



**COMMUNITY DEVELOPMENT BOARD
PLANNING AND DEVELOPMENT DEPARTMENT
STAFF REPORT**

MEETING DATE: July 15, 2014
AGENDA ITEM: I.3.
CASE: REZ2014-04001
REQUEST: To amend the present Zoning Atlas designation from the Low Medium Density Residential (LMDR) District to the Institutional (I) District.
GENERAL DATA:
Agent..... Brian Aungst, Jr.
Applicant / Owner..... First Baptist Church of Clearwater, aka Calvary Baptist Church
Location..... 3049 & 3053 Cleveland Street, 3048 & 3054 Cherry Lane
Property Size..... 0.62 acres

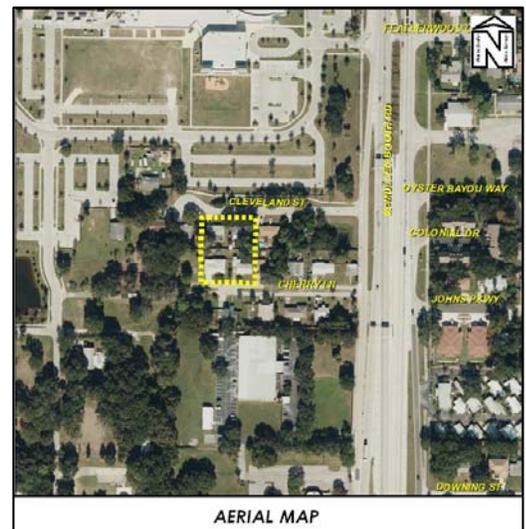
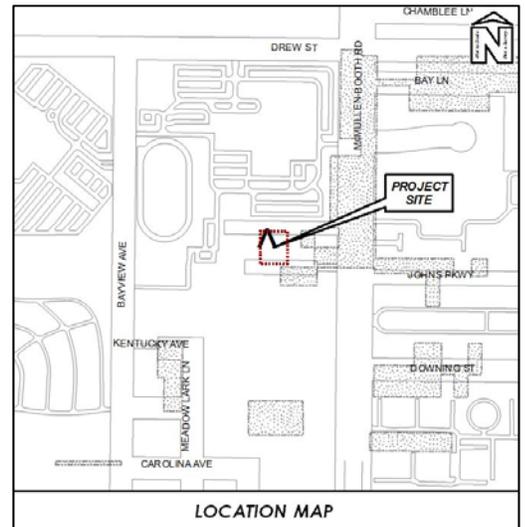
ANALYSIS:

Site Location and Existing Conditions:

This case consists of four parcels totaling 0.62 acres in size. Two parcels are located on the south side of Cleveland Street and two are located north of Cherry Lane, approximately 520 feet west of McMullen Booth Road and 1/5 mile south of Drew Street. The properties, addressed as 3049 and 3053 Cleveland Street and 3048 and 3054 Cherry Lane, are owned by the First Baptist Church of Clearwater, aka Calvary Baptist Church. Three of the four parcels are improved with single family detached homes which are currently vacant.

Request:

The request is to change the property’s Zoning Atlas designation from the Low Medium Density Residential (LMDR) District to the Institutional (I) District. A request for a future land use amendment for the property from Residential Urban (RU) to Institutional (I) is being processed concurrently with this case (LUP2014-04001).



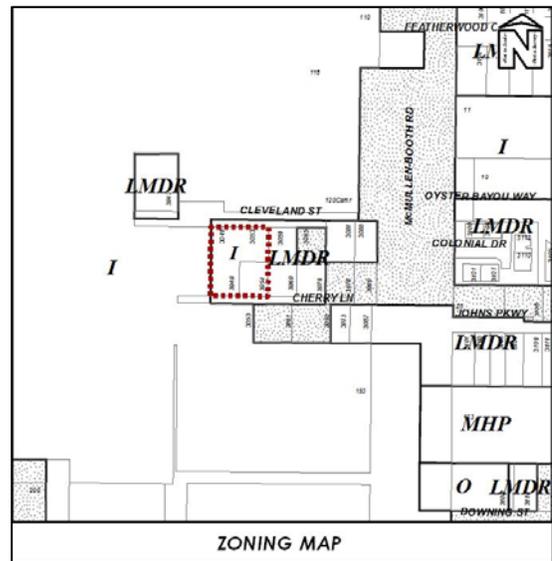
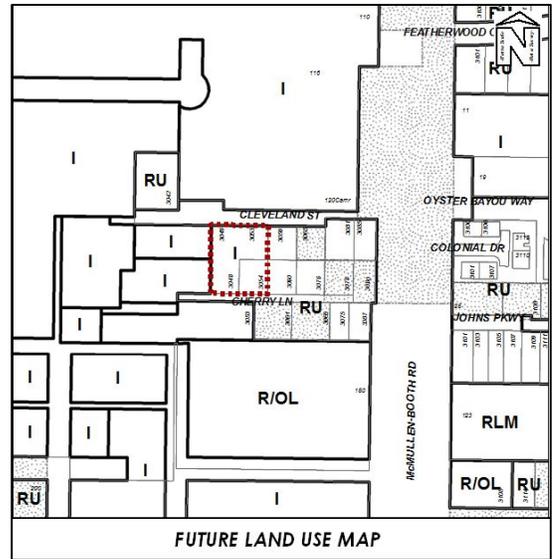
Calvary Baptist Church, in conjunction with Calvary Christian High School, plans to use the properties for an athletic building and parking. No site plan has been submitted at this time. The applicant understands that all necessary approvals and permits must be obtained before development of the subject site occurs.

