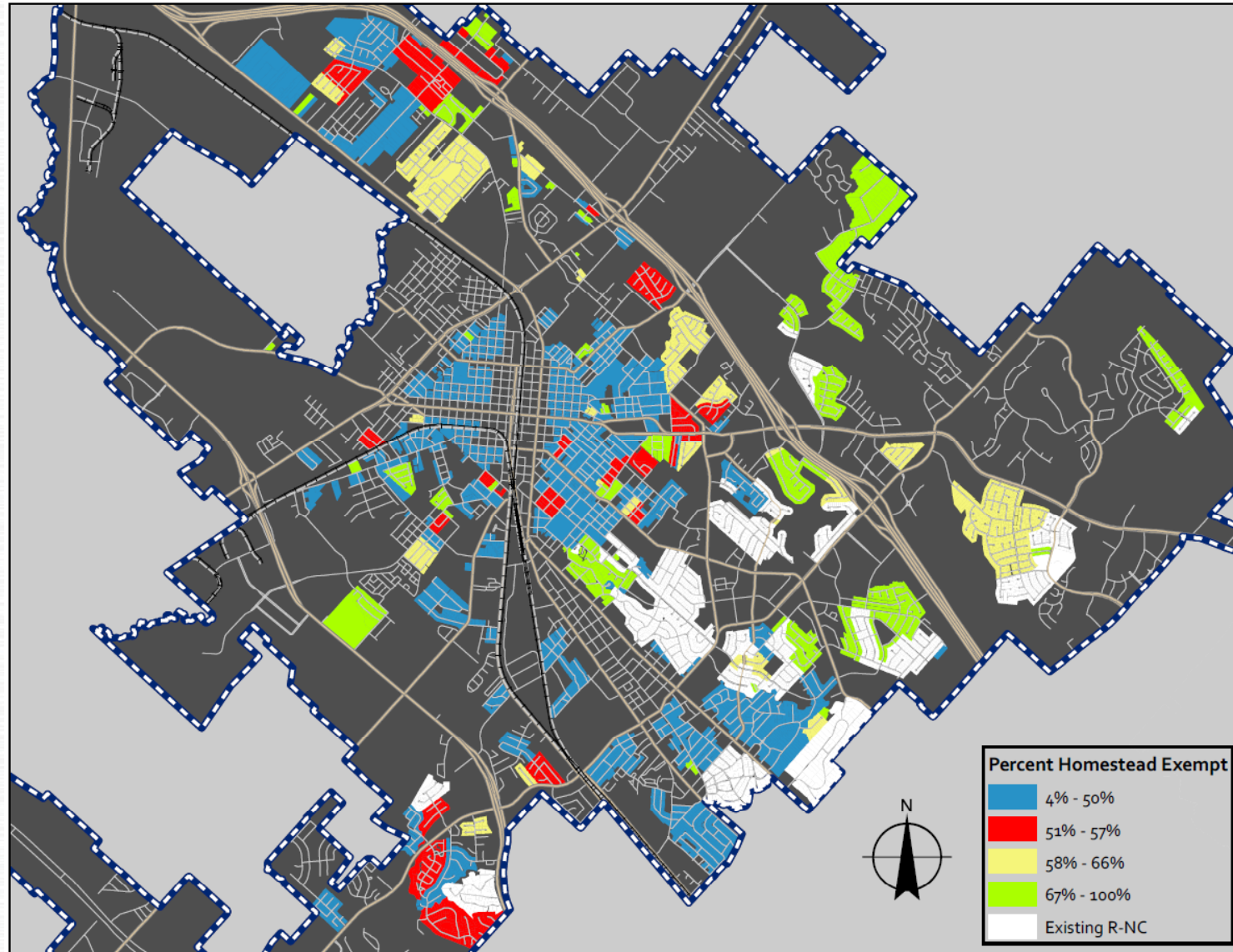
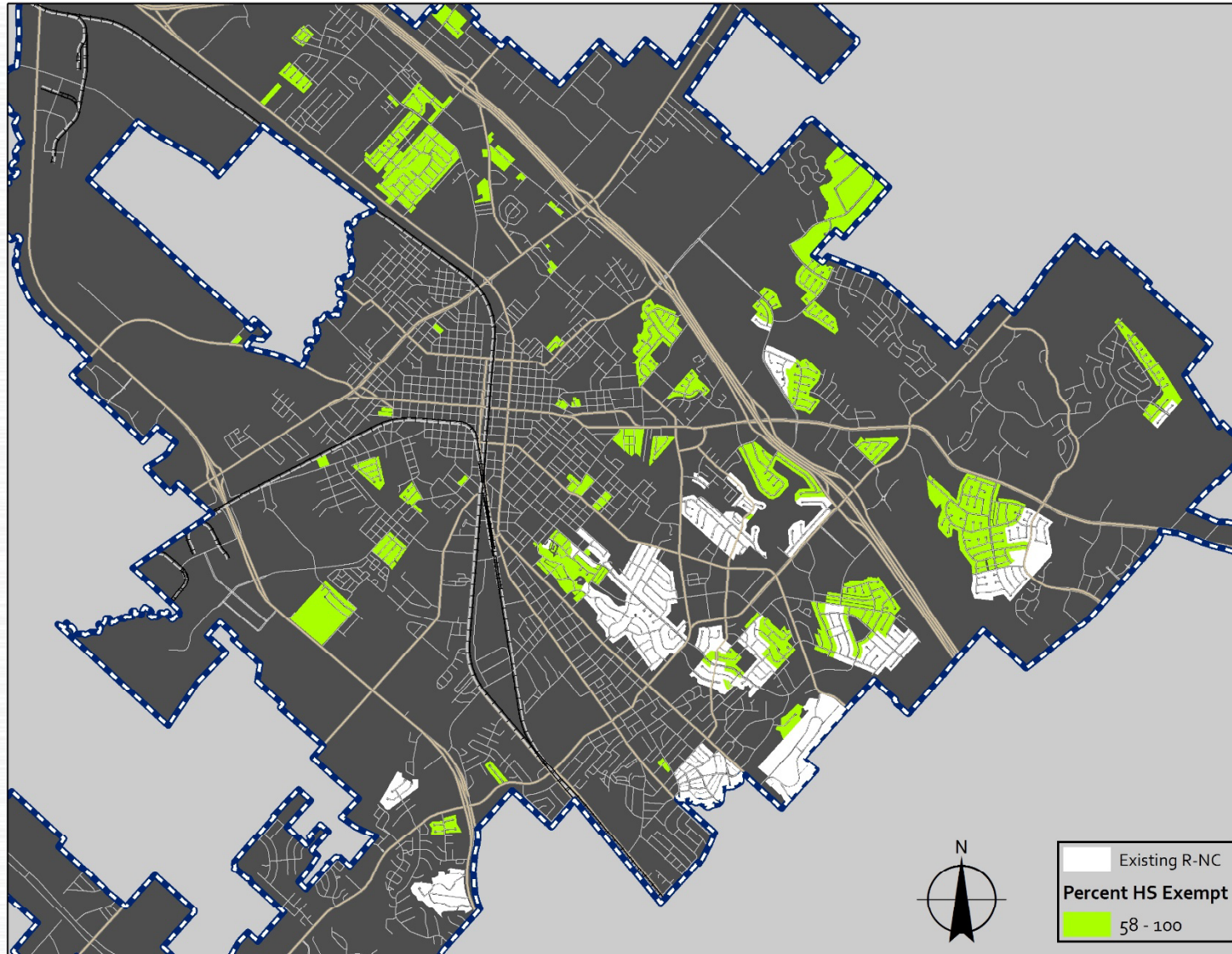


