



COMMUNITY DEVELOPMENT BOARD PLANNING AND DEVELOPMENT DEPARTMENT STAFF REPORT

MEETING DATE: 10-21-2014
AGENDA ITEM: F.1.
CASE: REZ2014-08003
REQUEST: To amend the Zoning Atlas designation from Low Density Residential (LDR) to Low Medium Density Residential (LMDR).
GENERAL DATA:
Agent..... Larry Mills
Applicant / Owner..... Sunstream Lane Development, LLC
Location..... 2854 Sunstream Lane, located approximately 160 feet west of Parkstream Avenue, south of Saber Drive, and north of Lake Chautauqua Park.
Property Size..... 11.462 acres, more or less

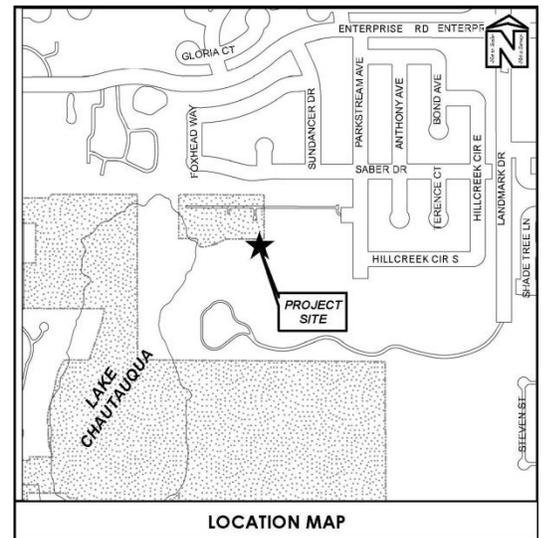
ANALYSIS:

Site Location and Existing Conditions:

This case involves an 11.462-acre, more or less, property located on the south side of Sunstream Lane, approximately 160 feet west of Parkstream Avenue. The parcel, addressed as 2854 Sunstream Lane, is owned by Sunstream Lane Development, LLC and is currently vacant.

Request:

The request is to change the property’s Zoning Atlas designation of Low Density Residential (LDR) to Low Medium Density Residential (LMDR). Both the current district (Low Density Residential) and the proposed district (Low Medium Density Residential) are consistent with the underlying future land use map classification of Residential Low (RL); therefore, no future land use map amendment is required. The applicant has submitted a Preliminary Plat for a 28-lot subdivision to be processed if this rezoning is approved. The applicant understands all necessary approvals and permits must be obtained before development of the subject site occurs.



Vicinity Characteristics:

The property is surrounded by single family homes to the north and to the east. To the south is Lake Chautauqua Park, and to the west are Lake Chautauqua and a single family home. Approximately 1330 linear feet, or 33 percent of the perimeter property boundary, abuts properties with a Zoning Atlas designation of Open Space/Recreation. The remainder abuts properties zoned Low Medium Density Residential (LMDR), Low Density Residential (LDR), Preservation (P) and Agricultural Estate Residential (A-E) (Pinellas County) (see Figure 1 below).