Vicinity Characteristics:

Adjacent uses are as follows: single family home and church property to the north, single family homes to the east, single family homes and church property to the south and church property to the west. Abutting the subject property are two City of Clearwater Zoning Atlas designations and one Pinellas County Zoning designation. Approximately 342 linear feet, or 61 percent of the perimeter property boundary, abuts properties with a Zoning Atlas designation of Institutional (I). The remainder abuts property with the Low Medium Density Residential (LMDR) designation. The area is characterized by primarily residential development to the east, primarily institutional uses to the west and primarily residential and institutional uses to the south.

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

Figure 1. Abutting Zoning Atlas Designations



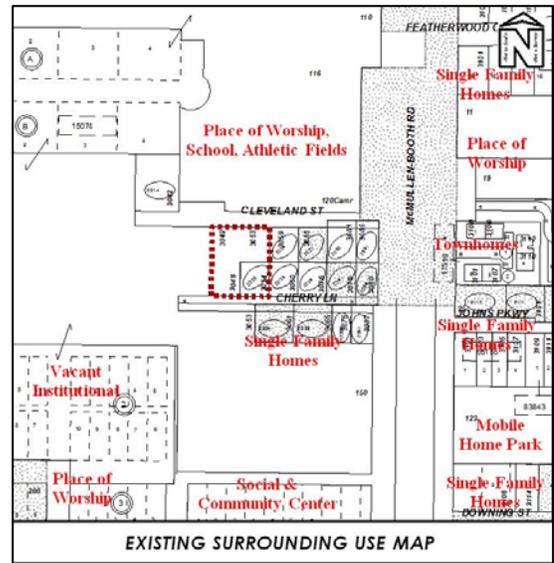
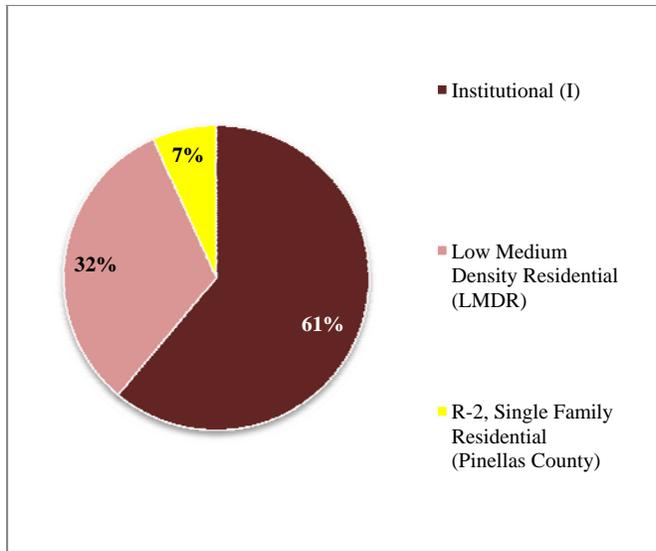


Table 1. Surrounding Future Land Use and Zoning Designations

Direction	Existing Conditions		
	Land Use	FLUM Designation	Zoning Atlas Designation
North:	Single Family Home, Calvary Baptist Church and Church auxiliary uses	Residential Urban (RU)	Low Medium Density Residential (LMDR), Institutional (I)
East:	Single Family Homes	Residential Urban (RU)	R-2 (County), Low Medium Density Residential (LMDR)
South:	Single Family Homes, Calvary Baptist Church auxiliary uses	Institutional (I), Residential Urban (RU)	R-2 (County), Institutional (I)
West:	Calvary Baptist Church auxiliary uses	Institutional (I)	Institutional (I)

