



PLANNING & DEVELOPMENT DEPARTMENT COMMUNITY DEVELOPMENT BOARD STAFF REPORT

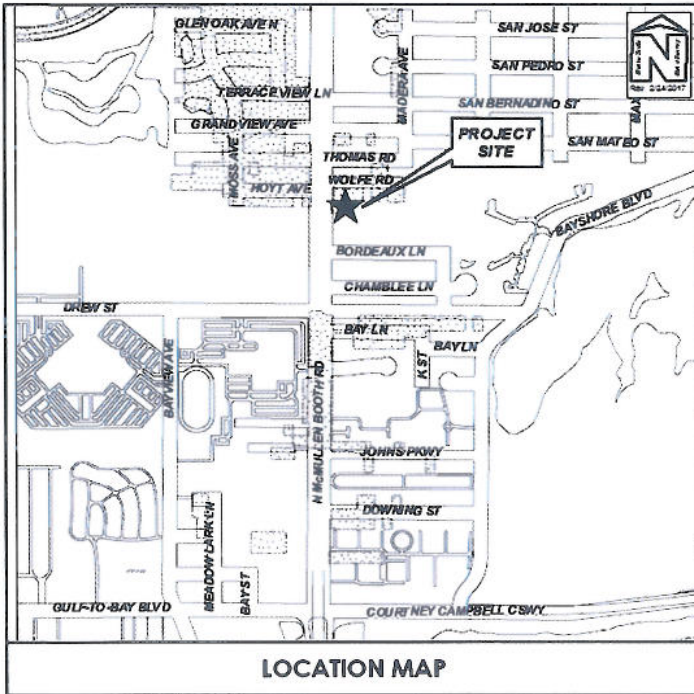
MEETING DATE: April 18, 2017
AGENDA ITEM: F.2.
CASE: LUP2017-01001
REQUEST: To amend the Future Land Use Map designation from Residential Urban (RU) (Pinellas County) to Recreation/Open Space (R/OS) (City)
GENERAL DATA:
Applicant City of Clearwater (Parks & Recreation)
Owner City of Clearwater
Location 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:

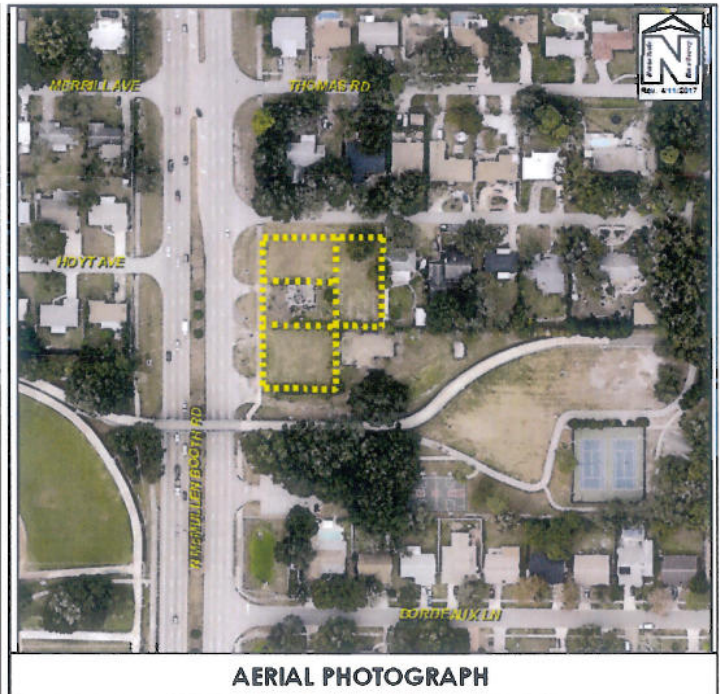
This case involves four parcels totaling 0.83 acres located at the southeast corner of Wolfe Road and North McMullen Booth Road, contiguous to the Ream Wilson Trail and Del Oro Park. These City-owned parcels are currently vacant and are within Pinellas County's jurisdiction. A Petition for Annexation (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 Future Land Use Map designation of Residential Urban (RU) (Pinellas County) to Recreation/Open Space (R/OS) upon annexation to allow for future expansion of the existing park and trail facilities; however, no application for site plan approval has been submitted at this time. A request to rezone the properties from the R-3, Single Family Residential District (Pinellas County) to the Open Space/Recreation (OS/R) District is being processed concurrently with this case (see REZ2017-01001).

