

Countywide Plan Map Amendment Application Form

Local Government Contact Information

| | |
|-------------------------------|--|
| Requesting Local Government: | |
| Local Government Contact: | |
| Address: | |
| Phone: | |
| E-Mail Address: | |
| Local Government Case #: | |
| Local Government Ordinance #: | |

Property Owner Contact Information

| | |
|-----------------|--|
| Name(s): | |
| Address: | |
| Phone: | |
| E-Mail Address: | |

Agent Contact Information (if applicable)

| | |
|-----------------|--|
| Name(s): | |
| Address: | |
| Phone: | |
| E-Mail Address: | |

Characteristics of the Subject Property

| | |
|--|---|
| Site Address(s): | |
| Total Acreage of the Amendment Area: | |
| Existing Use(s): | |
| Proposed Use(s): | |
| Parcel Identification #: | |
| Legal Description of the Amendment Area: | |
| What is the adjacent roadway's Level of Service (LOS) grade? | |
| Does the Amendment Area impact: [check all that apply] | <div> <input type="checkbox"/> Activity Center <input type="checkbox"/> Industrial or Employment Land </div> <div> <input type="checkbox"/> Multimodal Corridor <input type="checkbox"/> Target Employment Center </div> <div> <input type="checkbox"/> Planned Redevelopment District <input type="checkbox"/> Scenic/Noncommercial Corridor </div> <div> <input type="checkbox"/> Coastal High Hazard Area </div> |

Disclosure of Interest Statement

| | |
|---|--|
| Do any other persons have any ownership interest in the subject property? | |
| If so, provide the name and address of the person(s): | |
| If so, is the interest contingent or absolute? | |
| If so, what specific interest is held? | |
| Does a contract exist for the sale of the subject property? | |
| If so, is the contract contingent or absolute? | |
| If so, provide the names of all parties to the contract: | |
| Are there any options to purchase the subject property? | |
| If so, provide the names of all parties to the option: | |
| Please provide any other pertinent information which the applicant may wish to submit pertaining to the requested plan map amendment: | |

Countywide Plan Map Information

| | |
|---|--|
| Current Countywide Plan Map Category(ies): | |
| Proposed Countywide Plan Map Category(ies): | |
| Amendment tier (subject to confirmation): | <input type="checkbox"/> Tier I <input type="checkbox"/> Tier II <input type="checkbox"/> Tier III <input type="checkbox"/> To be determined |

Local Future Land Use Plan Map Information

| | |
|--|--|
| Current Local Future Land Use Plan Map Category(ies): | |
| Proposed Local Future Land Use Plan Map Category(ies): | |

Local Action Date

Date local ordinance was considered at public hearing and authorized by an affirmative vote of the governing body for transmittal of, and concurrence with, the local government future land use plan map amendment:

Application Checklist

Note: Our email server cannot accept any files with a .zip extension. If you need help with transmitting documents electronically, please call 727.464.8250 or email info@forwardpinellas.org.

All Amendments

The following **MUST** be furnished with all applications (incomplete applications will not be accepted):

- ☐ A completed Countywide Plan Map amendment application form
- ☐ A map or map series depicting the current and proposed future land use categories of the subject property and surrounding area
- ☐ A copy of the ordinance being considered by the governing body
- ☐ A copy of the local government staff report and any other pertinent information considered during the local public hearing process
- ☐ A GIS shapefile of the amendment area (if technically feasible)
- ☐ A boundary survey (if applicable)
- ☐ A development agreement (if applicable)*
- ☐ Review against locally-adopted Coastal High Hazard Area balancing criteria consistent with Countywide Rules Section 4.2.7.1 A-H (if applicable)
- ☐ Review against conversion criteria for employment-related categories and uses of Countywide Rules Section 6.5.4.4 (if applicable)
- ☐ Summary of public outreach conducted and/or public comment received (if applicable)

Additional Requirements for Activity Centers (ACs), Multimodal Corridors (MMCs) and Planned Redevelopment Districts (PRDs)

Tier I, II and III amendments must additionally provide the following:

- ☐ Parcel specific boundary map(s) of the entire AC, MMC, or PRD, and shapefile or list of parcels
- ☐ Current future land use designations and their acreages, permitted uses and maximum densities/intensities
- ☐ Proposed future land use designations and their acreages, permitted uses and maximum densities/intensities, including areawide density/intensity averaging if applicable
- ☐ For AC and MMC categories, documentation of consistency with size criteria
- ☐ For amendments of 10 acres or more, documentation of how the Planning and Urban Design Principles will be addressed

Tier II and III amendments must additionally provide the following:

- ☐ Pre-application meeting
- ☐ For amendments of 10 acres or more, transportation impact analysis pursuant to Countywide Rules Section 6.2.5
- ☐ Enumeration of existing and proposed plan/code provisions, including schedule for proposed adoption

Tier III amendments must additionally provide the following:

- ☐ Justification narrative demonstrating one or more of these unanticipated changes:
 - Improvement in transit facilities
 - Increases in population or employment densities
 - Local government funding study for public infrastructure
 - Other unique conditions

* Any development agreement submitted as part of an application for Countywide Plan Map amendment may become a condition of approval of the amendment and will be subject to the provisions of Countywide Rules Section 6.1.5.

