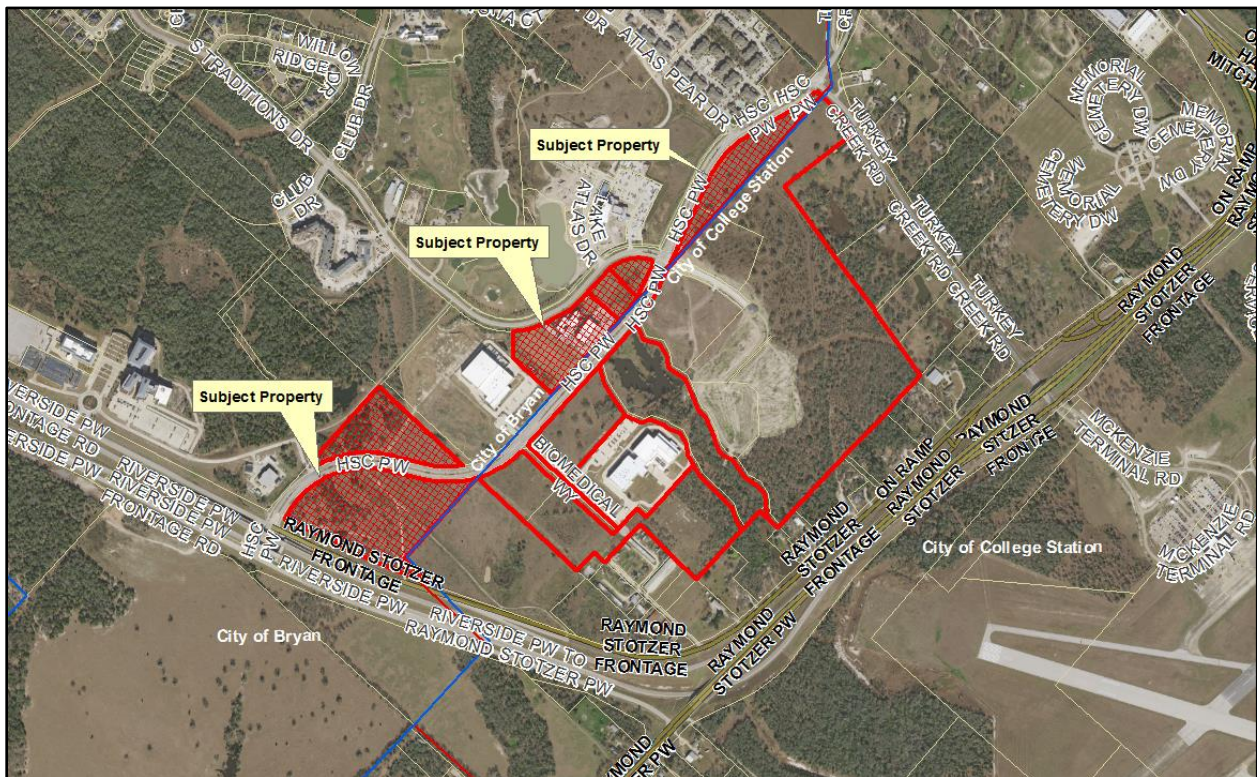
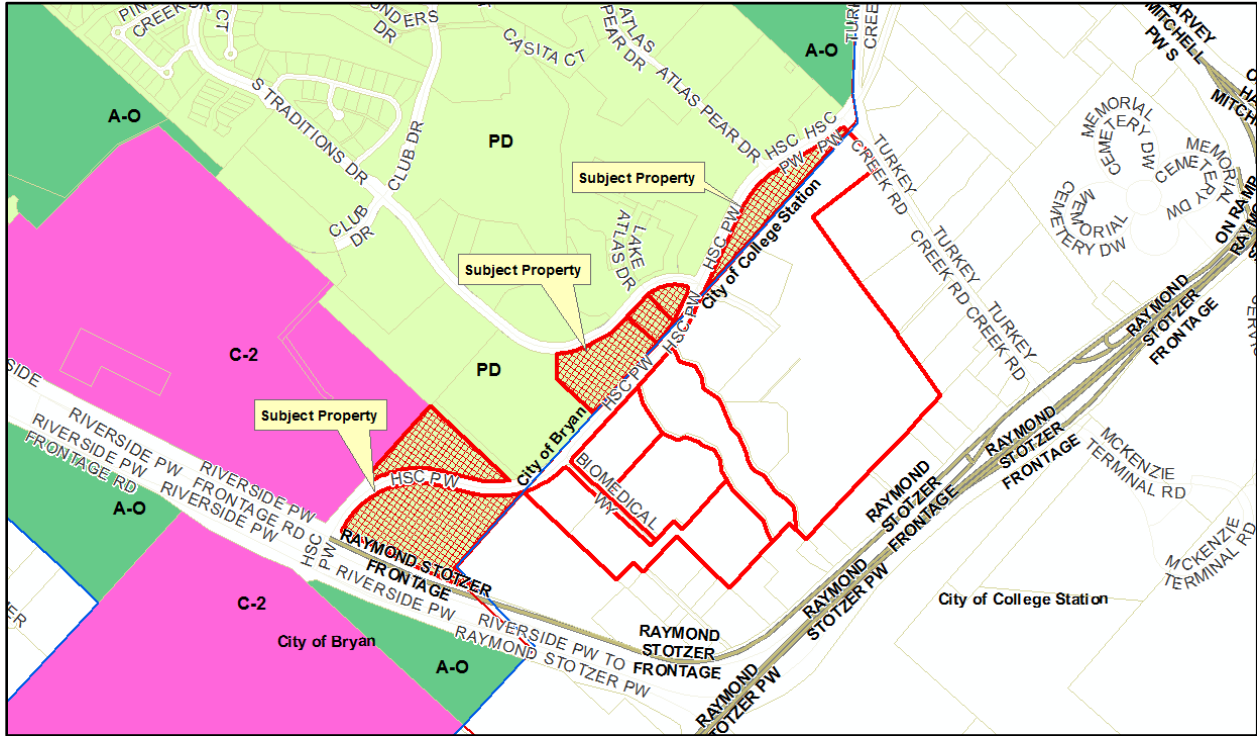
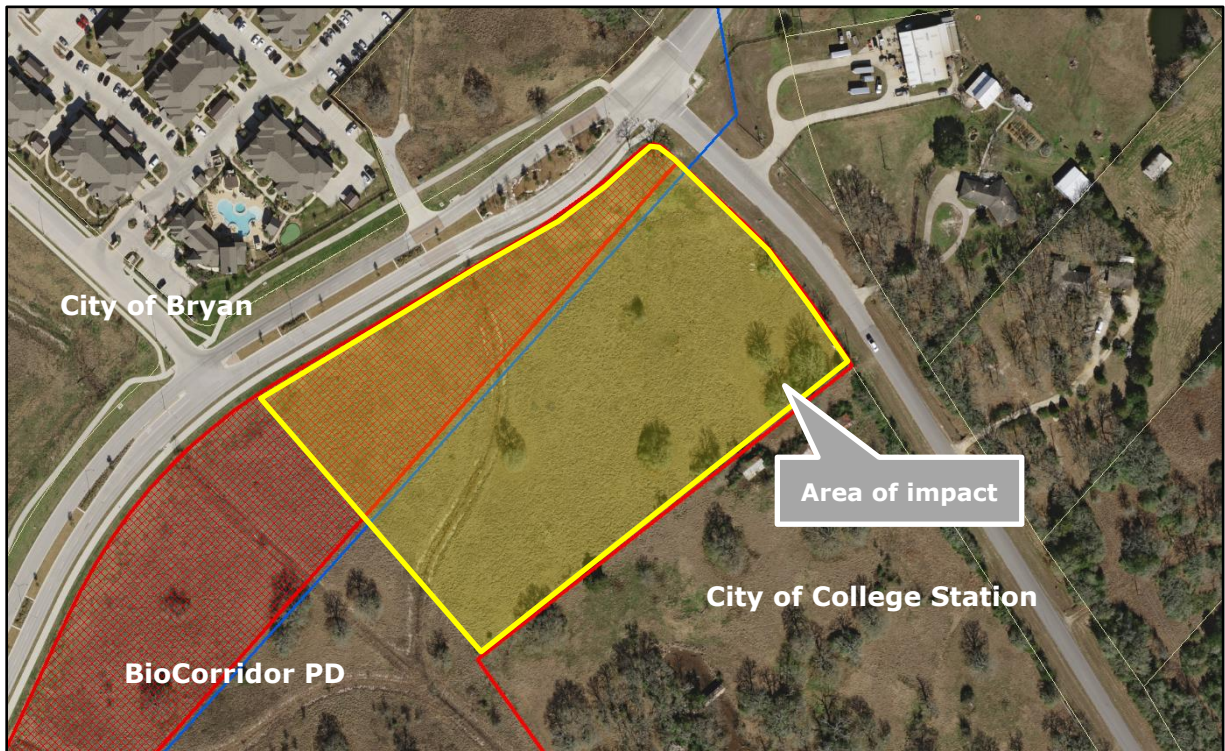
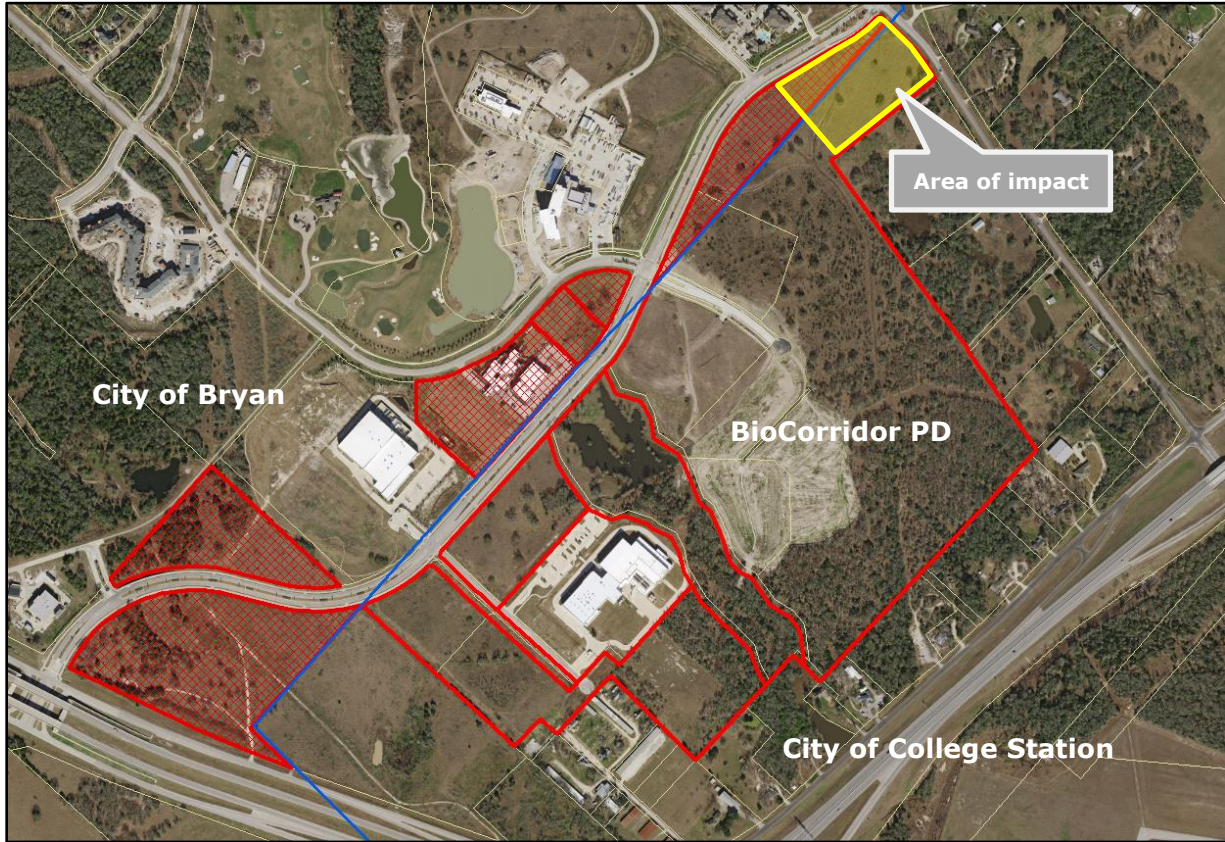


