



**Zoning Case #0819-02
Fish Pond Development, LLC.**

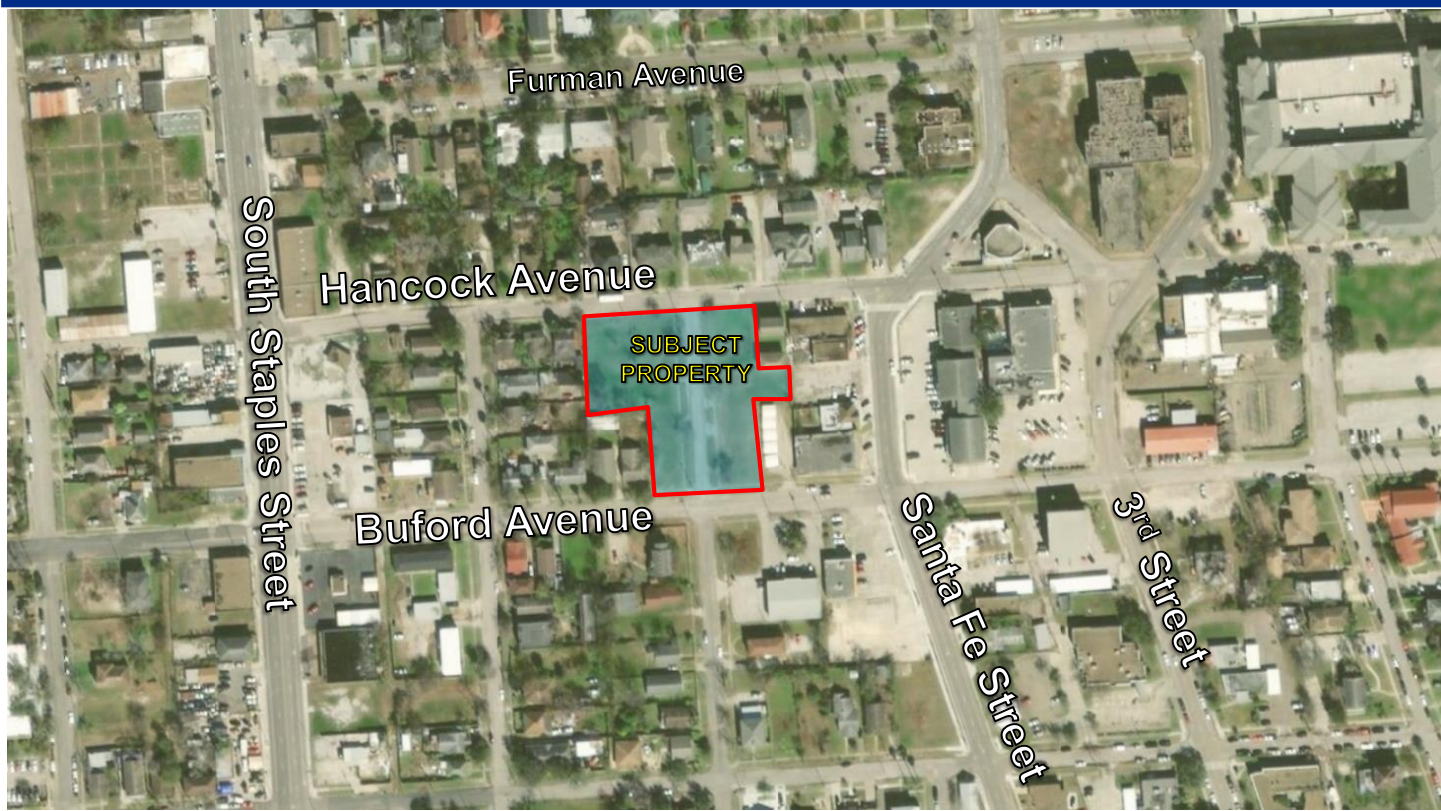
**Rezoning for a Property at
1000 Block of 6th Street**

