

PLANNING COMMISSION FINAL REPORT

Case No.: 0614-04

HTE No. 14-10000026

City Council Hearing Date: July 29, 2014

Applicant & Legal Description	<p>Applicant: Blackard Global Owner: Apex Golf Properties Corporation Subject Property Legal Description/Location: Being 57.75 acres comprised of a portion of Tract 1, The Pharaohs Country Club and all of Block 3, Pharaoh Valley Northeast, located on Ennis Joslin Road (Spur 3), Pharaoh Drive, and McArdle Road.</p>			
Zoning Request	<p>Request: A rezoning to add a Planned Unit Development Overlay to the subject property's existing zoning districts of "RS-6" Single-Family 6 District and "RS-10" Single-Family 10 District Area: 57.75 acres Purpose of Request: To redevelop a portion of the closed Pharaoh Valley's private golf course with a unique high-quality mixed-use development consisting of single-family, multifamily, office, and commercial uses.</p>			
Existing Zoning and Land Uses		Existing Zoning District	Existing Land Use	Future Land Use
<i>Site</i>		"RS-6" & "RS-10" Single-Family	Private Golf Course	Park & Low Density Residential
<i>North</i>		"RS-6" Single-Family & "RM-1" Multifamily	Low & Medium Density Residential	Low & Medium Density Residential
<i>South</i>		"RS-6" & "RS-10" Single-Family, "RS-TF" Two Family, & "RM-1" Multifamily	Low & Medium Density Residential	Low & Medium Density Residential
<i>East</i>		"RS-6" Single-Family & "CG-2" General Commercial	Vacant & Low & Medium Density Residential	Low & Medium Density Residential
<i>West</i>		"RS-6" Single-Family	Private Golf Course and Single Family	Low Density Residential & Private Golf Course
ADP, Map & Violations	<p>Area Development Plan: The subject property is located within the boundaries of the Southeast Area Development Plan (ADP) and is planned for park uses due to the land being intended as a golf course. The proposed Planned Unit Development Overlay is not consistent with the Future Land Use Plan's designated land use. However, policies in the Comprehensive Plan support redevelopment of underutilized or sustainable usage to higher density sustainable usage. Therefore, the proposed development should be considered generally consistent with the Comprehensive Plan. Zoning Violations: None</p>			

Transportation and Circulation: The Barisi Village Project is expected to generate 1,434 additional peak-hour weekday AM trips and 1,618 additional PM peak hour weekday. The estimated PM trips exceed the City's threshold. Based on a review of the Level 2 Traffic Impact Analysis, the Assistant City Traffic Engineer has made the following findings and recommendations:

The Assistant City Traffic Engineer finds that:

- The Barisi Village Project as a Planned Unit Development (PUD) will generate 1,618 additional weekday PM peak hour trips. A Level 2 Traffic Impact Analysis is required by Unified Development Code.
- The existing adjacent street network can handle the request for a zoning change.
- The installation of a new traffic signal is required on Ennis Joslin Road at Driveway "A1."
- The installation of stop signs are required for Driveways "B1" and "C1" on the minor street approaches.
- The analysis did not include pedestrian and bicycle counts.
- The analysis included only the number of beds for the Texas A&M University-Corpus Christi Momentum Campus.

The Assistant City Traffic Engineer recommends:

- The Planning Commission accepts the Barisi Village Project Traffic Impact Analysis as one component of several planning factors considered in a request for change of zoning.
- The City of Corpus Christi accepts the recommendations and findings in the Barisi Village Project Traffic Impact Analysis once the following are addressed:
 - Intersections have a standard Level of Service "D" (LOS D) or better.
 - Texas Department of Transportation (TXDOT) review and concurrence of the analysis.
 - The analysis should include pedestrian and bicycle counts.
 - The analysis should include more accurate counts for the Texas A&M University-Corpus Christi Momentum Campus.
 - Demonstration of coordination of signal timing with the City of Corpus Christi and TXDOT.
 - The Developer incorporates the recommended traffic improvements into the PUD.
 - The City analyzes and provides traffic signal coordination on Ennis Joslin Road from South Padre Island Drive (SH 358) to Ocean Drive.
 - Concurrence of findings and recommendations from City Traffic Engineer with approval.