LOCATION MAPS: 196 acre BioCorridor property (51 acres located in Bryan)



AREA OF BIOCORRIDOR POTENTIALLY AFFECTED BY PROPOSED CHANGE:



ORDINANCE NO. _____

AN ORDINANCE OF THE CITY OF BRYAN, TEXAS, AMENDING CHAPTER 130, ZONING, OF THE CITY OF BRYAN CODE OF ORDINANCES, AMENDING A PREVIOUSLY APPROVED PLANNED DEVELOPMENT – BIOCORRIDOR DISTRICT (PD-BC) ON APPROXIMATELY 51 ACRES OF LAND WITHIN THE CITY OF BRYAN GENERALLY LOCATED ALONG HSC PARKWAY BETWEEN STATE HIGHWAY 47 AND TURKEY CREEK ROAD IN BRYAN, BRAZOS COUNTY, TEXAS, SPECIFICALLY BY AMENDING SECTION 1.2.D. TO ADD THE LANGUAGE “STAND-ALONE MULTI-FAMILY ON PROPERTY LOCATED BETWEEN TURKEY CREEK ROAD AND THE PROPOSED EXTENSION OF ATLAS PEAR DRIVE”, AND SECTION 1.2.E. TO ADD THE PROHIBITION “MULTI-FAMILY NOT PART OF A MIXED USE DEVELOPMENT EXCEPT AS OTHERWISE ALLOWED IN SEC. 1.2.D.”; REPEALING ALL ORDINANCES OR PARTS OF ORDINANCES IN CONFLICT HEREWITH; PROVIDING A SAVINGS CLAUSE; PROVIDING A SEVERABILITY CLAUSE; FINDING AND DETERMINING THAT THE MEETINGS AT WHICH SAID ORDINANCE IS PASSED ARE OPEN TO THE PUBLIC AS REQUIRED BY LAW; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the City of Bryan has adopted Chapter 130, Zoning, of the City of Bryan Code of Ordinances, as amended, which divides the City of Bryan into various zoning districts; and

