



Legislation Text

File #: REZ2016-09006, **Version:** 1

SUBJECT/RECOMMENDATION:

Approve a Zoning Atlas Amendment from 12 different future land use categories corridor-wide to the US 19 (US 19) and Preservation (P) Districts for property generally located along US Highway 19 between Belleair Road and Curlew Road, including properties east and west of US 19 along cross streets; and pass Ordinance 8987-17 on first reading. (REZ2016-09006, REZ2016-09007, REZ2016-09008)

SUMMARY:

Several major city plans address the need to amend city policies and codes to allow more intense development along US 19 while also developing new zoning standards to encourage infill development in a pedestrian- and transit-supportive manner, including the City's Economic Development Strategic Plan (2011), Clearwater Greenprint (2011) and the US 19 Corridor Redevelopment Plan (Corridor Plan) (2012). In order to implement these plans, the City has taken several steps, including amending its Comprehensive Plan to establish new US 19 Regional Center, US 19 Neighborhood Center and US 19 Corridor future land use categories (CPA2016-04001/Ordinance 8923-16) and amending the Future Land Use Map to designate approximately 1,641.35 acres generally located along US Highway 19 between Belleair Road and Curlew Road, including properties east and west of US Highway 19 along the cross streets with these categories (LUP2016-06004, LUP2016-06005, LUP2016-06006/Ordinance 8932-16), both of which were adopted by City Council on December 15, 2016.

The Planning and Development Department worked with HDR, Inc. to develop a new zoning district and design standards for properties on the US 19 corridor (see concurrent case TA2016-12002/Ordinance 8988-17). Ordinance 8987-17 proposes to amend the Zoning Atlas designation of the aforementioned properties to the US 19 (US 19) District. Additionally, the Preservation (P) District is proposed to remain where it is already designated. The proposed amendment implements the vision in the Corridor Plan, and makes the Zoning Atlas consistent with the Future Land Use Map.

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 US 19 (US 19) 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 US 19 (US 19) District boundary is appropriately drawn in regard to location and classification of streets, ownership lines, existing improvements, and the natural environment.

The Community Development Board reviewed the proposed amendments at its December 20, 2016 meeting and unanimously recommended approval.

APPROPRIATION CODE AND AMOUNT: N/A

USE OF RESERVE FUNDS: N/A