

# STAFF REPORT

Case No. 1218-01

INFOR No. 18ZN1032

**Planning Commission Hearing Date:** December 12, 2018

<b>Applicant &amp; Legal Description</b>	<b>Owner:</b> Carmelite Sisters <b>Applicant:</b> Carmelite Sisters <b>Location Address:</b> 4130 South Alameda Street <b>Legal Description:</b> Lot 1, Block 1, Carmelite Home Tract, located on the north side of South Alameda Street, east of Carmel Parkway, and west of Everhart Road.			
<b>Zoning Request</b>	<b>From:</b> "RS-6" Single-Family 6 District <b>To:</b> "CN-1" Neighborhood Commercial District <b>Area:</b> 6.82 acres <b>Purpose of Request:</b> To allow for a future commercial use and reuse of the building.			
<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>	"RS-6" Single-Family 6	Low Density Residential	High Density Residential
	<i>North</i>	"RS-6" Single-Family 6 and Drainage ROW	Park and Low Density Residential	Permanent Open Space and Medium Density Residential
	<i>South</i>	"RS-6" Single-Family 6 and "CG-2" General Commercial	Commercial and Low Density Residential	Commercial and Medium Density Residential
	<i>East</i>	"RS-6" Single-Family 6 and Drainage ROW	Park and Low Density Residential	Permanent Open Space and Medium Density Residential
	<i>West</i>	"CN-1" Neighborhood Commercial	Commercial and Professional Office	Commercial
<b>ADP, Map &amp; Violations</b>	<b>Area Development Plan:</b> The subject property is located within the boundaries of the Midtown Area Development Plan (ADP), formerly known as the Southeast ADP and is planned for high density residential uses. The proposed rezoning to the "CN-1" Neighborhood Commercial District is generally consistent with the adopted Comprehensive Plan (Plan CC) and warrants an amendment to the Future Land Use Map. <b>Map No.:</b> 043038 <b>Zoning Violations:</b> None			
<b>Transportation</b>	<b>Transportation and Circulation:</b> The subject property has approximately 570 feet of street frontage along South Alameda Street which is designated as an "A2" Secondary Arterial Street and has approximately 1,140 feet of street frontage along Everhart Road which is designated as an "A1" Minor Arterial Street. According to the Urban Transportation Plan, "A2" Secondary Arterial Streets can convey a capacity between 20,000 to 32,000 Average Daily Trips (ADT).			

Street R.O.W.	Street	Urban Transportation Plan Type	Proposed Section	Existing Section	Traffic Volume
	South Alameda Street	"A2" Secondary Arterial	100' ROW 54' paved	115' ROW 65' paved	12,967 ADT (2015)
	Everhart Road	"A1" Minor Arterial	95' ROW 64' paved	87' ROW 32' paved	N/A

**Staff Summary:**

**Requested Zoning:**

The applicant is requesting a rezoning from the "RS-6" Single-Family 6 District to the "CN-1" Neighborhood Commercial District to allow for a future commercial use and reuse of the building.

**Development Plan:**

The subject property is 6.82 acres in size. The owner is proposing future development of the property. The facility was originally built prior to the former Corpus Christi Zoning Ordinance and had been in operation until late 2017. The property has been on the market for sale since the closing of the former nursing home and has garnished a great deal of interest from multiple parties. The interest has ranged from grocery stores, convenience stores, fast food restaurants, boutique hotels, apartments, etc. According to the owner, in an effort to make the property more marketable the property will require a zoning change in order to accommodate its future use.

**Existing Land Uses & Zoning:**

The subject property is currently zoned "RS-6" Single-Family 6 District and consists of a former assisted living facility approximately 67,000 square feet in size. The subject property was annexed in 1962. Mount Carmel Assisted Living Center was built in 1953 and designed to look like a Spanish mission. The facility opened in 1954 and was the only assisted living center in Corpus Christi until 1997. To the north is a drainage right-of-way approximately 75 feet in width that is a portion of Carmel Parkway. Adjacent to the drainage ditch is the extension of Carmel Parkway approximately 40 feet in width. North of Carmel Parkway is a residential neighborhood (Lamar Park Unit 9, 1955) zoned "RS-6" Single-Family 6 District. To the south is Everhart Road. Across Everhart is a commercial shopping center (Town & Country Shopping Center) zoned "CG-2" General Commercial District. Also across Everhart Road is a residential neighborhood (Alameda Estates 2, 1945) zoned "RS-6" Single-Family 6 District. To the east is Everhart Road. Across Everhart Road is a residential neighborhood (Alameda Estates 3, 1948) zoned "RS-6" Single-Family 6 District and Lamar Park. To the west is a commercial shopping center zoned "CN-1" Neighborhood Commercial District and consists of a jewelry store, professional office, a bank, and a liquor store.

