

# STAFF REPORT

Case No. 0117-01

INFOR No. 16ZN10000040

Planning Commission Hearing Date: January 11, 2017

Applicant & Legal Description	<p><b>Owner:</b> SuperElite, LLC.  <b>Applicant/Representative:</b> Urban Engineering  <b>Legal Description/Location:</b> Padre Island-Corpus Christi, Section D, Block 1, Lots 33 and 38, and the Villas of Padre lot 34R, located on the northeast side of Granada Drive and west of Leeward Drive.</p>			
Zoning Request	<p><b>From:</b> "RM-AT/IO" Multifamily AT District with an Island Overlay  <b>To:</b> "RM-AT/IO/PUD" Multifamily AT District with an Island Overlay and Planned Unit Development Overlay  <b>Area:</b> 2.35 acres  <b>Purpose of Request:</b> To allow for the development of a 27-unit single-family development.</p>			
Existing Zoning and Land Uses		<b>Existing Zoning District</b>	<b>Existing Land Use</b>	<b>Future Land Use</b>
	<i>Site</i>	"RM-AT/IO" Multifamily AT District with an Island Overlay	Medium Density Residential and Vacant	Multifamily Residential
	<i>North</i>	"RM-AT/IO" Multifamily AT District with an Island Overlay	Water	Water
	<i>South</i>	"RM-AT/IO" Multifamily AT District with an Island Overlay	Medium Density Residential and Vacant	Multifamily Residential
	<i>East</i>	"RM-AT/IO" Multifamily AT District with an Island Overlay	Vacant	Multifamily Residential
	<i>West</i>	"RM-AT/IO" Multifamily AT District with an Island Overlay	Medium Density Residential and Vacant	Multifamily Residential
ADP, Map & Violations	<p><b>Area Development Plan:</b> The subject property is located within the boundaries of the Mustang Padre Island Area Development Plan and is planned for Multifamily Residential uses. The proposed rezoning to the "RM-AT/IO/PUD" Multifamily AT District with an Island Overlay and Planned Unit Development Overlay is consistent with the adopted Future Land Use Map and the Mustang Padre Island Area Development Plan.  <b>Map No.:</b> 028026  <b>Zoning Violations:</b> None</p>			

Transportation	<b>Transportation and Circulation:</b> The subject property has approximately 392 feet of street frontage along Granada Drive which is designated as Local/Residential street.				
Street R.O.W.	Street	Urban Transportation Plan Type	Proposed Section	Existing Section	Traffic Volume
	Granada Drive	Local/Residential	50' ROW 28' paved	60' ROW 37' paved	N/A
	Leeward Drive	C1 Minor Residential Collector	60' ROW 40' paved	95' ROW 25' paved	N/A

**Staff Summary:**

**Requested Zoning:** The applicant is requesting a rezoning from the “RM-AT/IO” Multifamily AT District with an Island Overlay to the “RM-AT/IO/PUD” Multifamily AT District with an Island Overlay and Planned Unit Development Overlay to allow the development a 27-unit single-family development.

**Development Plan:** The subject property is comprised of 2.35 acres and is proposed to be developed into a gated community that will consist of twenty-seven (27) attached single-family units or townhouses with one common area (Lot 28). The density proposed is approximately 11.49 units per acre. The twenty-seven lots will have a minimum area of 1,400 square feet and the minimum width indicated is 16 feet. Vehicular access will be provided by a single 24-foot wide two-way private access drive. Pedestrian access will be provided by a combination of an existing 4-5 foot sidewalk and proposed 3, 4, and 6 foot sidewalks. The common area amenities include a pool and related structures. A total of 73 parking spaces are to be provided compared to 60 required parking spaces. The development proposes to maintain the 30% open space requirement.

The following table compares the proposed PUD development standards and the Unified Development Code (UDC) standards for the “RM-AT” Multifamily AT District and notes all necessary deviations from the UDC being requested by the applicant.

<b>Minimum Dimensions</b>	<b>“RM-AT” District Standards</b>	<b>“RS-TH” District Standards</b>	<b>Proposed PUD</b>	<b>Deviation</b>
Lot Area	5,000 sf.	1,600 sf.	1,400 sf.	<u><b>Yes</b></u>
Minimum Lot Width	50 ft.	16 ft.	16 ft.	No
Front Yard	20 ft.	10 ft.	0 ft.	<u><b>Yes</b></u>
Side Yard	5 ft.	0 ft.	0 ft.	No
Rear Yard	5 ft.	5 ft.	5 ft.	No
Building Separation	N/A	10 ft.	0 ft.	<u><b>Yes</b></u>
Open Space	25%	30%	32%	No
Maximum Height	Varies	45 ft.	45 ft.	No
Paved Street Width	28 ft.	28 ft.	24 ft.	<u><b>Yes</b></u>
Curb Type	6-in. curb & gutter	6-in. curb & gutter	None	<u><b>Yes</b></u>
Parking Requirement	1.5/ unit(1 bedroom) 2/ unit (2 bedroom) 1/5 units (guests)	1.5/ unit(1 bedroom) 2/ unit (2 bedroom) 1/5 units (guests)	2/ unit (2 bedroom) 1/5 units (guests)	No
Sidewalks	5 ft. on both sides or 6 ft. on both sides of private streets	5 ft. on both sides or 6 ft. on both sides of private streets	Combination of existing sidewalks and 3, 4, and 5 foot sidewalks	<u><b>Yes</b></u>

“RS-TH” District standards are applied in the “RM-AT” District in the cases of Townhome Developments.