	Street	Urban Transportation Plan Type	Proposed Section	Existing Section	Traffic Volume
Street R.O.W.	Ennis Joslin Road (Spur 3)	A-2 Divided Arterial	100' ROW 54' paved width; 16' median	90' ROW 54' paved width; 16' median	17,000 ADT (2012)
	McArdle Road	C-3 Collector	75' ROW 50' paved	60' ROW 24' paved	9,000 ADT (2012)
	Pharaoh Drive	C-1 Collector	60' ROW 40' paved	60' ROW 28' paved	Not Available

Staff Summary:

Requested Zoning: The applicant is requesting a rezoning to allow the addition of a Planned Unit Development Overlay (PUD) to the subject property’s existing zoning districts, which are the “RS-6” Single Family 6 and “RS-10” Single Family 10 Districts. The proposed PUD is intended to allow a mixed-use, pedestrian-oriented development with residential, office and commercial uses. The proposed rezoning area includes the east 58 acres of the existing golf course fronting Ennis Joslin Road. The remaining acreage of the golf course to the west will remain as a golf course.

Development Plan: The applicant’s proposed development, called “Barisi Village,” proposes to take the best features of a pre-1900s “European Village” and create an upscale, high-quality, high-density development with a compatible mix of residential and commercial uses. A key feature of Barisi Village will be a public plaza to create a community gathering space and bring unique sense of place to the development.

Some of the redevelopment concepts provided by the developer’s PUD (see attachment) for Barisi Village are paraphrased below:

- To mimic naturally efficient pedestrian patterns found in European Villages
- To create a high quality street and sidewalk environment conducive to pedestrian mobility
- Developments within this large site have excellent connectivity with an attractive streetscape and which “creates a cohesive visual identity.”
- Provision of housing options for all ages.

Key design elements of the redevelopment include:

- Centrally located urban village
- Pedestrian-oriented design of buildings and streets/sidewalks
- Centrally located parking
- Use of structured parking

- Variety of building sizes and shapes
- Orientation of buildings to other buildings and the street
- Multiple building faces (four-sided building design)

The intent of the proposed PUD ordinance is to provide the minimum necessary requirements to “...allow enough flexibility for creative building solutions, while being prescriptive in areas necessary to preserve consistency throughout the development.”

The applicant estimates that at full build-out Barisi Village will contain over \$350 million of ad valorem value. The applicant’s estimated values and uses for final build-out are listed below:

Barisi Village Final Density Caps and Unit Counts:

Unit Count	Description
200	Fee-Simple Villas
1,200	Units of Multifamily
1	Clubhouse, Training Facility, Pool, Tennis, Sand Volleyball
1	9-Hole Golf Course
120	Room Boutique Hotel
240	Room Flag Hotel(s) <i>Removed at request of Applicant</i>
200	Units of Assisted Living / Skilled-Nursing
450	Independent Living
120	Bed Memory Care facility on the water
120,000	Square Feet Retail, Restaurants, Shops
80,000	Square Feet Office, Medical Office, Rehab Center

The table on the following page is a comparison of the proposed PUD development standards and the Unified Development Code (UDC) standards of the “RS-6” Single-Family, “RS-10” Single-Family, and “CBD” Downtown Commercial Districts. The table below is intended to provide an overall general summary of major differences by comparing conventional zoning with the non-conventional techniques proposed by the PUD.

Design Standards Comparison

Single-Family Standards				
Minimum Dimensions	“RS-6” Single-Family District	“RS-10” Single-Family District	Proposed PUD	Less, More or Equally Restrictive than District Standard
Uses	Single Family (SF)	Single Family (SF)	Single-Family, Multifamily, Commercial	<u>Less</u>
Minimum lot area	6,000 sq. ft.	10,000 sq. ft.	1,200 sq. ft.	<u>Less</u>
Minimum SF House size	none	none	1,200 sq. ft.	<u>More</u>
Minimum lot width	50 ft.	85 ft.	none	<u>Less</u>
Minimum Street Yard	20 ft.	20 ft.	none	<u>Less</u>
Side Yard	5 ft.	5 ft.	0 ft.	<u>Less</u>
Rear yard	5 ft.	5 ft.	0 ft.	<u>Less</u>
Open space	30%	30%	20%*	<u>Less</u>
Maximum height	35 feet	35 feet	2 stories on perimeter; 5 stories in village core	<u>Less</u>

