



Legislation Text

File #: REZ2020-10002, **Version:** 1

SUBJECT/RECOMMENDATION:

Approve a Zoning Atlas amendment from the Low Density Residential (LDR) District to the Medium Density Residential (MDR) District for 2250 Nursery Road and pass Ordinance 9428-21 on first reading. (REZ2020-10002)

SUMMARY:

This Zoning Atlas 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 Hilker, as trustees under the trust dated the 30th day of August, 2005. The applicant is requesting to rezone the property from the Low Density Residential (LDR) District to the Medium Density Residential (MDR) District. The applicant has submitted a Future Land Use Map amendment, which is being processed concurrently with this case (see LUP2020-10002).

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 proposed Medium Density Residential (MDR) District is compatible with the surrounding zoning districts and single family and multi-family uses that exist in the vicinity of the subject property. The requested amendment 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 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 properties 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 or unreasonably affect the use of other property in the area.
- The proposed amendment will not adversely burden public facilities, including the traffic-carrying capacities of streets, in an unreasonably or disproportionate manner; and
- The proposed Medium Density Residential (MDR) 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 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