



## Legislation Text

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**File #:** REZ2017-01001, **Version:** 1

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### **SUBJECT/RECOMMENDATION:**

Approve a Zoning Atlas Amendment from R-3 District (Pinellas County) to the Open Space/ Recreation (OS/R) District (City) for 3109 and 3111 Wolfe Road and 421 and 501 North McMullen Booth Road and pass Ordinance 9007-17 on first reading. (REZ2017-01001)

### **SUMMARY:**

This Zoning Atlas amendment involves four parcels totaling 0.83 acres located at the southeast corner of Wolfe and North McMullen Booth Roads. The property is owned by the City of Clearwater and is currently vacant. The City is requesting to rezone the property from the R-3 District (Pinellas County) to the Open Space Recreation (OS/R) District (City) indicating the intention to redevelop the site as a trail head for the adjacent Ream Wilson Trail; however, no plans have been submitted at this time. The City has filed a petition for annexation for the property (ANX2017-01002) and a Future Land Use Map amendment (LUP2017-01001) which are being processed concurrently with this case.

The proposed Open Space/Recreation (OS/R) District is compatible with the surrounding single family residential uses, and the property will be integrated into the adjacent park facilities at Del Oro Park. The City designates its parkland and parks facilities as Recreation/Open Space (R/OS) on the Future Land Use Map; therefore, this rezoning is required in order to appropriately designate the property to reflect the City's intended use upon annexation.

The Planning and Development Department determined that the proposed Zoning Atlas amendment is consistent with the 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 Open Space/Recreation (OS/R) 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.
- The proposed Open Space/Recreation (OS/R) 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 April 18, 2017 public hearing and

unanimously recommended approval.

**APPROPRIATION CODE AND AMOUNT: N/A**

**USE OF RESERVE FUNDS: N/A**