R-NC District Potential



R-NC District Potential



Developer Feedback

“The City of Bryan is missing the boat on redevelopment of the *North of Northgate Area*”.



Development Potentials



Jefferson Townhomes:

- 12, three-story units
- 0.46 acres
- Improvement value of \$2,315,000+



Stealth Dorms:

- 3, two-story units
- 0.44 acres
- Improvement value of \$510,000+

Moving Forward

- Regulate growth in a manner that is **no longer harmful or detrimental** to the City of Bryan.



Conditional Use Permit

- What is it?

“identify uses which could have a potentially harmful impact”



- Process

1. Site Development Review Committee (SDRC)
2. Planning and Zoning Commission decision
3. Appeals may be directed to City Council

- Examples: Duplex, Townhome, Patio Home



Development Trends

- Comprehensive Plan: *Blueprint 2040*
“Objective FLU 6.4: Assess the effectiveness of existing regulations for student-oriented housing in residential neighborhoods, and determine what expansion of the regulations is appropriate.”
- Infrastructure challenges
- Growing student population
- Market Driving Factors

Year	Stealth Dorms Permitted
2015	17
2016	17
2017	37



Proposed Definitions

Detached Shared Housing (DSH) shall mean a detached dwelling unit on an individual lot, for which an approved building permit was issued after <enter date of ordinance adoption>, with four (4) or more bedrooms which is occupied or intended to be occupied by more than two (2) unrelated persons.

