

# STAFF REPORT

Case No. 0615-01

HTE No. 15-10000032

Planning Commission Hearing Date: June 3, 2015

<b>Applicant &amp; Legal Description</b>	<p><b>Applicant:</b> Doug George  <b>Owner:</b> N.P. Homes, LLC  <b>Legal Description/Location:</b> Lot 8, Block 1, Carroll Place Unit 7, located along the north side of Holly Road and west of Carroll Lane.</p>			
<b>Zoning Request</b>	<p><b>From:</b> "RM-1" Multifamily 1 District  <b>To:</b> "CN-1" Neighborhood Commercial District  <b>Area:</b> 0.94 acres  <b>Purpose of Request:</b> To allow for the development of a commercial retail use.</p>			
<b>Existing Zoning and Land Uses</b>		<b>Existing Zoning District</b>	<b>Existing Land Use</b>	<b>Future Land Use</b>
	<i>Site</i>	"RM-1" Multifamily 1 District	Vacant	Medium Density Residential
	<i>North</i>	"RS-TF" Two-Family District	Medium Density Residential	Medium Density Residential
	<i>South</i>	"RS-6" Single-Family 6 District	Low Density Residential	Low Density Residential
	<i>East</i>	"CN-1" Neighborhood Commercial District	Commercial and Professional Office	Commercial
	<i>West</i>	"ON" Office District	Public Semi-Public	Commercial
<b>ADP, Map &amp; Violations</b>	<p><b>Area Development Plan:</b> The subject property is located within the boundaries of the Southside Area Development Plan and is planned for medium density residential uses. The proposed rezoning to the "CN-1" Neighborhood Commercial District is not consistent with the adopted Future Land Use Plan.  <b>Map No.:</b> 046036 and 046037  <b>Zoning Violations:</b> None</p>			
<b>Transportation</b>	<p><b>Transportation and Circulation:</b> The subject property is located on the north side of Holly Road approximately 240 feet west of the intersection of Holly Road and Carroll Lane. The subject property has approximately 130 feet of street frontage along Holly Road, which is an "A1" Minor Arterial Undivided street. The Maximum Desirable Average Daily Trips (ADT) for an "A1" Minor Arterial Undivided street is 15,000 to 24,000.</p>			

Street R.O.W.	Street	Urban Transportation Plan Type	Proposed Section	Existing Section	Traffic Volume (2013)
	Holly Road	"A1" Minor Arterial Undivided	95' ROW 64' paved	95' ROW 60' paved	17,790

**Staff Summary:**

**Requested Zoning:** The applicant is requesting a rezoning from the "RM-1" Multifamily 1 District to the "CN-1" Neighborhood Commercial District for the construction of a 8,320-square-foot Family Dollar store.

**Development Plan:** The proposed rezoning is to allow use of a retail store. The applicant is proposing a Family Dollar store of approximately 8,320 square feet with parking. The building will be a one-story professionally engineered metal building that is 24 feet in height and includes a fiber cement wall panel on the storefront. The store will employ approximately two to three people with operating hours of 8 a.m. to 10 p.m. daily. At a minimum, the Unified Development Code would require a "Type A" buffer yard of 10 feet with 5 points along the property lines abutting the "RS-TF" Two-Family District. The site is proposed to have access from Holly Road.

**Existing Land Uses & Zoning:** To the north of the subject property in the "RS-TF" Two-Family District is the Carroll Lane Apartments. To the south of the subject property, across Holly Road, is a single-family subdivision zoned "RS-6" Single-Family 6 District. East of the subject property is a family planning clinic and an automotive repair shop zoned "CN-1" Neighborhood Commercial. West of the subject property are L.U.L.A.C. administrative offices zoned "ON" Office 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 "CN-1" Neighborhood Commercial District is consistent with the Southside ADP but not the adopted Future Land Use Plan's designation of the property as medium density residential. Additionally, the following are pertinent elements of the Comprehensive Plan and should be considered:

- **Corpus Christi Policy Statements:**
  - o New development should occur in a pattern which is cost effective. The City should encourage new development where services can be provided economically and, wherever possible, promote contiguous development.

- Commercial activities which generate large volumes of traffic should have direct access to an arterial road without having to traverse low-density areas.
- Commercial service areas designed to serve local neighborhoods should be conveniently located and in harmony with the surrounding neighborhood.

**Plat Status:** The subject property is platted.

**Department Comments:**

- The requested zoning complies with elements of the Comprehensive Plan and Southside Area Development Plan even though it does not match the Future Land Use Map.
- A general commercial use typically is preferred adjacent to arterial roads, which fits the character of the subject property and surrounding area.
- It is staff’s opinion that the proposed rezoning would not negatively impact the surrounding residential properties because it has direct access to Holly Road, an arterial street, and it is compatible with the use and zoning districts due east. The proposed development would require a buffer yard to the north to provide for a better land use transition.
- A “CN-1” District would allow uses that are compatible with the surrounding uses.
- Staff’s opinion is that a retail store increases the desirability of this neighborhood, which is one of the findings required of the Comprehensive Plan when deciding which commercial uses.

