



PLANNING & DEVELOPMENT DEPARTMENT COMMUNITY DEVELOPMENT BOARD STAFF REPORT

MEETING DATE: December 15, 2020
AGENDA ITEM: F. 2.
CASE: REZ2020-10001
REQUEST: To amend the Zoning Atlas designation from Medium Density Residential (MDR) to Mobile Home Park (MHP)
GENERAL DATA:

<i>Owner.....</i>	Cobblestone I CTC, LLC
<i>Applicant.....</i>	Jason Hagen, Managing Member
<i>Agent/Representative</i>	Brian J. Aungst, Jr. Esq.
<i>Location</i>	1298 Lakeview Road, located on the north side of Lakeview Road approximately 1250 feet east of South Missouri Avenue.
<i>Property Size.....</i>	0.141 acres

Background:

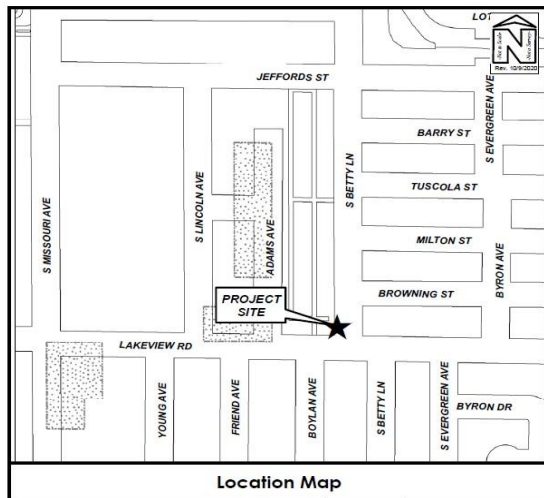
This case involves a 0.141-acre parcel of land located on the north side of Lakeview Road, approximately 1,250 feet from South Missouri Avenue. The parcel, owned by Cobblestone I CTC, LLC, is generally bounded by an existing mobile home park (north and west), South Betty Lane (east), and Lakeview Road (south). The abutting mobile home community was developed 60 years ago and currently has 113 mobile home units and a clubhouse/office. Cobblestone I CTC, LLC purchased that site (1280 Lakeview Road) in June 2019 and later purchased the subject site (1298 Lakeview Road) in December 2019. The subject parcel has most recently been used as an administrative office. The owner's intent is to convert the existing building on the subject property to a clubhouse to serve the existing mobile home park, while making other improvements to the development.

Currently, the future land use and zoning designations for the abutting mobile home park, and the designations for the subject site must be amended so that the subject site can be combined and used as part of the overall mobile home park. The request is to change the Zoning Atlas designation of the property from Medium Density Residential (MDR) to Mobile Home Park (MHP). A request to amend the property's future land use designation from Residential Urban (RU) District to Residential Low Medium (RLM) District is also being considered concurrently with this case (see LUP2020-10001).

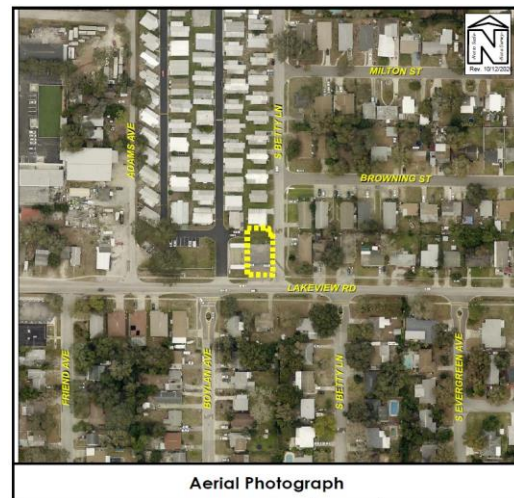
Additionally, the property owners are seeking to terminate the existing mobile home park's non-conformities related to density and setbacks on the abutting property through the concurrent FLD2020-09018 application being considered separately.

Vicinity Characteristics:

Maps 1 and 2 show the general location of the property and an aerial view of the amendment area and its surroundings.

