



OAKMONT

City of Bryan Parks & Recreation Board Meeting
- October 18, 2016 -



AGENDA

- Context
- Community Vision
- Master Plan
- Planned Development
- Initial Concepts





OAKMONT is inspired by nature's graceful aesthetic and pays homage to a simpler time – a time when communities were bound by shared values and a life connected to the land.

refined

rather than rustic

agrarian

rather than urban

communal

rather than exclusive

classic

rather than contemporary

simple

rather than ornate



MASTER PLAN

Oakmont is a 400 acre community thoughtfully envisioned to be a special place where people not only live, work, and play, but put down roots and build relationships. The master plan calls for a mix of residential, commercial, and recreational uses blended together through a system of quality streetscapes, trails and pedestrian amenities. At build-out, Oakmont is projected to have approximately 750 single-family homes, 250 multi-family homes, 100,000 square feet of commercial uses, and over 100 acres of open space.

MASTER PLAN

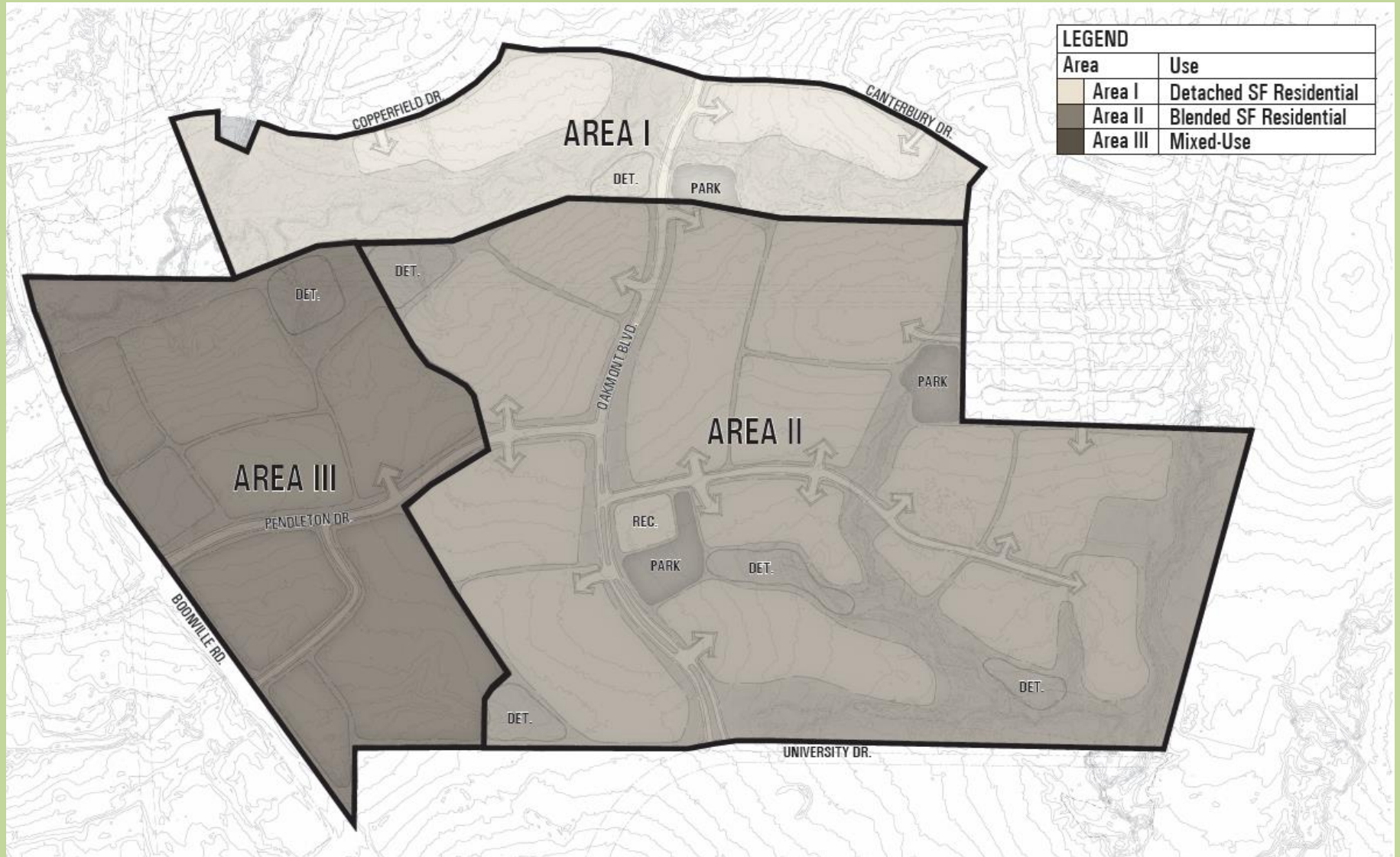




PLANNED DEVELOPMENT

- Land Use Plan
- Thoroughfare Plan
- Signage Plan
- Trail Plan
- Park Plan

LAND USE PLAN



LAND USE MATRIX

Oakmont Land Use Matrix	Planning Areas					
	Area I Detached SF Residential		Area II Blended SF Residential		Area III Mixed-Use	
	Permitted Use	Conditional Use	Permitted Use	Conditional Use	Permitted Use	Conditional Use
Single Family Residential						
Detached Single-family Residential	✓	-	✓	-	-	✓
Duplex	-	-	-	✓	-	✓
Gated Neighborhood	-	✓	✓	-	-	✓
Model Homes	✓	-	✓	-	✓	-
Patio Home	-	✓	✓	-	✓*	-
Townhouse	-	✓	✓	-	✓*	-
Twin-home	-	✓	✓	-	✓*	-
Group home/Community Home	✓	-	✓	-	✓	-
Multi-family Residential						
Assisted Living Facility	-	✓	-	✓	✓	-
Multi-family Residential	-	-	-	-	✓	-
Nursing Home (retirement home)	-	-	-	-	✓	-
Retail						
General Retail	-	-	-	-	✓	-
Neighborhood Retail	-	✓	-	✓	✓	-
Real Estate Sales Center	✓	-	✓	-	✓	-

