**Development requirements for Planned Development – Housing District (PD-H)**

The purpose of the Luza Tract Planned Development – Mixed Use District (PD-M), hereinafter referred to as ”PD-H”, “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. This PD-H establishes development standards for a master-planned community on approximately 251 acres of land located at Luza Lane and West State Highway 21. The standards established in this plan are to be used to facilitate development with 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.

This area was recently zoned part of the Innovation Corridor IC Zoning districts. This PD zoning district would maintain the Innovation Corridor – Retail Services zoning area along W SH 21 and would also include the Innovation Corridor -High Density Residential, but allows the property to transition to lower density detached residential units as you move away from W. SH 21.

**SECTION 2: Land Use**

This District 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 a medium-density housing district that provides necessary housing and serves as a buffer in-between the single-family residential and commercial components of the development. The following specific range of land uses shall be permitted by right in Planning Area 1:

• Attached residential dwelling unit (townhome), subject to other regulations detailed in

 subsection (a) below;

• Essential municipal uses;

• Government owned structures, facilities, and uses;

• Live/work units;

• Multi-family dwelling unit and/or condominiums;

• Parking, structured (accessory to primary residential use only);

• Place of worship;

• Schools, libraries, and community halls; and

• 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, subject to other regulations detailed in subsection (a) below.

1. Other regulations.
2. Attached residential dwelling units (townhomes) shall have a minimum density of six (6) units per acre. Townhome development will be limited to 75% of the total area of Planning Area 1.
3. Real estate sales offices shall be permitted during the development of residential subdivisions, but shall be removed within six (6) month of the date of the last unit closed by the developer.
4. Planning Area 2

The intent of Planning Area 2 is to provide for an intentionally planned lower-density residential home area of the community. The following specific range of land uses shall be permitted by right in Planning Area 2:

• Attached residential dwelling unit (townhome); and

• Detached dwelling unit with no more than four unrelated persons.