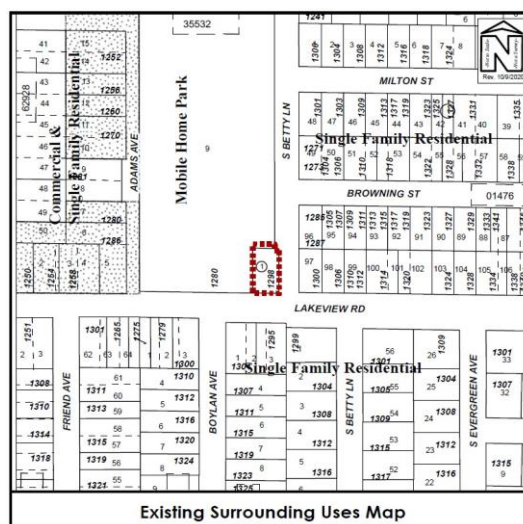


Map 1



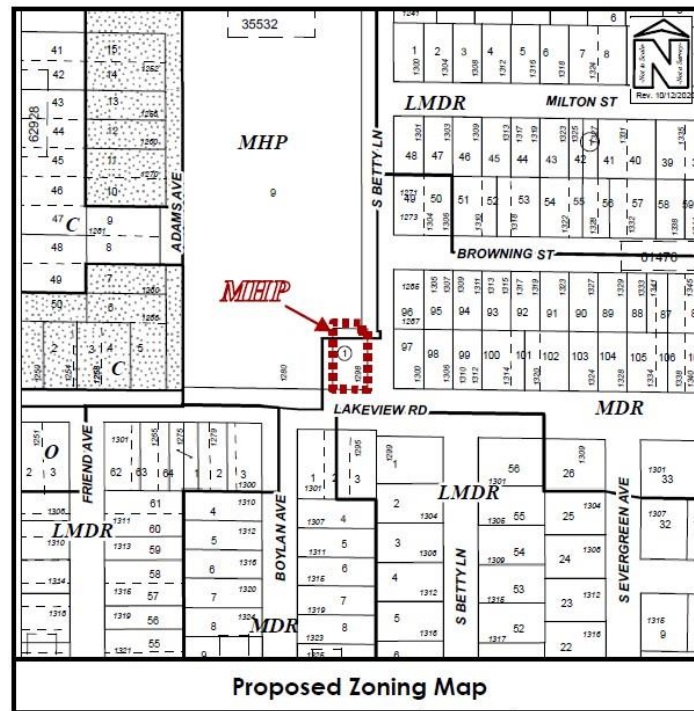
Map 2

Map 3 shows the existing surrounding uses. Residential uses including detached single-family houses surround the site across South Betty Lane and Lakeview Road. To the north and west is the mobile home park that the applicant is seeking to consolidate with this site.



Map 3

As shown on Map 4, the Zoning Atlas designations around the property are Mobile Home Park (MHP) to the north and west; Low Medium Density Residential (LMDR) to the southeast and southwest; and Medium Density Residential (MDR) to the east and south.



Map 4

REVIEW CRITERIA:

Consistency with the Clearwater Comprehensive Plan [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.

Policy A.5.5.4 The transition between intensive redevelopment areas and adjacent low density areas should be sensitive to the scale of development in those low density 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 the application of the Clearwater Community Development Code.

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

Division 6, Mobile Home Park District, Section 2-601. Intent and Purpose. The intent and purpose of the Mobile Home Park (MHP) District is to recognize the existence of mobile home communities within the City of Clearwater and to provide for their continued existence and enhancement.

The proposed Mobile Home Park (MHP) District is compatible with the mobile home park to the north and west, and with the single-family neighborhoods to the east, south, and southeast.

The applicant has indicated that the property will be combined with the abutting mobile home park for development of a clubhouse for the use by the existing residents. 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 Properties/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 a mobile home park to the north and west; and single-family homes to the north, east, and south. The proposed use of the subject property as a clubhouse accessory to the abutting mobile home park is compatible with the surrounding properties and neighborhood.