**Existing Land Uses & Zoning:** The subject property is zoned “RM-AT/IO” Multifamily AT District with an Island Overlay and is vacant. To the north is the Packery Channel. To the south, east, and west, is zoned “RM-AT/IO” Multifamily AT District with an Island Overlay and consists of either vacant or medium density residential uses.

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

**Plat Status:** The subject property is comprised of three platted lots.

**Comprehensive Plan & Area Development Plan Consistency:** The subject property is located within the boundaries of the Mustang Padre Island Development Plan (ADP). The proposed rezoning to the “RM-AT/IO/PUD” Multifamily AT District with an Island Overlay and Planned Unit Development is consistent with the adopted with the Mustang Padre Island ADP. The proposed rezoning is also consistent with the following policies of the Comprehensive Plan:

- Planned Unit Development and other creative land planning techniques should be encouraged (Residential Policy Statement K).
- Tourist-oriented business and development will continue to be encouraged and promoted by all agencies of the City as illustrated on the Future Land Use Map. This includes commercial ventures, condominiums and resorts, fishing and outdoor recreation facilities, and recreational vehicle parks

(Policy Statement B.2).

- The City will continue to protect residential neighborhoods from encroachment of non-residential uses unless the negative effects of the non-residential uses are eliminated or significantly mitigated (Policy Statement B.13).

**Department Comments:**

- The proposed rezoning is consistent with the Comprehensive Plan and the Review Criteria for a PUD Zone Map Amendment set forth in the UDC.
  - The development is in harmony with the character of the surrounding area.
  - The development offers an alternative in housing types.
  - The development as proposed is orderly with respect to the area and community.
  - The development has a plan for the separation of vehicular and pedestrian traffic.
  - The development will include the timely provision of utilities, facilities and services.
- The proposed rezoning is compatible with the present zoning and conforming uses of nearby properties and to the character of the surrounding area. This rezoning does not have a negative impact upon the surrounding neighborhood.
- The subject property is suitable for the uses proposed by this rezoning.
- This PUD is a continuation of the development known as The Villas
- This PUD utilizes decreased lot sizes and street width, while maintaining lot size, building height, and open space requirements.
- Infill development should be encouraged at this site. PUDs allow flexibility for attractive, efficient design and can often reduce infrastructure installation and maintenance costs to the city. PUDs can encourage development on difficult sites.
- Staff finds that the proposed deviations are acceptable.
- The subject property is located in a “Vinyl Not Allowed” area.

**Staff Recommendation:**

Approval of the change of zoning from the “RM-AT/IO” Multifamily AT District with an Island Overlay to the “RM-AT/IO/PUD” Multifamily AT District with an Island Overlay and Planned Unit Development Overlay with the following conditions.

1. **Planned Unit Development Guidelines and Master Site Plan:** The Owners shall develop the Property in accordance with The Villas Planned Unit Development (PUD) Guidelines and Master Site Plan. The development of the Property is to consist of 27 townhouse units and common area amenities. The PUD shall allow individually owned, daily rental townhomes.
2. **Dwelling Units per Acre:** The density of dwelling units on the Property shall not exceed 11.49 dwelling units per acre.
3. **Building Height:** The maximum height of any structure on the Property is 45 feet.
4. **Parking:** The property must have a minimum of 73 standard parking spaces (9 feet wide by 18 feet long). Parking is prohibited within the private street and pedestrian walkways.

5. **Setbacks and Lot Width:** Minimum rear yard setbacks for all lots shall be five feet. Minimum four-foot wide side yard is required. Minimum width for townhouse lots shall be 16 feet.
6. **Open Space:** The Property must maintain a minimum of 30% open space. Any surfaces constructed within the required open space must be constructed of pervious material.
7. **Private Street Access:** The 2-way private access drive shall not be less than 24 feet and shall be striped or marked to indicate "Fire Lane/No Parking."
8. **Pedestrian Access:** Sidewalks shall be constructed and maintained as identified on the master site plan.
9. **Dumpster Screening:** A minimum six-foot tall screening fence shall be constructed, maintained, and remain in place around a dumpster placed in the street yard.
10. **Time Limit:** Construction of the development shall commence within 24 months from the date this modified Planned Unit Development ordinance is approved by the City Council.

<b>Public Notification</b>	Number of Notices Mailed – 55 within 200-foot notification area 1 outside notification area
	<b><u>As of January 6, 2017:</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)
2. Application
3. Public Comments Received (if any)