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



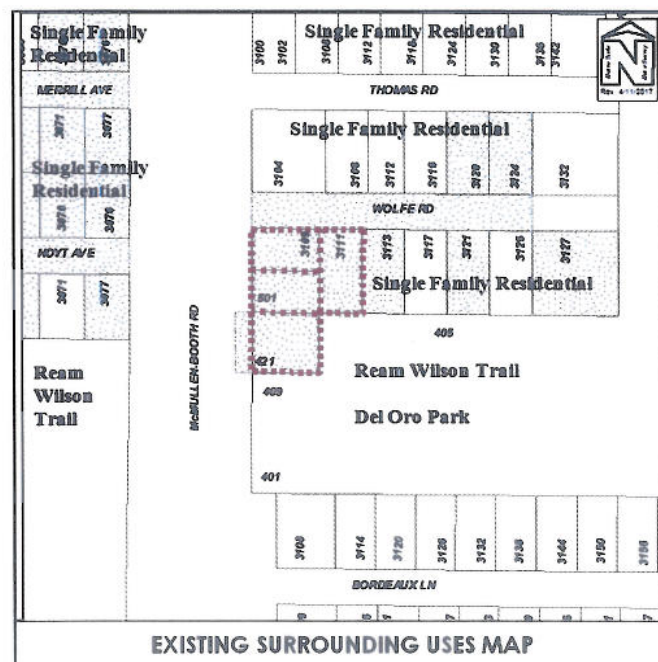
Map 1



Map 2

Vicinity Characteristics:

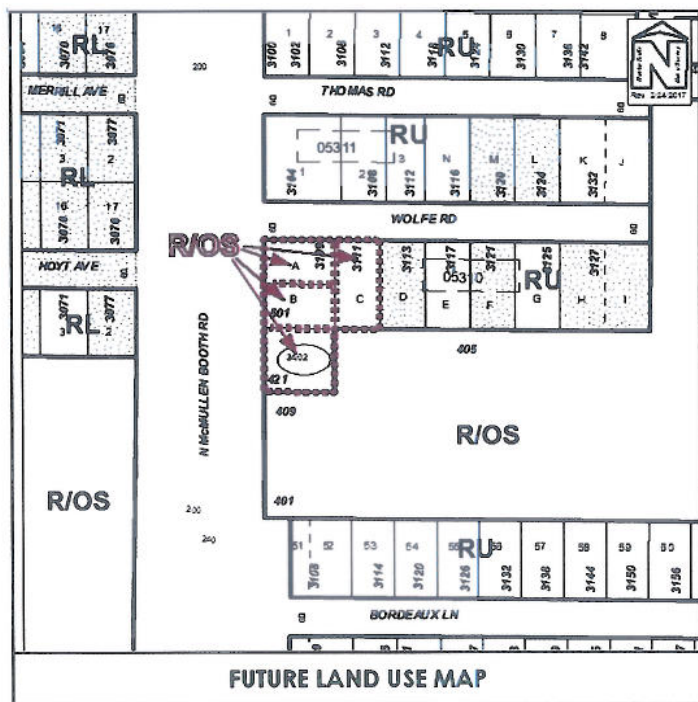
Map 3 shows the existing surrounding uses. The property is surrounded by single family homes to the north and east. To the west, across North McMullen Booth Road, are single family homes and city park facilities (softball fields). To the south are the Ream Wilson Trail and Del Oro Park.



