



COMMUNITY DEVELOPMENT BOARD PLANNING AND DEVELOPMENT DEPARTMENT STAFF REPORT

MEETING DATE: November 17, 2015
AGENDA ITEM: F.4.
CASE: REZ2015-08001
REQUEST: To amend the Zoning Atlas designation from Low Medium Density Residential (LMDR) to Office (O)

GENERAL DATA:

Agent..... Synergy Civil Engineering, Inc.
Applicant / Owner..... Richard Heiden
Location..... 2727 Daniel Street, located on the southeast corner of Daniel Street and Charles Avenue
Property Size..... 0.209 acres

ANALYSIS:

Site Location and Existing Conditions:

This case consists of one parcel of land 0.209 acres in size, generally located on the southeast corner of Daniel Street and Charles Avenue, approximately 415 feet west of McMullen Booth Road. The parcel is located within an area that consists of parcels both within the City of Clearwater and Pinellas County. It is owned by Richard Heiden and is currently improved with a vacant single family residence, which will be demolished in order to accommodate the construction of a new office building.

Request:

The request is to change the property's Zoning Atlas designation of Low Medium Density Residential (LMDR) to Office (O). A request to amend the property's future land use designation from Residential Urban (RU) to Residential/Office General (R/OG) (see concurrent case LUP2015-08002). The applicant has submitted a Flexible Development application for the proposed new office (see concurrent case FLD2015-08032).



LOCATION MAP

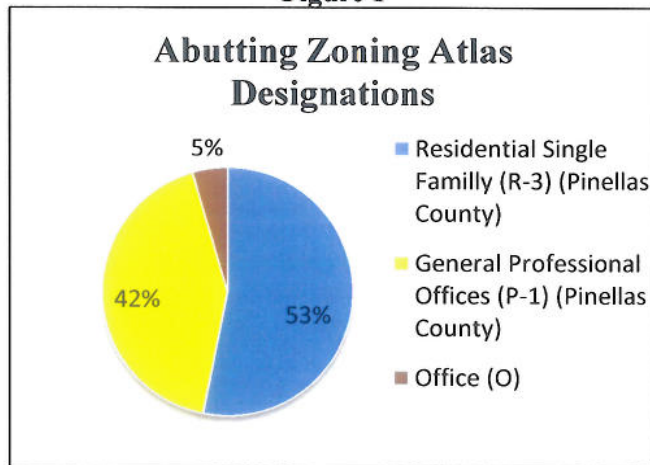


AERIAL MAP

Vicinity Characteristics:

The parcel is surrounded by office uses along SR 580 and the northern side of Daniel Street across Charles Street north of the subject parcel. This area is transitioning from single family residential to office uses, which are compatible with the multi-family residential development located south of Allen Avenue, as well as the commercial uses located at the corner of SR 580 and McMullen Booth Road and the office uses at the corner of McMullen Booth Road and Charles Street. Approximately 188 linear feet, or 53 percent of the perimeter property boundary, abuts properties with a Zoning Atlas designation of Residential Single Family (R-3) (Pinellas County). The remainder abuts properties zoned General Professional Offices (P-1) (Pinellas County) and Office (O) (see Figure 1 below).

Figure 1



A complete listing of the surrounding land uses, Future Land Use Map designations and Zoning Atlas designations are shown in Table 1 below.

