

EXHIBIT “B”
Development Requirements for
Planned Development – Mixed Use District (PD-H)

SECTION 1: GENERAL PURPOSE AND DESCRIPTION

The development requirements for the Planned Development – Mixed Use District (PD-H) hereinafter called “the district” or “this district”, are intended to guide land use and physical development of the subject property. This development plan is enacted as a means to provide the City and the Developer with an alternate to the standards set forth by the City for their mutual benefit.

This district is intended to be developed as a multi-family development and will be uniquely designed to ensure preservation of natural areas along the existing Hudson Creek tributary 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

1. Words, terms and phrases in this Development Plan shall have the meanings ascribed to them in Bryan Code of Ordinances, with the following additions:
 - a) *Natural Area Preserve* shall be an area, identified in “Exhibit A”, which remains largely undisturbed and in its natural state to provide wildlife habitat and open space and preserve the ecosystem of the Hudson Creek tributary and the surrounding riparian area.
 - b) *Service Areas* shall mean the area or location on the site dedicated to loading, deliveries, solid waste containers, mechanical or electrical equipment.
 - c) *Building Height* shall mean the height of the structure measured from the lowest adjacent grade to the highest point on the roof structure.
2. In this specific context, the term “permitted” shall mean land uses permitted by right within the planning area specified.
3. Words, terms, and phrases that are not expressly defined in these development requirements and/or in the Bryan Code of Ordinances have their ordinary dictionary meanings, based on the latest edition of Merriam-Webster’s Unabridged Dictionary. When not inconsistent within the context, words used in the present tense include the future; words used in the singular number include the plural, and words used in the plural number include the singular.

SECTION 3: LAND USES

Permitted land uses shall be limited to the following:

- Multi-family dwelling (apartment building), 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 multi-family development;
- 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.

SECTION 4: PHYSICAL 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.

Unless stated otherwise, the physical development in this PD-H district shall adhere to the FM 158 Corridor Overlay District Guidelines and shall comply with development standards and limitations of the City of Bryan Code of Ordinances that generally apply to properties in the Multiple-Family Residential District (MF).

1. The location, orientation, and size of land uses, open spaces, buffers, and landscaping shall be in accordance with “Exhibit A”.
2. All areas may be developed in phases and receive site plan approval separately. If developed in phases, a master plan depicting the proposed phases shall be submitted for review by the City.
3. Lighting:
 - a) Any new development in this PD-H District shall have exterior lighting that faces away from, and not toward, adjacent properties. Any outdoor lighting located within two-hundred feet of an adjacent residential property shall have a backlight shield installed.
 - b) Outdoor lighting levels. Outdoor lighting shall not exceed the following levels:
 - 1) 0.50 footcandle at the property line if the subject property abuts a residential district or a lot containing a residential use; or
 - 2) 1.00 footcandle at the property line if the subject property abuts a nonresidential district or lot containing a nonresidential use or at the right-of-way line.
 - c) Heights of outdoor lighting. Outdoor lighting shall not exceed the following heights:
 - 1) Light fixtures in parking lots shall not exceed a maximum height of 24 feet;
 - 2) Pedestrian walkway fixtures shall not exceed a maximum height of 12 feet.
4. Fencing:
 - a) Fencing shall be allowed within the Building Setback Area subject to the approval of any easement encroachments by the controlling entities.
 - b) A minimum 8-foot-high fence shall be constructed within the Building Setback Area along the northern property line bordering the adjacent Miramont neighborhood and country club. Said fence

shall be constructed of brick and masonry columns with wood slats in between. This requirement is subject to the approval of any easement encroachments by the controlling entities.

- c) The remainder of the perimeter fence not described in section 4.a shall be a minimum height of 6 feet and constructed of wood, rod iron, brick, masonry, or a combination of the aforementioned materials.
5. 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.
6. Building height shall be as shown on "Exhibit A". No additional height or height related setback requirements shall apply.
7. Building Design:
 - a. Buildings shall incorporate some combination of the following façade variation elements:
 - 1) Expression of building structural elements (i.e., columns, water table, etc.);
 - 2) Variation in wall planes (including porches both recessed or protruding, windows, louvered recessed vents, corbels, cedar brackets, etc.); and
 - 3) Changes in material, material pattern and color.
 1. Residential buildings shall have the following percentages of materials exclusive of openings.
 - a. No less than 20% natural stone, unpainted brick, three-step hard coat cementitious stucco, unpainted integrally colored decorative concrete block, tile, composite metal panels, or smooth zinc panels.
 - b. No less than 50% cementitious siding, decorative exposed concrete, or wood.
 2. Clubhouse, garages, or amenity buildings shall have the following percentages of materials exclusive of openings.
 - a. No less than 40% natural stone, unpainted brick, three-step hard coat cementitious stucco, unpainted integrally colored decorative concrete block, tile, composite metal panels, or smooth zinc panels.
 - b. No less than 25% cementitious siding, decorative exposed concrete, or wood.
8. 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. 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. Masonry screening walls compatible with building architecture may be used to screen service areas in lieu of landscaping. Single wythe brick walls, wooden fencing and chain link fencing are not permitted as screening materials.

- b) 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.
- c) All landscape areas shall be maintained by the property owner. Any undisturbed or natural areas, shall also be maintained by the property owner, as needed.
- d) A variable width landscape zone shall be established along the Copperfield Drive and Boonville Road rights-of-way.
 - 1) All required landscape points shall be located within the Landscape Zone.
 - 2) No parking shall be allowed within the Landscape Zone.
 - 3) The following items shall be allowed within the Landscape Zone:
 - 1. Monument signage;
 - 2. Driveways, access gates, access equipment, and fencing;
 - 3. Landscaping and landscape accent lighting;
 - 4. Permanent automatic irrigation system;
 - 5. HVAC and meters/metering equipment (to be screened per requirement 6.a);
 - 6. Below grade utilities required for the development; and

9. Natural Area Preserve:

- a. The Natural Area Preserve shall be established around the floodplain, as established by the FEMA flood study, and creek area. Underbrush clearing that does not remove or endanger the existing trees may be performed. Clearing may be performed for the installation of items listed in section 9.c. Any trees removed for the installation of items listed in section 9.c will be replaced at a ratio of 2:1 caliper-inches. The creek and surrounding trees are to be preserved to provide screening of the buildings and property from adjacent neighborhoods.
- b. The Natural Area Preserve will not require landscape irrigation.
- c. The following items shall be allowed within the Natural Area Preserve:
 - 1) Storm drainage infrastructure;
 - 2) Site utilities required for the development; and
 - 3) New easements required for the proposed development.

10. Parking:

- a. Parking ratios shall comply with the current City of Bryan Code of Ordinances.

- b. Parking area entrances that are gated and for private access only shall contain appropriate vehicle maneuvering and queuing space, such that a vehicle has the ability to turn around and that the minimum throat depth is met per City of Bryan Code of Ordinances.

11. Detention Pond Area:

- a. The following items shall be allowed within the Detention Pond Area as depicted in “Exhibit A”:
 - i. Detention facilities and related structures;
 - ii. Site utilities required for the development;
 - iii. Sidewalks;
 - iv. Lighting;
 - v. Monument Signage;
 - vi. Landscaping;
 - vii. Fencing

SECTION 5: 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.