



PLANNING & DEVELOPMENT DEPARTMENT COMMUNITY DEVELOPMENT BOARD STAFF REPORT

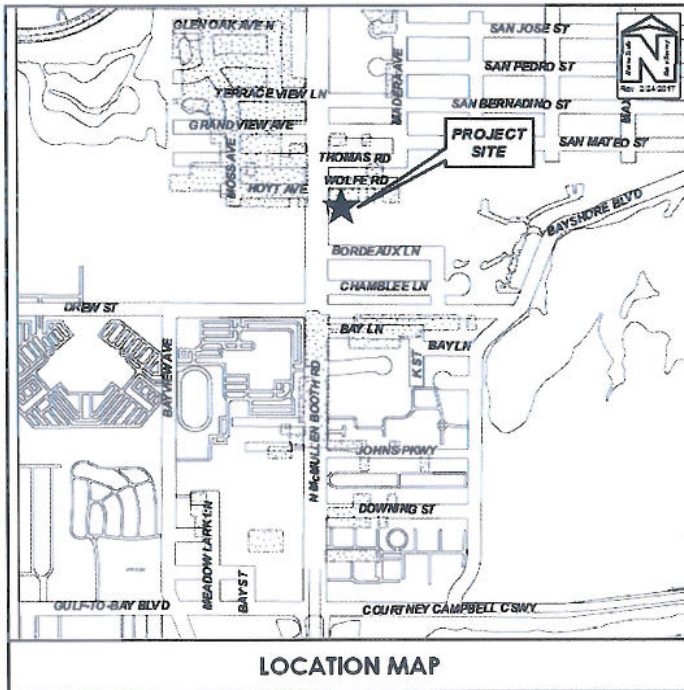
MEETING DATE: April 18, 2017
AGENDA ITEM: F.3.
CASE: REZ2017-01001
REQUEST: To amend the Zoning Atlas designation from R-3 (Pinellas County) to Open Space/Recreation (OS/R) (City)
GENERAL DATA:
Applicant City of Clearwater (Parks & Recreation)
Owner City of Clearwater
Location 3111 and 3109 Wolfe Road, 501 and 421 N. McMullen Booth Road, all four directly at the southeast corner of Wolfe Road and N. McMullen Booth Road
Property Size 0.831 acres

Background:

This case involves four parcels totaling 0.83 acres located at the southeast corner of Wolfe Road and North McMullen Booth Road, contiguous to the Ream Wilson Trail and Del Oro Park. These City-owned parcels are currently vacant and are within Pinellas County's jurisdiction. A Petition for Annexation (ANX2017-01002) is being processed concurrently with this case at the May 17, 2017 City Council meeting. Maps 1 and 2 show the general location of the property and an aerial view of the amendment area.

The request is to change the property's Zoning Atlas designation of R-3, Single Family Residential District (Pinellas County) to Open Space/Recreation (OS/R) upon annexation. A request to amend the Future Land Use Map designation of Residential Urban (RU) (Pinellas County) to Recreation/Open Space (R/OS) is being processed concurrently with this case (see LUP2017-01001).

The City designates parkland and parks facilities as Open Space/Recreation (OS/R) on the Zoning Atlas; therefore, this amendment is required in order to appropriately designate the property to reflect the City's intended use upon annexation.



