



AGENDA MEMORANDUM
Planning Commission Meeting of February 5, 2020

DATE: January 28, 2020

TO: Al Raymond, Director, Development Services

FROM: Daniel McGinn, AICP, Director of Planning & ESI
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London Area Development Plan

CAPTION:

Ordinance adopting a new London Area Development Plan, an element of the City of Corpus Christi Comprehensive Plan, rescinding the former plan adopted by City Council ordinance #019975, and establishing the City of Corpus Christi's development objectives, policy initiatives and implementation plans, and public investment initiatives for the London area.

SUMMARY:

The London Area Development Plan (ADP) is an element of the City's Comprehensive Plan, designed to provide guidance and direction for the future development of this area. This planning effort will replace the previous ADP for the London area of the community, which was adopted in 1987.

BACKGROUND AND FINDINGS:

The City engaged the Freese and Nichols consultant team to evaluate current conditions, future opportunities, and identify a path forward that will direct public investment and facilitate future development in the London area.

London ADP Content:

The major goals, policies, and implementation elements of the London ADP address the following:

Introduction

- Development of the Plan
- Demographics
- Engagement Process
- Online Survey Results
- Community Open House

Future Land Use Map

The London Future Land Use Map serves as a guide to future zoning and development decisions and provides a foundation to support the vision and recommendations of the plan.

Vision Themes

- Celebrate Our Community Character
- Promote Sustainable Growth
- Promote the Oso Creek and Bay as a Community Amenity

Policy Initiatives and Implementation

- Expand and improve infrastructure and city facilities.
- Promote land development that enhances the character and opportunities in London.
- Provide outdoor recreation amenities
- Utilize Oso Creek and Bay for sustainable recreation and ecotourism.
- Reduce and Improve stormwater runoff.

Public Investment Initiatives

- Short-term (next 5 years)
- Mid-term (6-10 years)
- Long-term (More than 10 years)

Public Engagement:

To develop the London ADP, the planning team gathered public input during community meetings and open houses on January 28 and April 1 through 4, 2019, as well as from an online survey instrument. In addition, an Advisory Committee and Student Advisory Committee provided guidance on the process and content of the documents throughout. Staff also briefed Planning Commission on March 20, 2019 and December 18, 2019.

The planning team released public review drafts of the London Area Development Plan and hosted a Community Meeting and Open House on December 5, 2019. In addition, an online survey gathered community feedback on the draft documents.

Document Updates:

The current London ADP was developed through an iterative process with the Advisory Committee and the public. Previous drafts of the London ADP were released on October 29, 2019 and November 18, 2019. The current document incorporates Advisory Committee, Planning Commission, and public input provided to the planning team.

Since the December 18, 2019 Briefing to Planning Commission, the draft London ADP was revised to include the following elements:

- addition of future land use category definitions;
- update of the city limits to include recent annexations;
- exclusion of the 20-year buildout exhibit;
- updates to the Future Land Use Map;
- and other minor editorial revisions.

ALTERNATIVES:

The November 18, 2019 draft of the London ADP reflected lower-density development along the Staples Street / FM 2444 corridor. Feedback from the community was to increase residential density in this area and increase commercial uses along the corridor.

FINANCIAL IMPACT:

There is no financial impact associated with this item.

RECOMMENDATION:

Staff recommends adoption of the London Area Development Plan

LIST OF SUPPORTING DOCUMENTS

Ordinance

January 28, 2020 Draft London Area Development Plan

January 23, 2020 London MetroQuest Survey Summary

PowerPoint