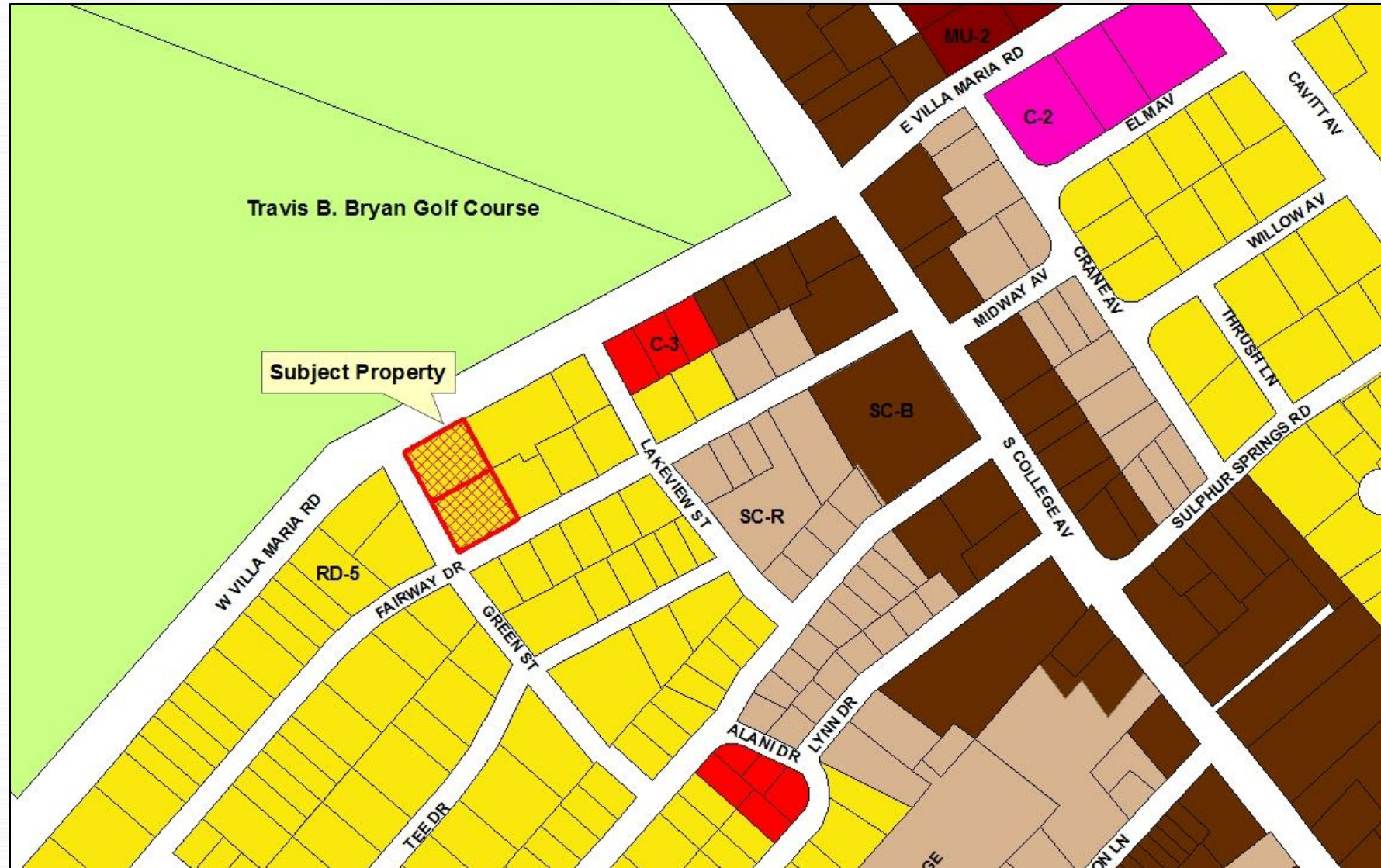


Rezoning RZ17-17: Kyle Boothe

A request to change the zoning classification from Residential District - 5000 (RD-5) to Planned Development – Housing District (PD-H), on approximately 0.86 acres of land in the Country Club Estates Addition, specifically Block B, Lots 7-12, located northeast of the intersection of Fairway Drive and Green Street in Bryan, Brazos County, Texas.

