



PLANNING & DEVELOPMENT DEPARTMENT COMMUNITY DEVELOPMENT BOARD STAFF REPORT

MEETING DATE: July 17, 2018
AGENDA ITEM: G.1.
CASES: LUP2018-06004
REQUEST: To amend the Future Land Use Map designation from Commercial General (CG) to Central Business District (CBD)
GENERAL DATA:
Applicant City of Clearwater
Owner Not Applicable; City of Clearwater Initiated Amendment (per Section 4-603.B.1., Community Development Code)
Location 1000 Court Street, on the northeast corner of Court Street and Ewing Avenue
Property Size 0.360 acres

BACKGROUND:

This case involves a 0.360-acre property located on the northeast corner of Court Street and Ewing Avenue, which is in the Prospect Lake Character District of the Clearwater Downtown Redevelopment Plan. The parcel, owned by Court Street Animal Hospital, Inc., is currently a veterinary office. The request is to change the Future Land Use Map designation of the parcel from Commercial General (CG) to Central Business District (CBD), consistent with the remainder of the properties in the Prospect Lake Character District. This parcel was inadvertently not advertised within Ordinance 9143-18 which amended the remainder of the Prospect Lake Character District to Central Business District (CDB); therefore, this application is being processed separately. This parcel was already designated with the Downtown (D) District zoning, so a companion Zoning Atlas amendment is not needed. Maps 1 and 2 show the general location and an aerial view of the amendment area.



