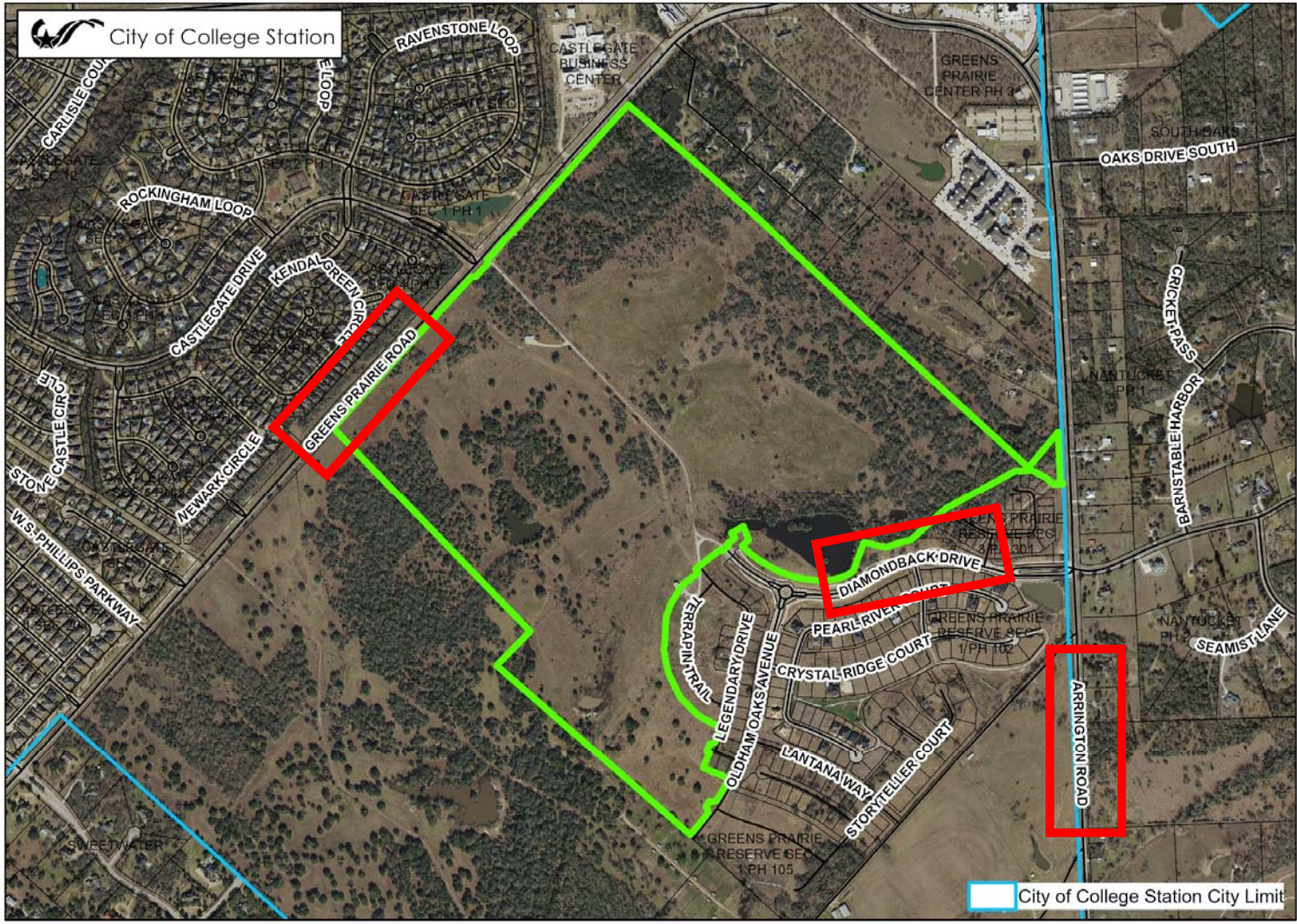


# Item #8.3

Proposed Planned Development District (PDD) Rezoning for  
Greens Prairie Reserve Subdivision