Rezoning RZ17-17: Kyle Boothe



Rezoning RZ17-17: Kyle Boothe



Rezoning RZ17-17: Kyle Booth



Rezoning RZ17-17: Kyle Boothe



Rezoning RZ17-17: Kyle Booth



Villa Green
TOWNHOMES

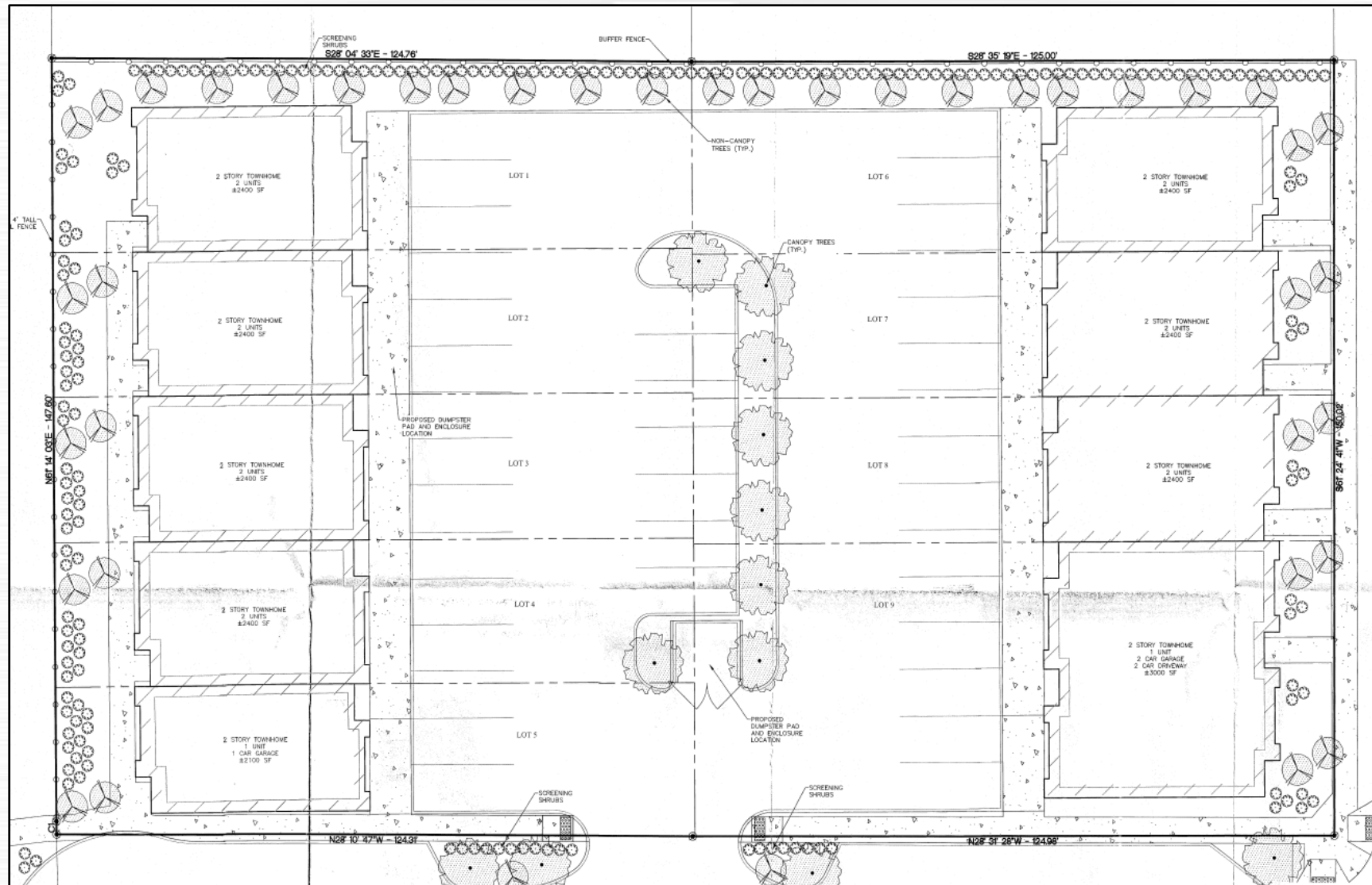
PROPOSED
RENDERING

Rezoning RZ17-17: Kyle Booth





Rezoning RZ17-17: Kyle Boothe



Rezoning RZ17-17: Kyle Boothe

Proposed Alterations to Traditional Standards

- Introduction of “duplex townhome”
- Increase of dwelling units 8 to 18.6 (16 proposed units / 0.86 acre)
- Reduction of minimum lot width for duplex from 70 feet to a 28 feet
- Reduction of minimum building setback lines
- Reduction of onsite parking spaces from one to ~ 0.75 per bedroom.
- Increase in maximum impervious coverage from 75% to ~ 85%

Rezoning RZ17-17: Kyle Boothe

Meritorious Modifications

- Physical screening from traditional, established development;
- Higher quality elements of building design and construction;
- Landscape requirements intended to improve streetscapes;
- Shared, independently accessible off-street parking;
- Parking areas screened for the primary roadway network;
- Integrated, screened and gated solid waste handling facilities.

Rezoning RZ17-17: Kyle Boothe

Parking Ratio

- 35 proposed bedrooms
- 37 proposed independently accessible off-street parking spaces
- 5 proposed on-street parking
- 42 proposed parking spaces total

- 3 spaces not independently accessible

Rezoning RZ17-17: Kyle Boothe

By a vote of 7-2, the Planning and Zoning Commission recommends approval, subject to the following conditions:

- The design renderings presented be made part of the ordinance and represent the final appearance of the buildings when complete.
- That all garage units shall be used for vehicle parking only.

Rezoning RZ17-17: Kyle Boothe



Questions

Rezoning RZ17-17: Kyle Boothe

