



PLANNING & DEVELOPMENT DEPARTMENT COMMUNITY DEVELOPMENT BOARD STAFF REPORT

MEETING DATE: December 19, 2017
AGENDA ITEM: F.4.
CASE: REZ2017-10010
REQUEST: To amend the Zoning Atlas designation from Low Medium Density Residential (LMDR) and Office (O) Districts to Medium Density Residential (MDR) District

GENERAL DATA:

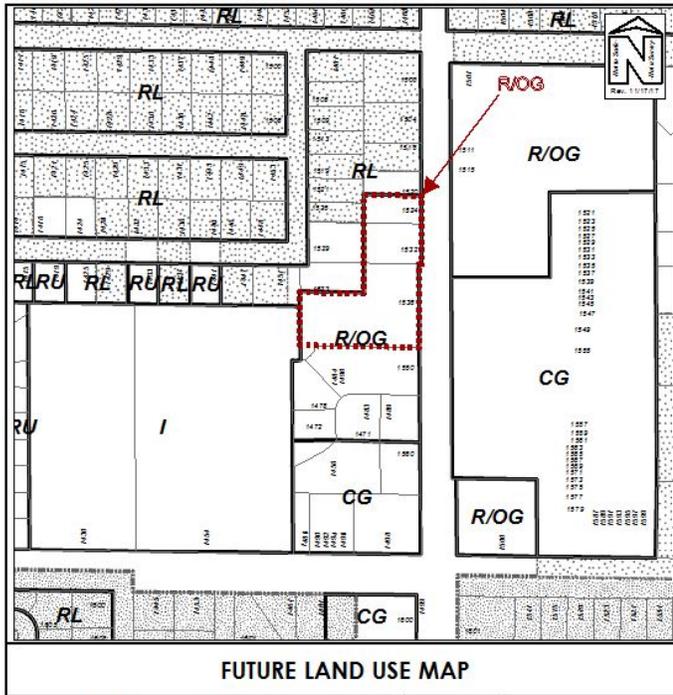
Applicant Housh Ghovae, CEO, Northside Engineering, Inc.
Owner Sam Karamountzos, President, Odin Enterprises, Inc.
Location 1524, 1532 and 1536 South Highland Avenue, approximately 500 feet south of Nursery Road.
Property Size 1.69 acres

Background:

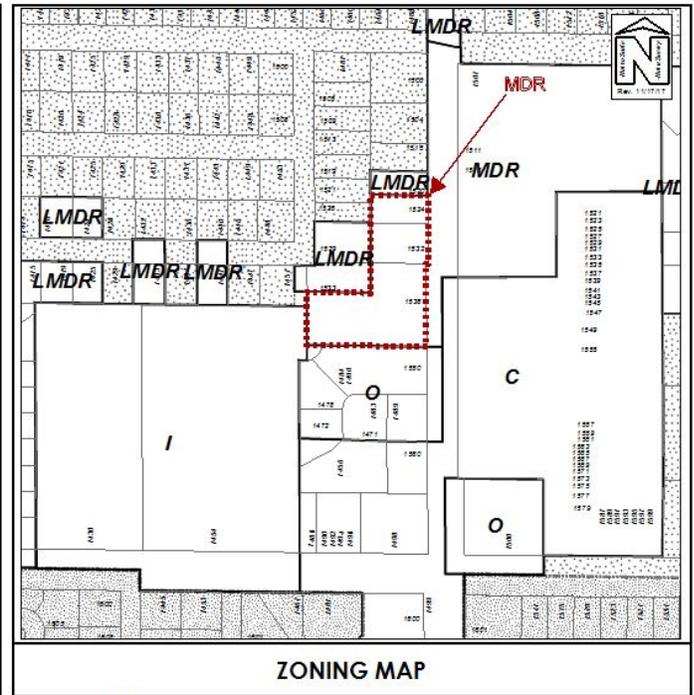
This case involves a 1.69-acre property comprised of three parcels located on the west side of South Highland Avenue, approximately 500 feet south of Nursery Road. The parcels, owned by Odin Enterprises, Inc., are currently vacant. Currently, the property has two Zoning Atlas designations: the northernmost parcel (1524 South Highland Avenue) is designated as Low Medium Density Residential (LMDR) District, and the southern two parcels (1532 and 1536 South Highland Avenue) are designated as Office (O) District. Maps 1 and 2 show the general location of the property and an aerial view of the amendment area.

