

# STAFF REPORT

Case No. 0319-04

INFOR No. 19ZN1004

**Planning Commission Hearing Date:** May 15, 2019

<b>Applicant &amp; Legal Description</b>	<b>Owner:</b> Advanced Housing Alternatives Corporation <b>Applicant:</b> Advanced Housing Alternatives Corporation <b>Location Address:</b> 509 South Carancahua Street <b>Legal Description:</b> Lots 8, 9, 10 and the South 40 feet of Lot 7, Block 1, Doddridge, located on the west side of South Carancahua Street, north of Park Avenue, and south of Agnes Street.			
<b>Zoning Request</b>	<b>From:</b> "ON" Neighborhood Office District and "RM-1" Multifamily 1 District <b>To:</b> "CR-2" Resort Commercial District <b>Area:</b> 1.06 acres <b>Purpose of Request:</b> To allow for the construction of a senior living development.			
<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>	"ON" Neighborhood Office and "RM-1" Multifamily 1	Medium Density Residential	Medium Density Residential
	<i>North</i>	"ON" Neighborhood Office	Medium Density Residential	Medium Density Residential
	<i>South</i>	"ON" Neighborhood Office and "RM-3" Multifamily 3	Medium Density Residential	Medium Density Residential
	<i>East</i>	"RM-1" Multifamily 1 and RM-3" Multifamily 3	Public/Semi-Public	Medium Density Residential
	<i>West</i>	"RM-1" Multifamily 1	Park	Permanent Open Space
<b>ADP, Map &amp; Violations</b>	<b>Area Development Plan:</b> The subject property is located within the boundaries of the Downtown Area Development Plan and is planned for medium density residential uses. The proposed rezoning to the "CR-2" Resort Commercial District is inconsistent with the adopted Comprehensive Plan (Plan CC). <b>Map No.:</b> 045044 <b>Zoning Violations:</b> None			
<b>Transportation</b>	<b>Transportation and Circulation:</b> The subject property has approximately 149 feet of street frontage along South Carancahua Street which is designated as an "C1" Minor Collector Street and approximately 189 feet of street frontage along South Tanchahua Street which is also designated as a "C1" Minor Collector Street. According to the Urban Transportation Plan, "C1" Minor Collector Streets can convey a capacity between 1,000 to 3,000 Average Daily Trips (ADT).			

Street R.O.W.	Street	Urban Transportation Plan Type	Proposed Section	Existing Section	Traffic Volume
	South Carancahua Street	"C1" Minor Collector	60' ROW 40' paved	64' ROW 40' paved	4,079 ADT (2008)
	South Tanchua Street	"C1" Minor Collector	60' ROW 40' paved	60' ROW 40' paved	4,463 ADT (2012)

**Staff Summary:**

**Requested Zoning:** The applicant is requesting a rezoning from the "ON" Neighborhood Office District and "RM-1" Multifamily 1 District to the "CR-2" Resort Commercial District to allow for the construction of a senior living development.

**Development Plan:** The subject property is 1.09 acres in size. The owner is proposing to demolish the existing 35 units and re-develop a 42 unit, four-story senior multifamily project. The existing zoning district only permits 37 dwelling units per acre while the "CR-2" Resort Commercial District would allow for up to 44 dwelling units per acre. Multiple public transportation stops are also located within in a short walking distance of the subject property.

**Existing Land Uses & Zoning:** The subject property is currently zoned "ON" Neighborhood Office District and "RM-1" Multifamily 1 District. The subject property consists of an existing 35 unit apartment complex and is located within the original City limits founded in 1852. The subject property was originally zoned "RM-1" (formerly known as "A-1") Multifamily 1 District. The rezoning to the "ON" Neighborhood Office District occurred in the mid-1970s. To the north are properties zoned "ON" Neighborhood Office District and consists of a multifamily development. To the south is a multifamily residence and a law office zoned "ON" Neighborhood Office District. To the east is the First Presbyterian Church of Corpus Christi zoned "RM-1" Multifamily 1 District. To the west is South Bluff Park zoned "RM-1" Multifamily 1 District and an office building zoned "ON" Neighborhood Office District.

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

**Plat Status:** The property is not platted.

**Utilities:**

**Water:** 8-inch CIP line located along South Carancahua Street.

**Wastewater:** 8-inch VCP line located along South Carancahua Street.

**Gas:** 2-inch Service Line located along South Carancahua Street.

**Storm Water:** 15-inch VCP line located along South Carancahua Street.

**Plan CC & Area Development Plan Consistency:** The subject property is located within the boundaries of the Downtown Area Development Plan and is planned for medium

density residential uses. The proposed rezoning to the “CR-2” Resort Commercial District is inconsistent with the adopted Comprehensive Plan (Plan CC). The following policies should be considered:

- Encourage orderly growth of new residential, commercial, and industrial areas (Future Land Use, Zoning, and Urban Design Policy Statement 1).
- 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).
- Encourage direct arterial access for high-density apartments or interior access from a street designed specifically to collect the apartment traffic and distribute it directly to an arterial without passing through a lower density residential area. (Future Land Use, Zoning, and Urban Design Policy Statement 3).