**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.

**Utilities:**

**Water:** 6-inch PVC line located along South Alameda Street in front of the subject property.

**Wastewater:** 8-inch VCP line located along South Alameda Street in front of the subject property.

**Gas:** 2-inch Service Line located along Everhart Road in front of the subject property.

**Storm Water:** Inlets located to the south along Everhart Road and the Carmel Parkway ditch to the north.

**PlanCC & Area Development Plan Consistency:**

The subject property is located within the boundaries of the Midtown Area Development Plan (ADP), formerly known as the Southeast ADP and is planned for high density residential uses. The proposed rezoning to the “CN-1” Neighborhood Commercial District is generally consistent with the adopted Comprehensive Plan (Plan CC) and warrants an amendment to the Future Land Use Map. Additionally, the proposed change of zoning is consistent with the following policies:

- 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. (Future Land Use, Zoning, and Urban Design Policy Statement 1)
- Support planning to explore the idea of creating urban and neighborhood villages at major intersections as identified by the mixed-use category in the Future Land Use Map. (Future Land Use, Zoning, and Urban Design Policy Statement 2)
- Promote compact and walkable mixed-use urban villages that concentrate retail and services within walking distance of neighborhood residences and where they could support improved public transportation service, such as expected major bus stations and future stops for bus rapid transit, creating “transit-ready” locations. (Future Land Use, Zoning, and Urban Design Policy Statement 2)
- Encourage the design of commercial centers in a manner that minimizes the impacts of automobile intrusion, noise and visual blight on surrounding areas. (Future Land Use, Zoning, and Urban Design Policy Statement 3)
- Screening fences, open space or landscaping can provide an essential buffer between shopping and residential areas. (Future Land Use, Zoning, and Urban Design Policy Statement 3)

**Department Comments:**

- The proposed rezoning is generally consistent with the adopted Comprehensive Plan (Plan CC) and warrants an amendment to the Future Land Use Map.
- The proposed rezoning is compatible with neighboring properties and with the general character of the surrounding area. This proposed rezoning does not have a negative impact upon the surrounding neighborhood as presented.

- As the property is currently zoned “RS-6” Single-Family 6 District the operation of an assisted living facility was a non-conforming use as these types of facilities are not allowed in the “RS-6” District as per the Unified Development Code (UDC).
- To encourage an adaptive reuse of the building, the “CN-1” District does allow the following uses by-right: Apartments, Group Living Uses, Day Care, Community Service, Medical Facilities, Offices, Overnight Accommodations, Restaurants, and Retail Sales and Service Uses.
- Staff encourages the preservation of the building as it has architectural and cultural significance due to the building’s design and service to the community.
- The building’s age and Spanish Mission architectural design warrants further assessment for a national, state, or local historic designation to preserve the building.
- Historic designations do create opportunities for grants and tax incentives. For example, if a commercial property is listed on National Register of Historic Places it may be eligible for a 20% income tax credit for substantial rehabilitation.