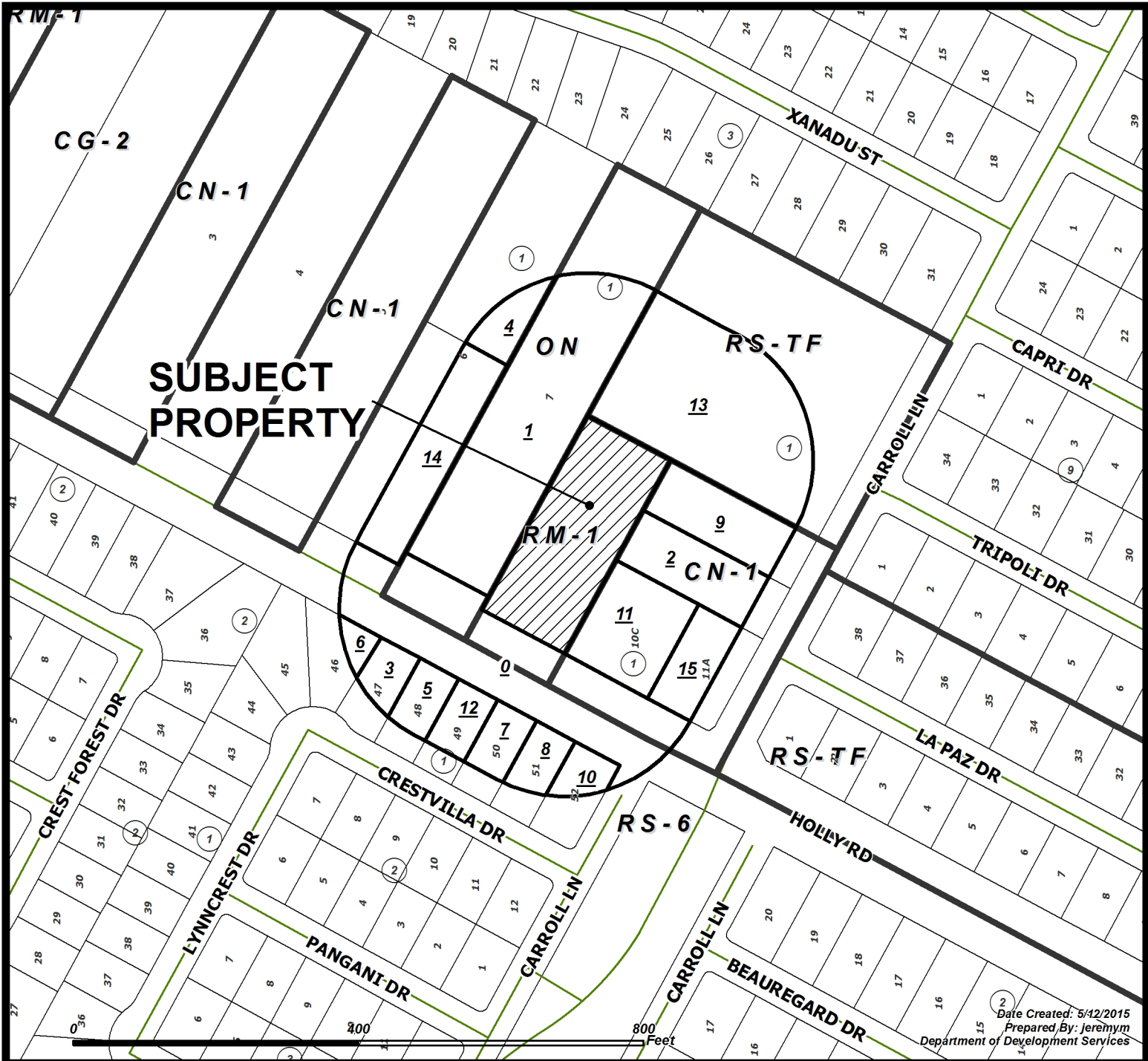
**Staff Recommendation:**

Approval of the change of zoning from the “RM-1” Multifamily 1 District to the “CN-1” Neighborhood Commercial District.

<b>Public Notification</b>	Number of Notices Mailed – 15 within 200-foot notification area 9 outside notification area
	<b><u>As of May 27, 2015:</u></b>
	In Favor – 0 inside notification area – 0 outside notification area
	In Opposition – 0 inside notification area – 0 outside notification area
Totaling 0.00% of the land within the 200-foot notification area in opposition.	

**Attachments:**

1. Location Map (Existing Zoning & Notice Area)



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**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