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

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 Institutional (I) District is compatible with the single family residential uses and consistent with development patterns that have emerged with the expansion of the Calvary Baptist Church. The subject site is located in close proximity to amenities and services including the following: Kapok Park (one mile) and the Ream Wilson Trail (less than one mile), Calvary Christian High School (0.2 mile) and Eisenhower Elementary School (0.7 miles) and other neighborhood-serving uses (e.g., grocery stores and restaurants to the south). 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 parcels are currently improved with vacant single family homes which will be demolished in order to accommodate the athletic building and parking.

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, townhomes (across McMullen Booth Road), Calvary Baptist Church and the Calvary Christian High School.

The proposed Institutional (I) District primarily permits institutional uses such as schools, churches and public offices. The intent of the Institutional (I) District is to protect and preserve the integrity and value of existing, stable residential neighborhoods of 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. It will complement the existing residential and church uses. This will expand the Institutional District and subsequently allow the church to expand its services by continuing to add 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.

The current Low Medium Density Residential (LMDR) District primarily permits residential uses. The proposed Institutional (I) District primarily permits office, school and community service uses. A greater variety of uses is allowed in the proposed (I) District. The existing Low Medium Density Residential (LMDR) District primarily permits residential uses that measure intensity in terms of dwelling units per acre while the proposed Institutional (I) District primarily permits community service and school uses and measures intensity in terms of floor area ratio (FAR). As shown in Table 3, demand will increase for all public utilities but capacity is available to accommodate the increase.

Table 3. 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 "I"		
Streets	42 Trips ¹	119 Trips ¹	77	Yes
Potable Water ³	1,080 GPD ²	1,755 GPD	675	Yes
Wastewater ³	864 GPD	1,404 GPD	540	Yes
Solid Waste	8.6 Tons/Year	14 Tons/Year	5.4	Yes
Parkland	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"> • (RU) 68 vehicle trips per day per acre & (I) 192 vehicle trips per day per acre 2. GPD – Gallons per day. 3. Analysis based on utilization rates for churches, which are nonresidential uses. 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*. The table shows an increase of 77 average daily trips and an increase of 7 PM peak trips when comparing the maximum development potential of a typical residential use in the Low Medium Density Residential (LMDR) District to the proposed Institutional (I) District.

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 Medium Density Residential (LMDR) District						
Existing Single Family Homes ¹ (9.52/1,000 SF GFA)	3 DUs	29	N/A	1.00	3	N/A
Single Family Homes ¹ (9.52/DU)	4 DUs	38	N/A	1.00	4	N/A
Proposed Designation: Institutional (I) District						
Church ² (9.11 trips/1,000 SF GFA)	17,573 SF ⁴	160	61 (Max. Dev. Pot. minus Existing Dev. Pot. 99)	0.55	10	4 (Max. Dev. Pot. minus Existing Dev. Pot. 6)
Abbreviations and Notes:						
N/A = Not Applicable. SF = Square Feet GFA = Gross Floor Area						
1. Institute of Transportation Engineer’s Trip Generation 9th Edition Land Use 210.						
2. Institute of Transportation Engineer’s Trip Generation 9th Edition Land Use 560.						
3. Floor area ratio permitted by the I Future Land Use Map category is 0.65.						

Recommended Conclusions of Law:

Based upon the findings of fact, it is determined that the traffic generated by the proposed amendment will not result in the degradation of the existing level of service on either Drew Street or McMullen Booth Road. This segment of McMullen Booth Road is currently operating at a Level of Service F, which is below the adopted roadway level of service standard, but the potential addition of 6 trips on this roadway is de minimis. 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 condition due to a policy or physical constraint. There is an increase in demand for potable water, wastewater and parkland, but there is adequate capacity to accommodate the maximum demand generated by the proposed amendment.

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

Recommended Findings of Fact:

The location of the proposed Institutional (I) District boundaries is consistent with the boundaries of the subject property. The proposed Institutional (I) District is compatible with the

single family residential uses to the north, east and south and the church owned property to the north, south and west.

Recommended Conclusions of Law:

The district boundaries are appropriately drawn in regard to location and classifications of streets, ownership lines, 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 Institutional (I) District.

Prepared by Planning and Development Department Staff: _____

Katie See
Planner III

ATTACHMENTS: Resume
Photographs of Site and Vicinity