



PLANNING & DEVELOPMENT DEPARTMENT COMMUNITY DEVELOPMENT BOARD STAFF REPORT

MEETING DATE: October 17, 2017
AGENDA ITEM: E.4.
CASE: REZ2017-06004
REQUEST: To amend the Zoning Atlas designation from Office (O) and Low Medium Density Residential (LMDR) to Low Medium Density Residential (LMDR)

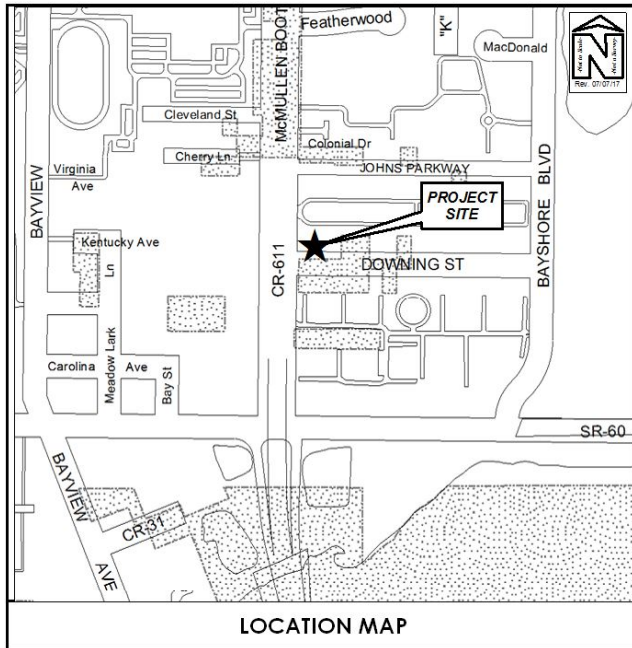
GENERAL DATA:

Applicant Michael A. Ciaramello
Owner Michael A. Ciaramello
Location 3108 Downing Street, at the northeast corner of South McMullen Booth Road and Downing Street
Property Size 0.42-acre portion of a 0.466-acre property

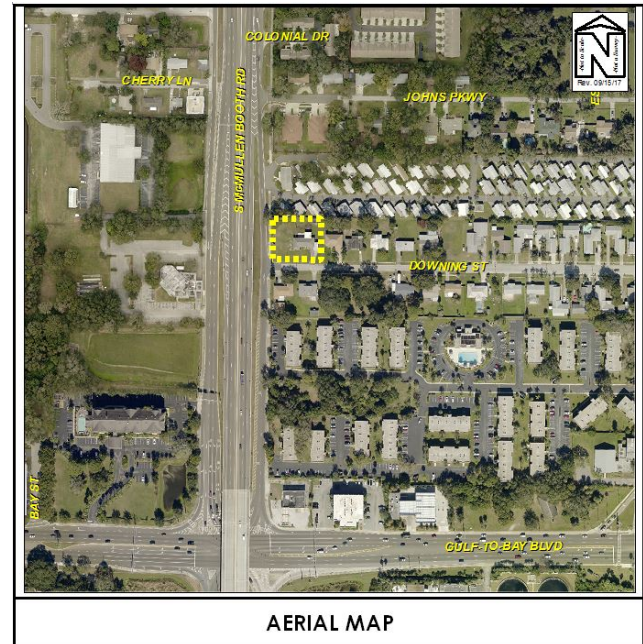
Background:

This case involves 0.42-acres of a 0.466 acre property located at the northeast corner of South McMullen Booth Road and Downing Street. The parcel is currently owned by Michael A. Ciaramello. An approximately 2,000 square foot single family home occupies the site. In 2004 the subject property was comprised of three platted lots (Lots 1, 2 and 3) which were annexed into City (ANX2004-05009). At that time, Lots 1 and 2 were given Zoning designations of Office (O) and Lot 3 was designated as Low Medium Density Residential (LMDR). In 2005 Lot 3, excluding the 14 western feet, was sold. The subject property (now Lots 1, 2 and the west 14 feet of Lot 3) continues to have two zoning districts. Maps 1 and 2 show the general location of the property and an aerial view of the amendment area.