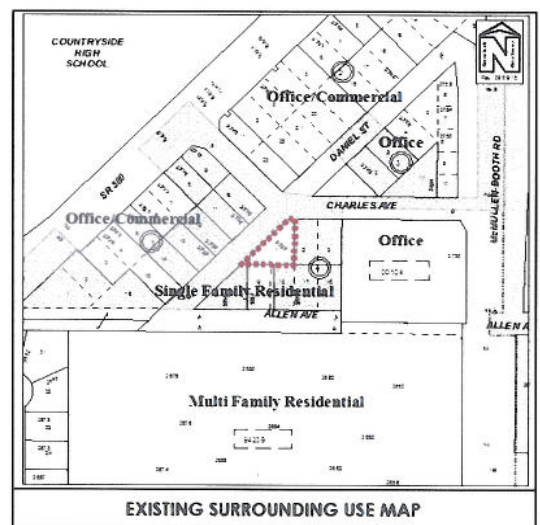
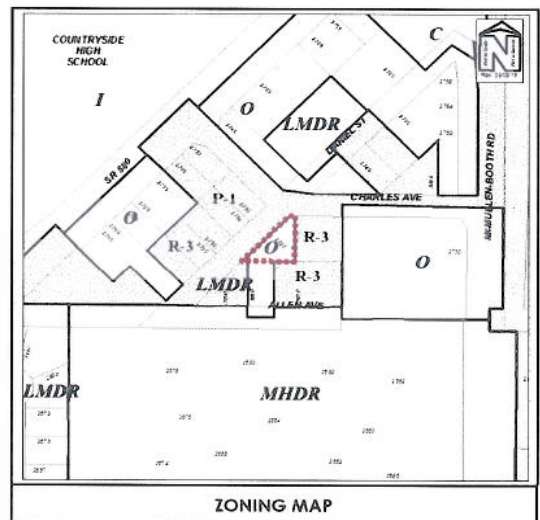
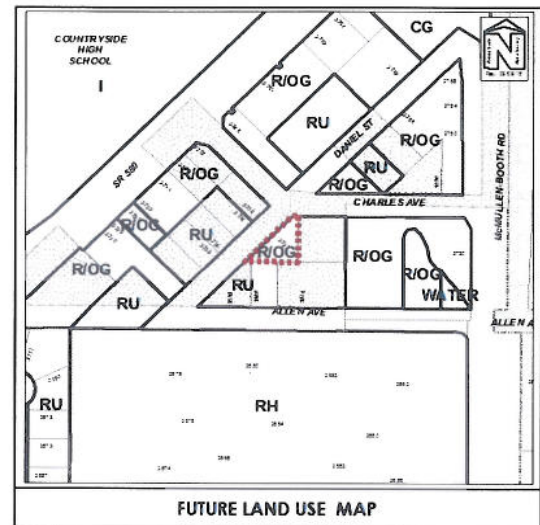


Table 1. Surrounding Future Land Use and Zoning Designations

Direction	Existing Conditions		
	Existing Use(s)	FLUM Designation	Zoning Atlas Designation
North:	Office, Parking	Residential Urban (RU), Residential/Office General (R/OG)	Office (O), Low Medium Density Residential (LMDR)
East:	Vacant, Office	Residential Urban (RU), Residential/Office General (R/OG)	Single Family Residential (R-3) (County); Office (O)
South:	Single-Family Residential	Residential Urban (RU)	Low Medium Density Residential (LMDR), Single Family Residential (R-3) (County)
West:	Residential	Residential Urban (RU), Residential/Office General (R/OG)	Single Family Residential (R-3) (County), General Professional Offices (P-1) (County)

REVIEW CRITERIA:

No amendment to the Zoning Atlas shall be recommended for approval or receive a final action of approval unless it complies with the standards contained in Section 4-602.F, Community Development Code. Table 2 below depicts the consistency of the proposed amendment with the standards as per Section 4-602.F:

Table 2. Consistency with Community Development Code Standards

CDC Section 4-602	Standard	Consistent	Inconsistent
F.1	The proposed amendment is consistent with and features the goals, policies and objectives of the <i>Comprehensive Plan</i> and furthers the purposes of this Development Code and other city ordinances and actions designed to implement the plan.	X	
F.2	The available uses to which the property may be put are appropriate to the property which is subject to the proposed amendment and compatible with existing and planned uses in the area.	X	
F.3	The amendment does not conflict with the needs and character of the neighborhood and the city.	X	
F.4	The amendment will not adversely or unreasonably affect the use of other property in the area.	X	
F.5	The amendment will not adversely burden public facilities, including the traffic-carrying capacities of streets, in an unreasonably or disproportionate manner.	X	
F.6	The district boundaries are appropriately drawn with due regard to locations and classifications of streets, ownership lines, existing improvements and the natural environment.	X	

RECOMMENDED FINDINGS OF FACT AND CONCLUSIONS OF LAW:

Consistency of Development with the Clearwater Comprehensive Plan and Community Development Code and City Regulations [Sections 4-602.F.1]

Recommended Findings of Fact:

Applicable goals and policies of the Clearwater Comprehensive Plan which support the proposed amendment include:

Goal A.2 A sufficient variety and amount of Future Land Use categories shall be provided to accommodate public demand and promote infill development.

Policy A.5.5.1 Development should be designed to maintain and support the existing or envisioned character of the neighborhood.

Policy A.6.2.1 On a continuing basis, the Community Development Code and the site plan approval process shall be utilized in promoting infill development and/or planned developments that are compatible.

Policy A.6.2.2 Encourage land use conversions on economically underutilized parcels and corridors, and promote redevelopment activities in these areas.