LAND USE MATRIX

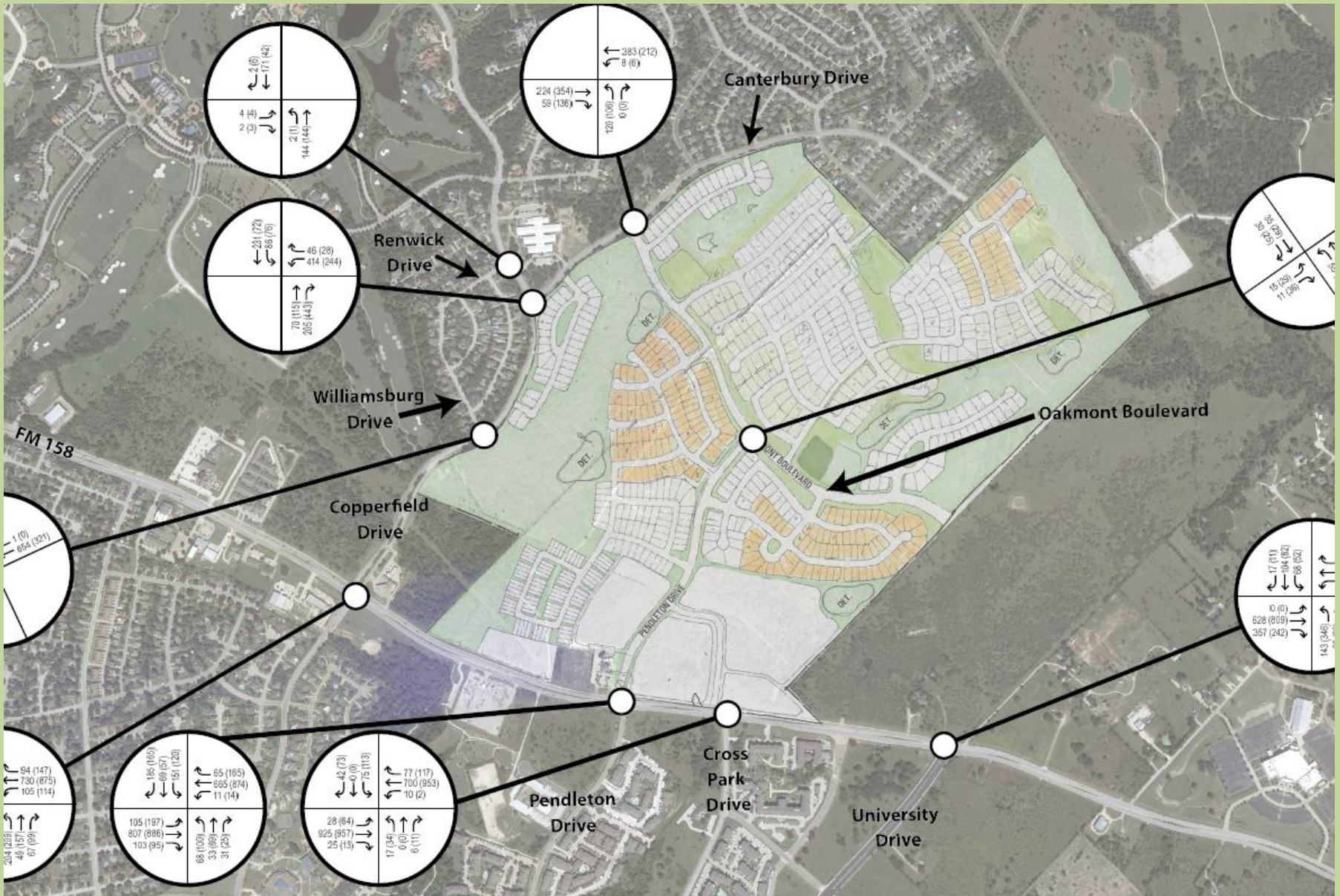
Oakmont Land Use Matrix	Planning Areas					
	Area I Detached SF Residential		Area II Blended SF Residential		Area III Mixed-Use	
	Permitted Use	Conditional Use	Permitted Use	Conditional Use	Permitted Use	Conditional Use
Office						
Construction Field Office	✓	-	✓	-	✓	-
Home Occupation	✓	-	✓	-	✓*	-
General Office	-	-	-	-	✓	-
Personal Care Homes	✓	-	✓	-	✓*	-
Private Utilities	✓	-	✓	-	✓	-
Professional Office	-	✓	-	✓	✓	-
Civic & Institutional						
Community Center	✓	-	✓	-	✓	-
Essential Municipal Uses	✓	-	✓	-	✓	-
Government owned structures	✓	-	✓	-	✓	-
Neighborhood Amenity Center	✓	-	✓	-	✓	-
Place of Worship	✓	-	✓	-	✓	-
Schools	✓	-	✓	-	✓	-