The northernmost parcel, 1524 South Highland, was originally developed with a detached dwelling under the Pinellas County jurisdiction and was demolished in 2006, the same year it annexed into the City of Clearwater. The middle parcel, 1532 S. Highland, was originally developed with a single family residence which was demolished in 1993. The southernmost parcel, 1536 S. Highland, was previously developed as a nursery and landscaping business which was deemed unsafe in 2004 and demolished. The request is to change the properties' Zoning Atlas designations of Low Medium Density Residential (LMDR) and Office (O) Districts to the Medium Density Residential (MDR) District. A request to amend the northernmost property (1524 S. Highland Avenue) from the Residential Low (RL) Future Land Use Map designation to the Residential/Office General (R/OG) Future Land Use Map designation is being processed concurrently with this case (see LUP2017-09006). The requested amendments would establish a consistent zoning across all three parcels and would allow the property to be redeveloped with attached dwellings.

As shown on Map 5, the abutting zoning districts are Low Medium Density Residential (LMDR) to the north and west, as well as R-3 Single Family Residential (Pinellas County) and Institutional (I) also to the west and Office (O) to the south. To the east, across South Highland Avenue, are the Medium Density Residential (MDR) and Commercial (C) Districts.



Map 4



Map 5

REVIEW CRITERIA:

Consistency 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.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 work toward a land use pattern that can be supported by the available community and public facilities that would be required to serve the development.

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

Objective A.6.4 Due to the built-out character of the city of Clearwater, compact urban development within the urban service area shall be promoted through the application of the Clearwater Community Development Code.

Policy C.1.1.1 Maintain sufficient residentially zoned acreage, of varying densities and locations, to accommodate the existing and future housing needs of the City of Clearwater.

Applicable section of the Community Development Code which supports the proposed amendment:

Division 3. Medium Density Residential District, Section 2-301. Intent and Purpose. The intent and purpose of the Medium Density Residential District ("MDR") 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 Medium Density Residential (MDR) District is compatible with the surrounding single family residential, commercial and office uses. The applicant is intending to redevelop the property with attached dwellings, which would be possible through the proposed rezoning. 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).

Recommended Conclusions of Law:

The request does not conflict with the goals, objectives and policies of the Clearwater Comprehensive Plan and furthers said plan and the Community Development Code as indicated above.

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 (north and west), place of worship (southwest), offices (south), and commercial and vacant land (east). The proposed use of the subject property as attached dwellings is compatible with the surrounding properties and neighborhood.

The proposed Medium Density Residential (MDR) zoning district requested is consistent with the zoning districts that exist in the vicinity of the subject property. The proposed Medium Density Residential (MDR) District will allow for the property to redevelop as attached dwellings, which is consistent and in character with the surrounding properties and neighborhood.

Recommended Conclusions of Law:

The proposed Medium Density Residential (MDR) zoning district is in character with the zoning districts in the area. Further, the proposal is compatible with surrounding uses and consistent with the character of the surrounding properties and neighborhood.

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 proposed amendment area, the maximum development potential of the property under the present and requested City Future Land Use Map designations were analyzed (see Table 1). 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 increase in development potential is limited as the majority of the subject property is currently designated Residential/Office General and the future land use designation of only a 0.22-acre portion of the 1.69-acre total is being amended.

