



Legislation Text

File #: REZ2017-05003, **Version:** 1

SUBJECT/RECOMMENDATION:

Approve a Zoning Atlas Amendment from the Institutional (I) District to the Medium Density Residential (MDR) District for 1895 Virginia Avenue; and pass Ordinance 9047-17 on first reading. (REZ2017-05003)

SUMMARY:

This Zoning Atlas amendment involves a 3.08-acre portion of a 3.615-acre property on the south side of Virginia Avenue approximately 1,200 feet east of Keene Road. The parcel is owned by the Macedonian Society of Florida Alexander the Great, Inc and is currently occupied by a 2,400 square foot building previously used as a social club. The applicant is requesting to rezone the property from the Institutional (I) District to the Medium Density Residential (MDR) District. The existing Preservation (P) area designated along the southwestern portion of the larger parcel is not proposed to change. The applicant has indicated the site will be redeveloped with townhomes or villas; however, no site plan has been submitted at this time. The applicant has submitted a Future Land Use Map amendment (LUP2017-05002) which is being processed concurrently with this case.

The proposed Medium Density Residential (MDR) District will allow the site to be redeveloped with single family or attached dwellings, such as townhomes or villas. The Medium Density Residential (MDR) zoning district is consistent with the surrounding zoning districts that exist in the vicinity of the subject property.

The Planning and Development Department determined that the proposed Zoning Atlas amendment is consistent with the Clearwater Community Development Code as specified below:

- The proposed amendment is consistent with the Comprehensive Plan and the Community Development Code.
- The proposed amendment is compatible with the surrounding property and character of the neighborhood.
- The available uses in the Medium Density Residential (MDR) District are compatible with the surrounding area.
- The proposed amendment will not adversely burden public facilities, including the traffic-carrying capacities of streets, in an unreasonably or disproportionate manner; and
- The proposed Medium Density Residential (MDR) District boundaries are appropriately drawn in regard to location and classification of streets, ownership lines, existing improvements, and the natural environment.

The Community Development Board will review this application at its October 17, 2017 public hearing and make a recommendation to the Council. The Planning and Development Department will report the recommendation at the City Council meeting.

APPROPRIATION CODE AND AMOUNT: N/A

USE OF RESERVE FUNDS: N/A