**SECTION 3: Physical Development**

1. Planning Area 1
	1. Tracts intended for townhouse developments, as identified on the preliminary plan, shall comply with development standards and limitations of the City of Bryan Code of Ordinances Sec. 62-168 – Townhouse Requirements, subject to additions, modifications or exceptions described herein, and shall allow a front parking layout.
		1. All dwelling units shall provide a minimum of one (1) parking space per bedroom, whether in the garage or in the driveway.
	2. Tracts intended for multiple-family residential development, as identified on the preliminary plan, shall comply with development standards and limitations of the City of Bryan Code of Ordinances that generally apply to properties zoned Multiple-Family District (MF), subject to additions, modifications or exceptions described herein.
	3. Buffer Area Requirements - In order to help mitigate potential adjacency conflicts between residential, multiple-family, and non-residential uses in Planning Areas 1 and 2, the following standards shall apply with regard to buffering to help maintain land use compatibility. No development shall be authorized within the buffer area except for required or permitted landscaping and screening, storm water detention facilities, and pedestrian walkways.
		1. If detached residential dwelling or townhouse development is proposed adjacent to a non-residential development, then a minimum 50-foot buffer area shall be observed by the non-residential development. The depth of the buffer area can be reduced to 30 feet by providing the equivalent area of additional landscaping within the remaining buffer area in the amount of one (1) landscaping point provided for every one (1) square foot in buffer area reduction.
		2. If detached residential dwelling or townhouse development is proposed adjacent to a multi-family residential development, then a minimum 25-foot buffer area shall be observed by multi-family residential development. The depth of the buffer area can be reduced to 15 feet by providing the equivalent area of additional landscaping within the remaining buffer area in the amount of one (1) landscaping point provided for every one (1) square foot in buffer area reduction.
		3. Buffer areas are not required adjacent to parkland or HOA Common Areas.
2. Planning Area 2
	1. Detached Dwelling unit minimum lot requirements:
		1. 100% of the detached residential dwelling lots shall be a minimum of 50 feet wide.
		2. 20% of the detached residential dwelling lots shall be a minimum of 55 feet wide.
		3. The minimum lot depth shall be 110 feet, with the exception of lots that adjoin the bulb of a cul-de-sac, which shall have a minimum depth of 100 feet.
		4. The minimum lot size shall be 6,000 sf.
		5. The side lot setback for detached dwelling units shall be 5 feet.
		6. The rear lot setback for detached dwelling units shall be 5 feet.
	2. In the event these regulations are silent on any feature of development within Planning Area 2, the standards and limitations of the Residential District – 7000 (RD-7) zoning district found within the City of Bryan Code of Ordinances shall be observed.
	3. Tracts intended for townhouse developments, as identified on the preliminary plan, shall comply with development standards and limitations of the City of Bryan Code of Ordinances Sec. 62-168 – Townhouse Requirements, subject to additions, modifications or exceptions described herein, and shall allow a front parking layout.
		1. All dwelling units shall provide a minimum of one (1) parking space per bedroom, whether in the garage or in the driveway.
	4. Buffer Area Requirements - In order to help mitigate potential adjacency conflicts between residential, multiple-family, and non-residential uses in Planning Areas 1 and 2, the following standards shall apply with regard to buffering to help maintain land use compatibility. No development shall be authorized within the buffer area except for required or permitted landscaping and screening, storm water detention facilities, and pedestrian walkways.
3. If detached single-family residential or townhouse development is proposed adjacent to a non-residential development, then a minimum 50-foot buffer area shall be observed by the non-residential development. The depth of the buffer area can be reduced to 30 feet by providing the equivalent area of additional landscaping within the remaining buffer area in the amount of one (1) landscaping point provided for every one (1) square foot in buffer area reduction.
4. If detached dwelling unit or townhouse development is proposed adjacent to a multi-family residential development, then a minimum 25-foot buffer area shall be observed by the multi-family residential development. The depth of the buffer area can be reduced to 15 feet by providing the equivalent area of additional landscaping within the remaining buffer area in the amount of one (1) landscaping point provided for every one (1) square foot in buffer area reduction.
5. Buffer areas are not required adjacent to parkland or HOA Common Areas.
6. Sidewalks:
	1. Sidewalks to be required along one side of local residential streets as long as an equivalent amount of trail is constructed with the development. The total square footage of sidewalk and trail will meet or exceed the required sidewalks per the City of Bryan’s requirements.
	2. Sidewalks shall meet the City of Bryan’s construction requirements for sidewalks as per the Bryan/College Station Unified Design Guideline Manual, Technical Specifications, and Standard Construction Detail.
7. Streets:
	1. Local streets shall have a minimum pavement width of 30’.
8. Trails and Open Space:
	1. The approximate 14.5-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 XXX-lot residential subdivision. 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.
	2. The final design, phasing, and construction of all parks and trails shall be approved by the Site Development Review Committee (SDRC) at the time of the preliminary plan.
	3. Trail specifications are as follows:
		1. Trails shall be of concrete construction of sufficient thickness to ensure long-term durability and have a minimum width of 10 feet. Trails shall be located within a common area no less than 25 feet wide.
		2. Trail access points from the adjacent street system shall be a minimum 30 feet in width.
		3. Trail segments shall be installed concurrently with development of the subdivision phase it is located in and shall be completed prior to the recording of the final plat.
	4. The proposed park system shall be constructed by the developer on land depicted on the development plan, perpetually owned and maintained by a Property Owner’s Association, but accessible to the public. During platting, a public access easement shall be dedicated over the entirety of all parks.
	5. The City of Bryan shall not be responsible for operating, repairing, or maintaining the proposed trail 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).
9. FEMA Designated Floodplains
	1. Where the upper reaches of a FEMA-designated watercourse are not adequately mapped, engineering studies will be necessary to do so.
10. Transportation
	1. Any public and/or private access networks or driveways shall, at a minimum, meet standards as set forth in the Bryan/College Station Unified Design Guidelines Manual and adopted City of Bryan Thoroughfare Plan.
	2. A Traffic Impact Analysis (TIA) prepared by a qualified civil engineer licensed in the State of Texas shall be required to be submitted, reviewed and accepted by the City Engineer prior to issuance of any permits for development on this property. Subsequent to the review and acceptance by the City Engineer, the developer will incorporate in the project plan any recommended measures to mitigate against resulting impact upon the municipal or state transportation systems that the development may create over that may have been expected as the result of any prior use permitted by right within this District.
		1. If traffic generated by the development requires improvements to off-site roadway networks, an engineer’s estimate of the necessary improvements will be required.
11. Utilities
	1. The extension of public utilities from the closest available public line to and through the subject property will be at the expense of the developer.

**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.