

Zoning Case #0321-02

The Estate of Hart F. Smith and Juliana Dunn Smith
Rezoning for a Property at 1402 Flour Bluff Drive
From “RE” to “CG-2” and “RM-2”



City Council
June 8, 2021

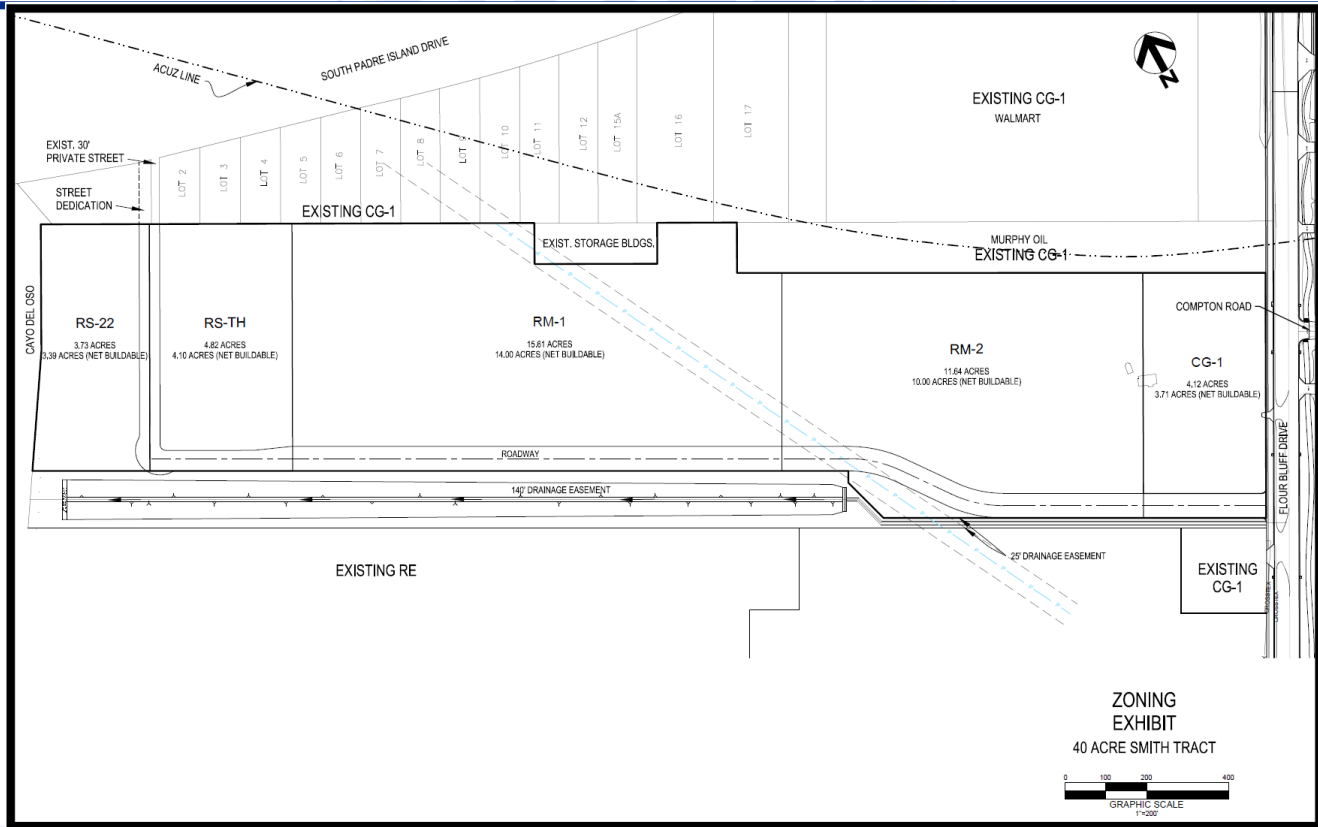
Aerial Overview



Zoning Pattern and Adjacent Development



Planning Commission Recommendation



Air Installation Compatibility Use Zone



Public Notification

34 Notices mailed inside 200' buffer
1 Notices mailed outside 200' buffer

Notification Area

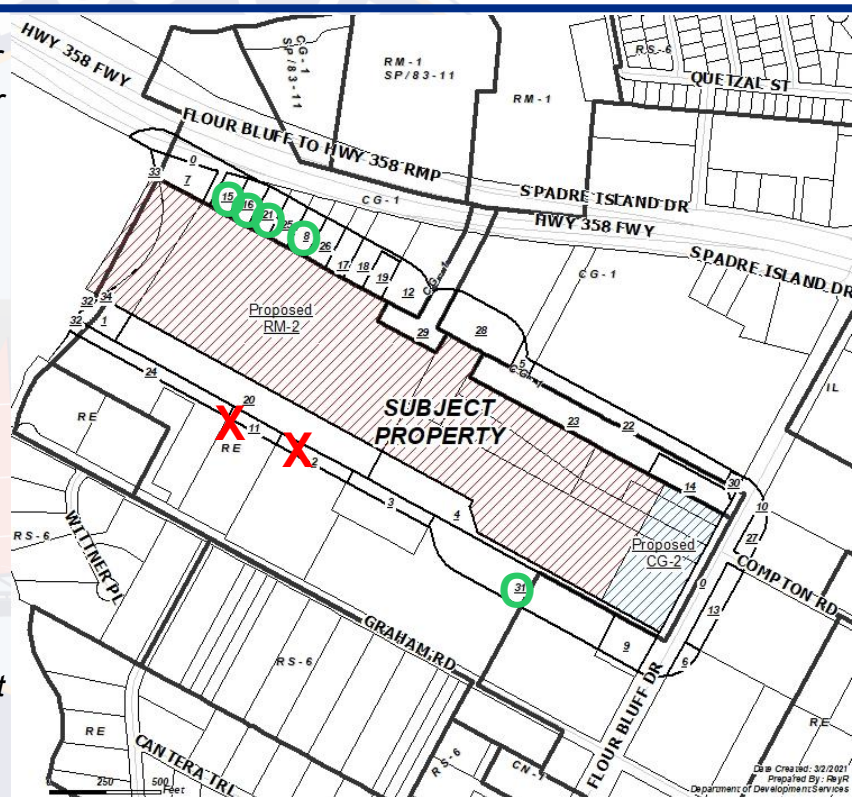
Opposed: 2 (2.44%)
Separate Opposed Owners: 2



In Favor: 5 (16.14%)



*Notified property owner's land in square feet
/ Total square footage of all property in the
notification area =
Percentage of public opposition*



Planning Commission Recommendation

Approval of the change of zoning to the “CG-1” General Commercial District, “RM-2” Multifamily District, “RM-1” Multifamily District, “RS-TH” Townhouse District, and the “RS-22” Single-Family 22 District

Alternative Proposal Timeline

Original Proposal:

- “RE” to “CG-1” and “RM-2”
 - Potential maximum build-out of approximately 1,100 dwelling units.
 - Staff recommends denial
 - Planning Commission recommended an alternative proposal.

First Alternative Proposal:

- “RE” to “CG-2”, “RM-2”, “RM-1”, “RS-TH”, and “RS-22”
 - Density reduced to 615 dwelling units.
 - Staff recommends denial
 - Planning Commission recommended approval.

Second Alternative Proposal:

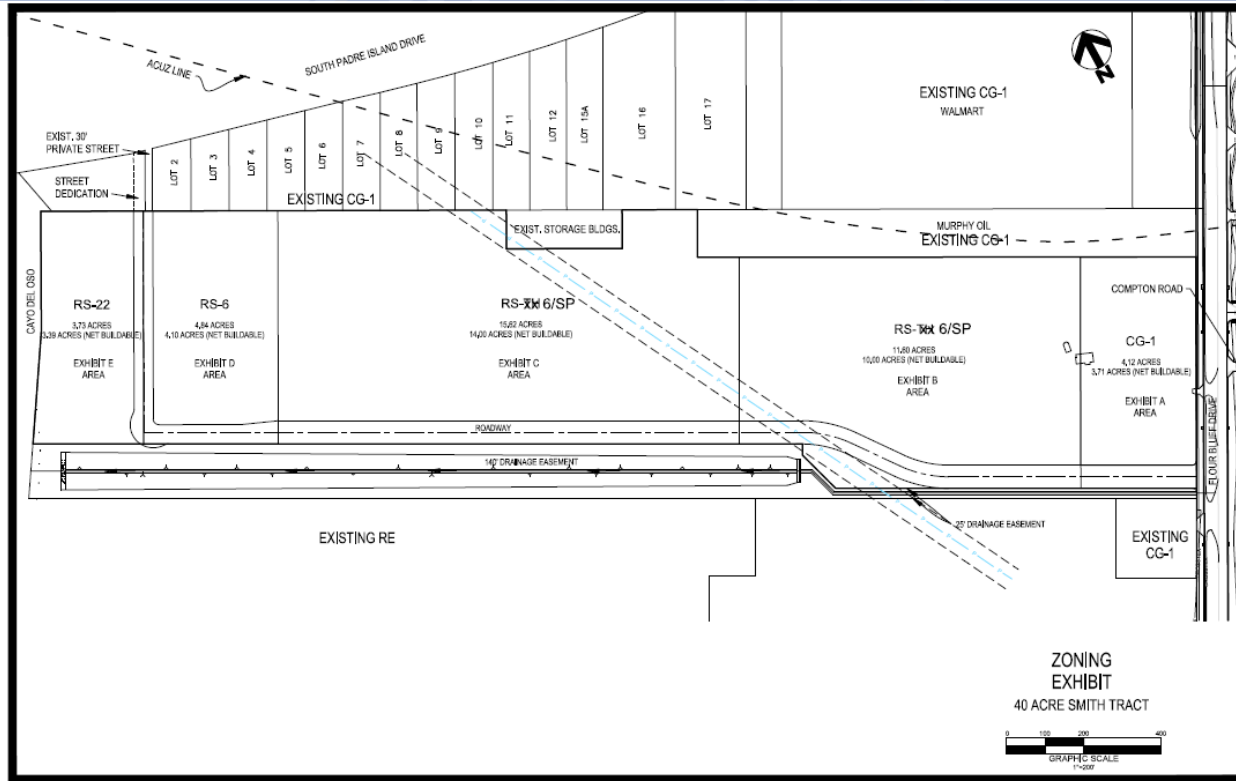
- “RE” to “CG-2”, “RS-6/SP”, “RS-6”, and “RS-22”
 - Density reduced to 250 dwelling units overall.
 - Includes a Special Permit to enforce density and allow the “RS-TH” development standards.
 - Navy, Applicant, and Staff have agreed upon this proposal.
-

City Staff, Navy, and Applicant's Alternative Recommendation

Approval of the change of zoning to the “CG-1” General Commercial District, “RS-6/SP” Single-Family 6 District with a Special Permit, “RS-6” Single-Family 6 District, and the “RS-22” Single-Family 22 District.

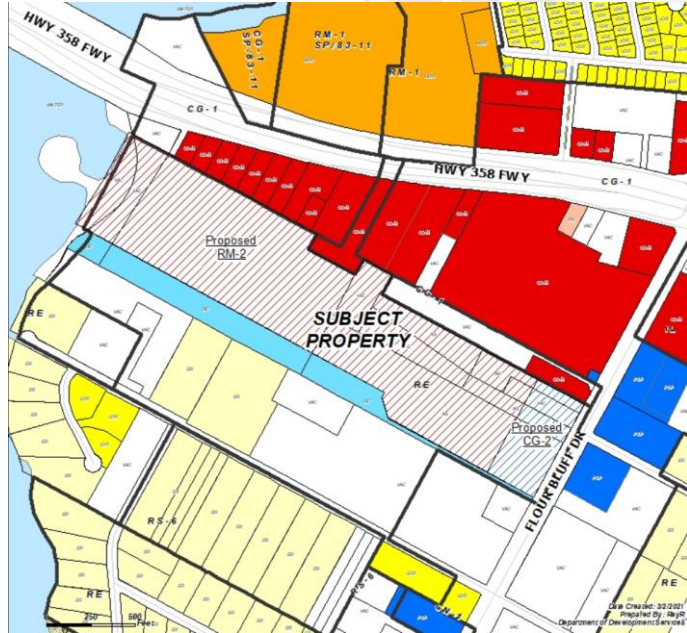
1. **Uses**: The only uses authorized by this Special Permit other than uses permitted in the base zoning district of the “RS-6” Single-Family 6 District, would be a townhouse development as permitted by “RS-TH” Townhouse District with two or more dwelling units per building, subject to the overall limitations that no more than 220 dwelling units within the 27.22 Acres may be developed in this zoning district.
 2. **Development Standards**: Any townhouse development permitted under this Special Permit shall comply with all other development standards of the Code applicable to “RS-TH” Townhouse District.
 3. **Buffer Yards**: Any townhouse development permitted under this Special Permit shall comply with all buffer yard requirements of the Code applicable to “RS-TH” Townhouse District adjacent to any other zoning districts.
 4. **Time Limit**: In accordance with the UDC, this Special Permit shall be deemed to have expired within 24 months of this ordinance unless a complete building permit application has been submitted, and/or the Special Permit shall expire if the allowed use is discontinued for more than six consecutive months.
-

