



Legislation Text

File #: LUP2018-06005, **Version:** 2

SUBJECT/RECOMMENDATION:

Approve a Future Land Use Map Amendment from the Commercial General (CG) category to the Residential Medium (RM) category for 1434 and 1446 North Martin Luther King Jr. Avenue, and pass Ordinance 9176-18 on first reading. (LUP2018-06005)

SUMMARY:

This Future Land Use Map amendment application involves a 0.3-acre property comprised of two parcels located at the southwest corner of North Martin Luther King Jr. Avenue and Grant Street. The property is owned by Tampa Bay Community Development Corporation which provides education, counseling, and housing opportunities to revitalize neighborhoods for low to moderate income households. The applicant is requesting to amend the Future Land Use Map designation of the subject property from Commercial General (CG) to Residential Medium (RM) to develop the parcels with two detached dwellings (affordable housing units). The applicant has submitted a Zoning Atlas Amendment request to rezone the property from the Commercial (C) District to the Medium Density Residential (MDR) District which is being processed concurrently with this case (REZ2018-06003).

The proposed Residential Medium (RM) category allows moderate to high density residential uses and would permit development at a density of 15 dwelling units per acre. The requested amendment would allow the site to be developed with residential units through a Level I process as either a Minimum Standard development or Flexible Standard development (FLS) application.

The Planning & Development Department has determined that the proposed Future Land Use Map amendment is consistent with the provisions of the Community Development Code as specified below:

- The proposed amendment is consistent with the Comprehensive Plan and the Countywide Plan Rules.
- The proposed amendment is compatible with the surrounding property and character of the neighborhood.
- Sufficient public facilities are available to serve the property.
- The proposed amendment will not have an adverse impact on the natural environment.
- The proposed amendment will not have an adverse impact on the use of property in the immediate area.

In accordance with the Countywide Plan Rules, this land use plan amendment is subject to the approval of Forward Pinellas, in its role as the Pinellas Planning Council, and the Board of County Commissioners acting as the Countywide Planning Authority. The application is a small-scale amendment so review and approval by the Florida Department of Economic Opportunity is not required.

The Community Development Board will review the application at its October 2, 2018 public hearing and make a recommendation to the Council. The Planning and Development Department will report the recommendation

at the city council meeting.

APPROPRIATION CODE AND AMOUNT: N/A

USE OF RESERVE FUNDS: N/A