Commercial Standards				
Minimum Dimensions		“CBD” Downtown Commercial District	Proposed PUD	Less or More Restrictive than District Standard
Uses		Residential, Office, Commercial	Single-Family, Multifamily, Office, Commercial	<u>Less</u>
Minimum lot area		0 ft.	400 sq. ft.	<u>More</u>
Minimum lot width		0 ft.	none	<u>Equal</u>
Minimum Street Yard		0 ft.	0 ft. and 0-10 ft. along main street	<u>Equal and More</u>
Side Yard		0 ft.	0 ft.	<u>Equal</u>
Rear yard		0 ft.	0 ft.	<u>Equal</u>
Open space		0%	20%*	<u>More</u>
Maximum height		None	2 stories on perimeter; 5 stories in village core	<u>Less</u>

Design Standards Comparison continued

General Standards				
ROW width		50 ft.	24 ft. to 60 ft.	<u>Less</u>
Pavement width		28 ft.	24 ft. to 40 ft.	<u>Less</u>
Architectural Standards		none	Yes	<u>More</u>
Four-Sided Building Design**		none	Yes	<u>More</u>
Massing Changes		none	Yes	<u>More</u>
Mid-Block Pedestrian Pass Throughs		No	Yes	<u>More</u>
Parking		Varies by Use	Varies by Use	<u>Less due to walkability and shared parking garages</u>
<p>*Open space for RS Districts is by lot; Open space for the PUD is the overall open space on the entire site (includes land and water). **Four-sided building design requires all four building sides contain same architectural materials, detailing and features.</p>				

Existing Land Uses & Zoning: The subject property is generally surrounded by single family and multifamily uses and zoning. Single Family zoning includes areas zoned for 6,000 square foot and 10,000 square foot lot minimums. Townhouse uses and zoning exists south of the property along with multifamily uses and zoning. To the northeast and east the subject property abuts multifamily uses with a combination of multifamily zoning and commercial zoning that is used for multifamily uses.

AICUZ: The subject property is **not** located in a Navy Air Installation Compatibility Use Zones (AICUZ).

Comprehensive Plan & Area Development Plan (ADP) Consistency: The subject property is located within the boundaries of the Southeast ADP and the proposed rezoning is not consistent with the adopted Future Land Use Map, which designates the property for a recreational use. Although, the proposed use does not match the use on the Map, it should not be misconstrued to suggest that the proposed use is necessarily inconsistent with the goals and policies of the City’s Comprehensive Plan. The proposal for redevelopment appears to be consistent with the overall goal of the Southeast ADP:

“...to protect the predominantly stable residential neighborhoods and to promote the efficient development of underutilized and remaining vacant land in the Area.”

Most of the eight plan development objectives pertain to the proposal including Objective F.:

“Encourage a well-integrated development plan that protects existing residential neighborhoods when conversion of residential use to higher intensity use occurs.”

For these reasons, staff is of the opinion that the proposed rezoning is consistent with the overall intent of the City’s Comprehensive Plan.

Department Comments:

- Staff believes that the closure of private golf course approximately four years ago, after the owner attempted to sell the golf course for a period of three years prior, suggests that a golf course use is not sustainable and that another type of use for the property is warranted.
- The proposed development plan contains a 100-foot open space buffer between the existing residential neighborhood and the proposed mixed-use development. The buffer will mitigate negative impacts normally associated with placing higher intensity uses next to low intensity uses. Additionally, the applicant has worked with the neighborhood to identify height restrictions that increase compatibility with the single-family neighborhood.
- The proposed development, when completed will offer a style of housing type that is not currently available in the City. The development will also require a common architectural theme with specific design requirements.
- Staff believes this rezoning will be beneficial to the surrounding neighborhood by offering shopping, services and office space within walking distance of the surrounding neighborhood.
- Staff also believes that the proposed development contains higher standards pertaining to building materials and design than required with standard zoning and building. The resulting higher design standards should create development that will be a benefit to community by offering housing choices not currently available, creating a sustainable adaptive reuse of the property and enhancing the City’s tax base.
- Staff agrees with the development standards proposed by this PUD and contained in the attached PUD ordinance.
- The deed restrictions for Pharaoh Valley currently limit the use of the subject property to a “Country Club and any improvements which might be used in connection therewith, such as storage barns, club house, golf course, swimming pool, tennis courts, or improvements consistent with such use.”
- The applicant collected petitions from Pharaoh Valley property owners to modify the existing deed restriction to allow the proposed development. The applicant is seeking a judge’s decision on the matter, which could take time to accomplish.

