

Zoning Change Z15-05 (Newcor Development)

Request	<p>Rezone approximately 2.8 acres from “RMF-1.2” (Multi-family residential with a maximum density of 36 units per acre) to “RSF-2” (Single family residential with a minimum lot size of 2,000 square feet).</p> <p>The applicant indicates the request is being made to redevelop the property from a multi-family to a single family use. The applicant proposes to develop the property into 15 single-family residential lots with access to the water with an HOA park.</p> <p>The intent of the “RSF-2” (Single family residential with a minimum lot size of 2,000 square feet) zoning district is for high density, small lot residential development. The RSF-2 zoning district also permits zero-lot line units as well.</p>
Applicant /Owner	Phil Newton of Newcor Development
City Council	Public Hearing & First Reading – <i>May 26th, 2015</i> ; <i>Second Reading – June 9th, 2015</i>
Location	Generally located north of Marina Way, east of Twin Oaks Boulevard, and west of Glen Cove Boulevard, with the approximate address being 2220 Marina Way.
Citizen Response	57 – Notices Mailed to Property Owners within 500 feet 0 – Letters of Support Received 0 – Letters of Opposition Received
Attachments	1. Property Owner’s Notification Map / Zoning Map 2. Aerial Map 3. 2035 Comprehensive Plan Future Land Use Plan 4. Applicant Letter

The Commission should consider the following findings in its deliberation, which shall be utilized to substantiate its findings. To determine the extent to which the proposed zonings would be compatible with surrounding properties, the surrounding land uses and the performance impacts should be considered.

- Background**
- August 2006** – A proposed 48-unit development named Marina Del Sol Condominiums is submitted for review by the Development Review Committee. The project was not approved due to abandonment by the developer.
 - August 2008** – The existing Marina Way Apartments (66 units) and storage buildings are demolished.
 - February 6, 2014** – The Parks Board recommended approval of a preliminary plat proposing 27 townhomes, subject to conditions.
 - February 17, 2014** – The Planning and Zoning Commission approved unanimously a 2.79 acre preliminary plat for the Marina Way Townhomes.
 - October 2014** – Demolition of the existing foundations is performed.
 - May 4, 2015** - Planning & Zoning Commission to hear and consider recommendation to City Council.
 - May 26, 2015** – City Council scheduled to conduct public hearing and consider request on first reading.
 - June 9, 2015** – Subject to approval on first reading, City Council to consider request on second reading.

Site and Surrounding Area

The site has the remaining landscaping in place from the previous multi-family development. A Tree Disposition Plan will be required at the platting phase of the project.

Direction	Surrounding Zoning	Surrounding Land Use
North	“CG” and “RSF-10”	Boat Storage and Harbormaster’s Office for Marina Del Sol Subdivision
South	ROW and “RSF-7”	Marina Way and Single family residences
East	“RSF-7”	Parking Lot and Single family residences
West	“OS”	Open Space Reserve for Twin Oaks Subdivision

Conformity with Comprehensive Plan

The Future Land Use Plan of the 2035 Comprehensive Plan identifies the subject property as “Enhanced Auto Dominant Residential.” Areas designated as “Enhanced Auto Dominant Residential” fully accommodates the automobile to the extent that front setbacks are typically deep to allow for parking with driveways and garages that are prominent, dominant part of the architecture.

Access and Traffic Impacts

Access will be provided from Marina Way, from Marina Bay Drive (FM 2094) via Twin Oaks Boulevard.

Marina Way

	Existing Conditions	Proposed Conditions
Roadway Type	Local	Local
ROW Width	60 Feet	60 Feet
Pavement Width and Type	2-lane, undivided, 36-foot wide concrete pavement width with sidewalk on either side.	2-lane, undivided, 36-foot wide concrete pavement width with sidewalk on either side.

Water & Sewer

Equivalent Dwelling Units (EDU’s) are used to determine the capacity of water and waste water available to a site. With a single-family dwelling unit being equivalent to 1 EDU, the Engineering Department indicates that the water and sewer capacity are adequate to serve this development.

Water is accessible through a 12-inch water line along the south side of Marina Way. The developer has also submitted engineered plans to re-route a water line on the northern side of the property directly to the waterline on Marina Way.

Sanitary sewer is accessible through an 8-inch sewer line on the north side of Marina Way.

Floodplain

The entire property is currently located within the floodplain. Any form of development on the property will require some form of mitigation either of the property or the structure out of the 100-year floodplain.

It should be noted that the Federal Emergency Management Agency (FEMA) has indicated that new floodplain maps are being prepared for Galveston County and are anticipated to be finalized within the next 12 months. Preliminary floodplain maps show the base flood elevation increasing by 1 to 2 feet. It is recommended that the development elevate the property based on the preliminary maps. The applicant has been made aware of this information.

Public Benefit vs. Imposed Hardship Based upon the information provided, the Commission will have to determine “the gain to public health, safety, welfare, due to denial of this application as compared to the hardship imposed upon the owner as a result of denial of the application.”

For additional information, you may contact Mark Linenschmidt, Senior Planner at 281-554-1078 or at mark.linenschmidt@leaguecity.com.