Bedroom shall mean any habitable room 70 sq. ft. or greater in floor area which may be segregated from the remainder of the dwelling unit with a door or similar closure, has more than one means of egress (doorway or window) and is not a kitchen, bathroom (lavatory) or utility room shall be presumed to be a bedroom.

Proposed Use Standards

- Parking and Access:
 - 1 off-street parking space per bedroom
 - parking spaces independently accessible
 - 16-ft. driveway width
- Compatibility:
 - Two (2) canopy trees of not less than 3 inches in caliper shall be planted on the lot with a minimum of one (1) canopy tree located between the structure and any portion of public right-of-way.
 - On all portions of the lot located between the front façade of the structure and the public right-of-way, there shall be a **maximum of no more than** 50% impervious coverage.

Zoning Districts

With CUP approval

- Residential District – 7000 (RD-7)
- Residential District – 5000 (RD-5)
- Mixed Use Residential (MU-1)
- South College Residential – (SC-R)

Allowed by Right

- Multiple-Family District (MF)



Multiple-Family (MF) District

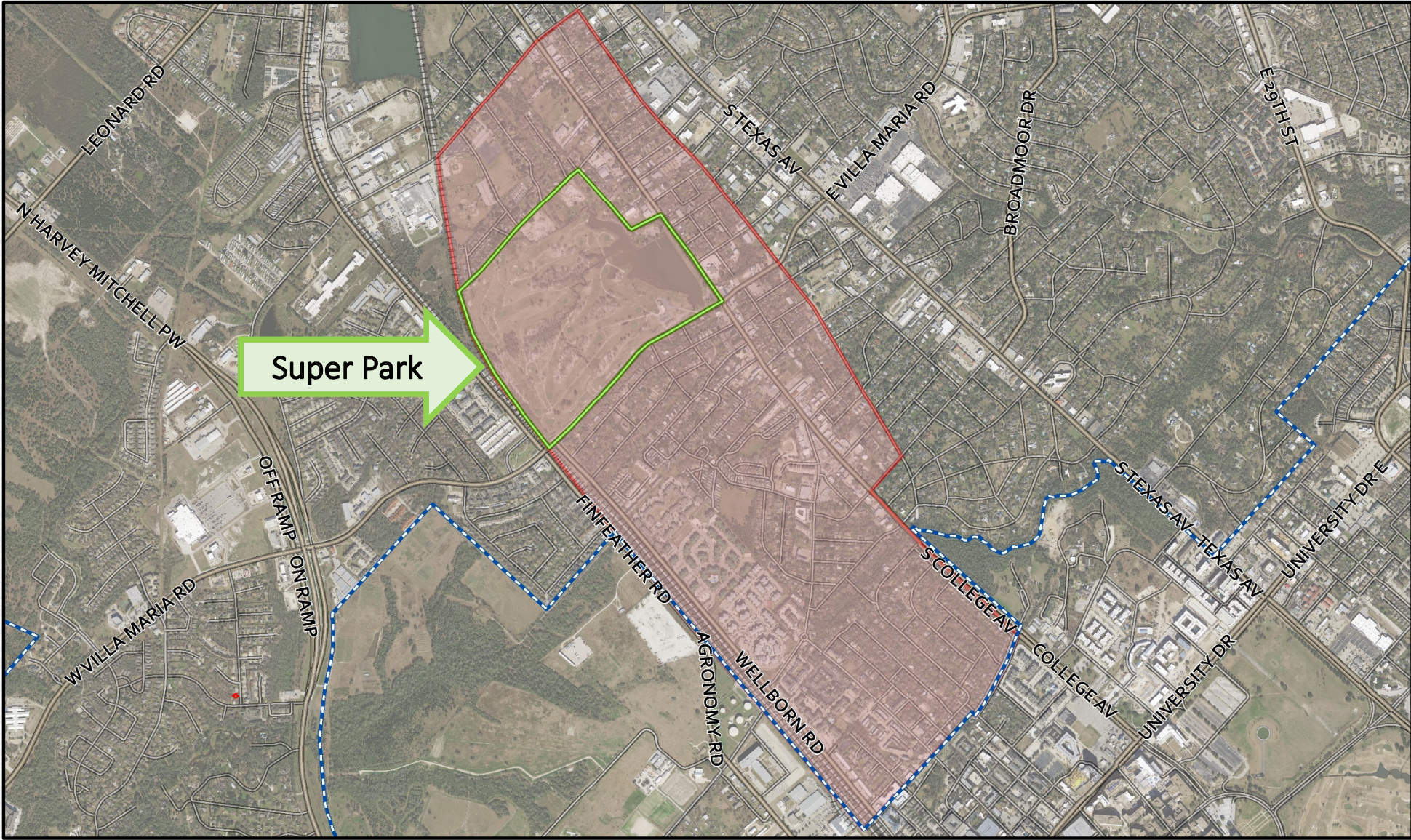
- “detached dwelling units with no more than 4 unrelated persons” uses
-> change from allowed by right to CUP



