



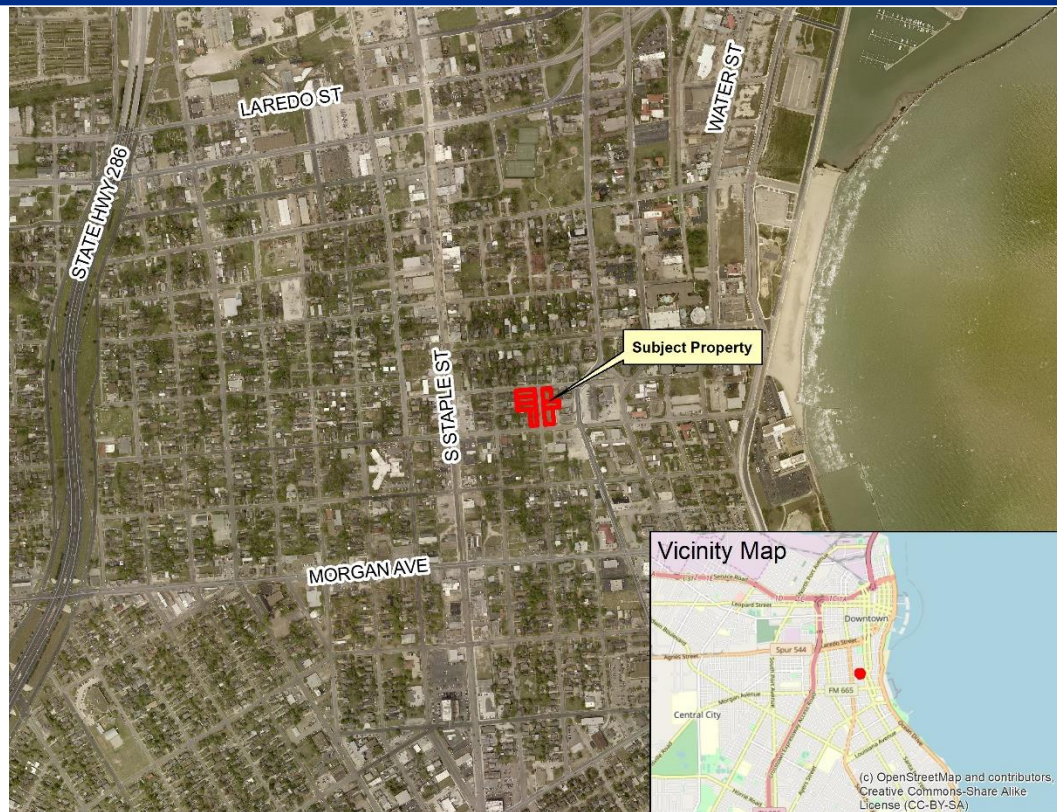
Zoning Case #0819-02 Fish Pond Development, LLC.

