



Planning & Development Services
City of College Station
P.O. Box 9960
College Station, TX 77842

October 5, 2017

Re: University Town Center at Lincoln Avenue (PDD Rezoning)

To whom it may concern,

With respect to the development standards for GC General Commercial, MF Multi-family and GS General Suburban, we are requesting the following bulk variances.

Listed below are the bulk variances that we are seeking for the rezoning:

Understanding that we must choose a base zoning district for the residential development upon which we base all variance requests, we have chosen GC General Commercial, MF Multi-family and GS General Suburban.

Dimensional Standards

1. Section 6.6.A.7 Farmers' Markets – We request Farmers Markets to be a permanent and permitted use on the site.

Height

3. Section 7.1.H.3 Low Density Residential Protection - We request a 1:1 slope building height setback to the existing single-family lots to the east of the property. We request that there is no building height setback between the general suburban being developed with this project and the general commercial/multi-family behind.

Signs

4. Section 7.5.C Summary of Permitted Signs - We request that the general suburban section be permitted an Area Identification/Subdivision Sign and a Campus Wayfinding Sign for the commercial portion.
5. Section 7.5.D.11 Prohibited Signs - We request an off-premise freestanding sign for the commercial development be allowed at Lincoln Avenue.
6. Section 7.5.F Sign Standards - We request 60 sf be permitted for the Campus Wayfinding Sign. We also request Low-Profile signs for each building.

Landscaping/Streetscaping

7. Section 7.6.D.2 Streetscape - We request to provide streetscaping to only one side of the proposed public way.
8. Section 7.6.D.4 Parking Screening - We request not to be required to provide parking screening along the public way so as to be consistent with the remainder of the access drive to University Drive.

Buffer

9. Section 7.7.F Minimum Buffer Standards - We request not to be required to provide a buffer yard between the non-residential uses and residential uses, so as to integrate both the existing and proposed uses into one unified development.

Outdoor Storage and Display

10. Section 7.12.2 – We request not to screen or enclose permanent outdoor sales areas as they relate to a potential Farmers' Market use.

Subdivision Regulations

11. Section 8.3.G.1 Blocks - We request the ability to plat a single tier of residential lots.
12. Section 8.3.G.4 Blocks - We request a waiver from the maximum block perimeter. While we are unable to extend public thoroughfares through the development, we will be providing ample internal circulation as well as providing connectivity points for Wellesley and Vassar Courts, all of which achieves the intent of connectivity which block perimeter is intended to accomplish.

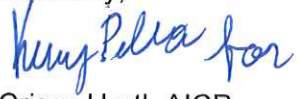
As stated in the UDO, the purpose of the Planned Development district is to promote and encourage innovative development that is sensitive to surrounding land uses and to the natural environment. A PDD may be used to permit new or innovative concepts in land utilization not permitted by other zoning districts. Finally, the PD District allows development to vary from certain development standards so long as there are community benefits which outweigh the requested modifications. We believe that this project offers a desired development opportunity and its community benefits outweigh modifications being requested. These community benefits are as follows:

This development is an infill development that will utilize existing utilities and resources and will result in much needed sales tax revenues for the city and its citizens. The project will provide a unique mixture of single-family, multi-family and commercial uses with an urban feel.

The development will be walkable within the center and will provide access to surrounding residents to this development as well as the adjoining University Town Center, unifying the area residents.

Thank you very much. If you have any questions, please do not hesitate to call.

Sincerely,

A handwritten signature in blue ink that reads "Crissy Hartl for". The signature is written in a cursive, flowing style.

Crissy Hartl, AICP

Staff Planner

Cc: File