Staff Concerns:

- To date, all of the projects proposing higher residential densities that have been approved by the City as part of a Planned Development District, have provided parking spaces to bedrooms at a ratio of 1.3 – 1, higher, approving such lower ratio, it would set a precedent that may be difficult to alter in the future.
- Staff contends that, while the land use may be appropriate, it will only be so on this particular 0.86 acres with the reduction in the proposed total number of bedrooms from the proposed 35 to 32, based on the current configuration of independently accessible parking spaces.
- As stated previously, staff believes that given a decrease in the number of bedrooms, the balance of potential residents and parking could be rendered acceptable.
- Staff recommends approving this proposed PD-H District, in the general arrangement as proposed, subject to a maximum limit of 32 bedrooms, and a minimum parking space to bedroom ratio of 1.30 to 1.

Rezoning RZ17-17: Kyle Boothe

Staff Concerns:

- Redevelopment of land within the residential neighborhoods surrounding (and south of) the subject property has been very brisk over the past few years.
- Most of the redevelopment are a form that have produced characteristics recently determined to be harmful in single-family neighborhoods.
- Given the location of the subject property, a mile and a half from both A&M and Blinn Campuses, staff contends that the important number to watch is the number of bedrooms; as they relate to potential for housing adults driving cars. In this case, staff refers to this metric as intensity.
- Staff is concerned however that as proposed, the balance of the number of bedrooms with the amount of parking proposed, both off and on street, will cause negative impact in the area of the subject property.