- Based on a review of the Barisi Village Traffic Impact Analysis (TIA), the Assistant City Traffic Engineer says the area street capacity is sufficient and recommends traffic improvements, including a traffic signal on Ennis Joslin Road (Spur 3) at Driveway “A1” and additional stop signs.
- City Traffic Engineer will review findings and recommendations and approve the final TIA.

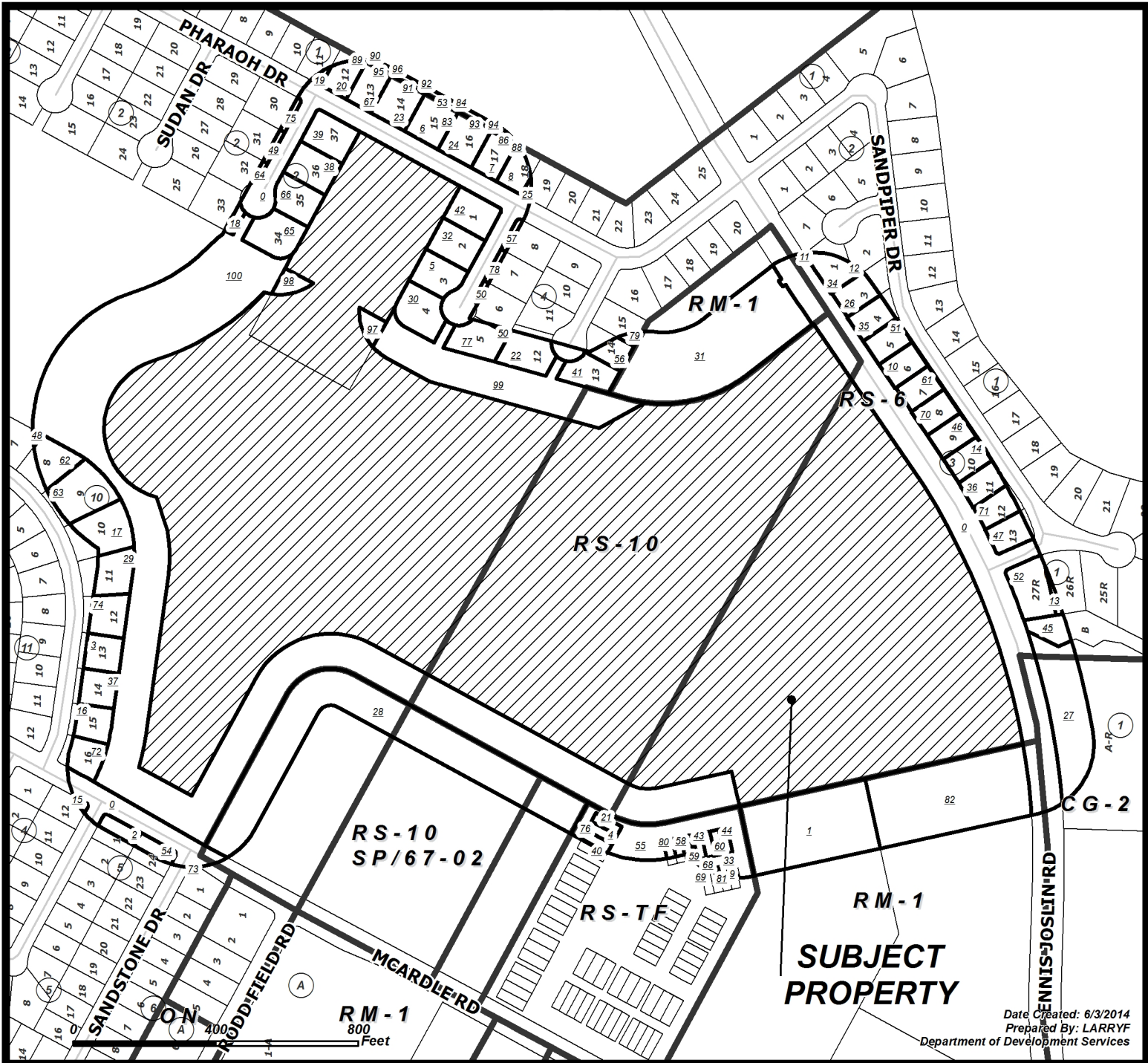
Planning Commission and Staff Recommendation (July 2, 2014):

Approval of the rezoning to add the Planned Unit Development Overlay to the subject property’s existing zoning districts of “RS-6” Single-Family 6 District and “RS-10” Single-Family 10 District.