Administration

8. ARCHITECT – If required by state or city ordinance (Name & Phone #):				9. ENGINEER – If required by state or city ordinance (Name and Phone #):			
10. CLASS OF WORK (Check the appropriate box):			Are you painting the exterior of a commercial building? ___ Yes ___ No				
Commercial: <input type="checkbox"/>	Residential: <input type="checkbox"/>	Remodel: <input type="checkbox"/>	Addition: <input type="checkbox"/>	Repair: <input type="checkbox"/>	New Construction: <input type="checkbox"/>	Demolition: <input type="checkbox"/>	
11. DESCRIPTION OF WORK:				Constructing Driveway in R.O.W?		Present Use:	
				Constructing Sidewalk in R.O.W?		Intended Use:	
				Will building be used as Detached _____ Yes Shared Housing? (Sec _____.) _____ No			
12. Square feet of heated area:		13. # of Buildings:		16. # of Dwelling Units: _____		19. Water Tap Size:	
Square feet of unheated area :		14. Foundation Type:		# of bedrooms: _____		20. Sewer Tap Size:	
Square feet total:		15. Number of floors:		17. Irrigation Tap Size:		21. Official Use Only- Misc. Fees:	
				18. Fire Line Tap Size:			

Master/Small Area Plan Needed



Comprehensive Plan: *BluePrint 2040*

8

Make South College Avenue an eclectic, unique, urban and student-centric district.

FLU 8.1: Develop neighborhood plan(s) for the redevelopment of single family homes into higher density student housing in appropriate areas.

FLU 8.2: Develop neighborhood plan(s) for the conservation of single family neighborhoods in appropriate areas.

FLU 8.3: Foster an environment for organic growth through adaptive reuse of existing structures.

FLU 8.4: Facilitate a well-planned and orderly transition to higher-density development in appropriate areas.

FLU 8.5: Promote businesses that are attractive to college students and young adults.

Super Park

- 8 baseball fields
- 7 soccer/football fields
- Disc golf course
- Learning center
- Walking trails
- Pavilions
- Amphitheater
- Restaurants



P&Z Commission Recommendations

1. Add a definition for “detached shared housing”.
2. Add a definition for “bedroom”.
3. Allow DSH by prior approval of a Conditional Use Permit (CUP) in four residential zoning districts.
4. Specify that detached shared housing shall be permitted by right in Multiple-Family (MF) zoning Districts.
5. Remove “detached dwelling units with no more than 4 unrelated persons” uses from the list of uses permitted by right in MF zoning districts and specify that CUP approval be required in these districts.
6. Add specific use standards for detached shared housing uses.
7. Request For Proposals be Commissioned for a Master/Small Area Plan.

Questions?



Original Proposed CUP Standards

- **Parking and Access:**
 - 1 parking space per bedroom
 - Parking spaces must be independently accessible
 - ~~Parking must be behind or to the side of the home~~
 - Driveway size is limited to ~~12.5~~ feet wide
- **Compatibility Standards:**
 - 2 canopy trees of 3 inches in caliper (diameter) are ~~required in front of home~~
 - ~~Structure façade must line up (within 5 feet) with the other homes on the street~~
 - ~~Must be compatible with surrounding homes' architectural elements, building setbacks, building size, and building façade materials.~~

October 10, 2017 @ Council