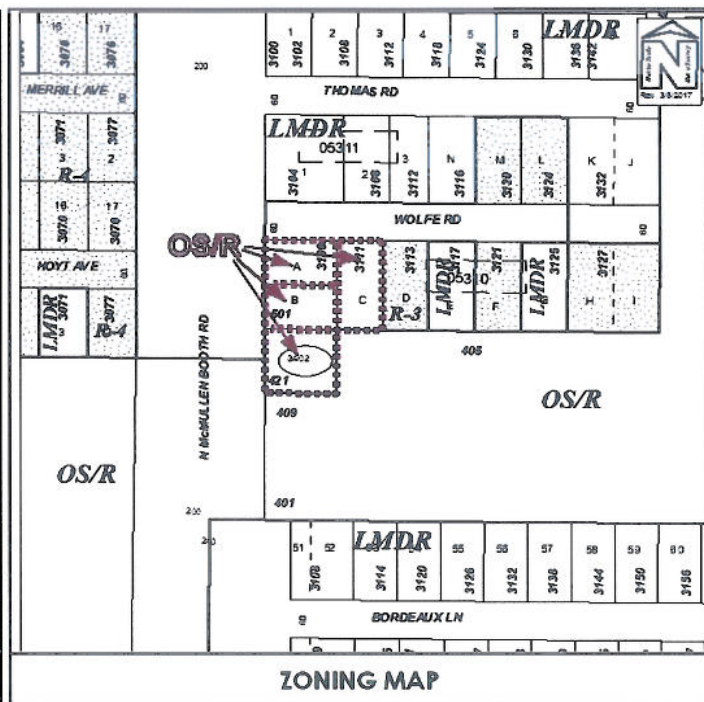
Map 3

As shown on Map 4, the abutting future land use designations are Residential Urban (RU) to the north and east, Residential Low (RL) to the west, and Recreation/Open Space (R/OS) to the south and west.

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



Map 5

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

	Present FLUM Designation Residential Urban (RU)	Requested FLUM Designation Recreation / Open Space (R/OS)
Primary Uses:	Urban Low Density Residential; Residential Equivalent	Public/Private Open Space; Recreation Facilities; Beach/Water Access
Maximum Density:	7.5 Dwelling Units Per Acre	Not Allowed
Maximum Intensity:	FAR 0.40; ISR 0.65	FAR 0.25; ISR 0.60
Consistent Zoning Districts:	Low Medium Density Residential (LMDR); Medium Density Residential (MDR)	Open Space/Recreation (OS/R)

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

The proposed Recreation/Open Space (R/OS) future land use designation 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 it intends 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.

Consistency with the Countywide Rules

Recommended Findings of Fact:

The underlying *Countywide Plan Map* designation of the subject parcels is Residential Low Medium (RLM). Properties to the north, east and west are also designated Residential Low Medium (RLM), with Recreation/Open Space (R/OS) to the south and west. The City of Clearwater's Recreation/Open Space (R/OS) future land use designation is consistent with the Recreation/Open Space (R/OS) category within the *Countywide Rules* as updated August 7, 2015, and does not allow for any density and allows for less intensity than the current Residential Low Medium (RLM) *Countywide Plan Map* designation.

Section 2.3.3.11 of the *Countywide Rules* states that the Recreation/Open Space (R/OS) plan category is intended to recognize recreation/open space uses that serve the community or region. The proposed use is a trailhead and park facilities, which is appropriate uses within the proposed category; therefore, an amendment to the Recreation/Open Space (R/OS) category on the *Countywide Map* will be required in order to maintain consistency between the City's Future Land Use Map and the *Countywide Plan Map*.

Recommended Conclusions of Law:

The proposed Future Land Use Map amendment is consistent with the purpose of the proposed 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:

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

The proposed Recreation/Open Space (R/OS) future land use category does not permit residential development, but allows nonresidential development at a floor area ratio (FAR) of 0.25. The future land use designations of surrounding properties include Residential Low (RL), Residential Urban (RU), and Recreation/Open Space (R/OS) (refer to Table 2 for maximum densities and intensities).

The proposed Recreation/Open Space (R/OS) future land use category is consistent with the surrounding future land use designations that exist in the vicinity of the subject property. 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 Recreation/Open Space (R/OS) 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 properties, the maximum development potential of the property under the present and requested City Future Land Use Map designations were analyzed (see Table 2).

Table 2. 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 Recreation/Open Space (R/OS) future land use developed with a nonresidential use to the maximum development potential of the existing Residential Urban (RU) future land use category developed with six dwelling units.

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 side of 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 (R/OS) is 3 trips per day.

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.

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

Recommended Findings of Fact:

No wetlands appear to be located on the subject properties. There are a few trees on the edges of the property. Prior to redevelopment of this property, site plan approval will be required, and a tree inventory prepared by a certified arborist and a landscaping plan must be included. 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 property.

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. Standards for Land Use Plan Amendments

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 properties.	X	
F.5	The amendment will not adversely affect the natural environment.	X	
F.6	The amendment will not adversely impact the use of properties in the immediate area.	X	

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

Recommend APPROVAL of the Future Land Use Map Amendment from Residential Urban (RU) (Pinellas County) to Recreation/Open Space (R/OS).

Prepared by Planning and Development Department Staff:



Ellen Crandall
Senior Planner

ATTACHMENTS: Ordinance No. 9006-17

Resume

Photographs of Site and Vicinity