Marina Del Sol
Recreation Area

The Dockside at
Marina Del Sol

Marina Del Sol Marina

Boat Storage Facility

Lookout Point at
Marina Del Sol

Subject Property

Glen Cove Subdivision

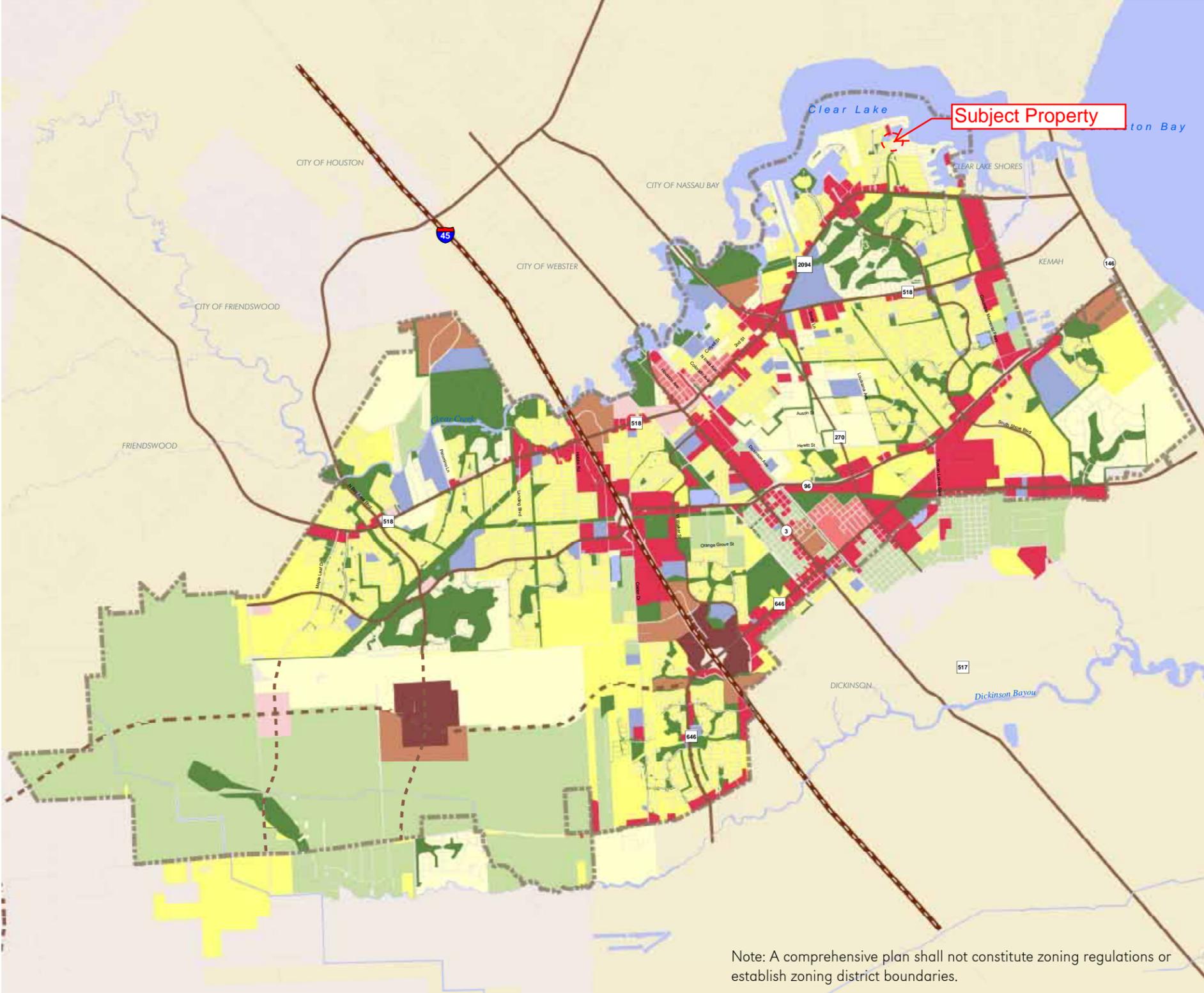
Marina Way

Canal to Clear Lake

The Park at Marina
Del Sol Subdivision



Figure 5.1 Future Land Use Plan



Note: A comprehensive plan shall not constitute zoning regulations or establish zoning district boundaries.

Impacts

Dwelling Units	77,446
Population	178,875
Employment	54,931
Jobs to Housing Balance	0.71
Water (MGD)	28.53
Sewer (MGD)	24.37

Land Use Acreages

Rural/Estate	27.2%
Suburban Residential	14.7%
Suburban Village	0.7%
Enhanced Auto Dominant Residential	27.0%
Enhanced Auto Dominant Commercial	8.8%
Suburban Commercial	0.9%
Urban Low	3.0%
Urban High	1.6%
Public/Institutional	3.5%
Parks/Open Space/Natural	12.7%
Total	100.0%

Legend

- Rural/Estate Residential
- Park/Open Space/Natural
- Suburban Residential
- Suburban Village
- Suburban Commercial
- Enhanced Auto Dominant Residential
- Enhanced Auto Dominant Commercial
- Urban High
- Urban Low
- Public/Institutional