Table 1. Development Potential for Existing & Proposed FLUM Designations

	Present FLUM Designations		Requested FLUM Designation "R/OG"	Net Change
	"RL"	"R/OG"		
Site Area	0.22 AC (9,583 SF)	1.47 AC (64,033 SF)	1.69 AC (73,616 SF)	
Maximum Development Potential	1 DU 0 SF ¹ 0.40 FAR	22 DUs 30,187SF 0.50 FAR	25 DUs 36,808 SF 0.50 FAR	2 DUs 6,621 SF 0.10 FAR
Notes: 1. Nonresidential uses not permitted through consistent Low Medium Density Residential (LMDR) District				
Abbreviations: FLUM – Future Land Use Map AC – Acres SF – Square feet				
DUs – Dwelling Units FAR – Floor Area Ratio				

As shown in the table, there is an increase in development potential across the amendment area which would increase demand on public facilities as detailed further below. The following analysis compares the maximum potential development of the proposed Residential/Office General (R/OG) future land use developed with a residential use (25 dwelling units) to the maximum development potential of the existing Residential Low (RL) and Residential/Office General (R/OG) future land use categories developed with a residential use (23 dwelling units).

Potable Water

The increase in development potential from the companion Future Land Use amendment would result in an increase in potable water use of 521 gallons per day. This is determined by comparing the potential potable water utilization of residential development built to the maximum number of dwelling units (25 dwelling units) allowed by the proposed land use (6,510 gallons per day) to the potential utilization of a residential development built to the maximum number of dwelling units (23 dwelling units) allowed by the current land use designation (5,989 gallons per day).

Wastewater

The increase in development potential from the companion Future Land Use amendment would also result in an increase in wastewater production of 469 gallons per day. This is determined by comparing the potential

wastewater generation of the proposed land use developed with a residential development built to the maximum number of dwelling units (25 dwelling units) allowed by the proposed land use (5,859 gallons per day) to the potential utilization of a residential development built to the maximum number of dwelling units (23 dwelling units) allowed by the current land use designation (5,390 gallons per day).

Solid Waste

The proposed companion amendment could result in an increase of 10 tons per year of solid waste generated when comparing the amount of waste generated by a 23 dwelling unit residential use to that of 25 dwelling unit development. All solid waste disposal is handled by Pinellas County at the Pinellas County Waste-to-Energy Plant and the Bridgeway Acres Sanitary Landfill which has significant capacity. Additionally, the City provides a full-service citywide recycling program which diverts waste from the landfill, helping to extend the lifespan of Bridgeway Acres. There is excess solid waste capacity to serve the amendment area.

Parkland

The City's adopted LOS for parkland acreage, which is 4 acres per 1,000 population, will not be impacted by this proposed amendment. Under both the existing and proposed land use, the LOS citywide will remain at 15.46 acres per 1,000 population.

Stormwater

Site plan approval will be required before the property can be redeveloped. At that time, the stormwater management system for the site will be required to meet all City and SWFWMD stormwater management criteria.

Streets

The subject property is located on the west side of South Highland Avenue approximately 500 feet south of Nursery Road. To evaluate potential impacts to streets, the typical traffic impacts figure (trips per day per acre) in the *Countywide Rules* for the corresponding *Countywide Plan Map* categories (current and proposed) are compared. The current number of trips per day (144 trips) is calculated based on the traffic generation numbers for the Residential Low Medium (RLM) category (67 trips per day per acre) and the Office (O) category (89 trips per day per acre).

However, the companion Land Use Plan amendment would require a *Countywide Plan Map* amendment to the category of Office (O) (89 trips per day per acre), which would generate 150 trips. This is an increase of 5 trips per day compared to the number of trips under the current designations.

Recommended Conclusions of Law:

Based upon the findings of fact, it is determined that the proposed change will result in a nominal increase which will not degrade the existing levels of service for potable water, sanitary sewer, solid waste, parkland, stormwater management and streets.

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

Recommended Findings of Fact:

The location of the proposed Medium Density Residential (MDR) District is logical and consistent with the boundaries of the subject property.

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.

SUMMARY AND RECOMMENDATION:

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 pursuant to 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	

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

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

Prepared by Planning and Development Department Staff: _____



Ellen Crandall
Senior Planner

ATTACHMENTS: Ordinance No. 9100-18
Resume
Photographs of Site and Vicinity