The request is to change a 0.42-acre portion of the property's Zoning Atlas designation of Office (O) District to Low Medium Density Residential (LMDR) District. The applicant has indicated he may be interested in redeveloping the property with residential uses or selling the property; however, no site plan has been submitted at this time. A request to amend the Future Land Use Map designation of Residential Office Limited (R/OL) to Residential Urban (RU) is being processed concurrently with this case (see LUP2017-06003).



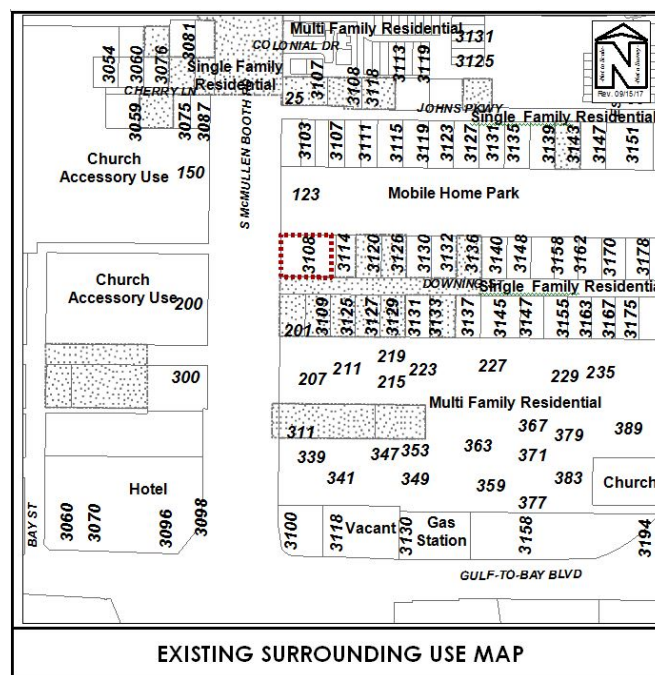
Map 1



Map 2

Vicinity Characteristics:

Map 3 shows the existing surrounding uses. The property abuts the northbound access road to South McMullen Booth Road on the west, a mobile home park to the north and single family homes to the east and south. Further north are attached dwellings. To the west across South McMullen Booth road is a mix of institutional (Calvary Baptist Church and accessory uses) and single family homes.



Map 3

The image displays two maps of the same geographic area, side-by-side. The left map is titled 'FUTURE LAND USE MAP' and the right map is titled 'ZONING MAP'. Both maps show a grid of land parcels with various designations and street names.

Future Land Use Map (Left):

- Designations:** R/OL, RLM, RU, RM, CG, US 19-RC, R/OS, TAU, I, and L.
- Streets:** COLONIAL DR, CHERRY LN, S McMULLEN BOOTH RD, DOWNING ST, GULF-TO-BAY BLVD, BAY ST, and CHERRY LN.
- Other Features:** A north arrow is located in the top right corner. Parcel numbers are visible on many lots.

Zoning Map (Right):

- Designations:** LMDR, MHP, LMD, RM, CG, US 19, OS/R, I, and C.
- Streets:** COLONIAL DR, CHERRY LN, S McMULLEN BOOTH RD, DOWNING ST, GULF-TO-BAY BLVD, BAY ST, and CHERRY LN.
- Other Features:** A north arrow is located in the top right corner. Parcel numbers are visible on many lots.

Map 5

Recommended Findings of Fact:

Policy A.6.2.2 Encourage land use conversions on economically underutilized parcels and corridors, and promote redevelopment activities win these areas.

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 application of the Clearwater Community Development Code.

Objective C.1.1 Assure an adequate supply of housing in Clearwater by providing for additional new dwelling units in a variety of types, costs, and locations to meet the needs of the residents of the City of Clearwater.