**Department Comments:**

- The proposed rezoning is inconsistent with the adopted Comprehensive Plan (Plan CC).
- The proposed rezoning is incompatible with neighboring properties. The proposed use (senior living complex) does not have a negative impact upon the surrounding neighborhood.
- Existing multifamily residential properties to the north and south are zoned “ON” Neighborhood Office District.
- The “CR-2” Commercial Resort District is designed to provide for a wide variety of commercial activity such as tourist, water-oriented, retail commercial and indoor or outdoor amusement uses which reflect the character of a resort area. The “CR-2” District is not designed for the area in which the subject property is located as the area primarily consists of multifamily, office, and church/school uses. The subject property is not located in a tourist area.
- The “CR-2” Commercial Resort District opens the possibility of more intense commercial uses such as Mini-Storage, Vehicle Sales/Service, Bars, and Nightclubs adjacent to residential uses.
- The “ON” Neighborhood Office District allows a maximum density of 37 dwelling units per acre. However, the “CR-2” Resort Commercial District allows a maximum density of up to 44 dwelling units per acre.
- Regional Transportation Authority (RTA) routes 6, 19, and 23 run along both South Carancahua Street and South Tanchua Street. RTA stops are located just to the north and south of the subject property.

**Staff Recommendation:**

Denial of the change of zoning from the “ON” Neighborhood Office District and “RM-1” Multifamily 1 District to the “CR-2” Resort Commercial District, in lieu thereof, approval of the “ON/SP” Neighborhood Office District with a Special Permit (SP) with the following conditions.

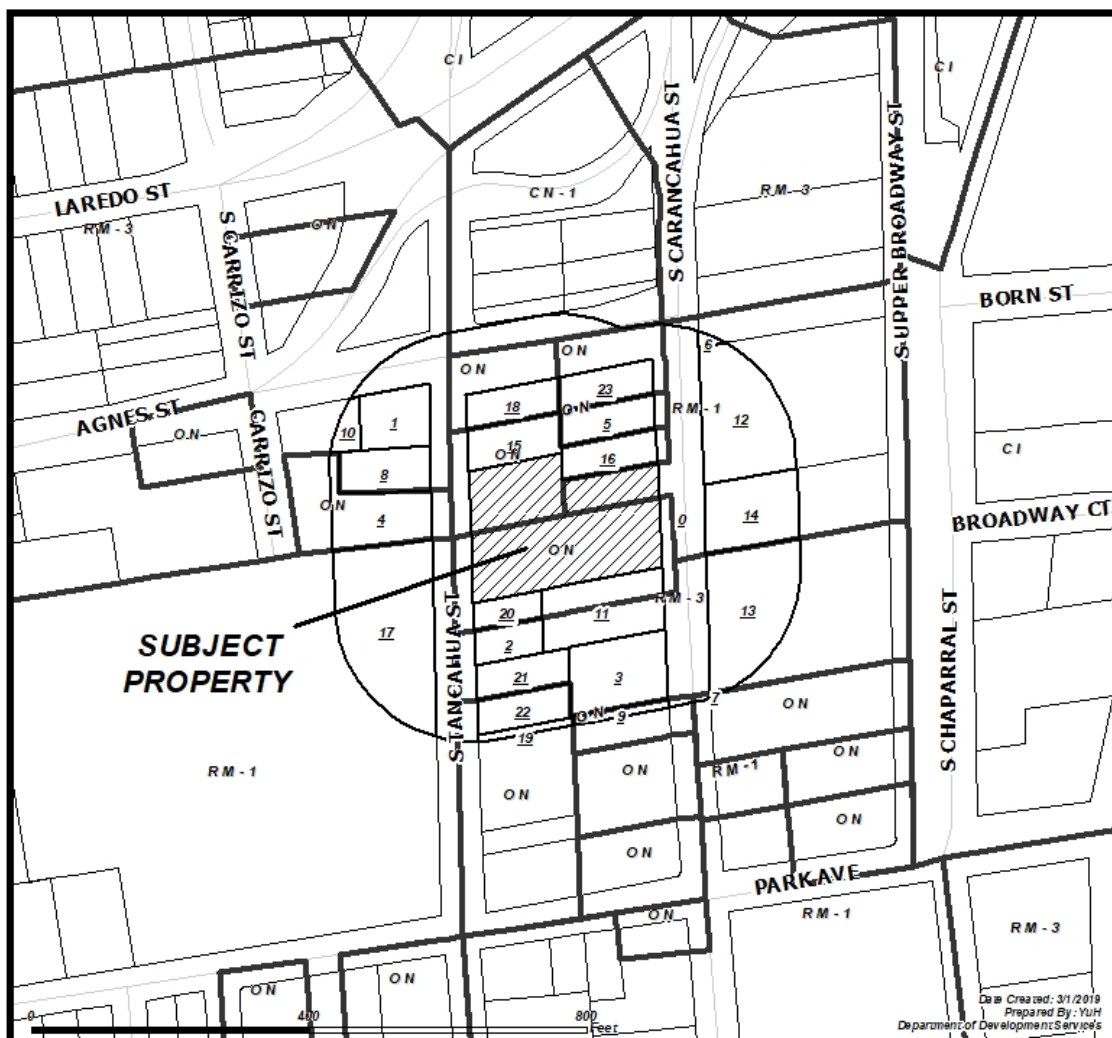
1. **Uses:** All uses allowed in the “ON” Neighborhood Office District as defined in Section 4.5.2 of the Unified Development Code (UDC).