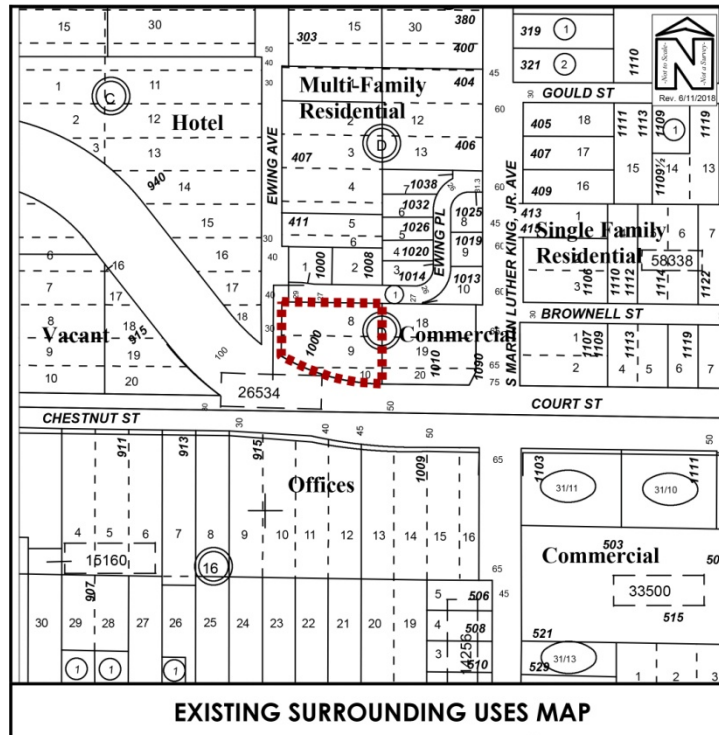
Map 1



Map 2

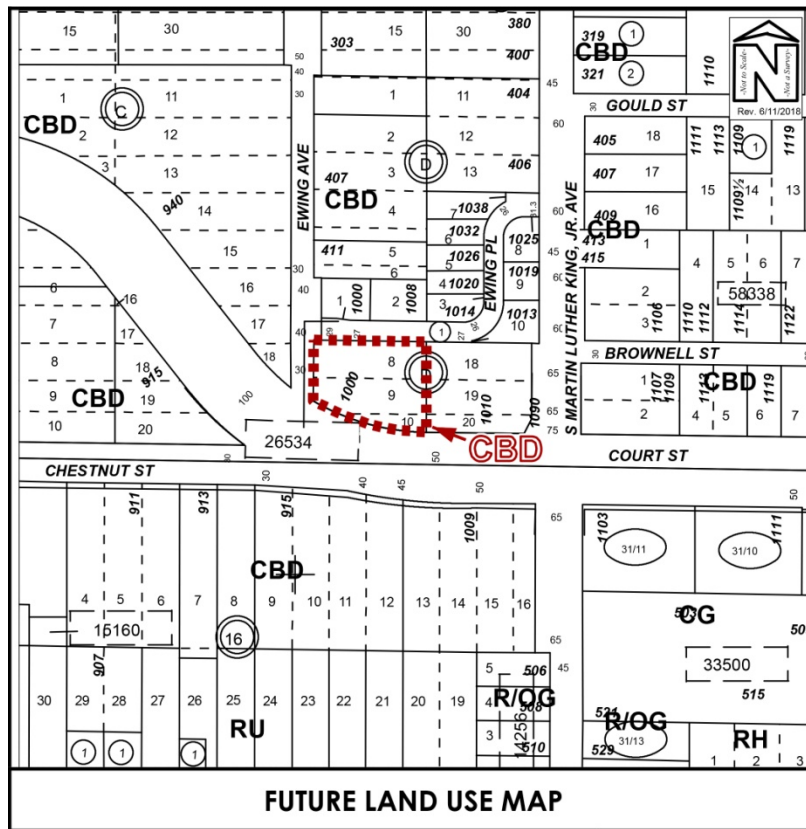
Vicinity Characteristics:

Map 3 shows the existing surrounding uses. The area includes multi-family residential to the north, a small restaurant to the east, offices to the south, and vacant land to the west. Additionally, to the northwest, is a hotel.



Map 3

As shown on Map 4, the abutting properties are all designated Central Business District (CBD). A comparison between the uses, densities and intensities allowed by the present and proposed Future Land Use Map designations appears in Table 1, along with the consistent zoning districts.



Map 4

Table 1. Uses, Densities and Intensities Allowed by Present and Proposed Future Land Use Designations

	Present FLUM Designation Residential Low (RL)	Requested FLUM Designation Central Business District (CBD) Prospect Lake Character District
Primary Uses:	Office; Retail Sales & Service; Overnight Accommodations	Moderate to High Density Residential; Office; Retail Sale & Service; Public/Semi-Public uses as indicated in approved Redevelopment Plan
Maximum Density:	24 Dwelling Units per Acre; 40 Overnight Accommodation Units per Acre	50 Dwelling Units Per Acre
Maximum Intensity:	FAR 0.55 ISR 0.90	FAR 1.5 ISR N/A
Consistent Zoning Districts:	Commercial (C)	Downtown (D)

REVIEW CRITERIA:**Consistency with the Clearwater Comprehensive Plan [Sections 4-603.F.1 and 4-603.F.2]****Recommended Findings of Fact:**

Applicable goal, objectives and policy 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.6.1.8 The City shall continue to support and implement approved community redevelopment area plans, such as the Clearwater Downtown Redevelopment Plan (2004), *Beach by Design* (2001), and the US 19 Corridor Redevelopment Plan (2012).
- Objective A.6.2 The City of Clearwater shall continue to support innovative planned development and mixed land use development techniques in order to promote infill development that is consistent and compatible with the surrounding environment.
- Objective B.1.5 The City shall specifically consider the existing and planned LOS the road network affected by a proposed development, when considering an amendment to the land use map, rezoning, subdivision plat, or site plan approval.

The proposed Central Business District (CBD) future land use category will allow a mix of uses at higher densities and intensities which will support infill development and the redevelopment of underutilized sites. This is a city-initiated amendment, so no redevelopment of this parcel is contemplated at this time. New development at an urban scale that is typically found in Downtown neighborhoods would further promote a variety of transportation modes by supporting the ability to walk between destinations or to use public transit. 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 it supports the plan as indicated above.