Public Notification	Number of Notices Mailed – 214 within 200-foot notification area; 4 outside notification area	
	<u>As of July 3, 2014:</u>	
	In Favor	23 inside notification area 1 outside notification area
	In Opposition	8 inside notification area 0 outside notification area

For 2.9% in opposition.

Attachments: Location Map (Existing Zoning & Notice Area)
 Traffic Generation
 Traffic Impact Analysis Proposed Driveway Map

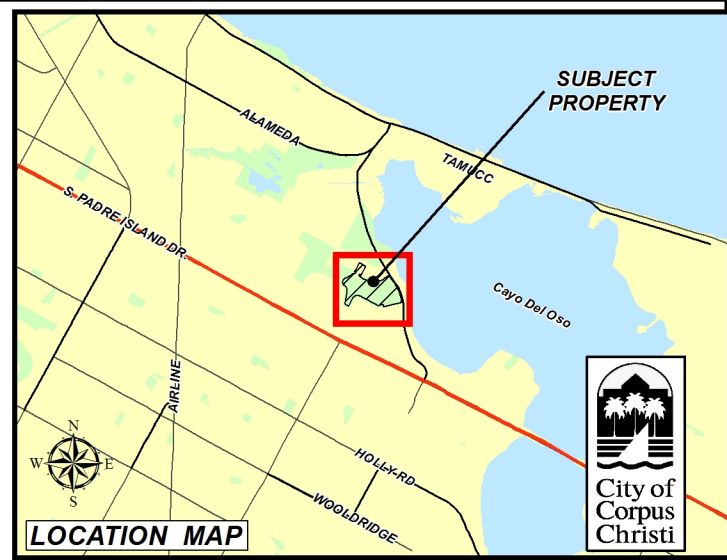


Date Created: 6/3/2014
 Prepared By: LARRYF
 Department of Development Services

CASE: 0614-04 ZONING & NOTICE AREA

RM-1	Multifamily 1	IL	Light Industrial
RM-2	Multifamily 2	IH	Heavy Industrial
RM-3	Multifamily 3	PUD	Planned Unit Dev. Overlay
ON	Professional Office	RS-10	Single-Family 10
RM-AT	Multifamily AT	RS-6	Single-Family 6
CN-1	Neighborhood Commercial	RS-4.5	Single-Family 4.5
CN-2	Neighborhood Commercial	RS-TF	Two-Family
CR-1	Resort Commercial	RS-15	Single-Family 15
CR-2	Resort Commercial	RE	Residential Estate
CG-1	General Commercial	RS-TH	Townhouse
CG-2	General Commercial	SP	Special Permit
CI	Intensive Commercial	RV	Recreational Vehicle Park
CBD	Downtown Commercial	RMH	Manufactured Home
CR-3	Resort Commercial		
FR	Farm Rural		
H	Historic Overlay		
BP	Business Park		

Subject Property with 200' buffer
 Owners in favor
 Owners within 200' listed on attached ownership table
 Owners in opposition