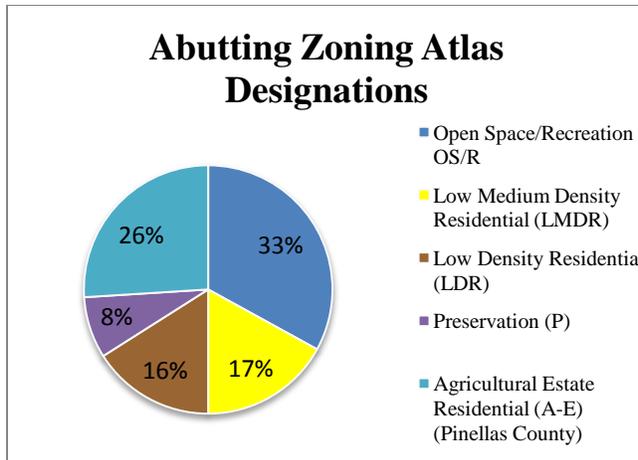


Figure 1

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

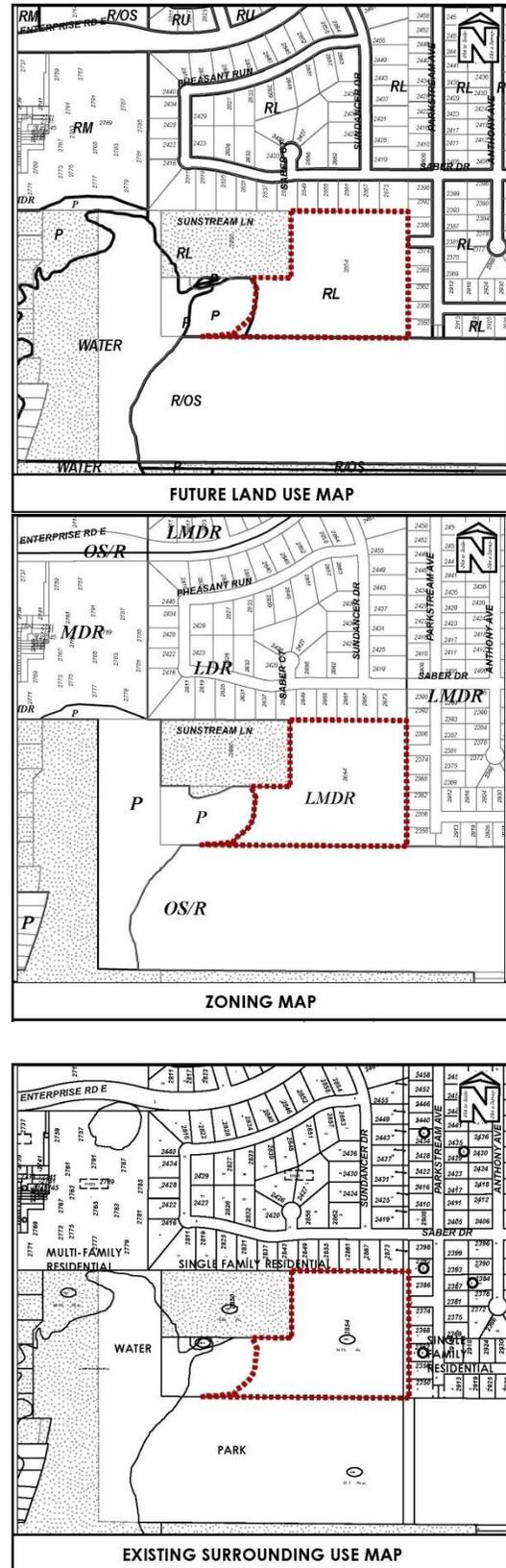


Table 1. Surrounding Future Land Use and Zoning Designations

Direction	Existing Conditions		
	Existing Use(s)	FLUM Designation	Zoning Atlas Designation
North:	Single Family Residential	Residential Low (RL)	Low Density Residential (LDR)
East:	Single Family Residential	Residential Low (RL)	Low Medium Density Residential (LMDR)
South:	City Park	Recreation/Open Space (R/OS)	Open Space/Recreation (OS/R)
West:	Lake Chautauqua, Single Family Residential	Preservation (P), Water, Residential Low (RL)	Preservation (P), Agricultural Estate Residential (A-E) (Pinellas 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 Regulations [Sections 4-602.F.1]

Recommended Findings of Fact:

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

Goal A.1.1.3 Environmentally sensitive wetlands subject to Department of Environmental Protection (DEP) jurisdiction and the jurisdictional wetlands of the Southwest Florida Water Management District (SWFWMD) shall be designated by “Preservation” (P) zoning and prevented from being built upon except as permitted by the Preservation Zoning District.

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

Goal A.2.2.2 Residential land uses shall be sited on well-drained soils, in proximity to parks, school, mass transit and other neighborhood-serving land uses.

Goal A.4 The City shall not permit development to occur unless an adequate level of service is available to accommodate the impacts of development. Areas in which the impact of existing development exceeds the desired levels of service will be upgraded consistent with the target dates for infrastructure improvements included in the applicable functional plan element.

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.

Recommended Conclusions of Law:

The request does not conflict with the goals, objectives and policies of the Clearwater Comprehensive Plan and furthers said plan as indicated in the following. The proposed Low Medium Density Residential (LMDR) District is compatible with the single family residential uses. The subject site borders Lake Chautauqua Park, and is also in close proximity to Westfield Countryside Mall (1 mile), McMullen Booth Middle School (0.85 miles), as well as other neighborhood-serving uses (i.e. grocery stores and restaurants to the northwest, west, and southwest). In addition, 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). The portion of the property that is zoned Preservation (P) will remain as such, and will see no development.