Policy A.6.4.1 The development or redevelopment of small parcels [less than one (1) acre] which are currently receiving an adequate level of service shall be specifically encouraged by administration of land development and concurrency management regulatory systems as a method of promoting urban infill.

Applicable sections of the Community Development Code which support the proposed amendment include:

Division 10. Office District (O) Section 2-1001. Intent and purpose. The intent of the Office (O) District is to provide the citizens of the City of Clearwater with convenient access to professional services and high quality jobs throughout the City without adversely impacting the integrity of residential neighborhoods, diminishing the scenic quality of the City of Clearwater or negatively impacting the safe and efficient movement of people and things within the City of Clearwater.

Recommended Conclusions of Law:

The request does not conflict with the goals, objectives and policies of the Clearwater Comprehensive Plan and furthers said plan because office uses are consistent with the emerging character of the area. The redevelopment of this parcel promotes infill development in this area by converting an economically underutilized parcel. The proposed Office (O) District is compatible with the surrounding office, single family residential and multi-family uses.

The proposal does not degrade the level of service for public facilities below the adopted standards (a detailed public facilities analysis follows in this report).

Compatibility with Surrounding Property/Character of the City & Neighborhood [Section 4-602.F.2, 4-602.F.3 and Section 4-602.F.4]**Recommended Findings of Fact:**

The parcel is currently improved with a vacant single family home which will be demolished in order to accommodate a new office building. Existing surrounding uses consist of single family homes, office buildings and a multi-family development (Estates at Countryside).

The proposed Office (O) District primarily permits offices, parks and recreation facilities, places of worship and schools. The intent of the Office (O) District is to provide the citizens of the City of Clearwater with convenient access to professional services and high quality jobs throughout the City without adversely impacting the integrity of residential neighborhoods, diminishing the scenic quality of the City of Clearwater or negatively impacting the safe and efficient movement of people and things within the City of Clearwater.

Recommended Conclusions of Law:

The proposed Zoning Atlas designation is in character with the overall Zoning Atlas designations in the area. Further, the proposal is compatible and consistent with the uses and character of the surrounding properties and neighborhood in the vicinity of the subject property.

Sufficiency of Public Facilities [Section 4-602.F.5]**Recommended Findings of Fact:**

To assess the sufficiency of public facilities needed to support potential development on the property, the maximum development potential of the property under the present Future Land Use Map designation as well as the present and requested Zoning designation was analyzed. Even though this is a Zoning Atlas amendment application, maximum development potential is based on the underlying future land use, so for purposes of this analysis, sufficiency of public facilities is based on the Future Land Use Map designation.

Table 3. Development Potential for Existing & Proposed FLUM Designations

	Present FLUM Designation "RU"	Requested FLUM Designation "R/OG"	Net Change
Site Area	0.209 AC (9,104 SF)	0.209 AC (9,104 SF)	N/A
Maximum Development Potential	1 DU 3,641 SF 0.40 FAR	3 DUs 4,552 SF 0.50 FAR	2 DUs 911SF 0.10 FAR
Abbreviations: FLUM – Future Land Use Map AC – Acres SF – Square feet DUs – Dwelling Units FAR – Floor Area Ratio			

The request for amendment to the Residential/Office General (R/OG) Future Land Use Map category would increase the amount of development potential allowed on the subject property, as shown in Table 3. The property is currently occupied by a vacant single family home and the owner is proposing an office building. Therefore, there would be an increase in demand of public facilities and services. The following public facilities analysis is based on the maximum nonresidential development potential allowed in order to assess the maximum possible impact on public facilities.

As shown in Table 4, which compares the maximum impact under the existing and proposed future land use designations, the proposed change would result in an increase in demand of public facilities and services, but would not degrade them below acceptable levels.

Table 4. Public Facilities Level of Service Analysis

Public Facility/Service	Maximum Potential Impact to Public Facilities/Services		Net Change	Capacity Available?
	Present FLUM Designation "RU"	Requested FLUM Designation "R/OG"		
Streets	14 Trips ¹	19 Trips ¹	5	Yes
Potable Water	260 GPD ^{2,5}	455 GPD ^{3,5}	195	Yes
Wastewater	234 GPD ^{2,5}	364 GPD ^{3,5}	130	Yes
Solid Waste	2.5 Tons/Year	12.3 Tons/Year	9.8	Yes
Parkland	0 Acres ⁴	0 Acres ⁴	0	Yes
Notes: 1. Based on average daily trips per acreage figure, <i>Countywide Rules</i> . • Residential Low Medium (RLM) – 67 vehicle trips per day per acre • Office (O) – 89 vehicle trips per day per acre 2. Analysis based on utilization rates for residential uses. 3. Analysis based on utilization rates for offices. 4. Based on 4.0 acres of parkland per 1,000 persons and 2.2 persons per unit. 5. GPD – Gallons per day.				

