



Legislation Text

File #: REZ2017-09009, **Version:** 1

SUBJECT/RECOMMENDATION:

Approve a Zoning Atlas Amendment from the Agricultural Estate (AE) Residential District (Pinellas County) to the Medium Density Residential (MDR) District for 1990 North McMullen Booth Road and two contiguous unaddressed parcels on Union Street and McMullen Booth Road upon annexation; and pass Ordinance 9128-18 on first reading. (REZ2017-09009)

SUMMARY:

This Zoning Atlas amendment involves four parcels of land totaling 7.62 acres located on the west side of North McMullen Booth Road approximately 500 feet south of Union Street. The applicant is requesting to rezone the subject property from the Agricultural Estate (AE) Residential District (Pinellas County) to the Medium Density Residential (MDR) District, indicating the intention to redevelop the site as an assisted living facility; however, no site plan has been submitted at this time. The applicant has submitted a petition for annexation (ANX2017-09020) and a Future Land Use Map amendment which are being processed concurrently with this case (LUP2017-09009).

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 proposed Medium Density Residential (MDR) District is consistent with the surrounding zoning districts that exist in the vicinity of the subject property. There is an existing pattern of institutional, 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, including residential neighborhoods to the north, across Union Street, and institutional uses to the west and south.

The Planning & Development Department has 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 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.
- 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 20, 2018 public hearing and made a unanimous recommendation of approval to the Council.

APPROPRIATION CODE AND AMOUNT: N/A

USE OF RESERVE FUNDS: N/A