From “RM-3” and “ON” To “RM-3/PUD”

City Council
November 19, 2019

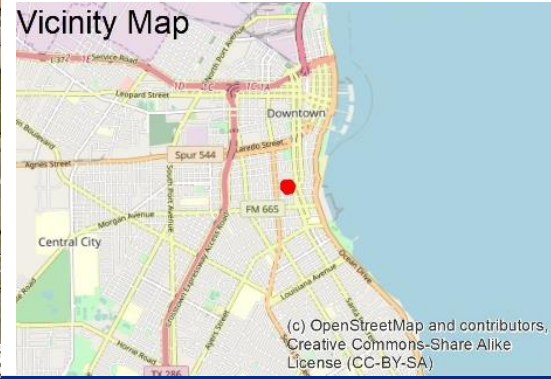
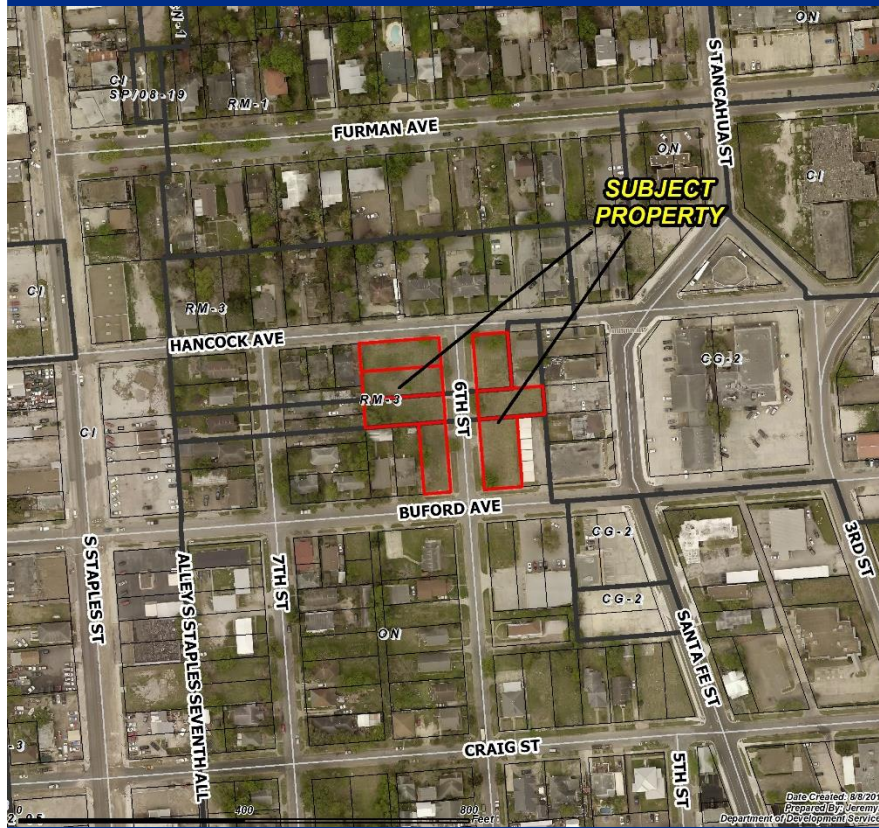


