to development on properties zoned Retail District (C-2). The following additional standards shall be applicable in this District:

- a. Brewpub:
 - 1) Brewpub production space shall not exceed 5,000 square feet.
 - 2) Hours of taproom operation:
 - Thursday – Sunday, 12:00 pm – 11:00 pm.
 - Hours may expand to seven (7) days per week with same daily hours.
 - 3) Spent grain produced during brewing operations shall be picked up on the same day it is produced.
 - 4) Brewery production will start 60 days before any retail space is able to open.
- b. Restaurant:
 - 1) Restaurant area will be approximately 2,000 square feet (with an approximately 500 square foot kitchen with the remainder to be seating space and restrooms).
 - 2) Seating space for customers will be shared with taproom.
 - 3) Hours of restaurant operation:
 - Thursday – Sunday, 7am-11pm.
 - Hours may expand to 7 days per week with same daily hours.
- c. Front building setback:
 - 1) The front building setback shall be determined based on the existing building and shall be measured as 15-feet from the front property line.
- d. Parking:
 - 1) Restaurant & taproom/retail area = 18 (1.25 per 100 square feet of restaurant/retail space).
 - 2) Brewery production = 3 spaces.
 - 3) All parking spaces will be located to the rear of the existing building.
 - 4) All off-street parking spaces and accompanying maneuvering areas specifically designed for vehicles with a wheel base of passenger car or light truck design standard or less shall have an all-weather surface. The all-weather surface shall be composed of asphalt or Portland cement pavement so as to provide a durable, dustless surface.
- e. Livestock:
 - 1) Small chicken coop will be kept on property to provide fresh eggs for restaurant with no more than 10 chickens at a time.
 - 2) The owner of the chickens, or the owner of real property on which the chickens are being kept, may not allow the chickens to be a nuisance, or be the source of a nuisance, by virtue of odor, excessive noise, or attraction of pests, which would disturb a person of normal sensibilities; or otherwise create a health hazard.

Commented [KA1]: This is standard in our ordinance for parking construction. If other options are researched and found to be acceptable by the City Engineer, then we can change this. We would need to know before we take the rezoning to Planning and Zoning Commission.

f. **Landscaping:**
1) All existing trees, which are in a healthy state, shall be maintained and preserved.

Commented [KA2]: Depending on what you come back with in regards to the size and type of trees on site and their status (alive, dead) then we could revise this to state that these trees will meet the landscaping requirements.

g. **Screening:**
1) A 7 ft wood or metal screening fence will be added to some or all of property perimeter.

Commented [KA3]: How tall will the screening fence be? Materials? Will a different type of fencing be provided around the outdoor seating?

h. **Outdoor lighting:**
1) Edison bulb string lights (each bulb is 1 watt, warm white).
2) Lights to be used for walkways, as needed.

SECTION 4: SUBDIVISION OF LAND

The subdivision of land in this District shall be allowed in accordance with Chapter 110, Subdivisions, of the City of Bryan Code of Ordinances and the applicable requirements within this District.

SECTION 5: SIGNS

Regulation of signage in this District shall be in accordance with Chapter 98, Signs, of the City of Bryan Code of Ordinances for properties zoned Retail District (C-2), with the following modifications:

a. One freestanding sign allowed, not to exceed five (5) feet tall and not to exceed 24 square feet.