



Legislation Text

File #: REZ2017-09006, **Version:** 1

SUBJECT/RECOMMENDATION:

Approve a Zoning Atlas Amendment from the Low Medium Density Residential (LMDR), Institutional (I) and Commercial (C) Districts to the Downtown (D) District for 47 parcels located in the Old Bay Character District expansion area of the Clearwater Downtown Redevelopment Plan, and pass Ordinance 9146-18 on first reading. (REZ2017-09006)

SUMMARY:

The North Marina Area Master Plan (Master Plan), accepted by City Council in January 2016, recommended the northern boundary of the Clearwater Downtown Redevelopment Plan area be extended northward to incorporate those parcels not already designated Downtown (D) District on the Zoning Atlas but addressed in the Master Plan. This boundary expansion was included in the updated Clearwater Downtown Redevelopment Plan, adopted by City Council March 1, 2018 (Ordinance 9103-18).

This Zoning Atlas amendment involves 47 parcels totaling 10.848 acres which are located in the northern expansion area of the Old Bay Character District, generally north of Nicholson Street, west of the Pinellas Trail, east of Clearwater Harbor, and within 285 feet north of Cedar Street. The request is to change the properties' Zoning Atlas designations from the Low Medium Density Residential (LMDR), Institutional (I) and Commercial (C) Districts to the Downtown (D) District. The City is initiating this amendment to establish a uniform zoning district across the expanded Old Bay Character District, consistent with the Master Plan and Clearwater Downtown Redevelopment Plan, as well as the companion land use amendment to the Central Business District (CBD) District (LUP2017-09005, Ordinance 9145-18).

The proposed Downtown (D) District allows a mix of uses; however, the new Downtown Zoning District and Development Standards will dictate where specific uses can be located. The densities and intensities are established within the adopted Clearwater Downtown Redevelopment Plan. The density in the proposed amendment area is 35 dwelling units per acre. Additionally, the intensity, or floor area ratio (FAR) also varies from 1.5 for properties fronting on North Fort Harrison Avenue and westward to 0.5 for the remaining properties eastward.

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 Downtown (D) 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 Downtown (D) 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 reviewed this application at its May 15, 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