



Legislation Text

File #: REZ2016-02002A, Version: 1

SUBJECT/RECOMMENDATION:

Approve a Zoning Atlas Amendment from the A-E Agricultural Estate Residential District (Pinellas County) to the Medium Density Residential (MDR) District (City) for 2425 McMullen Booth Road and an unaddressed parcel on McMullen Booth Road; and pass Ordinance 9003-17 on first reading. (REZ2016-02002)

SUMMARY:

This Zoning Atlas amendment involves two parcels of land totaling 6.522 acres located on the west side of McMullen Booth Road approximately 850 feet south of Enterprise Road East. One parcel is currently occupied by a single family residence, and the other parcel is currently vacant. The applicants are requesting to rezone the properties from A-E Agricultural Estate Residential District (Pinellas County) to the Medium Density Residential (MDR) District (City), indicating the intention to redevelop the site as an assisted living facility; however, no plans have been submitted at this time. The applicants have submitted petitions for annexation for two parcels (ANX2016-07023 and ANX2016-07024) and a Future Land Use Map amendment (LUP2016-02002) which are being processed concurrently with this case.

The proposed Medium Density Residential (MDR) District will allow the site to be redeveloped with residential or residential equivalent uses, including an assisted living facility use. The Medium Density Residential (MDR) zoning district is consistent with the surrounding residential zoning districts that exist in the vicinity of the subject property. There is an existing pattern of residential and residential equivalent uses along McMullen Booth Road, which is designated as a Scenic/Noncommercial Corridor on the *Countywide Scenic/Noncommercial Corridor Map*. As such, the proposed amendment will allow development that is in character with the surrounding properties and neighborhood.

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 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 this application at its February 21, 2017 public hearing and unanimously recommended approval.

APPROPRIATION CODE AND AMOUNT: N/A

USE OF RESERVE FUNDS: N/A