CITY OF BRYAN
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ACTION FORM
BRYAN CITY COUNCIL

Meeting Date (?) 11/21/2016

Subject Matter* (?) RZ15-03 (Oakmont): A-O/PD to MD-M on 409.75 acres between Copperfield Drive and University Drive
This must match rolling agenda entry

Department of Origin* DEVELOPMENT SERVICES

Submitted By* Martin Zimmermann

Type of Meeting* ○ BCD ○ Special ◉ Regular

Classification* ◉ Public Hearing ○ Consent ○ Statutory ○ Regular

Ordinance* ◉ None ○ First Read ○ Second Read ○ First & Only Read

Strategic Initiative* ☐ Public Safety ☑ Economic Development ☑ Quality of Life ☐ Service ☐ Infrastructure

Agenda Item Description* Receive public comment regarding an ordinance of the City of Bryan, Texas, amending Chapter 130, Zoning, of the City of Bryan Code of Ordinances, by changing the zoning classification from a combination of Agricultural – Open District (A-O) and Planned Development District (PD) to Planned Development – Mixed Use District (PD-M) on 409.75 acres of vacant land out of J.W. Scott League, A-49, adjoining the north side of Boonville Road between Copperfield Drive and University Drive East in Bryan, Brazos County, Texas (case no. RZ15-03).

Summary Statement* The subject property is 409 acres in size and adjoins the north side of Boonville Road (FM 158) and University Drive East. Most of these 409 acres is currently zoned Agricultural – Open District (A-O). Approximately 94 acres of the subject property located generally southeast and south of Copperfield and Canterbury Drive is currently zoned PD District. These 94 acres are a remnant of the 550-acre Copperfield tract that was annexed to the City of Bryan in November 1981.

Adam Development Properties, LP owns the 409-acre subject property and proposes a mix of residential, recreational, and commercial uses blended together through a system of streetscapes, trails and pedestrian amenities in a new planned community referred to as Oakmont. The property is proposed to include approximately 750 single-family homes, 250 apartment units, and 100,000 square feet of retail/general office space. In order to accomplish the stated vision, the developer proposes the creation of a Planned Development Mixed-Use District (PD-M) as a method to allow for the combination of land uses, the flexibility to adjust to changing market trends and demands over time, and the ability to implement a cohesive system of signage, parks, trails, and other amenities all designed within the overall community character. The developer has communicated with the Copperfield HOA board of directors and presented development plans at the Copperfield HOA annual meeting.

The Oakmont PD provides for three different planning areas designed to respect and respond to existing conditions at the property boundaries.

• Planning Area I (Detached Single-Family Residential) - located across from the existing Copperfield community, is intended to provide for development of detached dwelling units on lots of not less than 5,000 square feet. Other uses, such as religious, educational facilities, and open space also are proposed to be permitted to maintain a balanced, orderly, convenient, and attractive residential area. Certain uses such as Twin-homes, Townhouses, Patio Homes, and Gated Neighborhoods are proposed to be allowed with prior approval of a Conditional Use Permit from the Planning and Zoning Commission.

• Planning Area II (Blended Single-Family Residential) - located in the middle of the community, is another single-family residential district that is proposed to provide development opportunities for a variety of housing types, including detached and attached single-family housing. Neighborhood Retail and Professional Office uses are proposed to be allowed with prior approval of a Conditional Use Permit from the Planning and Zoning Commission.

• Planning Area III (Mixed-Use) - located along Boonville Road, is intended to provide for greater flexibility of uses in order to respond to changing market conditions over time, including office, retail, multi-family residential, and other residential housing types. This area is intended to provide for development of various associations of uses developed as integral land use units such as offices, commercial or service centers, shopping centers, residential developments of multifamily or mixed housing including attached single-family dwellings, or any appropriate combination of uses which may be planned, developed, or operated as integral land use units either by a single owner or a combination of owners.

The developer proposes private residential and commercial development guidelines, which will be made part of the declaration of covenants, conditions, and restrictions for the entire subject property. For the purposes of the proposed PD-M District, the following development standards are proposed.

1. Detached Single-Family Residential – The physical development of Detached Single-Family Residential shall generally comply with the development standards and limitations of the City of Bryan Code of Ordinances that apply to properties zoned Residential District – 5000 (RD-5).

2. Multi-Family Residential – The physical development of Multi-Family Residential shall generally comply with the development standards and limitations of the City of Bryan Code of Ordinances that apply to properties zoned Multiple-Family District (MF).

3. Non-residential – The physical development of non-residential uses shall generally comply with the development standards and limitations of the City of Bryan Code of Ordinances that apply to properties zoned Retail District (C-2).

The development plan proposes a network of local streets, which, once fully built-out, will connect all phases of this subdivision with local streets with a 50-foot right-of-way and at least 27 feet of pavement. The development proposes the following major street improvements, in accordance with the City's Thoroughfare Plan:

1. an eastward extension of University Drive;
2. a northward extension of Pendleton Drive;
3. a west-to-east connection between Copperfield/Canterbury Drives to the University Drive extension ("Oakmont Boulevard");
4. an extension of Canterbury Drive through the north side of the development; and
5. an additional major driveway on Boonville Road (FM 158) across from Cross Park Drive.