Rezoning for a Property at 1000 Block of 6th Street

Planning Commission Presentation
September 18, 2019

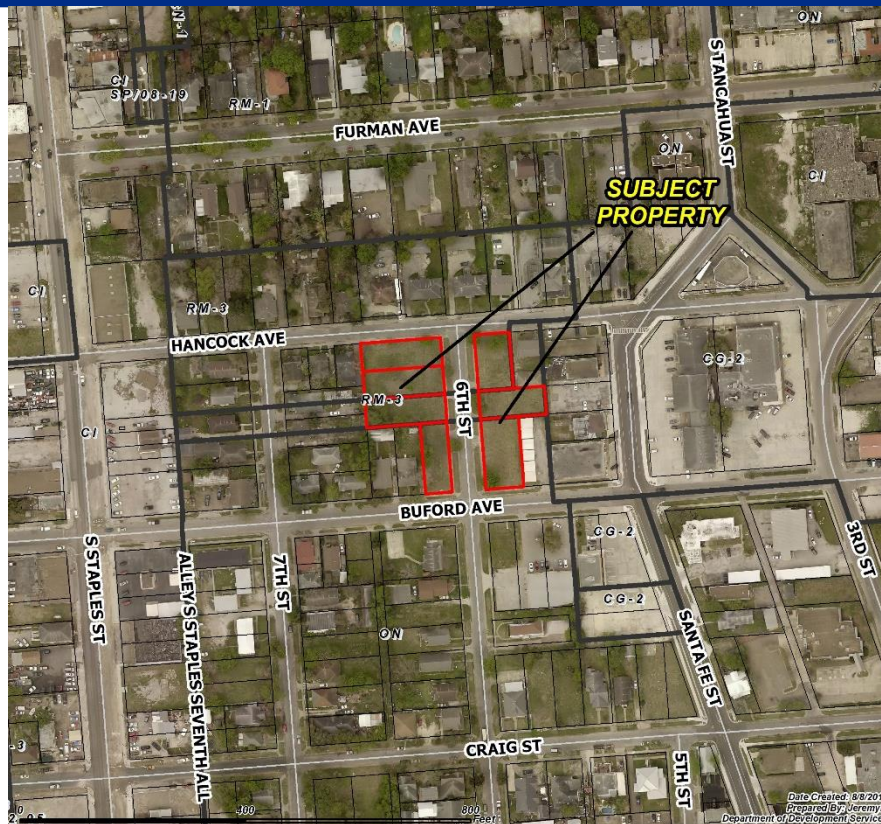


Aerial Overview





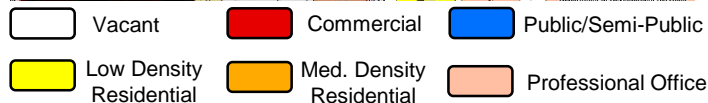
Subject Property at 1000 6th Street



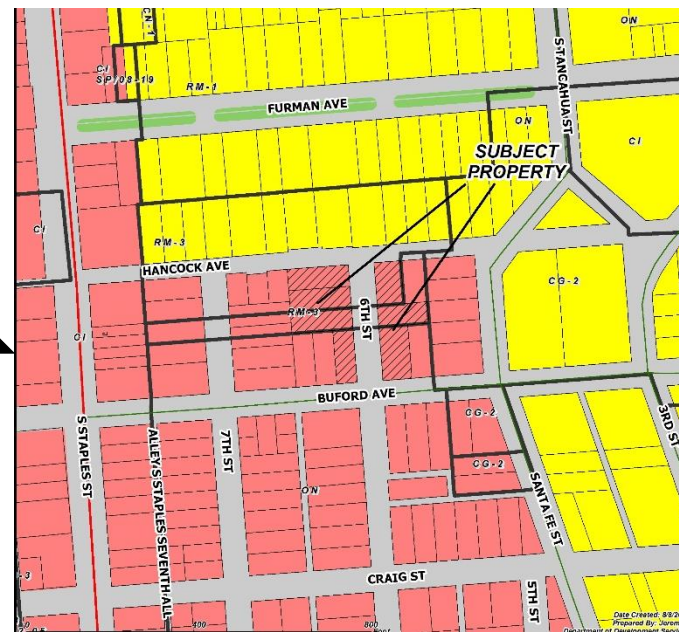


Land Use

Existing Land Use



Future Land Use





Subject Property, North on Buford Avenue





Buford Avenue, East of Subject Property



Subject Property





Buford Avenue, South of Subject Property





Buford Avenue, West of Subject Property





Subject Property, South on Hancock Avenue





Hancock Avenue, Westt of Subject Property





Hancock Avenue, North of Subject Property





Buford Avenue East of Subject Property





Public Notification

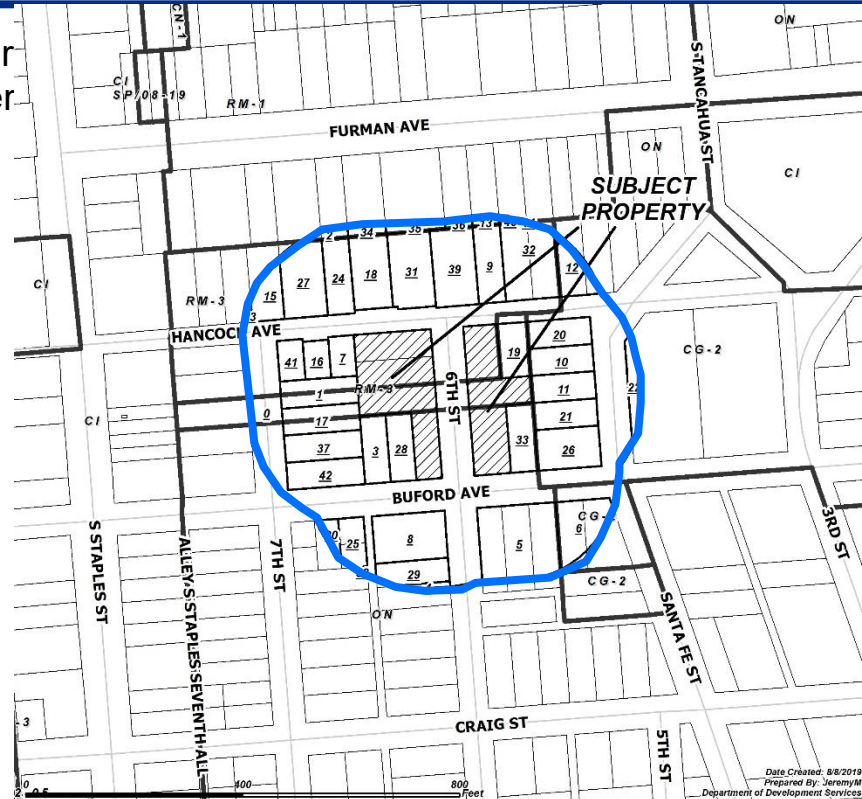
42 Notices mailed inside 200' buffer
5 Notices mailed outside 200' buffer

Notification Area

Opposed: 0 (0.00%)



In Favor: 0 (0%)





Zoning Pattern





UDC Requirements



Buffer Yards:

RM-3 to ON: Type A: 10' and 5 points

RM-3 to CG-2: Type A: 10' and 5 points

Setbacks: Street: 20 feet

Side & Rear: 10 feet

Rear: 2:1 Setback (height)

Parking: 1 BR – 1.5 spaces/unit

2 BR – 2 spaces/unit

1 space/ 5 units – Visitors

Landscaping, Screening, and Lighting
Standards

Uses Allowed: Single-Family Homes,
Duplexes, Apartments, and Day Care Uses.



Wastewater:
6-inch VCP

Gas:
2-inch Service Line

Storm Water: Road Side Inlets



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>



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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