This property is currently connected to the City’s sanitary sewer system. There would be an increase in wastewater generation by a development if built out as allowed by the Residential/Office General (R/OG) future land use designation, but there is adequate capacity to accommodate the increase.

The Trip Generation Comparison by Zoning Atlas Designation in Table 5 below indicates the estimated trip generation for specific uses allowed in the current and proposed zoning districts based on the *Institute of Transportation Engineer’s (ITE) Trip Generation 9th Edition*. The table shows a potential increase of two PM Peak Trips when comparing a single family residential unit constructed under the maximum development potential of the existing Residential Urban (RU) future land use category with Low Medium Density Residential (LMDR) zoning to the proposed office building (FLD2015-08032) constructed in the proposed Residential/Office General (R/OG) future land use designation and Office (O) District. If an office were constructed at the maximum size allowed under the proposed Residential/Office General (R/OG) future land use designation with Office (O) zoning, the potential PM Peak Trips increases to six new trips.

Table 5. Trip Generation Comparison by Zoning Atlas Designation

Land Use	Development Potential	Avg. Daily Trips	Net Change Avg. Daily Trips	PM Peak Trips Avg. Rate	PM Peak Trips	Net Change PM Peak Trips
Existing Designation: Low Medium Density Residential (LMDR) District						
Existing Single Family ¹ (9.52 trips/Dwelling Unit)	1 Unit ³	10	N/A	1.02	1	N/A
Proposed Designation: Office (O) District						
Proposed General Office Building ² (11.03 trips/1,000 SF GFA)	1,806 SF	20	10	1.49	3	2
General Office Building (11.03 trips/1,000 SF GFA)	4,552 SF	50	40	1.49	7	6
Abbreviations and Notes:						
N/A = Not Applicable SF = Square Feet GFA = Gross Floor Area						
1. Institute of Transportation Engineer’s Trip Generation 9 th Edition Land Use 210						
2. Institute of Transportation Engineer’s Trip Generation 9 th Edition Land Use 710						
3. Current development (one building) on site per the Pinellas County Property Appraisers Office						

Recommended Conclusions of Law:

Based upon the findings of fact, it is determined that the additional traffic generated by the proposed amendment will not result in the degradation of the existing level of service on SR 580 or McMullen Booth Road. This segment of SR 580 from US 19 to McMullen Booth Road is currently operating at a Level of Service C, which is above the adopted roadway level of service standard, and the segment of McMullen Booth Road is operating at a Level of Service F, which is below the adopted roadway level of service standard. McMullen Booth Road is listed as a constrained facility by the Pinellas County Metropolitan Planning Organization (MPO), which means that it cannot be expanded as necessary to alleviate a substandard level of service due to a policy or physical constraint. The potential addition of up to six PM Peak Hour trips generated by the proposed amendment is de minimis and will not result in the degradation of level of service on either roadway. There is an increase in demand for potable water and solid waste, but there is adequate capacity to accommodate the maximum demand generated by the proposed amendment. Furthermore, parkland and recreation facilities will not be affected by the proposed amendment.

Location of District Boundaries [Section 4-602.F.6]

Recommended Findings of Fact:

The location of the proposed Office (O) District boundaries is consistent with the boundaries of the subject property. The proposed Office (O) District is compatible with office uses to the north and east, as well as the residential uses surrounding the parcel to the west and south.

Recommended Conclusions of Law:

The district boundaries are appropriately drawn in regard to location and classifications of streets, ownership line, existing improvements, and the natural environment.

REVIEW PROCEDURE:

Approval of the Zoning Atlas amendment does not guarantee the right to develop the subject property. The property owner must comply with all laws and ordinances in effect at the time development permits are requested, including transportation concurrency provisions of the Concurrency Management System in Division 9, Community Development Code.

RECOMMENDATION:

Based on the foregoing, the Planning and Development Department recommends the following action:

Recommend APPROVAL of the request for Zoning Atlas amendment from the Low Medium Density Residential (LMDR) District to the Office (O).

Prepared by Planning and Development Department Staff:



Katie See
Senior Planner

ATTACHMENTS: Resume
Photographs of Site and Vicinity