January 25, 2024





City of College Station



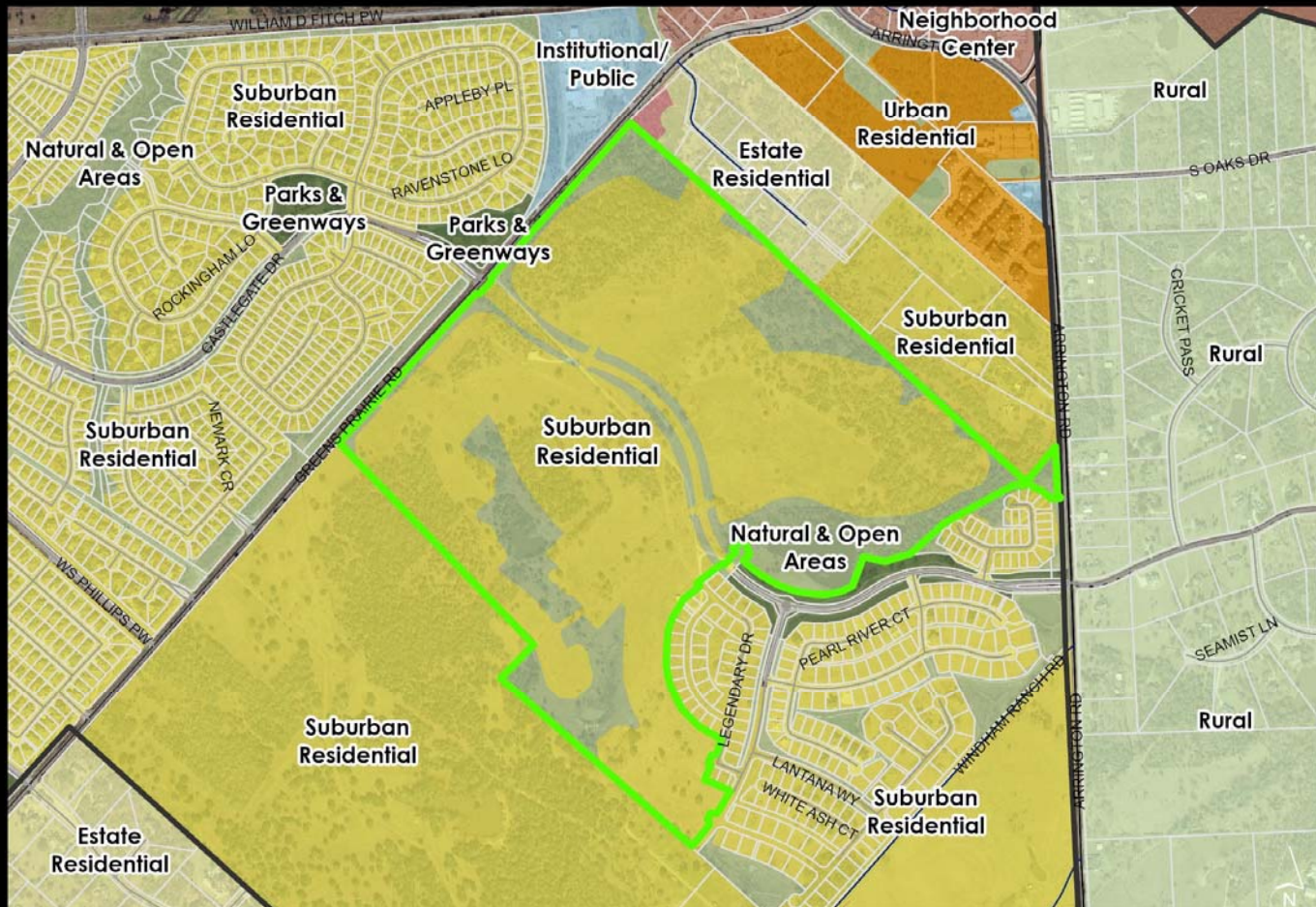
**GREENS PRAIRIE RESERVE  
PDD REZONING**

Case:  
REZ2023-000072

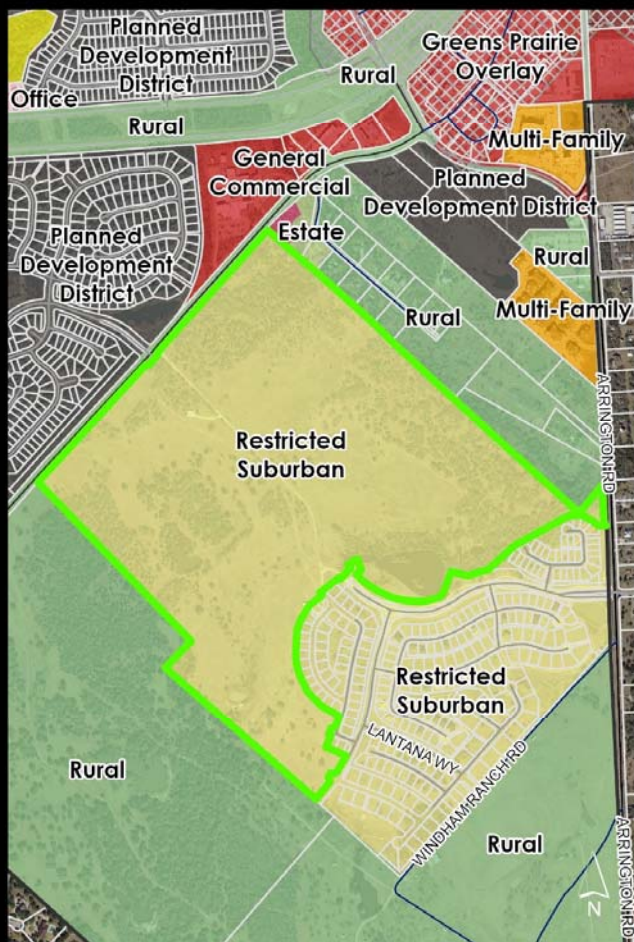
REZONING

City of College Station City Limit

# EXISTING Future Land Use



## EXISTING Zoning



## PROPOSED Zoning





# Additional Waivers & Community Benefits

- Subdivision waivers as approved by P&Z on 5-17-2018
  - Street projections, street access, cul-de-sacs, blocks, access ways, and sidewalks
- Community Benefits
  - Additional open space provided
  - Berming and landscaping along Greens Prairie Road
  - Townhomes limited to no more than 4 attached units and each will have a two-car garage
  - Rear parked townhomes



# Review Criteria

1. The proposal will constitute an environment of sustained stability and **will be in harmony with the character of the surrounding area;**
2. The proposal is **in conformity with the policies, goals, and objectives of the Comprehensive Plan**, and any subsequently adopted Plans, and will be consistent with the intent and purpose of this Section;
3. The proposal is **compatible with existing or permitted uses on abutting sites** and will not adversely affect adjacent development;
4. Every **dwelling unit need not front on a public street** but shall have access to a public street directly or via a court, walkway, public area, or area owned by a homeowners association;
5. The development includes **provision of adequate public improvements**, including, but not limited to, parks, schools, and other public facilities;
6. The development **will not be detrimental to the public health, safety, welfare**, or materially injurious to properties or improvements in the vicinity; and
7. The development **will not adversely affect the safety and convenience of vehicular, bicycle, or 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.



# Recommendation

- Staff – Approval
- P&Z Commission – Approval (5-0)