WHEREAS, the City of Bryan adopted City Council Ordinance no. 1971 on October 9, 2012 that created unified development standards and procedures with the City of College Station for an area commonly known as BioCorridor; and

WHEREAS, permanent zoning changes made after the date of passage of Chapter 130 are made by adopting ordinances amending Chapter 130 for each particular permanent zoning change; and

WHEREAS, this requested change to Chapter 130 is for approximately 51 acres of land within the City of Bryan generally located along HSC Parkway between State Highway 47 and Turkey Creek Road, in Bryan, Brazos County, Texas, was recommended for approval by the Bryan Planning and Zoning Commission during a regular meeting on September 6, 2018 (case no. RZ18-24).

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF BRYAN, TEXAS:

1.

That Section 1.2.D. (District Purpose Statements) of Bryan City Council Ordinance no. 1971, Exhibit “B” (BioCorridor Planned Development District Ordinance), on approximately 51 acres of land within the City of Bryan generally located along HSC Parkway between State Highway 47 and Turkey Creek Road in Bryan, Brazos County, Texas, said 51 acres being more particularly described by metes-and-bounds on attached Exhibit “A”, is hereby amended by adding “stand-alone multi-family on property located between Turkey Creek Road and the proposed extension of Atlas Pear Drive” to the list of specific residential use examples, as specified in attached Exhibit “B” which is herein fully incorporated by reference for all purposes as if they were set forth in the text of the ordinance.

2.

That Section 1.2.E. (Prohibited Uses) of Bryan City Council Ordinance no. 1971, Exhibit "B" (BioCorridor Planned Development District Ordinance), on approximately 51 acres of land within the City of Bryan generally located along HSC Parkway between State Highway 47 and Turkey Creek Road in Bryan, Brazos County, Texas, said 51 acres being more particularly described by metes-and-bounds on attached Exhibit "A", is hereby amended by adding "except as otherwise allowed in Section 1.2.D." to the general prohibition of "multi-family not part of a mixed use development", as specified in attached Exhibit "B" which is herein fully incorporated by reference for all purposes as if they were set forth in the text of the ordinance.

3.

That all ordinances or parts of ordinances in conflict with the provisions of this ordinance are hereby repealed.

4.

Should any section, paragraph, sentence, clause, phrase or word of this ordinance be declared unconstitutional or invalid for any purpose by a court of competent jurisdiction, the remainder of this ordinance shall not be affected thereby, and to this end the provisions of this ordinance are declared to be severable.

5.

The Code of the City of Bryan, Texas, as amended, shall remain in full force and effect, save and except as amended by this ordinance.

6.

It is hereby found and determined that the meetings at which this ordinance was passed were open to the public as required by Section 551.001 et seq., Texas Government Code, and that advance public notice of time, place and purpose of said meetings was given.

6.

That this ordinance shall take effect immediately upon its first and only reading and passage.

PASSED, ADOPTED and APPROVED the 25th day of September 2018, at a regular meeting of the City Council of the City of Bryan, Texas, by a vote of ___ yeses and ___ noes.

ATTEST:

CITY OF BRYAN:

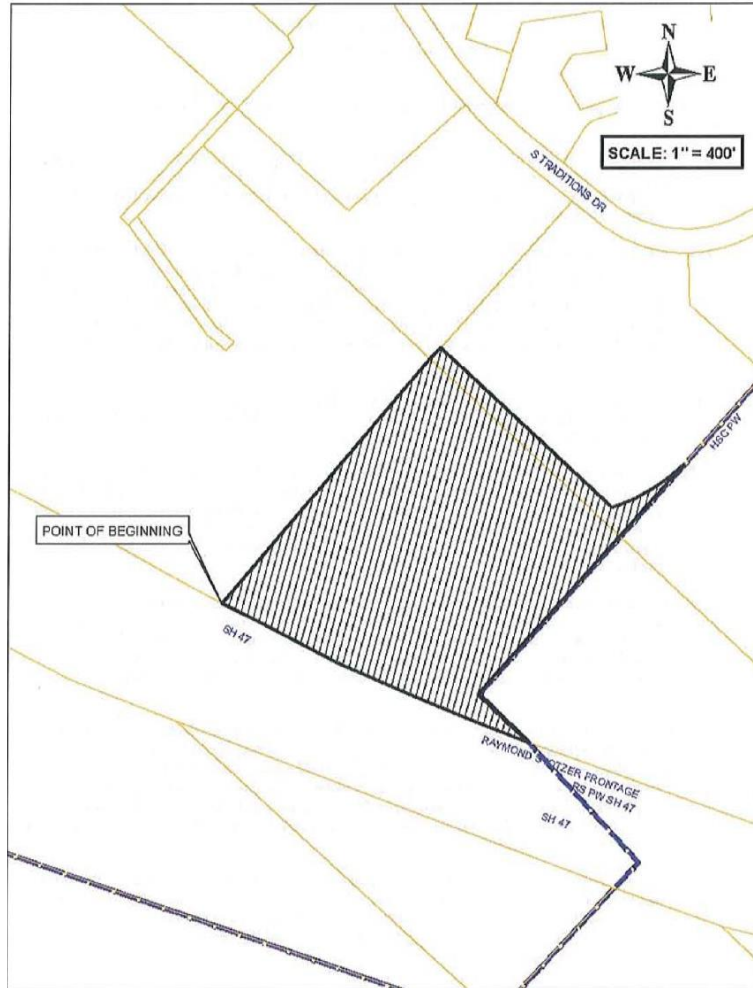
Mary Lynne Stratta, City Secretary

Andrew Nelson, Mayor

APPROVED AS TO FORM:

Janis K. Hampton, City Attorney

Exhibit "A":



**Boundary Description
City of Bryan 32-Acre Tract**

BEING a tract or parcel of land situated in Brazos County, Texas, and being more particularly described as follows:

BEGINNING at a point lying on the northeast right-of-way line of SH 47; said point being the most westerly corner of a 31.85 acre tract now or formerly owned by the Bryan Commerce & Development, Inc.: said point also being the most southerly corner of a 154 acre tract now or formerly owned by the Texas A&M University System;

THENCE in a northeasterly direction, leaving the said northeast right-of-way line of State Highway 47, along the northwest line of the said 31.85 acre Bryan Commerce & Development tract, continuing along the northwest line of a 1.93 acre tract now or formerly owned by the Bryan Commerce & Development, Inc., for a distance of 1,410 feet, more or less, to a point; said point being the northeast corner of the said 1.93 acre Bryan Commerce & Development tract, said point also being the northwest corner of a 21.4 acre tract now or formerly owned by the Texas A&M University System;