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:

Existing surrounding uses consist of single family homes, a city park, and a lake. The Zoning Atlas designations of surrounding properties include Low Density Residential (LDR), Low Medium Density Residential (LMDR), A-E, Agricultural Estate Residential (Pinellas County), Preservation (P), and Open Space/Recreation (OS/R).

The proposed Low Medium Density Residential (LMDR) District primarily permits residential uses. The intent of the Low Medium Density Residential (LMDR) District is to protect and preserve the integrity and value of existing, stable residential neighborhoods of low to medium density while at the same time, allowing a careful and deliberate redevelopment and revitalization of existing neighborhoods in need of revitalization or neighborhoods with unique amenities which create unique opportunities to increase property values and the overall attractiveness of the City.

The proposed Zoning Atlas designation will allow infill development of the subject property to take place. A low medium density residential use will serve as an appropriate transition from the lower density residential areas to the north and east and to the open space use to the south, adding to the appeal of the neighborhood and overall attractiveness of the City.

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 and the present and requested Zoning designation were 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.

In this instance there is no change to the Future Land Use Map, and both the current Low Density Residential (LDR) District and the proposed Low Medium Density Residential (LMDR) District primarily permit residential uses. Since there is no change to the Future Land Use Map designation nor a change of use, there is no change to the development potential (i.e., dwelling units per acre or floor area ratio) as shown in Table 3.

Table 3. Public Facilities Level of Service Analysis

Public Facility/Service	Maximum Potential Impact to Public Facilities/Services		Net Change	Capacity Available?
	Current Low Density Residential (LDR) District (5 units per acre)	Requested Low Medium Density Residential (LMDR) District (5 units per acre)		
Streets	573 Trips ¹	573 Trips ¹	0	Yes
Potable Water ²	14,842 GPD ³	14,842 GPD ³	0	Yes
Wastewater ²	13,358 GPD ³	13,358 GPD ³	0	Yes
Solid Waste ²	144.5 Tons/Year	144.5 Tons/Year	0	Yes
Parkland ²	0 Acres ⁴	0 Acres ⁴	0	Yes
Notes:				
<ol style="list-style-type: none"> 1. Based on average daily trips per acreage figure, Pinellas County Countywide Plan Rules. <ul style="list-style-type: none"> • Residential Low (RL) – 50 vehicle trips per day per acre. 2. Analysis based on utilization rates of 260.4 GPD/unit for potable water and 234.36 GPD/unit for wastewater; 5,069.44 lbs/year/unit for solid waste. 3. GPD – Gallons per day. 4. Based on 4.0 acres of parkland per 1,000 persons and 2.2 persons per unit. 				

The Trip Generation Comparison by Zoning Atlas Designation in Table 4 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*. There is no change in the maximum number of units that could be built since the Future Land Use is not being amended. However, because the property is currently vacant, there would be an increase of up to 545 average daily trips and an increase of 58 PM peak trips if the parcel were built to its maximum development potential.

Table 4. 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 Density Residential (LDR) District						
Vacant	0 units	0	N/A	0.00	0	N/A
Single Family Residential ¹ (9.57 trips/unit)	57 units ²	545	N/A	1.01	58	N/A
Proposed Designation: Low Medium Density Residential (LMDR) District						
Single Family Residential ¹ (9.57 trips/unit)	57 units ²	545	545	1.01	58	58
Abbreviations and Notes:						
N/A = Not Applicable. SF = Square Feet GFA = Gross Floor Area						
<ol style="list-style-type: none"> 1. Institute of Transportation Engineer’s Trip Generation 9th Edition Land Use 210. 2. Total dwelling units permitted by the underlying RL Future Land Use Map category is 5 units per acre. 						

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 Enterprise Road. This segment of Enterprise Road is currently operating at a Level of Service C, which is above the adopted roadway level of service standard. There will be an increase in demand for potable water and generation of wastewater 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 Low Medium Density Residential (LMDR) District boundaries is consistent with the boundaries of the subject property. The proposed Low Medium Density Residential (LMDR) District is compatible with the single family residences to the north and east, and to the park to the 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 Density Residential (LDR) classification to the Low Medium Density Residential (LMDR) classification.

Prepared by Planning and Development Department Staff: _____

Kyle Brotherton
Planner II

ATTACHMENTS: Resume
Photographs of Site and Vicinity