Traffic calming techniques are proposed to be included in the geometric design of the streets within the proposed PD-M District with specific attention given to Oakmont Boulevard.

The developer retained Kimley-Horn and Associates, Inc. of Fort Worth, Texas to perform a traffic impact analysis (TIA) for the proposed Oakmont Development. The analysis represents a review of the traffic impacts of the project, based on land use and site plan information, and identified the key traffic issues at key intersections near the 409-acre subject property.

The study concluded that by the anticipated build-out year of the new subdivision (approx. 2026), the following major improvements should be made:

1. install a traffic signal at Boonville Road/Pendleton Drive intersection
2. construct westbound right-turn lane at Boonville Road/ Cross Park Drive intersection
3. construct westbound right-turn lane at Boonville Road/Pendleton Drive intersection

Neither of these off-site improvements to mitigate traffic-related concerns will be the responsibility of the developer under current City ordinances or policies. Instead, any such traffic system improvements will likely have to be funded as part of future Capital Improvement Plan projects, in cooperation with the Texas Department of Transportation (TxDOT) as Boonville Road (FM. 158) is a State road.

The Oakmont Trail and Park System is proposed to be in lieu of ordinary parkland dedication and development standards of the City's Subdivision Ordinance. The Trail and Park System will be accessible to the general public. Operation, repair, and maintenance of the Oakmont Trail and Park System will be the responsibility of, and controlled by, the Residential Association or the Commercial Association. The City of Bryan will not be responsible for operating, repairing, or maintaining the Oakmont Trail and Park System. The trail system will consist of a hierarchy of connected trails including interior residential neighborhood trails, commercial district trails, greenbelt trails, and community trails on Pendleton Drive and Oakmont Boulevard. The greenbelt trails alone will include approximately 13,000 linear feet.

The park system will include three (3) signature parks, available to the general public, totaling a minimum of 8.8 acres and greenbelt parks totaling a minimum of 60 acres. The development of the three signature parks will provide for a variety of active and passive recreational opportunities. The parks will be developed in phases:

1. The first park will be developed with the first phase of lot development.
2. The second park will be developed with the third phase of lot development or when Oakmont reaches 250 occupied single-family homes, whichever occurs first.
3. The third park will be developed with the fifth phase of development or when Oakmont reaches 500 occupied single-family homes, whichever occurs first.

During its meeting on October 18, 2016, the Parks and Recreation Advisory Board voted to recommend approval of the proposed plan for the Oakmont Trail and Park System.

Staff Analysis & Recommendation*

During its regular meeting on October 20, 2016, the Planning and Zoning Commission concurred with staff and unanimously recommended approving this rezoning request.

• The proposed combination of commercial and residential land uses on these 409 acres is appropriate at this particular location and is in accordance with land use recommendations of the Comprehensive Plan.

• The proposed combination of single-family homes and retail establishments at this location will create an orderly zoning pattern and allow for a useful and orderly urban development of this property.

• The proposed development of residential properties on a majority of these 409 acres, combined with the construction of a unique park and trail system, will produce a successful continuation of single-family residential development on the City's east side, not only for the benefit of the new residents in this neighborhood, but for residents of adjoining neighborhoods and all of Bryan alike.

• The proposed development will provide opportunities for desirable retail development in close proximity to new home sites.

• The range of allowed or potentially allowed non-residential uses has been carefully selected to help guarantee overall compatibility with the envisioned Oakmont concept.

• The proposed layout of streets within this Planned Development – Mixed District will provide the desired connectivity that the City's Thoroughfare Plan envisions.

• Approval of this master-planned mixed-use development may spur additional development interest in this area.

• The most notable and potentially unfavorable effect from this development on abutting sites would stem from the inevitable increase in automobile traffic in this vicinity. However, any new development at this location would have a similar effect.

Options*

(In Suggested Order of Staff Preference)

1. approve the requested zoning change;

2. approve the requested zoning change with modifications, which may require rescheduling the request for consideration on a future City Council meeting agenda;

3. deny the requested zoning change.

Funding Source*

N/A

Attachments

ATTACHMENTS CAF RZ15-03, Oakmont PD-M.docx	3.16MB
Exhibit A - Oakmont PD-M Development Plan.pdf	10.32MB

Please detail attachments and note attachments available for viewing in City Secretary's Office:

Items 2-6 in a single word document

1. draft ordinance with exhibits (Exhibit A attached as a separate pdf);
2. location map;
3. excerpt from October 20, 2016 Planning and Zoning Commission regular meeting minutes;
4. excerpt from October 18, 2016 Parks and Recreation Advisory Board regular meeting minutes (draft form);
5. email received in response to adjacent property owner notification;
6. staff report to the Planning & Zoning Commission.

Dept. Head Signature

Kevin Russell

Deputy City Manager Signature

City Manager Signature

City Attorney Signature