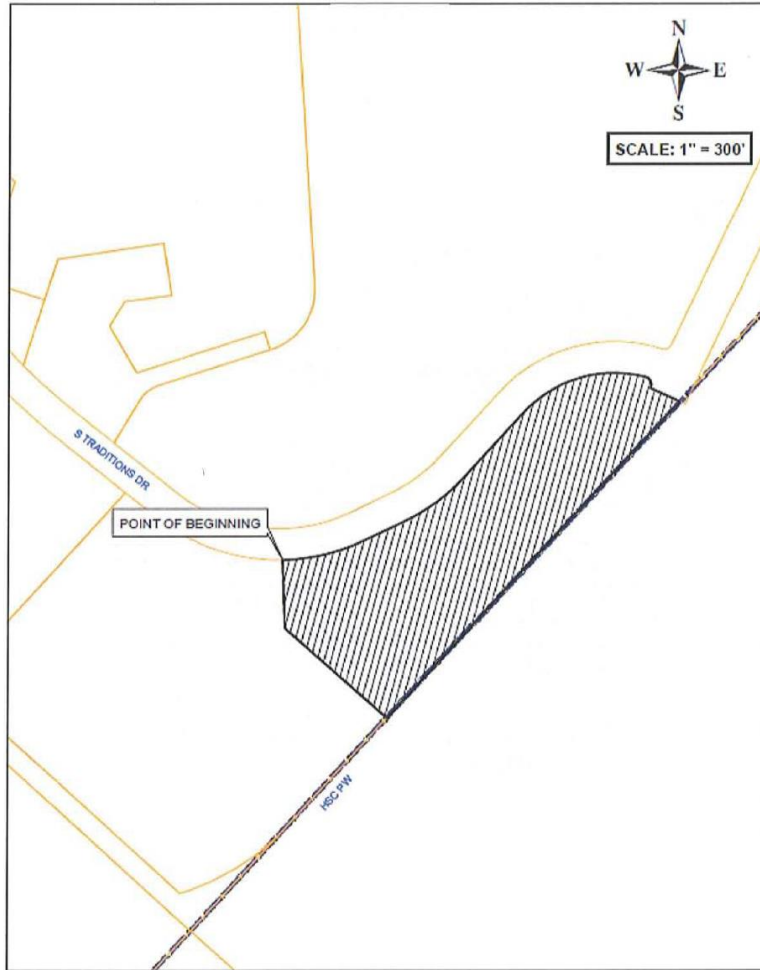
THENCE in a southeasterly direction along the common boundary line of the said 1.93 acre Bryan Commerce & Development tract and the 21.4 acre Texas A&M tract, for a distance of 982 feet, more or less, to a point;

THENCE continuing in a southeasterly direction, along the common boundary line of the said 1.93 acre Bryan Commerce & Development tract and the said 21.4 acre Texas A&M tract, for a distance of 356 feet, more or less, to a point; said point lying on the common boundary line between the said 21.4 acre Texas A&M tract and the said 148.0 acre Bryan Commerce & Development, Inc. tract; said point also lying on the said current common city limits line of Bryan, Texas and College Station, Texas;

THENCE in a southwesterly direction, along the said common city limits line of Bryan, Texas and College Station, Texas, same being the northwest line of the said 148.0 acre Bryan Commerce & Development, Inc. tract, for a distance of 1,288 feet more or less to a point, said point lying on the current common city limits line of Bryan, Texas and College Station, Texas; said point also marking the northwest corner of a 20.54 acre tract now or formerly owned by Camwest Traditions, L.P.;

THENCE in a southeasterly direction, continuing along the said common city limits line of Bryan, Texas and College Station, Texas, same being the southwest line of the said 20.54 acre Camwest Traditions, same being the southeast line of the said 31.85 acre Bryan Commerce & Development tract, for a distance of 298 feet more or less to a point, said point lying on the current common city limits line of Bryan, Texas and College Station, Texas; said point also marking an angle point of the said 20.54 acre Camwest Traditions tract; said point also lying on the northeast right-of-way line of State Highway 47;

THENCE in a northwesterly direction, leaving the said common city limits line, along the said northeast right-of-way line of State Highway 47, same being the southwest line of the said 31.85 acre Bryan Commerce & Development tract, for a distance of 1,426 feet more or less to a point; to the **POINT OF BEGINNING** containing 32 acres of land, more or less.



**Boundary Description
City of Bryan 12-Acre Tract**

BEING a tract or parcel of land situated in Brazos County Texas, and being more particularly described as follows:

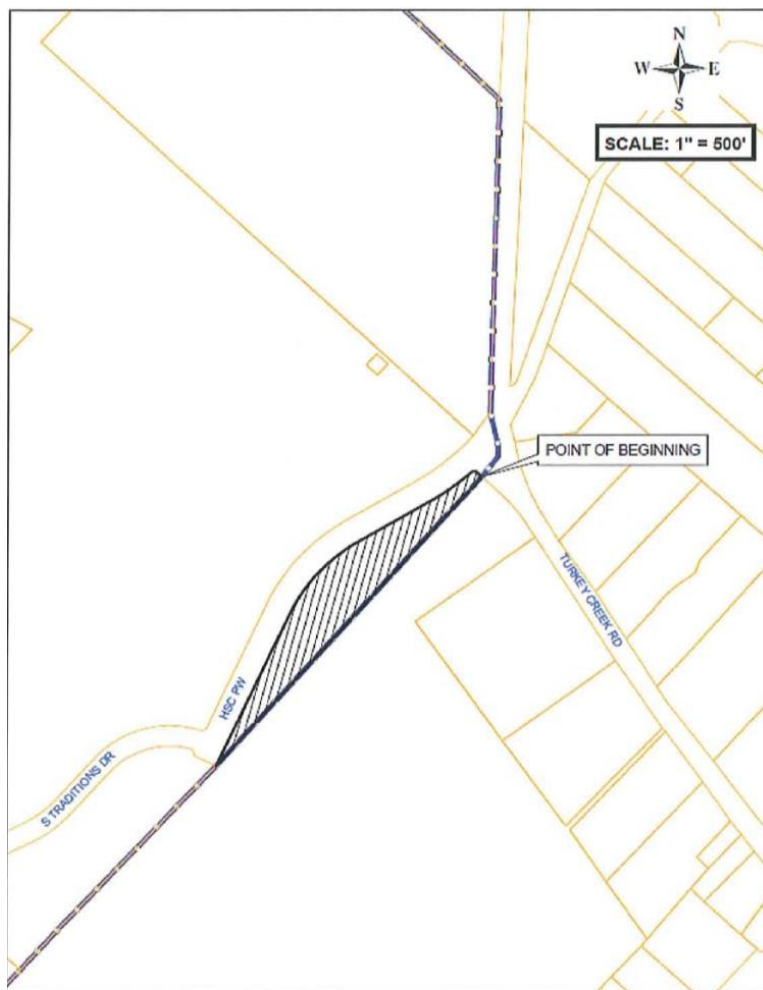
BEGINNING at a point lying on the southwest right-of-way line of S. Traditions, Drive; said point being the most easterly corner of a 21.4 acre tract now or formerly owned by the Texas A&M University System; said point also being the most northwesterly corner of a 11.12 acre tract now or formerly owned by Bryan Commerce & Development, Inc.;