City Staff, Navy, and Applicant's Alternative Recommendation

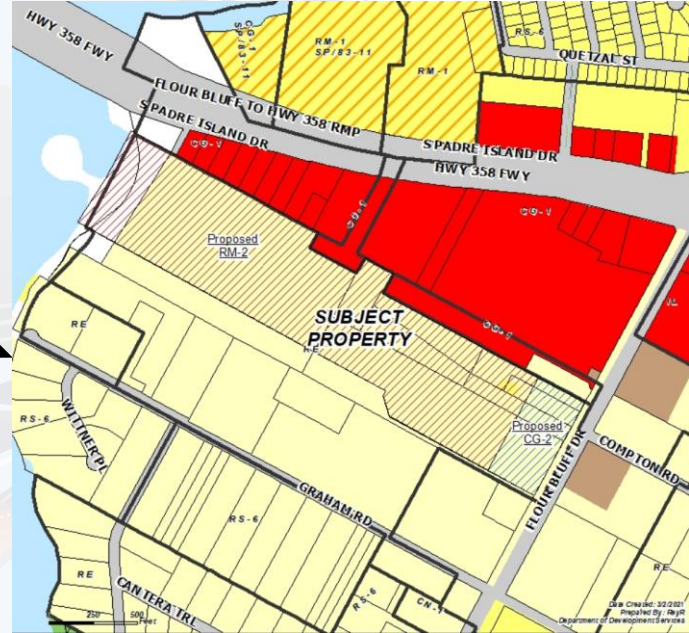


Land Use

Existing Land Use



Future Land Use



UDC Requirements



Buffer Yards:

“CG-2” to “RM-2”: Type A: 10’ & 5 pts.

“CG-2” to “RE”: Type C: 15’ & 15 pts.

“RM-2” to “RE”: Type B: 10’ & 10 pts.

Setbacks:

RM-2: Street: 20 feet
Side/Rear: 10 feet

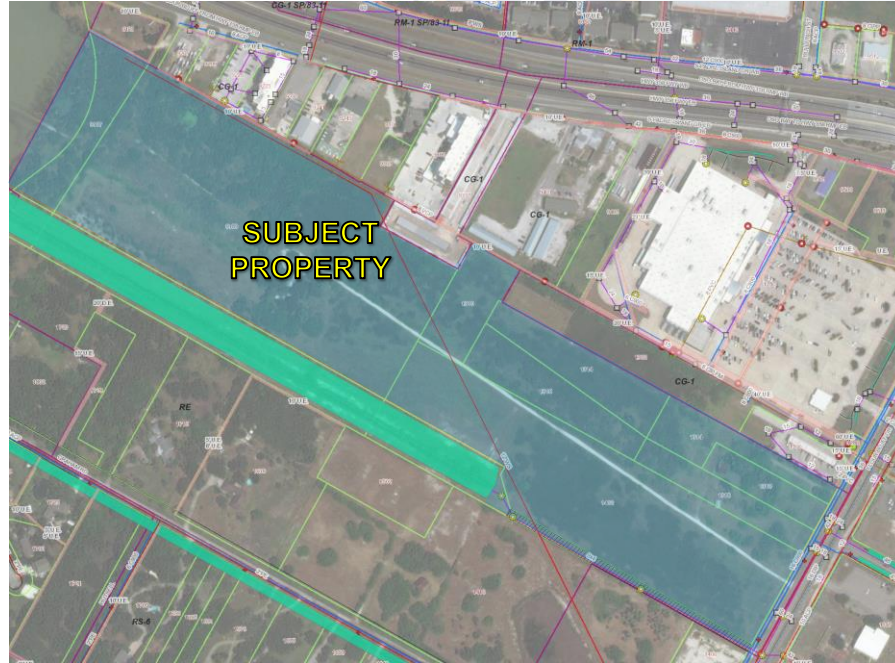
CG-2: Street: 20 feet
Side/Rear: 0 feet

Uses Allowed:

RM-2: Single-family, Multifamily, Day Care, place of Worship.

CG-2: Multifamily, Retail, Office, Restaurants, Hotels, Vehicle Sales, and Storage.

Utilities



Water: 12-inch ACP line along the property on the west. A 48-inch CSCP line runs through the property.



Wastewater: 10-inch PVC



Gas: 2-inch gas line.



Storm Water: 60-inch line