Consistency with the Countywide Plan Rules**Recommended Findings of Fact:**

Because this parcel has been governed by the Clearwater Downtown Redevelopment Plan regardless of its future land use designation, the amendment area is already designated as Activity Center (AC) with the Special Center Subcategory on the *Countywide Plan Map*. The proposed City of Clearwater future land use

designation of Central Business District (CBD) is consistent with the *Countywide Plan Map* category of Activity Center (AC), Special Center Subcategory.

Section 2.3.3.14 of the *Countywide Plan Rules* states that the purpose of the Activity Center (AC) category is to recognize those areas of the county within each local government jurisdiction that have been identified and planned for in a special and detailed manner, based on their unique location, intended use, appropriate density/intensity, and pertinent planning considerations. In particular, it is the intent of this category to recognize those important, identifiable centers of business, public, and residential activity, as may be appropriate to the particular circumstance, that are the focal point of a community, and served by enhanced transit commensurate with the type, scale, and intensity of use. Activity Centers are intended to encompass areas developed in a radial pattern within walking distance ($\frac{1}{4}$ to $\frac{1}{2}$ mile) of a central point or hub served by transit.

Although the proposed City future land use category of Central Business District (CBD) is consistent with the existing *Countywide Plan Map* category of Activity Center – Special Center Subcategory, this map amendment will result in changes to the density and intensity standards for the properties within the proposed amendment area. This will require an application for a Countywide Plan Map amendment.

Recommended Conclusions of Law:

The proposed Future Land Use Map amendment is consistent with the purpose of the current category in the *Countywide Rules*.

Compatibility with Surrounding Properties/Character of the City & Neighborhood [Section 4-603.F.3 and Section 4-603.F.6]

Recommended Findings of Fact:

The surrounding area includes multi-family residential to the north, a small restaurant to the east, offices to the south, and vacant land to the west. Additionally, to the northwest, is a hotel.

While the parcel is already developed with a veterinary office, the proposed map amendment will allow for a greater number of permitted uses that could be developed at a higher intensity than what currently exists. The proposed Central Business District (CBD) future land use category permits residential development at a density of 50 dwelling units per acre and nonresidential development at a Floor Area Ratio (FAR) of 1.5.

Recommended Conclusions of Law:

The proposed Central Business District (CBD) future land use category is in character with the Future Land Use Map designations 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 4-603.F.4]

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.

Table 2. Development Potential for Existing & Proposed FLUM Designations

	Present FLUM Designation "CG"	Requested FLUM Designation "CBD"	Net Change
Site Area	0.360 AC (15,681 SF)	0.360 AC (15,681 SF)	
Maximum Development Potential	8 DU 8,624 SF 0.55 FAR	18 DUs 23,552 SF 1.5 FAR	10 DUs 14,897 SF 0.95 FAR
Abbreviations: FLUM – Future Land Use Map AC – Acres SF – Square feet			
DU – Dwelling Units FAR – Floor Area Ratio			

As shown in the table, there is an increase in development potential for this site which would affect public facilities as detailed further below. The following analysis compares the maximum potential development of the proposed Central Business District (CBD) land use (23,552 SF) to the maximum development potential of the existing Commercial General (CG) land use (8,624 SF).

Potable Water

The increase in development potential from this amendment could result in an increase in potable water use of 1,490 gallons per day. This is determined by comparing the potential potable water utilization of the maximum intensity allowed by the proposed land use (2,352 gallons per day) to the potential utilization of the maximum nonresidential development allowed by the current land use designation (862 gallons per day).

The City’s adopted level of service (LOS) standard for potable water service is 120 gallons per day per capita, while the actual usage is estimated at 76 gallons per day per capita (2015 Annual Water Report). The City’s 10-year Water Supply Facilities Work Plan (2016-2026) Planning Period, completed in October 2017, indicates that based on the updated water demand projections and other factors, the City has adequate water supply and potable water capacity for the 10-year planning horizon.