LOCATION MAP

BARISI VILLAGE,CORPUS CHRISTI, TEXAS

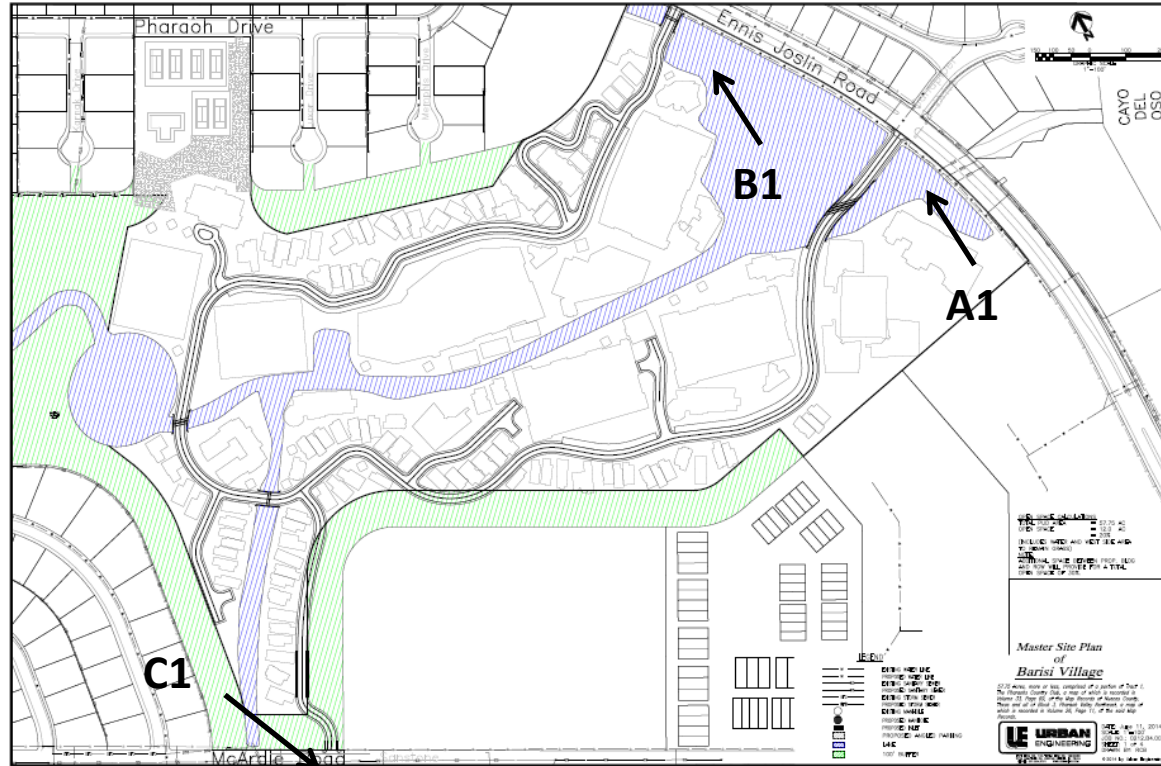
NO.	Description	Number	Unit	Landuse Code	ADT Rate	AM Peak Hour Rate	PM Peak Hour Rate	ADT	AM Peak Hour	PM Peak Hour
1	Free Simple Villas	200	Dwelling Units	210	9.52	0.75	1	1904	150	200
2	Multi Family(Student,Open)	1200	Dwelling Units	223	3.72	0.3	0.39	4464	360	468
3	Clubhouse/Training Facility/ Pool/Tennis	31000	Sq Feet	493	43	2.97	5.96	1333	92	185
4	Golf Course	9	Holes	430	35.74	2.06	2.92	322	19	26
5	Boutique Hotel	120	Keys	330	10	0.31	0.42	1200	37	50
6	Flag Hotel	240	Keys	310	8.17	0.53	0.6	1961	127	144
7	Assisted Living/ Skilled-Nursing	200	Beds	254	2.66	0.14	0.22	532	28	44
8	Independent Living	450	Dwelling Units	252	3.44	0.2	0.25	1548	90	113
9	Memory Care Facility on the Water	120	Beds	255	2.4	0.14	0.16	288	17	19
10	Retail Restaurants Shops	120000	Sq Feet	820	42.7	0.96	3.71	5124	115	445
11	Office\Medical Office\Rehab Center	80000	Sq Feet	710	11.03	1.56	1.49	882	125	119
12	TOTAL	10w						19558	1160	1814

Reference: Trip Generation Manual, 9th Edition , ITE

Note 1. Multi Family ADT Rate Can not be Found in the Above-mentioned Manual, and it is Calculated by the Free Simple Villas According the scale

Note 2. Clubhouse/Training Facility/ Pool/Tennis's Number Use the Average Number in the Above-mentioned Manual.

Proposed Driveways



McArdle
Driveway
“C1”

Ennis
Joslin
Driveway
“B1”

Ennis
Joslin
Driveway
“A1”

Exhibit J