LAND USE MATRIX

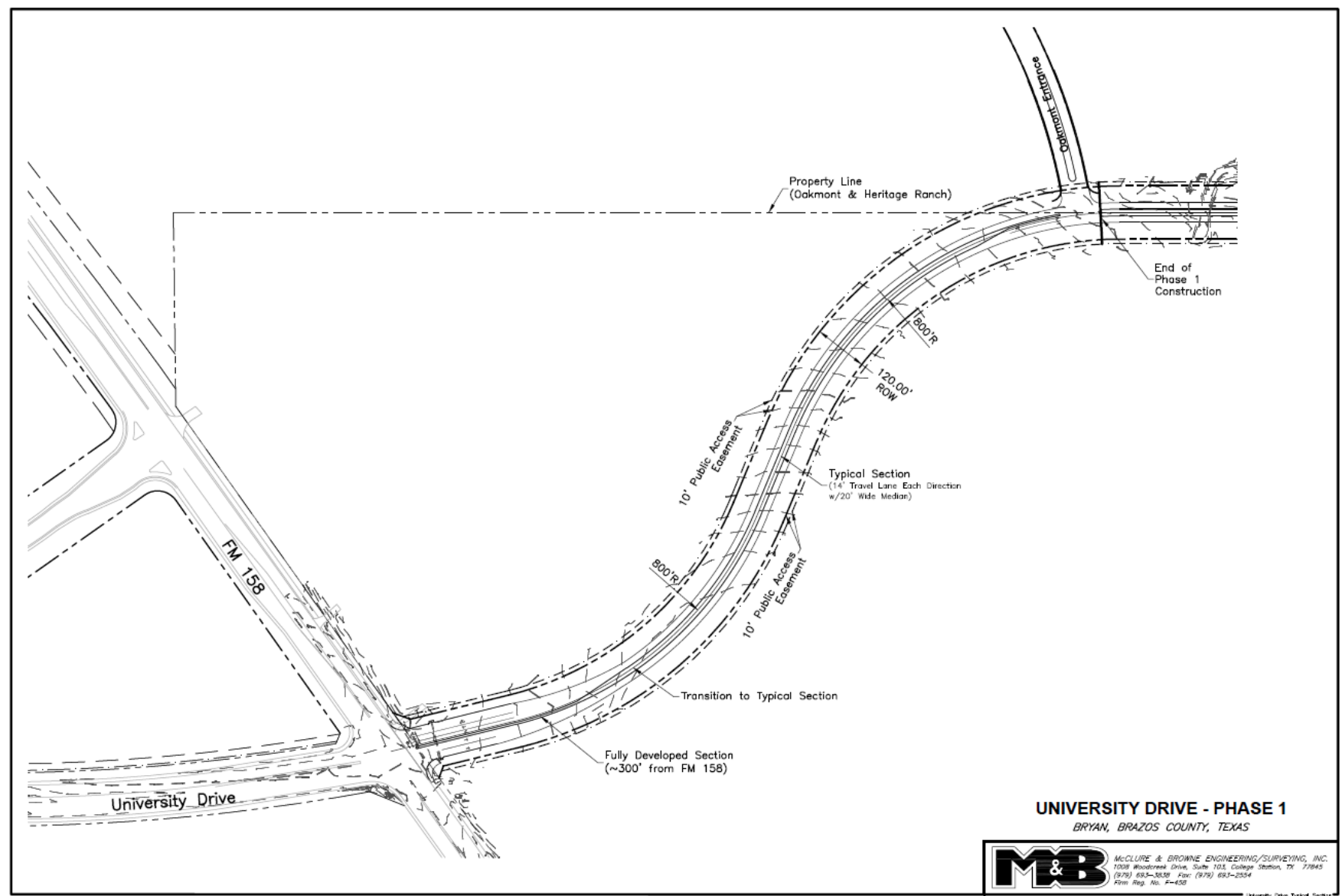
Oakmont Land Use Matrix	Planning Areas					
	Area I		Area II		Area III	
	Detached SF Residential		Blended SF Residential		Mixed-Use	
	Permitted Use	Conditional Use	Permitted Use	Conditional Use	Permitted Use	Conditional Use
Other						
Accessory Dwelling Unit	-	✓	-	✓		✓
Accessory Structures	✓	-	✓	-	✓	-
Accessory Structures if greater than the standards set forth in Sec. 130-	-	✓	-	✓		✓
Bed and breakfast	-	✓	-	✓	✓	-
Boarding (lodging) house	-	✓	-	✓	✓	-
Child Care - Class B	-	✓	-	✓	✓	-
Country Club or Golf Course	-	✓	-	✓	✓	-
Funeral Home/mortuary	-	✓	-	✓	✓	-
Police Station	-	✓	-	✓	✓	-
Temporary Structures for uses incidental to construction work	✓	-	✓	-	✓	-
Prohibited Uses						
Adult Entertainment	-	-	-	-	-	-
Credit Access Business	-	-	-	-	-	-
Pawn Shop	-	-	-	-	-	-
Tattoo Studio	-	-	-	-	-	-

* These uses are permitted with approval of a Conditional Use Permit when located within 200' of Boonville Road

TRAFFIC IMPACT ANALYSIS



UNIVERSITY DRIVE



UNIVERSITY DRIVE - PHASE 1
BRYAN, BRAZOS COUNTY, TEXAS

M&B McCLURE & BROWNE ENGINEERING/SURVEYING, INC.
1028 Woodcreek Drive, Suite 101, College Station, TX 77845
(979) 695-3838 Fax: (979) 695-2554
Firm Reg. No. F-458

