

STAFF REPORT

Case No. 0917-02

INFOR No. 17ZN1026

Planning Commission Hearing Date: November 1, 2017

Applicant & Legal Description	<p>Owner: Ardoin Inc. Applicant/Representative: Jacob Glaze Location Address: 8154 Leopard Street and 8128 Leopard Street Legal Description: Suntide Industrial Park, Block 2, Lots 1 and 2, located along the north side of Leopard Street, east of Tuloso Road, and west of Suntide Road.</p>			
Zoning Request	<p>From: "CG-2/SP" General Commercial District with Special Permit To: "IL" Light Industrial District Area: 7.89 acres Purpose of Request: This request is to use the property for the selling or leasing of storage space for materials, storage containers, and office trailers; the sale or rental of or maintenance and repair work on storage containers and office trailers; or any of legal use of the permitted uses.</p>			
Existing Zoning and Land Uses		Existing Zoning District	Existing Land Use	Future Land Use
	<i>Site</i>	"CG-2/SP" General Commercial District With A Special Permit	Vacant	Light Industrial
	<i>North</i>	"RS-6" Neighborhood Residential District	Low Density Residential	Medium Density Residential
	<i>South</i>	"CG-2" General Commercial District	Vacant Commercial	Light Industrial Commercial
	<i>East</i>	"IL" Light Industrial District	Light Industrial	Light Industrial
	<i>West</i>	"CG-2" General Commercial District "ON" Neighborhood Office District	Public/Semi-Public	Light Industrial
ADP, Map & Violations	<p>Area Development Plan: The subject property is located within the boundaries of the Port/Airport/Violet Area Development Plan and is planned for light industrial uses. The proposed rezoning to the "IL" Light Industrial District is consistent with the adopted Future Land Use Map, however has some inconsistencies with the Port/Airport/Violet ADP. Map No.: 056047 Zoning Violations: V082646 on May 5, 2017. Zoning violation setbacks: All buildings and outside storage with a height of more than six (6) feet must be setback at a minimum of 50 feet from northern property line.</p>			

Transportation	Transportation and Circulation: The subject property has approximately 565 feet of street frontage along Leopard Street and 200 feet on Tuloso Road which are both designated as “A2” Secondary Arterial streets.				
Street R.O.W.	Street	Urban Transportation Plan Type	Proposed Section	Existing Section	Traffic Volume
	Leopard Street	“A2” Secondary Arterial Divided	100’ ROW 54’ paved	160’ ROW 100’ paved	No Data Available
	Tuloso Road	“A2” Secondary Arterial Divided	100’ ROW 54’ paved	85’ ROW 25-80’ paved	No Data Available

Staff Summary:

Requested Zoning: The applicant is requesting a rezoning from the “CG-2/SP” General Commercial District with Special Permit to the “IL” Light Industrial District to allow for the selling or leasing of storage space for materials, storage containers, and office trailers; the sale or rental of; or maintenance and repair work on storage containers and office trailers.

Development Plan: The subject property is comprised of 7.89 acres and is proposed to be leased for the storage, sale, and maintenance of storage containers. The containers are proposed to be stacked three high.

Existing Land Uses & Zoning: “CG-2/SP” General Commercial District with Special Permit. The north is the Douglas Subdivision, zoned “RS-6” Neighborhood Residential District with low density residential use. The east is “IL” Light Industrial District with light industrial use. To the south is “CG-2” General Commercial District with a mix of commercial, industrial, and vacant uses. The west is zoned “CG-2” General Commercial District and “ON” Neighborhood Office District with public/semi-public use.

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

Plat Status: The property is platted.

PlanCC & Area Development Plan Consistency: The subject property is located within the boundaries of the Port/Airport/Violet Area Development Plan (ADP). The proposed rezoning to the “IL” Light Industrial District is consistent with the Future Land Use Map. The following policies of the Port/Airport/Violet ADP and PlanCC are applicable to this case:

- Noise impacts from non-residential uses should be reduced by creating a buffer of open spaces between the two areas. Such spaces may be landscaped areas, a street, a screening fence, larger setbacks etc. (*Port/Airport/Violet ADP, Policy Statement B2.B.*).
- Place low intensity activities next to single family uses (*Port/Airport/Violet ADP, Policy Statement B2.C.*).
- The City has obligations to many stakeholders to manage development in an orderly fashion for the benefit of the community as a whole and for the environment. However, the City understands an obligation, in compliance with applicable law or regulation, to support private property rights. (Plan CC, Principles, Page 15).
- Corpus Christi sustains and maintains established neighborhoods. (PlanCC, Element 3, Goal 7).
- Corpus Christi is able to attract and retain firms because of its competitive assets and supportive business environment. (PlanCC, Element 4, Goal 2).
- Promote a balanced mix of land uses to accommodate continuous growth and promote the proper location of land uses based on compatibility, locational needs, and characteristics of each use. (PlanCC, Element 7, Goal 1, Strategy 5).
- Support the separation of high-volume traffic from residential areas or other noise-sensitive land uses. (PlanCC, Element 7, Goal 3).

Department Comments:

- The proposed rezoning is compatible with the Future Land Use Map and Plan CC, however has some inconsistencies with the Port/Airport/Violet Area Development Plan.
- The rezoning is not transitional to a lesser intensity to the residential use on the northern boundary of the subject property, however a 15 foot buffer is required for redevelopment and a 20 foot buffer for new development along the northern portion of the property abutting the residences, per the UDC.
- A site visit found this use disruptive to the neighborhood due to the amount of dust generated to the neighborhood. For building permit to be issued, the applicant will need to work with staff to develop a yard solution to provide dust control.
- The city noise ordinance will provide protection to the neighborhood. It specifies allowable decibels for determined work hours.
- The original special permit specifically describes the use for oil field related equipment.
- There is not a certificate of occupancy for the current use. The applicant will apply for certificate of occupancy.

Staff Recommendation:

Approval of the change of zoning from the "CG-2/SP" General Commercial District with a Special Permit to the "IL" Light Industrial District.

Public Notification	Number of Notices Mailed – 42 within 200-foot notification area 1 outside notification area
	<u>As of September 29, 2017:</u>
	In Favor – 1 inside notification area – 0 outside notification area
	In Opposition – 2 inside notification area – 0 outside notification area
	Totaling 1.11% of the land within the 200-foot notification area in opposition.

Attachments:

- A. Location Map (Existing Zoning & Notice Area)
- B. Public Comments Received (if any)