Wastewater

The increase in development potential from this amendment could also result in an increase in wastewater production of 1,192 gallons per day. This is determined by comparing the maximum potential wastewater generation of the proposed land use (1,882 gallons per day) to the potential wastewater generation of nonresidential uses that could be permitted through the current land use designation (690 gallons per day).

The amendment area is served by the Marshall Street Reclamation Facility, which presently has excess permitted capacity estimated to be 4.59 million gallons per day. Therefore, there is excess sanitary sewer capacity to serve the amendment area.

Solid Waste

The proposed amendment could result in an increase of 34.3 tons per year of solid waste when compared to the amount of waste generated by the maximum development potential under the proposed land use (54.1 tons per year) to that allowed by the current land use designation (19.8 tons per year).

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 proposed amendment area is within a short distance from the City's Glen Oaks and Crest Lake Parks. Additionally, Prospect Lake Park is just north of the amendment area, and Coachman Park is under a mile to the northwest. The City's adopted LOS for parkland acreage, which is 4 acres per 1,000 population, will not be impacted by this proposed amendment.

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

According to the Pinellas County Metropolitan Planning Organization 2017 Level of Service Report (compiled December 2017), the Court Street segment is operating at a level of service of D. As described earlier, this area has a robust network of local streets in addition to these more major roadways, and the City is continuing to improve its network from a multimodal capacity standpoint, including the addition of protected bike lanes as part of the Cleveland Streetscape Phase III project.

Individual projects along these roadways will be evaluated for impacts at the time plans are submitted under the City's Mobility Management System in the Community Development Code. All development projects within the City that generate new peak hour trips are subject to the provisions of the Mobility Management System to address their development impacts. Depending on the level of impact, developers of projects may need to submit a transportation management plan designed to address their impacts while increasing mobility and reducing the demand for single occupant vehicle travel or may need to also conduct a traffic study and report the results and identify improvements necessary.

Recommended Conclusions of Law:

Based upon the findings of fact, the street network has many connections to local and regional destinations and is operating at an adequate level of service to support additional development. There is adequate capacity to accommodate new trips from future development. There is an increase in demand for potable water, generation of wastewater and solid waste, but there is adequate capacity to accommodate the maximum demand generated by the allowable development potential. Furthermore, the City has sufficient parkland and recreational facilities, so the new development will not negatively affect the adopted Level of Service for parkland and recreational facilities.

Impact on Natural Resources [Section 4-603.F.5]

Recommended Findings of Fact:

No wetlands appear to be located within the proposed amendment area. The City's codes require that development is compliant with the City's tree preservation, landscaping and stormwater management requirements.

Recommended Conclusions of Law:

Based upon the findings of fact, it is determined that the proposed Future Land Use Map amendment will not negatively impact natural resources on the subject parcels.

SUMMARY AND RECOMMENDATION:

No amendment to the Comprehensive Plan or Future Land Use Map shall be recommended for approval or receive a final action of approval unless it complies with the standards contained in Section 4-603.F, Community Development Code. Table 3 below depicts the consistency of the proposed amendment with the standards pursuant to Section 4-603.F:

Table 3. Consistency with Community Development Code Standards for Review

CDC Section 4-603	Standard	Consistent	Inconsistent
F.1	The amendment will further implementation of the <i>Comprehensive Plan</i> consistent with the goals, policies and objectives contained in the Plan.	X	
F.2	The amendment is not inconsistent with other provisions of the <i>Comprehensive Plan</i> .	X	
F.3	The available uses, if applicable, to which the properties may be put are appropriate to the properties in question and compatible with existing and planned uses in the area.	X	
F.4	Sufficient public facilities are available to serve the property.	X	
F.5	The amendment will not adversely affect the natural environment.	X	
F.6	The amendment will not adversely impact the use of property in the immediate area.	X	

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

Recommend APPROVAL of the City initiated Future Land Use Map amendment from the Commercial General (CG) designation to Central Business District (CBD).



Prepared by Planning and Development Department Staff: _____

Kyle Brotherton
Senior Planner

ATTACHMENTS: Ordinance No. 9178-18
Resume