The proposed Mobile Home Park (MHP) zoning district is consistent with the zoning districts that exist in the vicinity of the subject property. Further, the applicant's intent to use the property as a clubhouse for the adjacent mobile home park is permitted in the requested Mobile Home Park (MHP) District and is compatible, consistent, and in character with the surrounding properties and the neighborhood.

Recommended Conclusions of Law:

The proposed Mobile Home Park (MHP) 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 property, the maximum development potential under the present and requested City Future Land Use Map

designations were analyzed. Even though this is a Zoning Atlas amendment application, maximum development potential is based on the underlying future land use, so for the purpose of this analysis, sufficiency of public facilities is based on the Future Land Use Map designation.

The current and proposed Future Land Use map designations of Residential Urban (RU) and Residential Low Medium (RLM), as well as the current and proposed Zoning Atlas designations of Medium Density Residential (MDR) and Mobile Home Park (MHP) primarily permit residential uses. Certain non-residential uses are permitted through the consistent Mobile Home Park (MHP) District, but are intended to serve to residents of the mobile home park and limited in scale pursuant to the criteria in Section 2-603. The proposed amendment will result in no change to the residential development potential and there is no change in the maximum number of units that could be built as shown in Table 1.

Table 1. Development Potential for Existing & Proposed FLUM Designations

	Present FLUM Designation "RU"	Requested FLUM Designation "RLM"	Net Change
Site Area	0.141 AC (6,141.96 SF)	0.141 AC (6,141.96 SF)	
Max. Development Potential	1 DUs / 3 Beds ¹ 0 SF ² 0.40 FAR ²	1 DUs / 0 Beds ³ 3,071 SF ⁴ 0.50 FAR ⁴	0 DUs / -3 Beds ³ +3,071 SF ⁴ +0.10 FAR
<p>Notes:</p> <ol style="list-style-type: none"> 1. Residential equivalent uses are permitted through the consistent Medium Density Residential (MDR) District (3 bed for each unit). 2. FAR is not used to regulate residential uses and there are no non-residential uses permitted through the consistent Medium Density Residential (MDR) District; therefore, the square footage development potential is zero. 3. Residential equivalent uses are not permitted through the consistent Mobile Home Park (MHP) District. 4. Non-Residential uses are permitted through the consistent Mobile Home Park (MHP) District but limited to public transportation facilities, utilities/infrastructure facilities, and limited office and limited retail. Office and retail uses are intended to serve the residents of the mobile home park and are limited to 2,000 square feet per use per the criteria in Section 2-603. <p>Abbreviations:</p> <p>FLUM – Future Land Use Map AC – Acres SF – Square feet</p> <p>DUs – Dwelling Units FAR – Floor Area Ratio</p>			

For the purposes of this analysis, residential utilization rates were used as residential uses have the highest public facilities demand overall compared to the other allowable uses in the current and proposed zoning districts. There is also no difference between attached or detached dwellings from a utilities' perspective.

There is an existing 2,400 square feet office on the property which is intended to be used as a clubhouse for the abutting mobile home park. If the subject property were to redevelop at the maximum permitted density (10 units per acre), there could be 1 unit. This is not an increase from what could be developed under the current allowable density (7.5 units per acre); therefore, the proposed amendment will not result in an impact to public utilities. Additionally, as noted in Table 1, non-residential development is permitted in the Mobile Home Park (MHP) District, but is limited to certain uses. Any office and retail uses would be limited to 2,000 sf per use, or 0.50 FAR, and only intended to serve the residents of the mobile home park. As such, there would be no additional impact on public facilities from potential non-residential uses.

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, and stormwater. Any required traffic mitigation will be determined at the time of site plan review.

Location of District Boundaries [Section 4-602.F.6]**Recommended Findings of Fact:**

The location of the proposed Mobile Home Park (MHP) District is 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 street, 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 support 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 under Section 4-602.F:

Table 2. Consistency with Community Development Code Standards for Review

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 a unreasonable 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 Medium Density Residential (MDR) to Mobile Home Park (MHP).

Prepared by Planning and Development Department Staff: _____



Diego Guevara
Senior Planner

ATTACHMENTS: Ordinance No. 9426-21

Resume

Photographs of Site and Vicinity