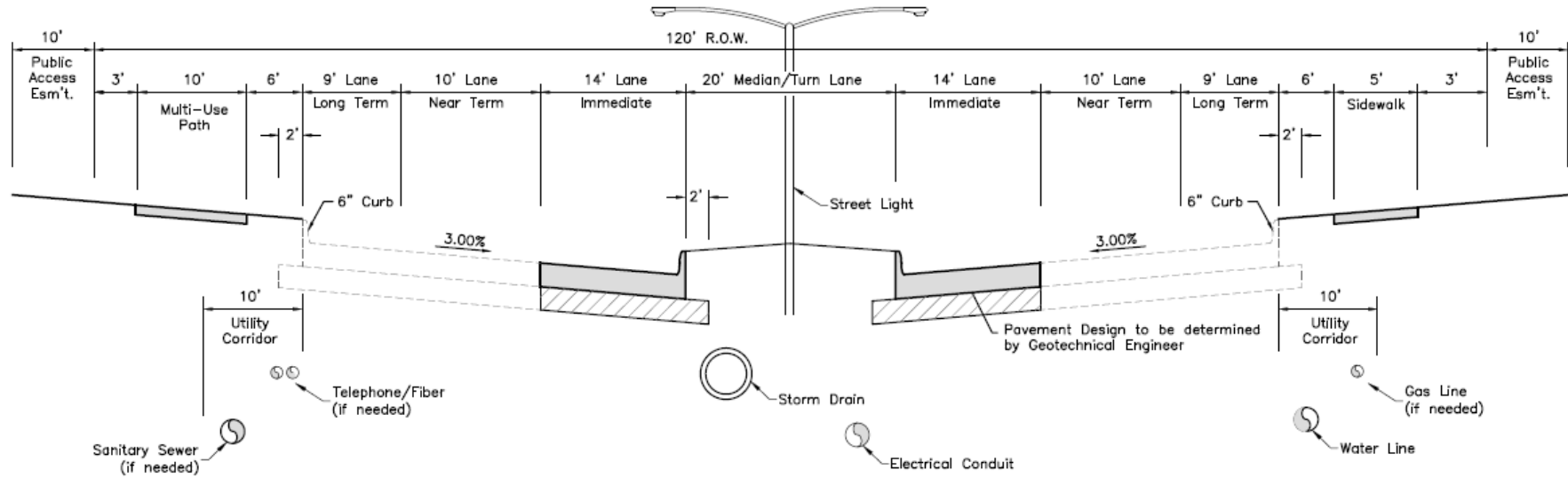
University Drive Typical Section

UNIVERSITY DRIVE

1/20' scale

PLAN VIEW - INITIAL PHASE

NTS



UNIVERSITY DRIVE



SIGNAGE PLAN



Oakmont Signage System Exhibit – 9/27/16

ENTRY MONUMENT



ENTRY MONUMENT

LEGEND

- 01. ICONIC TOWER ELEMENT
- 02. DRY STACK LEDGE STONE BATTERED WALL
- 03. SIGNAGE ELEMENT ON STONE BLOCK
- 04. INTEGRATED EXISTING STREAM BED
- 05. OAKS AS REINFORCING ELEMENT BEHIND WALL
- 06. NATURALIZED GRASS PLANTINGS
- 07. PRESERVED EXISTING VEGETATION FOR BACKDROP





TRAIL PLAN

- Neighborhood Trails – 5' concrete sidewalk, installed on one side of the street when adjacent street is paved.
- Mixed-Use District Trails – 5' concrete sidewalk, installed on one side of the street when adjacent street is paved.
- Community Trails – 6' and 10' concrete sidewalks, installed on one side of Pendleton and Oakmont Blvd.
- Greenbelt Trails – 10' trail with fall-away zones, installed when adjacent lots are developed (+/- 13,000 lf)

TRAIL PLAN





PARK PLAN

- The developer will develop and deed parks to the Oakmont Residential or Commercial Association.
- The City will not be responsible for operation or maintenance of parks.
- Parks available to the general public will include three signature parks consisting of 8.8 acres and 60 acres of greenbelt parks.
- The investment in park development will meet or exceed the City's calculation for parkland development fees.



PARK PLAN

- First Park – developed with first phase of lot development, located adjacent to the Neighborhood Amenity Center.
- Second Park – developed with third phase of lot development or when 250 occupied homes, whichever occurs first.
- Third Park – developed with fifth phase of lot development or when 500 occupied homes, whichever occurs first.
- Greenbelt Park – developed in phases, based on the greenbelt trails phasing.

PARK PLAN





Thank you.