

STAFF REPORT

Case No. 0117-02
 Infor No. 16ZV1004

Planning Commission Hearing Date: January 11, 2017

Applicant & Legal Description	Applicant/Owner: CLA Realtors for Carriage Management, Inc. Representatives: Wayne Lundquist Legal Description/Location: Seaside Subdivision & Riviera Condo, Block 1, Lot 6B.			
Zoning Request	From: "RM-AT" Multifamily Apartment Tourist District To: "RS-10/SP" Single-family 10 District Area: 2.24 acres Purpose of Request: To build an event center.			
Existing Zoning and Land Uses		Existing Zoning District	Existing Land Use	Future Land Use
<i>Site</i>		"RM-AT" Multi-family Apartment Tourist	Vacant	Commercial
<i>North</i>		"RS-6" Single-Family 6 & "CN-1" Neighborhood Commercial	High Density Residential	High Density Residential
<i>South</i>		"RM-3" Multifamily 3 & "CN-2" Neighborhood Commercial	Public/Semi-Public	Public/Semi-Public
<i>East</i>		"RS-6" Single-Family 6 & "CN-1" Neighborhood Commercial	Commercial	Public/Semi-Public
<i>West</i>		"RS-6" Single-Family 6	Commercial	High Density Residential
ADP, Map & Violations	Area Development Plan: The subject property is located within the boundaries of the Southeast Area Development Plan and is planned for residential, educational, and recreational areas focusing on residential neighborhoods. The proposed rezoning to the "RS-10/SP" Single-family 10 District is inconsistent with the adopted Future Land Use Map or the Southeast Area Development Plan. Map No.: 042038 Zoning Violations: None			

Transportation	Transportation and Circulation: The subject property has approximately 201 feet of street frontage along Ocean Drive, which the Urban Transportation Plan designates as an “A2” Secondary Arterial Divided street. The maximum desirable average daily trips (ADT) for a designated “A2” is 20,000 to 32,000 daily trips. The subject property is located on the west side of Ocean Drive approximately 593 feet south of Robert Drive, which is designated as a “C1” Minor Residential Collector street, with a maximum ADT of 1,000 to 3,000 daily trips.				
Street R.O.W.	Street	Urban Transportation Plan Type	Proposed Section	Existing Section	Traffic Volume (2015)
	Ocean Drive	“A2” Secondary Arterial Divided	100’ ROW 54’ paved	73’ ROW 79’ paved	26,960 ADT
	Robert Dr.	“C1” Minor Residential Collector	60’ ROW 40’ paved	60’ ROW 49’ paved	N/A

Staff Summary:

Requested Zoning: The applicant is requesting a rezoning from the “RM-AT” Multifamily AT District to the “RS-10/SP” Single-family 10 District with a Special Permit to be incorporated into the adjoining cemetery property. The owner plans to construct an event center where families may gather after funeral services.

Development Plan: The proposed rezoning is within the Seaside Subdivision and Riviera Condo. The applicant is proposing to incorporate the 2.24 acre property into the adjoining cemetery property.

Existing Land Uses & Zoning: The subject property is vacant and zoned “RM-AT” Multifamily AT District. North of the subject property, across Ocean Drive, are condominiums zoned “RM-AT/SP” Multifamily Apartment Tourist District. South of the subject property is the Seaside Cemetery zoned “RS-10” Single-Family Residential 10 District. East of the subject property is a motel zoned “RM-AT/SP” Multifamily Apartment Tourist District. West of the subject property is also another motel zoned “RM-AT/SP” Multifamily Apartment Tourist District.

AICUZ: The subject property is not located in one of the Navy’s Air Installation Compatibility Use Zones (AICUZ).

Comprehensive Plan & Area Development Plan Consistency: The subject property is located within the boundaries of the Southside Area Development Plan (ADP). The proposed rezoning to the “RS-10/SP” Single-family 10 District with a Special Permit is inconsistent with the Southside ADP or the adopted Future Land Use Plan’s designation of the property as commercial. Additionally, the following are pertinent elements of the Comprehensive Plan and should be considered:

Plan CC: Element 3: Housing and Neighborhood Vision:

High-quality, safe, and diverse neighborhoods provide a variety of living choices. Corpus Christi's growth has revitalized older parts of the city; created a new live-work-play neighborhood downtown; and promoted a sense of place and neighborhood in new housing development. Neighborhoods provide housing affordable across the income scale for diverse households, the workforce, young and elderly single persons, couples, families with children, empty nesters, and retirees. People can get around the city by multiple modes of transportation—connected

networks of good streets and sidewalks, safe bicycle routes, and excellent public transportation. Goal and Strategies:

- Promote orderly development with fairness to all tax payers and rate payers while keeping in mind impacts to the affordability of housing.
- Support programs to encourage infill development and rehabilitate housing stock in established neighborhoods.
- Support preservation and reuse of historically significant buildings, areas, and sites.
- Give consideration to regulations, projects, incentives, and guidelines that promote interconnected development, such as developments with a well-connected street network or appropriate connections to neighboring subdivisions, destinations or bicycle/pedestrian facilities.

Southeast Area Development Plan:

Principle Objectives:

- a. Stabilize and conserve residential neighborhoods

Policy Statement A.3:

The City should create an Overlay Zoning District (see Figure 2) between Ennis Joslin and the Cayo Del Oso similar to the Oso Parkway corridor recommended in the Southside, Westside, and Port/Airport/Violet Area Plan recommendations. Development in this area should protect natural drainage ways, water quality, view vistas, and natural plant/wildlife habitats. Secondly, it should provide open space areas and a hike/bike trail along Ennis Joslin and Ocean Drive shoreline areas. Protection of these features increases development potential for new residential, educational, and recreational uses abutting the bay front and the Cayo Del Oso.

Policy Statement B.6:

Ocean Drive is a unique, scenic, drive with single family residential land uses along its corridor from Ayers Drive to Alameda and rezonings to higher density multi-family or commercial uses should be strongly discouraged.

Policy Statement B.11:

The City should establish development regulations along streets designated as scenic corridors, and at points designated for view vistas and gateways.

Plat Status: The subject property is platted.

Department Comments:

- The proposed rezoning deviates from the Comprehensive Plan:
 - Uses typically found along Ocean Drive are residential, educational, and recreational.
- It is staff’s opinion that the proposed rezoning would negatively impact the surrounding residential and recreational properties along Ocean Drive’s scenic route. The property to be rezoned is inconsistent with the Future Land Use Plan’s designation of the property as a commercial use.
- The property does not follow the Southeast Area Development Plan for stabilizing and conserving residential neighborhoods.
- A Special Permit is required for cemeteries to expand to adjacent property and property would need to abide by any and all statements for development by the Unified Development Code pertaining to cemeteries and their use.

Staff Recommendation:

Approval of the change of zoning from the “RM-AT” Multi-family Apartment Tourist District to the “RS-10/SP” Single-family 10 District.

Public Notification	Number of Notices Mailed – 104 within 200-foot notification area 10 outside notification area
	<u>As of January 4, 2016:</u>
	In Favor – 0 inside notification area – 0 outside notification area
	In Opposition – 0 inside notification area – 0 outside notification area
	Totaling 0% of the land within the 200-foot notification area in opposition.

Attachments:

1. Location Map (Existing Zoning & Notice Area)
2. Application
3. Public Comments Received (if any)