THENCE in a southeasterly direction along the said southwest right-of-way line of S. Traditions Drive for a distance of 1,370 feet, more or less, to a point; said point lying at the intersection of the said southwest right-of-way line of S. Traditions Drive and the northeast right-of-way line of HSC Parkway;

THENCE continuing in a southeasterly direction, crossing the right-of-way of HSC Parkway for a distance of 102 feet, more or less, to a point; said point lying on the current common city limits line of Bryan, Texas and College Station, Texas; said point also being an interior corner of a 148.0 acre tract now or formerly owned by Bryan Commerce & Development, Inc. tract;

THENCE in a southwesterly direction along the said common city limits line, same being the northwest line of the said 148.0 acre Bryan Commerce & Development, Inc. tract, for a distance of 1,360 feet, more or less, to a point; said point lying on the said northwest line of the said 148.0 Bryan Commerce & Development, Inc. tract said point also lying on the current common city limits line of Bryan, Texas and College, Station, Texas; said point also being the southeast corner of the said 21.4 acre Texas A&M tract; said point also being the southwest corner of the said 11.12 acre Bryan Commerce & Development, Inc. tract;

THENCE in a northwesterly direction, leaving the said common city limits line and the northeast boundary line of the said 148.0 acre Bryan Commerce & Development, Inc. tract, along the common boundary line between the said 11.12 acre Bryan Commerce & Development, Inc. tract and the said 21.4 acre Texas A&M tract for a distance of 646 feet, more or less to the **POINT OF BEGINNING**, containing 12 acres of land more or less.



**Boundary Description
City of Bryan 6-Acre Tract**

BEING a tract or parcel of land situated in Brazos County, Texas, and being more particularly described as follows:

BEGINNING at a point lying on the southwest right-of-way line of Turkey Creek Road, same being a point in the city limits of Bryan, Texas; said point also being the most northerly corner of a 148 acre tract now or formerly owned by Bryan Commerce & Development, Inc.;

THENCE in a southwesterly direction along the said current city limits line of Bryan, Texas, same being the northwesterly line of the said 148 acre Bryan Commerce & Development tract for a distance of 1,839 feet, more or less, to a point; said point lying on the southeast right-of-way line of HSC parkway; said point also lying on the said current city limits line of Bryan, Texas;

THENCE in a northeasterly direction, along the said southeast right-of-way of HSC Parkway, leaving the said current city limits for a distance of 2,005 feet, more or less, to the **POINT OF BEGINNING**, containing 6 acres of land, more or less.

Exhibit "B": BioCorridor PD Redline Final separate PDF

PLANNING AND ZONING COMMISSION
STAFF REPORT

September 6, 2018



Rezoning case no. RZ 18-24: City of Bryan

CASE DESCRIPTION: a proposal to amend a previously approved Planned Development – BioCorridor District (PD-BC), specifically to amend the text of the ordinance to reflect multiple updates regarding land use, setbacks, parking lots, and signage.

LOCATION: approximately 51 acres of land within the City of Bryan generally located along HSC Parkway between State Highway 47 and Turkey Creek Road.

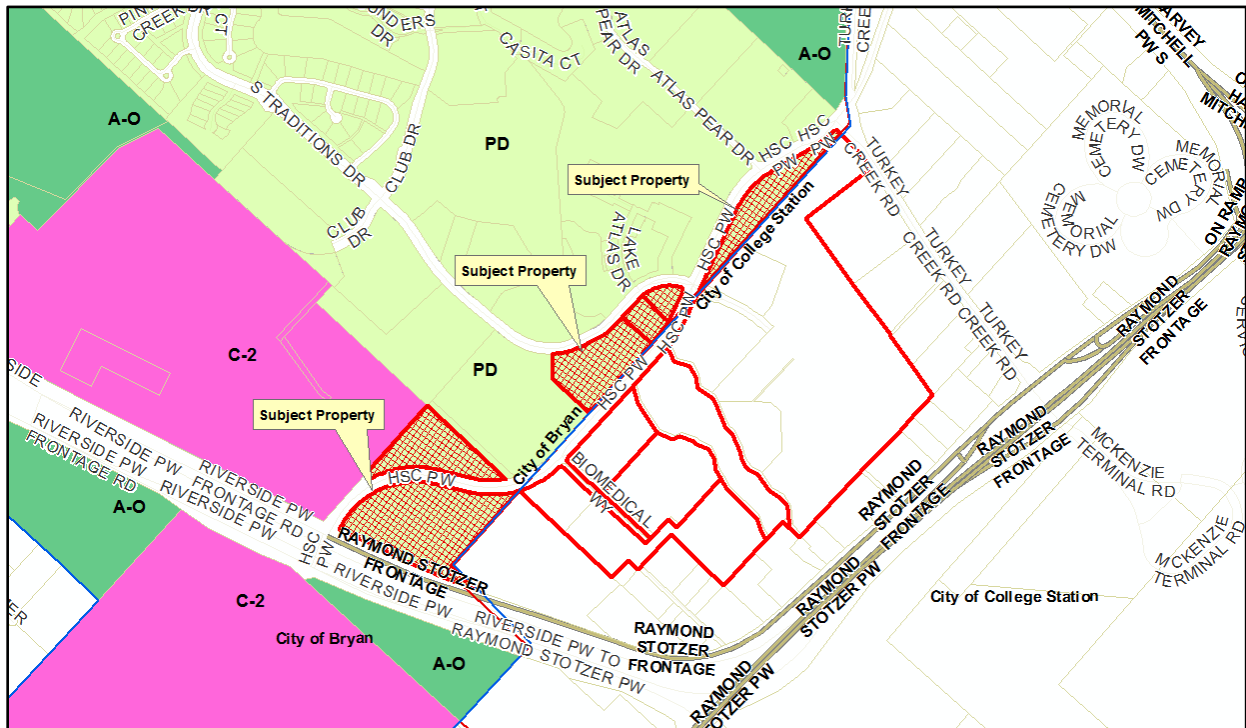
LEGAL DESCRIPTION: John H Jones tract 79.1, being 17.818 acres; John H Jones tract 79.12, being 7.991 acres; The Traditions Subdivision - Phase 22, Block 1, Lots 1 and 2; The Traditions Subdivision – Phase 101, Block 2, Part of Lot 1, being 6.42 acres; and John H Jones tract 56.19, being 5.2724 acres.

