



## Legislation Text

---

**File #:** LUP2020-10002, **Version:** 1

---

### **SUBJECT/RECOMMENDATION:**

Approve a Future Land Use Map Amendment from the Residential Suburban (RS) category to the Residential Urban (RU) category for 2250 Nursery Road and pass Ordinance 9427-21 on first reading. (LUP2020-10002)

### **SUMMARY:**

This Future Land Use Map amendment involves a 0.875-acre property on the north side of Nursery Road approximately 645 feet east of Belcher Road. The parcel is currently owned by Larry L. and Gladys N. Hilkert, as trustees under the trust dated the 30<sup>th</sup> day of August, 2005. The applicant is requesting to amend the future land use designation from Residential Suburban (RS) to Residential Urban (RU). The applicant has submitted a Zoning Atlas amendment, which is being processed concurrently with this case (see REZ2020-10002).

The property is currently a residential use and includes two buildings which were annexed into the City in 1999 as two residential units. Although the applicant has indicated that three attached dwelling units and one detached dwelling unit are located on the site, staff has reviewed building permit records and determined that only two of the units were permitted. The current future land use designation of Residential Suburban (RS) allows for a maximum density of 2.5 dwelling units per acre. The proposed Residential Urban (RU) category primarily allows urban low density residential and residential equivalent uses at a maximum density of 7.5 dwelling units per acre. There would be an increase in development potential of four units, from two units to six, under this proposed amendment. The requested amendment would allow the property to become conforming in terms of density and could allow the property owner to request redevelopment as attached dwellings in the future through the Residential Infill Project use. There has been no site development application submitted at this time.

The Planning and Development Department has determined that the proposed Future Land Use Map amendment is consistent with the provisions of the Clearwater 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 properties 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.

The underlying Countywide Plan Map category of Residential Low Medium (RLM) on the proposed amendment area is consistent with the proposed City of Clearwater future land use designation of Residential

Urban (RU); therefore, no amendment is required to the Countywide Plan Map. 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 reviewed this application at its December 15, 2020 public hearing and made a unanimous recommendation of approval to the Council.

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

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