Aerial Overview





Subject Property at 1000 6th Street





Zoning Pattern



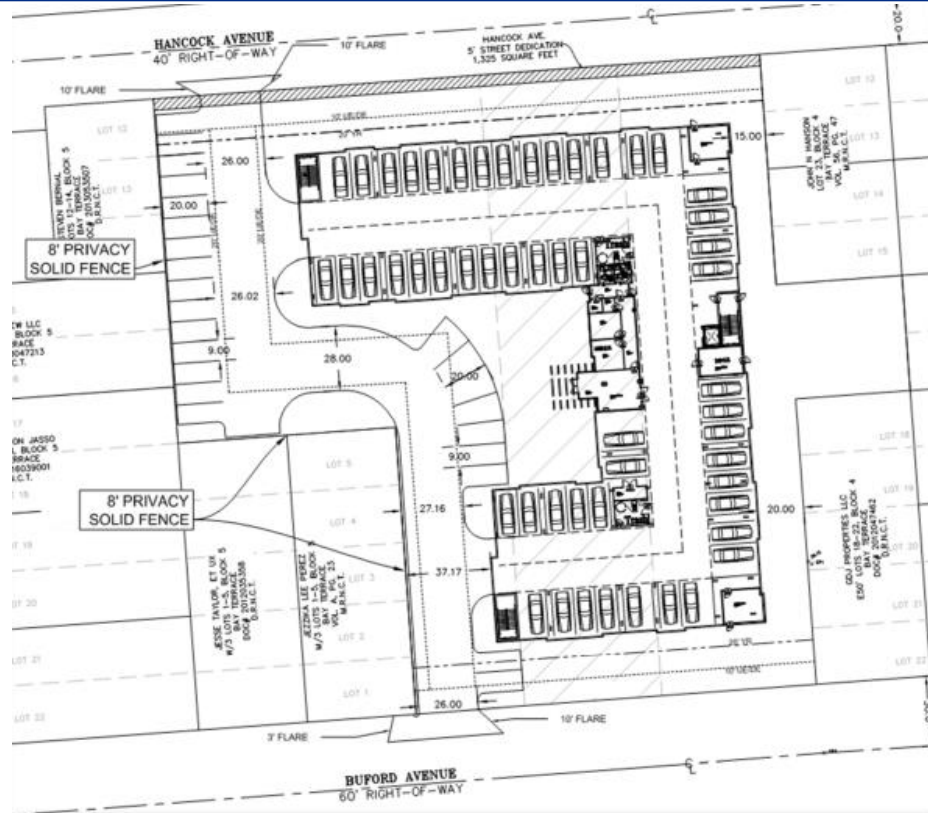


Deviation Table

| Minimum Dimensions | "RM-3" District Standards | Proposed PUD | Deviation |
|---|--|---|------------|
| Maximum Density | 36 Units per Acre | 75 Units per Acre | <u>Yes</u> |
| Minimum Open Space | 30% | 37% | No |
| Minimum Front Setback | 20 ft. | 20 ft. | No |
| Minimum Street Corner | 15 ft. | 15 ft. | No |
| Minimum Side Yard | 10 ft. | 10 ft. | No |
| Minimum Rear Yard | 10 ft. | 10 ft. | No |
| Maximum Height | 60 ft. | 60 ft. | No |
| Building Setback (1:2 Ratio) (UDC 4.2.8.C) | 80 ft. | 37 ft. (No Balcony or Window Visibility) | <u>Yes</u> |
| Zoning District Buffer Yard (UDC 7.9.5.A) | Type A Buffer (10 ft. and 5 points) | 8 ft. Solid Fence | <u>Yes</u> |
| Off-Street Parking (Multifamily Residential) | 194 | 71 | <u>Yes</u> |



Master Site Plan





Planning Commission and Staff Recommendation

Approval of the change of zoning to the
“RM-3/PUD” Multifamily 3 District
with a Planned Unit Development.



PUD Conditions

- 1. Planned Unit Development Guidelines and Master Site Plan:** The Owners shall develop the Property in accordance with Fish Pond Living at Corpus Christi Planned Unit Development (PUD) Guidelines and Master Site Plan. The development of the Property is to consist of a 112- unit senior housing development.
 - 2. Other Requirements:** The PUD conditions listed herein do not preclude compliance with other applicable UDC and Building and Fire Code Requirements.
 - 3. Time Limit:** This Planned Unit Development (PUD) shall be compliant with Section 3.5.9. of the Unified Development Code (UDC).
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