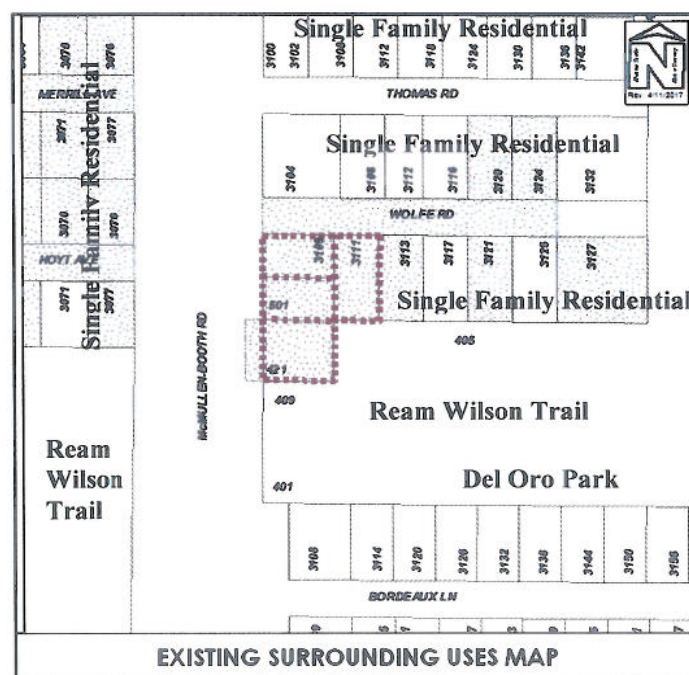
Map 1



Map 2

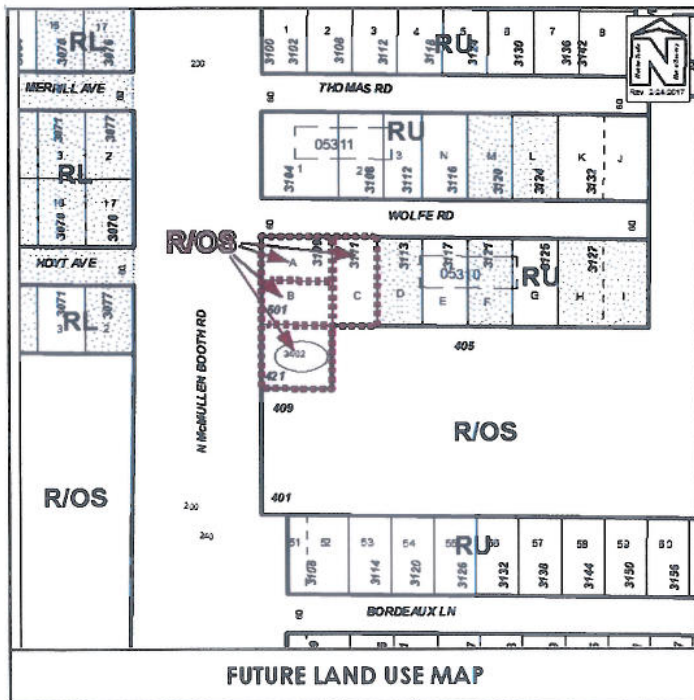
Vicinity Characteristics:

Map 3 shows the existing surrounding uses. The property is surrounded by single family homes to the north and east. To the west, across North McMullen Booth Road, are single family homes and city park facilities (softball fields). To the south are the Ream Wilson Trail and Del Oro Park.

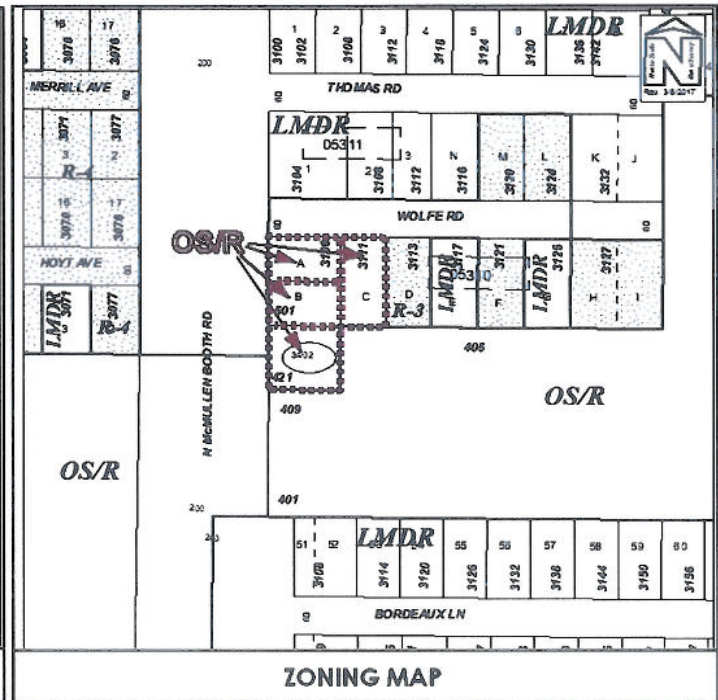


Map 3

As shown on Map 5, the abutting zoning districts are R-3 (Pinellas County) to the east and R-4 (Pinellas County) to the west across North McMullen Booth Road, Low Medium Density Residential (LMDR) to the north and Open Space/Recreation (OS/R) to the south and west.



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

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.6.8.1 Build active, attractive communities that are designed at a human scale and encourage walking, cycling and use of mass transit.

Goal B.1. The City shall provide for a safe, convenient and energy efficient multimodal transportation system that serves to increase mobility, efficiently utilize roadway capacity, reduce the incidence of single-occupant vehicle travel, reduce the contribution to air pollution from motor vehicles, and improve the quality of life to the citizens of the City of Clearwater.

Policy G.1.1.3 Locate new community parks and expansions to existing community parks adjacent to arterial streets and/or transit routes whenever possible.

Policy G.1.1.4 Continue to provide automobile and bicycle parking facilities at all community parks and public beaches.

Policy G.1.3.2 Continue to acquire parkland for new supplemental parks to meet district deficiencies.

Policy G.1.4.3 Continue to designate appropriate land “Preservation” and “Recreation/Open Space” in the Future Land Use Plan whenever feasible.

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

Division 2. Open Space/Recreation Section 2-401. Intent and Purpose. The intent and purpose of the Open Space/Recreation District is to establish areas where public and private organizations can establish and operate passive and active open space and recreation facilities which are important to the quality of life and economic vitality of the City of Clearwater without adversely impacting the integrity of adjacent 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.