2. **Density:** The maximum density shall be 42 dwelling units per acre.
3. **Other Requirements:** The Special Permit conditions listed herein do not preclude compliance with other applicable UDC, Building, and Fire Code Requirements.
4. **Time Limit:** In accordance with the UDC, this Special Permit shall be deemed to have expired within twelve (12) months of this ordinance, unless a complete building permit application has been submitted or, if no building permit is required, a certificate of occupancy or UDC compliance has been issued. The Special Permit shall expire if the allowed use is discontinued for more than six consecutive months.

<b>Public Notification</b>	Number of Notices Mailed – 23 within 200-foot notification area 5 outside notification area	
	<b><u>As of May 10, 2019:</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. Proposed Site Plan
- C. Public Comments Received (if any)



# **CASE: 0319-04** **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-4 Single-Family 4
CN-1 Neighborhood Commercial	RS-4.5 Single-Family 4.5
CN-2 Neighborhood Commercial	RS-TF Two-Family
CR-1 Resort Commercial	RS-16 Single-Family 16
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



PARKING CALCULATIONS:

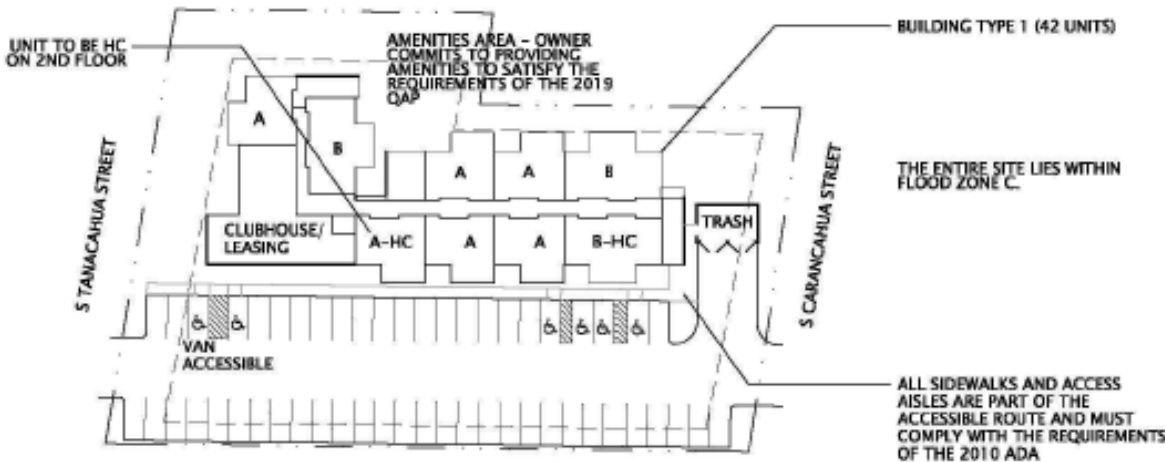
30 1/1 UNITS @ 1.5 PER UNIT	= 45
12 2/2 UNITS @ 2 PER UNIT	= 24
GUEST PARKING - 42 UNITS/5	= 8
TOTAL PARKING REQUIRED	77
TOTAL PARKING PROVIDED	52
HC PARKING REQUIRED	6
HC PARKING PROVIDED	6
VAN ACCESSIBLE SPACES	1

BUILDING MATRIX:

TYPE	#	STORIES	#/TYPE UNITS
1	1	4	30 A, 12 B

UNIT MATRIX:

TYPE	BR/BA	#	NRA
A	1/1	30	656 SQ. FT.
A-HC	1/1	2	666 SQ. FT.
B	2/2	34	886 SQ. FT.
B-HC	2/2	1	911 SQ. FT.



NDA

AVANTI LEGACY AT SOUTH BLUFF

02/19

E1

SITE PLAN - 1.07 ACRES

SCALE: 1"= 60'