EXISTING LAND USE: vacant acreage / commercial

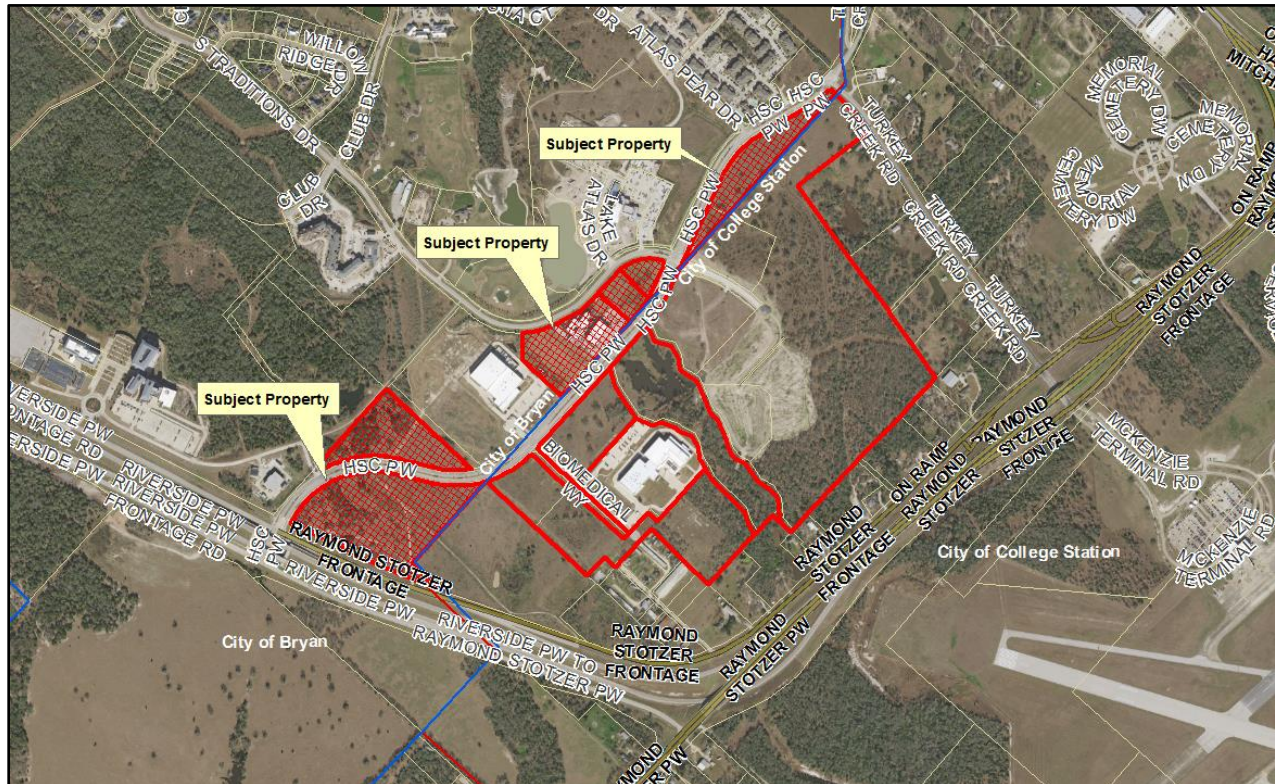
APPLICANT(S): City of Bryan

STAFF CONTACT: Lindsay Hackett, Staff Planner

SUMMARY RECOMMENDATION: Staff recommends **approving** the requested amendment to the previously approved PD-BC District.



2017 AERIAL IMAGE: CITY OF BRYAN PORTION SHOWN IN HATCHED AREA



BACKGROUND:

The BioCorridor PD District consists of approximately 196 acres of land within both Bryan and College Station. About 51 of these 196 acres are located within Bryan's City limits and are the subject of this rezoning proposal. The remaining 145 acres of land are located in the City of College Station's City limits and are going through a similar rezoning process.

This area is also included within an Interlocal Agreement between the two cities. The birth of the BioCorridor took place after initial public and private investments were made in the area, including the Health Science Center, Caliber Bio-Therapeutics and the Health Science Center Parkway. The BioCorridor was quickly designated as the future international destination for education, research, development, commercialization and production on innovative technologies to improve global health.

After finalizing the Interlocal Agreement and creating the BioCorridor Planned Development District, a set of standards was necessary to regulate development within the District. The Bryan City Council adopted the BioCorridor Planned Development District Ordinance on October 9, 2012 (Ordinance no. 1971). The ordinance describes that this District is a "jointly facilitated area that seeks to create a pedestrian-friendly mixed-use urban environment that promotes cutting edge international bio-technology."

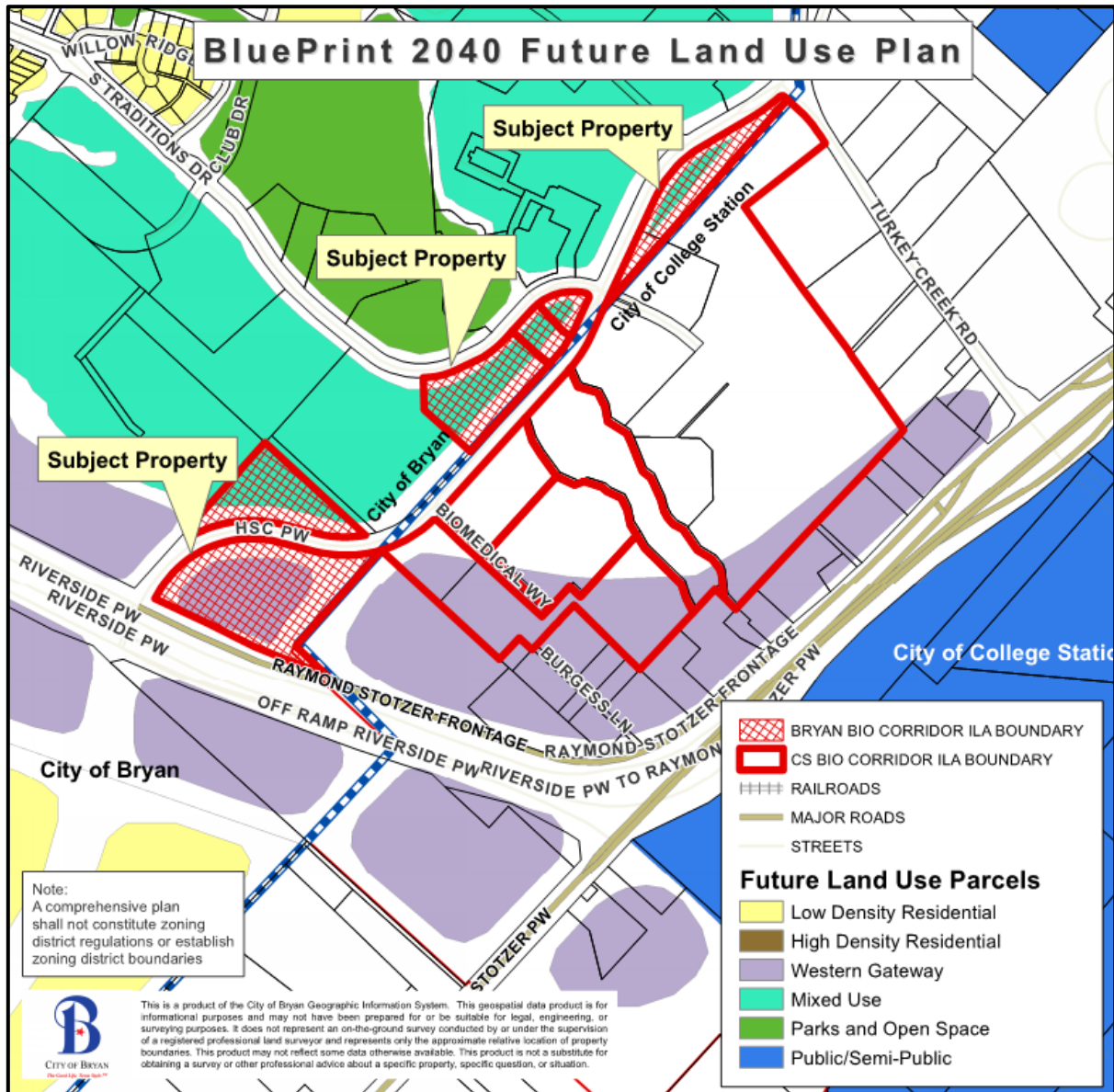
It was recently noted by the BioCorridor Board that amendments to the Ordinance might be necessary due to the recent requests for exceptions and variances from the existing BioCorridor Ordinance and concerns from developers regarding the development standards. On January 18, 2018, the BioCorridor Board asked for a future agenda item regarding the amendment of the BioCorridor Ordinance. Do to the infrequent nature of the Board's meetings, staff was able to initiate the research into the requested changes.