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

Division 2. Low Medium Density Residential, Section 2-201. Intent and Purpose. The intent and purpose of the Low Medium Density Residential District ("LMDR") is to protect and preserve the integrity and value of existing, stable residential neighborhoods of low to medium density while at the same time, allowing a careful and deliberate redevelopment and revitalization of such 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 Low Medium Density Residential (LMDR) District is compatible with the surrounding single family residential uses. The applicant is considering redeveloping the property with residential uses, consistent with the intent and purpose of the Low Medium Density Residential (LMDR) District, though no site plan has been submitted. 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 as indicated in the goals, objectives and policy 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 east and south and mobile homes lie to the north of the subject property. To the west, across South McMullen Booth Road are accessory uses for Calvary Baptist Church. Although the property is along the northbound access road for South McMullen Booth Road, the property has never redeveloped with an office use, consistent with the current zoning district.

The proposed Low Medium Density Residential (LMDR) zoning district requested is consistent with the surrounding zoning districts that exist in the vicinity of the subject property, and will allow for the redevelopment of the property with residential uses which is more consistent with the existing neighborhood than the uses the current Office (O) District would allow. As such, the proposed amendment will allow development that is in character with the surrounding properties and neighborhood.

Recommended Conclusions of Law:

The proposed Low Medium Density Residential (LMDR) 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 property, 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.

Table 1. Development Potential for Existing & Proposed FLUM Designations

	Present FLUM Designations “R/OL”	Requested FLUM Designation “RU”	Net Change
Site Area	0.424 AC (18,469 SF)	0.424 AC (18,469 SF)	
Maximum Development Potential	3 DUs 7,387 SF 0.40 FAR	3 DUs Zero SF 0.40 FAR	No change -7,387 No change
Abbreviations: FLUM – Future Land Use Map AC – Acres SF – Square feet			
DUs – Dwelling Units FAR – Floor Area Ratio			

As shown in the table, the proposed amendment does not result in change in development potential and will not change demand on most public facilities as detailed further below. It should be noted that while there is a Floor Area Ratio (FAR) listed for Residential Urban (RU) Future Land Use Map Designation, FAR is not used to regulate residential uses and there are no non-residential uses permitted under Residential Urban (RU) and therefore the square footage development potential is zero. The following analysis compares the maximum potential development of the proposed Residential Urban (RU) future land use developed with a residential use (3 dwelling units) to the maximum development potential of the existing Residential/Office Limited (R/OL) future land use category developed with a nonresidential use (7,387 square feet).

Potable Water

The proposed amendment will result in a slight increase in potable water use. This is determined by taking the potential potable water utilization of the maximum number of dwelling units allowed by the proposed land use (781 gallons per day) and subtracting the potential utilization of a nonresidential development built to the maximum square feet allowed by the current land use designation (738 gallons per day).

Wastewater

The proposed amendment will result in additional wastewater production of approximately 113 gallons per day. This is determined by taking the potential wastewater generation of the proposed land use developed with a residential use (703 gallons) and subtracting the potential wastewater generation of the current land use designation developed with a nonresidential use (590 gallons).

Solid Waste

The proposed amendment will result in a decrease of 12.3 tons of solid waste generated annually when comparing the amount of waste generated by an office use to that of three dwelling units. 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 already 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 north side of Downing Street at the northeast corner of Downing Street and the northbound access road for South McMullen Booth Road. The amendment will reduce the number of trips per day (28 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 Office (O) has a traffic generation rate of 89 trips per day per acre, while the proposed Residential Low Medium (RLM) has a lower traffic generation rate of 67 trips per day per acre.

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 Low Medium Density Residential (LMDR) District includes platted Lots 1 and 2 which comprise the portion of the property not currently designated Residential Urban (RU) (concurrent case LUP2017-06003). The proposed Low Medium Density Residential (LMDR) District is compatible with the single family residential to the south and east, as well as the mobile park to the north and institutional uses to the west.

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 4-602.F, Community Development Code. Table 3 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 Office (O) to Low Medium Density Residential (LMDR).

Prepared by Planning and Development Department Staff: _____

Ellen Crandall
Senior Planner

ATTACHMENTS: Ordinance No. 9073-17
Resume
Photographs of Site and Vicinity