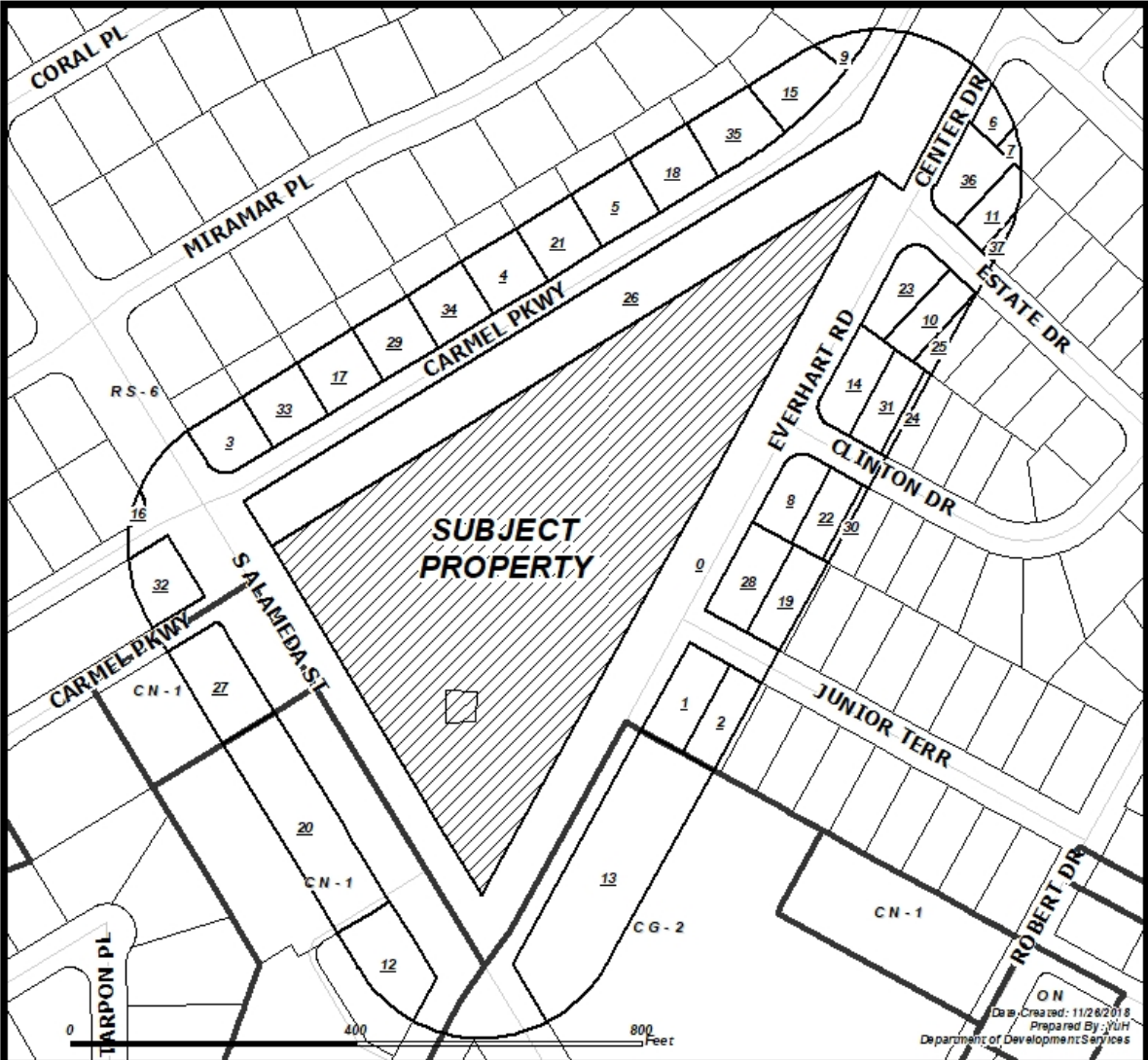
**Staff Recommendation:**

Approval of the change of zoning from the “RS-6” Single-Family 6 District to the “CN-1” Neighborhood Commercial District.

<b>Public Notification</b>	Number of Notices Mailed – 37 within 200-foot notification area 5 outside notification area	
	<b><u>As of December 7, 2018:</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:**

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




**CASE: 1218-01**  
**ZONING & NOTICE AREA**

RM-1 Multifamily 1	IL Light Industrial
RM-2 Multifamily 2	SH Heavy Industrial
RM-3 Multifamily 3	PUD Planned Unit Dev. Overlay
ON Professional Office	RS-10 Single-Family 10
RM-AT Multifamily AT	RS-8 Single-Family 8
CN-1 Neighborhood Commercial	RS-4.5 Single-Family 4.5
CN-2 Neighborhood Commercial	RS-12 Two-Family
CR-1 Resort Commercial	RS-15 Single-Family 15
CR-2 Resort Commercial	RE Residential Estate
CO-1 General Commercial	RS-TH Townhouse
CO-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