The proposed Open Space/Recreation (OS/R) District is compatible with the surrounding single family residential uses, and the property will be integrated into the adjacent park facilities at Del Oro Park. The City’s Parks and Recreation department indicated they intend to utilize the area for a trail head for the Ream Wilson Trail, and will provide additional bicycle parking facilities, which supports the City’s multi-modal transportation system. 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 and policies of the Clearwater Comprehensive Plan and furthers said plan as indicated in the goals and policies listed 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:

Single family homes lie to the north and east. North McMullen Booth Road is directly to the west with single family homes on the western side. A park and recreation facilities are on the southwest side of North McMullen Booth Road and also to the south and east of the subject site.

The proposed Open Space/Recreation (OS/R) zoning district requested is consistent with the surrounding zoning districts that exist in the vicinity of the subject property. The proposed Open Space/Recreation (OS/R) zoning district will allow for the expansion of the existing Ream Wilson Trail and/or the expansion of Del Oro Park. The proposed amendment would decrease the density allowed and will increase neighborhood amenities and benefits that parks and trails provide. As such, the proposed amendment will allow development that is in character with and beneficial to the surrounding properties and neighborhood.

Recommended Conclusions of Law:

The proposed Open Space/Recreation (OS/R) 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 properties, the maximum development potential of the property under the present and requested City Future Land Use Map designations were analyzed (see Table 1).

Table 1. Development Potential for Existing & Proposed FLUM Designations

	Present FLUM Designation "RU"	Requested FLUM Designation "R/OS"	Net Change
Site Area	0.83 AC (36,154.8 SF)	0.83 AC (36,154.8 SF)	
Maximum Development Potential	6 DUs 14,461 SF 0.40 FAR	zero DUs 9,038 SF 0.25 FAR	-6 DUs -5,423 SF -0.15 FAR
Abbreviations: FLUM – Future Land Use Map AC – Acres SF – Square feet			
DUs – Dwelling Units FAR – Floor Area Ratio Beds – 65 DUs x 3 beds per unit			

As shown in the table, there is a decrease in development potential across the amendment area which would reduce demand on public facilities as detailed further below. The following analysis compares the maximum potential development of the proposed nonresidential Open Space/Recreation (OS/R) zoning district developed to the maximum development potential of the existing residential R-3 zoning district.

Potable Water

The reduction in development potential from this amendment would result in a decrease in potable water use. This is determined by taking the potential potable water utilization of the proposed land use (903 gallons per day) and subtracting the utilization for dwelling units built at the maximum development potential of the current land use designation (1,562 gallons per day).

Wastewater

The proposed amendment will result in the reduction in development potential and therefore a decrease of wastewater production. This is determined by taking the potential wastewater of the proposed land use (723 gallons) and subtracting the potential wastewater of the current land use designation for six dwelling units (1,406 gallons).

Solid Waste

The proposed amendment will result in a decrease of solid waste generated when comparing the amount of waste generated by a park facility to that of six dwelling units. It is anticipated that one or two additional 55 gallon cans will be used to collect solid waste for the expansion of the park. This is less than the impacts of six dwelling units which would be approximately 15.2 tons per year.

Parkland

The City's adopted LOS for parkland acreage, which is 4 acres per 1,000 population, will be improved by this proposed amendment as it will increase parkland acreage.

Stormwater

Site plan approval will be required before the City can utilize the site as a trail head (parking) or other park facilities. 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 east North McMullen Booth Road at the southeast corner of Wolfe Road. The amendment will reduce the trips per day by 53 trips based on the typical traffic impacts figure (trips per day per acres) in the *Countywide Rules* for the current and proposed land use categories, which is the standard used to evaluate potential impacts for Future Land Use Map amendments. The existing *Countywide Plan Map* category of Residential Low Medium (RLM) has a traffic generation rate of 67 trips per day per acre, while the proposed Countywide Plan Map category of Recreation/Open Space is 3 trips per day.

The property has the potential to gain access to Wolfe Road, a local road, which connects directly to North McMullen Booth Road, a six-lane, divided facility that is classified as a signalized arterial and maintained by Pinellas County. The intersection of North McMullen Booth Road and Wolfe Road is not signalized. Access management will be addressed at time of site plan approval.

Recommended Conclusions of Law:

Based upon the findings of fact, it is determined that the proposed change will not result in the degradation of 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 Open Space/Recreation (OS/R) is consistent with the boundaries of the subject property, and is adjacent to existing parkland zoned Open Space/Recreation (OS/R). The proposed Open Space/Recreation (OS/R) District is compatible with the single family residential to the north and east, as well as the park land to the south.

Recommended Conclusions of Law:

The District boundaries are appropriately drawn and are compatible with the surrounding uses and zoning districts.

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 4-603.F, Community Development Code. Table 3 below depicts the consistency of the proposed amendment with the standards pursuant to Section 4-603.F:

Table 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 R-3 (Pinellas County) to Open Space/Recreation (OS/R) District.

Prepared by Planning and Development Department Staff:

Ellen Crandall
Senior Planner

ATTACHMENTS: Ordinance No. 9007-17

Resume

Photographs of Site and Vicinity