PROPOSED AMENDMENTS TO THE EXISTING BIOCORRIDOR PD ORDINANCE:

The following changes to the BioCorridor Planned Development Ordinance are proposed:

- Add “stand-alone multi-family on property with frontage on Turkey Creek Road.”
- Remove “Multi-family not part of a mixed use development” from the Prohibited Uses list.
- Increase the Maximum Setback to HSC Parkway ROW from 75’ to 150’ in all BioCorridor Districts.
- Add standard requiring that a minimum of 50% of the building façade must be located within the maximum setback area in all BioCorridor Districts.
- Add standard allowing buildings that face multiple ROWs to only conform to the maximum setback regulations of one ROW as approved by staff at time of site plan.
- Add definition of block perimeter being, “A measurement of the linear distance of land around the outside edge of a block, which is a total of the Blockfaces for each block. For measurement, the point of origin and end point are the same location.”
- Add definition of Special District Identification Sign being, “A sign used to identify a Special District. Specifically regulated by the standards set forth in Appendix A-2.”
- Add definition of Special District, being, “A self-identified cohesive area that does not meet the definition of District.”
- Removing the power and duty of the BioCorridor Board to “review and make recommendations to City Staff of College Station and Bryan regarding improvements in the public realm that further the aesthetics, identity, and access to and within the BioCorridor Planned Development District.”
- Add standard that, “Special District Signs in general conformance with Appendix A shall not require additional approvals from the BioCorridor Board.”
- Alter a parking lot specification from, “no parking is allowed adjacent to any street” to “no parking is allowed within 10 feet of a local street and 25 feet of a non-local street.”
- Add a screening specification stating, “To allow parking within the 25-foot separation area, screening is required as a visual buffer between parking and the ROW. Screening shall consist of a decorative wall at least three feet in height or dense shrubbery having year-round foliage at least four feet in height.”
- Clarify language specifying the location of required bicycle parking, being a change from “shall be provided near the [bus] stop.” to be “within 50 feet of the [bus] stop.”
- Remove language regarding special district identification signs being, “Special district identification signs that the BioCorridor Board has approved as set forth in this Ordinance. The location and Placement of these signs shall not impede traffic safety.”
- Add language regulating Special District Signs being, “Special district identification signs shall be allowed in accordance to the design standards set forth in Appendix A-2.”
- Add row to the Sign Standards chart stating, “Special District Signs” “See Appendix A-2”.
- Clarify language regarding landscaping measurements to state that the “diameter” of trees are measured “1 foot above the ground” and removing the reference to “DBH”.
- Add language updating a submittal procedures stating, “submit support in the form of a site plan, drainage plan, or correspondence, representing that they have”
- Add Appendix A-2.
- Subsequent related formatting and numbering changes.

RELATION TO BRYAN'S COMPREHENSIVE PLAN:



The Comprehensive Plan includes policy recommendations related to various use specific types of development. It states that it is a goal of the City to achieve a balanced and sustainable mix of land uses within the City by planning for a mix of land use types in suitable locations, densities and patterns. The two specific use areas that the subject property is located within are the Mixed-Use area and the Western Gateway area.

Mixed Use Designation Area:

Areas with this land use designation are intended for an appropriately planned mixture of non-residential and residential uses. They are referred to as mixed-use because it is envisioned that these areas would be

integrated developments of retail, public, office, and entertainment, with a residential component appropriately blended into larger scale buildings that would otherwise be used to support those uses independently. Mixed-use areas are intended to provide flexibility for the City and the development community in order to encourage innovative, unique, and sustainable developments. Development of housing in these areas would represent a response the nationwide trend and growing market pressure for such options. Residential uses in mixed use developments have begun to appeal to seniors or younger generations. Walkable connections to shopping and dining should be key components of the mixed-use areas. There are two types of mixed-use – vertical and horizontal. Vertical mixed-use (sometimes referred to as new urbanism) incorporates multiple uses in one building on different floors. For example, a building could have shops and dining on the first floor and residential and office on the remaining floors. Horizontal mixed-use is defined generally as different land uses on different lots in one area, and is not intended to be included with this description. The following are policies to guide mixed-use areas:

- A well thought-out, master planned approach is needed to make certain these development types are coordinated with surrounding developments.
- Mixed-use design should be oriented around the pedestrian.
- Buildings should be placed near the front property line and should be oriented towards the street.
- Additionally, much of the mixed-use designation will be located in small pockets.
- Mixed-use development should be located at high points of visibility, such as along arterials and collectors.
- They should serve as a buffer and transition between higher intensity uses and lower density residential areas.

Western Gateway Designation Area:

Texas A&M University's Riverside Campus is located along Highway 47 in Bryan's ETJ. In previous years Riverside Campus has not been heavily used by students, rather home to offices, laboratories and training facilities used by the Texas A&M University system. Recently, in the summer of 2016 Texas A&M announced their plans to redevelop the Riverside Campus as RELLIS; a world class research, technology development and education campus. In addition to the redevelopment for Texas A&M system students, the new RELLIS campus will also be home to the second Blinn Campus which will focus on Science, Technology, Engineering and Math (STEM) education. Texas A&M plans to invest \$150 million in the RELLIS campus and complete phase one of the project by the end of 2017. This institutional use, paired with close proximity to Highways 47 and 21 and lack of existing development, spell tremendous potential for this area. Adopted in 2002 to help guide the development along this major entrance into Bryan, the City established the State Highway 47 corridor overlay district. The overlay district established higher landscape standards and increased building setbacks in an effort to preserve existing trees and vegetation along the corridor. Further study adopted by the City Council in 2009 suggests that the standards of the overlay ordinance are not rigorous enough to result in the preservation of the existing qualities of the corridor while at the same time ensuring the desired level of development. Additional research and emphasis should be conducted by the City to establish stricter standards and prevent the major corridor from unsightly development. To address the above issues, the following actions should be considered:

- The design and quality of development proposals should match the aspirational qualities of the design intent, consistency and quality of key developments in the area (Traditions and TAMU Health Science Center).
- Developments should create maximum (highest and best use) land values in order that the long term stability and prosperity of the area can be realized.
- Developments that create local employment and jobs are of paramount importance.

ANALYSIS:

In making its recommendation regarding a proposed zoning change, the Planning and Zoning Commission shall consider the following factors.

1. Whether the uses permitted by the proposed change will be appropriate in the immediate area concerned and their relationship to general area and the City as a whole.

The subject 51+ acres are located near several major thoroughfares. Having access to such heavily traveled roads is ideally suited for retail, commercial, and medical related manufacturing uses. The addition of multi-family uses in more areas will allow the intent of the walkable atmosphere to be achieved more easily because workers and residents will be housed more closely to jobs and activities.

Staff believes that the multi-family residential, manufacturing and commercial development land uses that make up the existing Planned Development – BioCorridor District are generally compatible with existing land uses on surrounding properties and in conformance with the land use recommendations of the Comprehensive Plan. Adjacent land uses include the Traditions Golf Course, Stella Hotel, and the Health Science Center. Staff is comfortable with the proposed limited range of permitted land uses and enhanced building standards at this location.

2. Whether there is availability of water, wastewater, storm water, and transportation facilities generally suitable and adequate for the proposed use.

The proposed changes to the PD-BC District do not propose any changes from the current requirements for water, wastewater, storm water, and transportation facilities, with the exception of additional clarifying language regarding the regulation of potential bike rack locations. Bryan and College Station are continuing to work jointly to provide adequate capacity of water and sewer systems as addressed in the Interlocal Agreement to address the current and future infrastructure needs of this area.

3. The amount of vacant land currently classified for similar development in the vicinity and elsewhere in the City, and any special circumstances which may make a substantial part of such vacant land unavailable for development.

Land within the BioCorridor district is unique when compared to other areas of the Brazos County. This land is intended for development opportunities for uses related to medical/pharmaceutical research, development and manufacturing. The district will also allow for multi-family residential and retail uses that are intended to support the overall concept of the area, as established by the 2011 BioCorridor Master Plan completed by the Research Valley Partnership and through the Interlocal Agreement. Due to the unique nature of the Planned Development District, and the nature of the current proposed changes, staff does not expect this rezoning to limit development in any way. The intent of the subject request is to remove roadblocks that would make it more difficult to develop in the BioCorridor.

4. The recent rate at which land is being developed in the same zoning classification as the request, particularly in the vicinity of the proposed change.

Development of the BioCorridor has been slow and not without challenge. Each development thus far in the BioCorridor District has requested a variance of some type from the current

standards of the ordinance. The proposed changes are intended to smooth over some aspects of this process that have caused challenges for developers in the past.

5. How other areas designated for similar development will be, or are unlikely to be, affected if the proposed amendment is approved, and whether such designation for other areas should be modified also.

If the proposed changes are approved, staff anticipates there to be no need to modify the zoning designation for other areas. Other potential sites able to accommodate development are unlikely to be affected.

6. Any other factors which will substantially affect the health, safety, morals, or general welfare.

Staff is unable to discern any other factors related to this request that will adversely affect health, safety, morals, or general welfare. Staff contends that the envisioned mixed-use development of medical/pharmaceutical research, development and manufacturing uses and supporting multi-family residential and retail land uses in this area will allow for a useful and orderly urban development of this property and the southwest Bryan area in general. Further, staff finds that the standards of the proposed PD-BC District may help to mitigate potential negative impacts of co-locating such a broad range of envisioned land uses for this area relative to the standards imposed on development in a standard zoning district.

In addition, the Planning and Zoning Commission shall not approve a planned development if it finds that the proposed planned development does not conform to applicable regulations and standards established by Section 130-125 of the Zoning Ordinance:

1. Is not compatible with existing or permitted uses on abutting sites, in terms of use, building height, bulk and scale, setbacks and open spaces, landscaping, drainage, or access and circulation features.

Staff believes that the proposed land use and development standards changes will encourage compatibility with existing and permitted uses on abutting sites by improving regulatory language regarding setbacks and screening requirements. Staff from both Bryan and College Station reviewed access and circulation language and clarifying language has been added as well to ensure continued proper access and circulation.

2. Potentially creates unfavorable effects or impacts on other existing or permitted uses on abutting sites that cannot be mitigated by the provisions of this section.

Staff is unable to identify any potentially adverse effects or impacts from the proposed changes on other existing or permitted uses on abutting sites that have not been better mitigated by the provisions of the proposed PD-BC District than would be the case under currently existing development regulations.

3. Adversely affects the safety and convenience of vehicular and pedestrian circulation in the vicinity, including traffic reasonably expected to be generated by the proposed use and other uses reasonably anticipated in the area considering existing zoning and land uses in the area.

Staff expects that the proposed changes will not have any adverse impacts on the safety and convenience of vehicular and pedestrian due to existing available transportation infrastructure and application of the standards in place for accessing that system. While new development at this location will increase the volume of auto and pedestrian activity, it is important to note that

the subject property is located adjacent to major roadways designed to accommodate large amounts of traffic.

4. Adversely affects traffic control or adjacent properties by inappropriate location, lighting, or types of signs.

As stated above, existing infrastructure, standards and plans are in place to prevent the proposed development from adversely affecting traffic safety. The proposed plan also contains additional regulations regarding specific signage that must be approved and adopted by the BioCorridor Board.

5. Fails to reasonably protect persons and property from erosion, flood or water damage, fire, noise, glare, and similar hazards or impacts.

Staff contends that the proposed development changes will continue to reasonably protect persons and property from erosion, flood or water damage, fire, noise, glare, and similar hazards or impacts, in conformance with applicable city ordinances.

6. Will be detrimental to the public health, safety, or welfare, or materially injurious to properties or improvements in the vicinity, for reasons specifically articulated by the commission.

Staff believes that the proposed changes to the planned development at this location will neither adversely affect health, safety, morals, or general welfare nor be materially injurious to properties or improvements in the vicinity.

RECOMMENDATION:

Based on all of the aforementioned considerations, staff recommends that the Planning and Zoning Commission recommend to the City Council to **approve** the requested changes to the Planned Development – BioCorridor (PD-BC) zoning district on the subject property.