ORDINANCE NO. 9556-22

AN ORDINANCE OF THE CITY OF CLEARWATER, FLORIDA, AMENDING THE FUTURE LAND USE ELEMENT OF THE COMPREHENSIVE PLAN OF THE CITY, TO CHANGE THE LAND USE DESIGNATION FOR CERTAIN REAL PROPERTY LOCATED ON THE EAST SIDE OF BLANCHE B LITTLEJOHN TRAIL APPROXIMATELY 115 FEET SOUTH OF ELDRIDGE STREET, WHOSE POST OFFICE ADDRESS IS 609 BLANCHE B LITTLEJOHN TRAIL, CLEARWATER, FLORIDA 33755, FROM INSTITUTIONAL (I), TO RESIDENTIAL URBAN (RU); PROVIDING AN EFFECTIVE DATE.

WHEREAS, the amendment to the Future Land Use Element of the Comprehensive Plan of the City as set forth in this ordinance is found to be reasonable, proper and appropriate, and is consistent with the City's Comprehensive Plan; now, therefore,

BE IT ORDAINED BY THE CITY COUNCIL OF THE
CITY OF CLEARWATER, FLORIDA:

Section 1. The Future Land Use Element of the Comprehensive Plan of the City of Clearwater is amended by designating the land use category for the hereinafter described properties, as follows:

| <u>Properties</u> | <u>Land Use Category</u> |
|---|-------------------------------|
| See attached Exhibit "A" for legal description; | From: INSTITUTIONAL (I) |
| | To: RESIDENTIAL URBAN (RU) |

(LUP2022-02002)

The map attached as Exhibit "B" is hereby incorporated by reference.

Section 2. The City Council does hereby certify that this ordinance is consistent with the City's Comprehensive Plan.

Section 3. This ordinance shall take effect contingent upon approval of the County land use designation by the Pinellas County Board of Commissioners, where applicable, and thirty-one (31) days post-adoption. If this ordinance is appealed within thirty (30) days after adoption, then this ordinance will take effect only after approval of the County land use designation by the Pinellas County Board of Commissioners and upon issuance of a final order determining this amendment to be in compliance either by the Department of Economic Opportunity (DEO) or the Administration Commission, where applicable, pursuant to section 163.3187, Florida Statutes. The Community Development Coordinator is authorized to transmit to Forward Pinellas, in its role as the Pinellas Planning Council, an

application to amend the Countywide Plan in order to achieve consistency with the Future Land Use Plan Element of the City's Comprehensive Plan as amended by this ordinance.

PASSED ON FIRST READING

PASSED ON SECOND AND FINAL
READING AND ADOPTED

Frank V. Hibbard
Mayor

Approved as to form:

Attest:

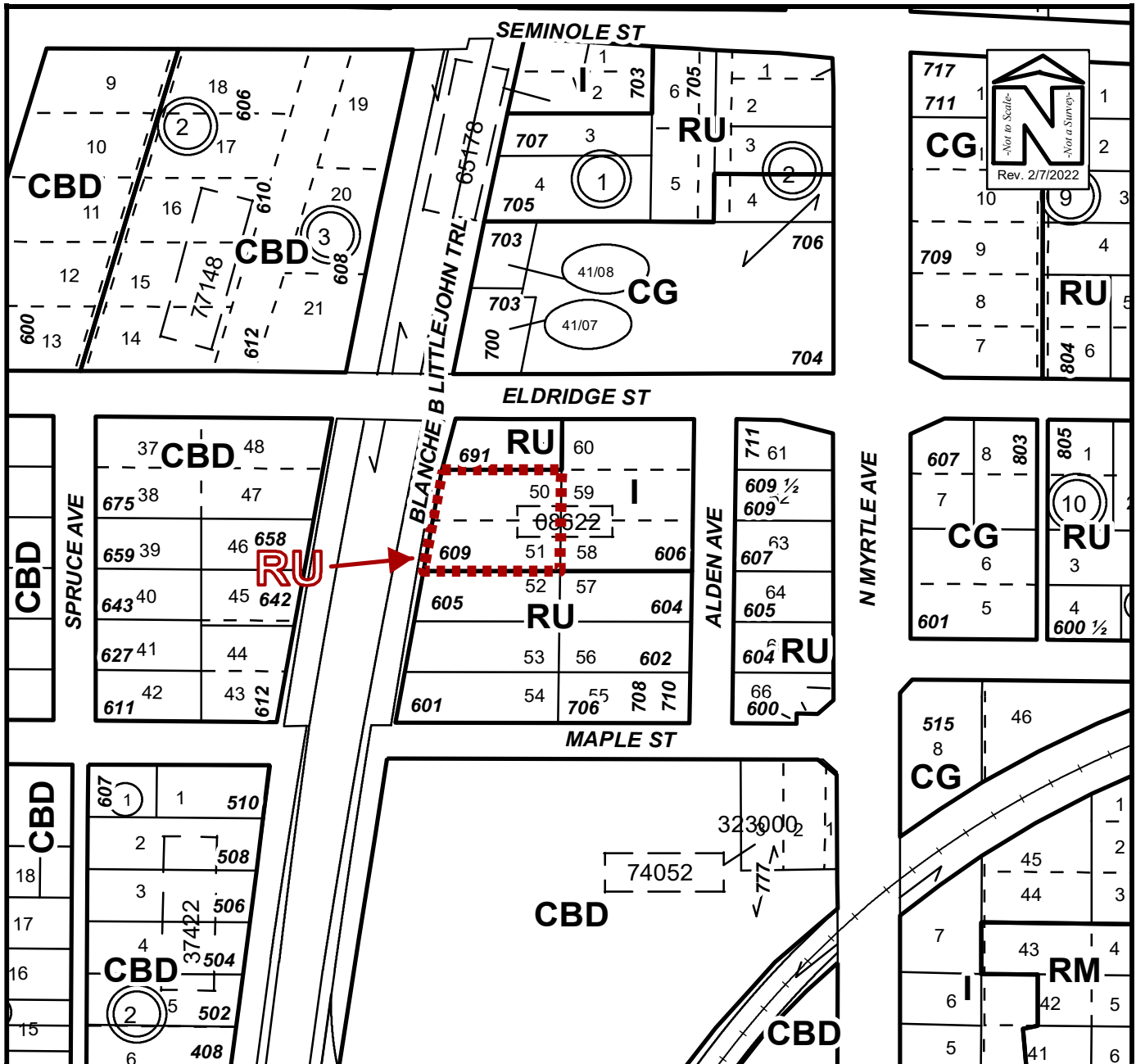
Matthew J. Mytych, Esq.
Assistant City Attorney

Rosemarie Call, MPA, MMC
City Clerk

LEGAL DESCRIPTIONS
LUP/REZ2022-02002

| No. Parcel ID | Lot No. | Address |
|-----------------------------------|-------------------------|---------------------------------------|
| 1. 09-29-15-08622-000-0500 | Lots 50 & 51 | 609 Blanche B Littlejohn Trail |

The above in **G.L. BIDWELLS OAKWOOD ADDITION TO CLEARWATER**, as recorded in **PLAT BOOK 1, PAGE 46**, of the Public Records of Pinellas County, Florida.



PROPOSED FUTURE LAND USES MAP

| | | | |
|--------------------------------------|------------------------|-----------------------|--------------------------------|
| Owner(s): City of Clearwater | | Case: | LUP2022-02002 REZ2022-02002 |
| Site: 609 Blanche B Littlejohn Trail | | Property Size(Acres): | .275 |
| Land Use | | PIN: | 09-29-15-08622-000-0500 |
| From: | Institutional (I) | | |
| To: | Residential Urban (RU) | Atlas Page: | 277B |



City of Clearwater

Main Library - Council
Chambers
100 N. Osceola Avenue
Clearwater, FL 33755

Certified Copy

Planning Case: LUP2022-02002

File Number: LUP2022-02002

Approve a Land Use Plan Amendment to change the Future Land Use Map designation from Institutional (I) to Residential Urban (RU) for the property located at 609 Blanche B. Littlejohn Trail and pass Ordinance 9556-22 on first reading. (LUP2022-02002)

SUMMARY:

This Land Use Plan Amendment involves a 0.275-acre vacant property located on the east side of Blanche B. Littlejohn Trail approximately 115 feet south of Eldridge Street. The parcel, owned by the City of Clearwater, is currently vacant; however, the property was previously occupied by a single-family detached dwelling that was demolished in June of 2018. This application is being initiated by the City as a part of an agreement with Habitat for Humanity to sell several contiguous parcels including the subject property to develop workforce housing. Following the Future Land Use Plan Amendment, the parcel's designation will be consistent with the other three parcels being sold. Ownership of this parcel will be transferred to Habitat for Humanity upon the future land use amendment's effective date.

The request is to change the Future Land Use Map designation of the property from Institutional (I) to Residential Urban (RU). The proposed future land use designation of Residential Urban (RU) is compatible with the surrounding uses which includes single-family and multi-family residential, commercial, and institutional uses that exist in the vicinity of the subject property. A request to rezone the property from the Institutional (I) District to the Low Medium Density Residential (LMDR) District is being processed concurrently with this case (see REZ2022- 02002).

An amendment to the Countywide Plan Map will also be required to bring consistency between the city's Future Land Use Map and the Countywide Plan Map. The applicant understands all necessary approvals and permits must be obtained before development of the subject site occurs.

The Planning and Development Department determined that the proposed Land Use Plan amendment is consistent with the Clearwater Comprehensive Plan and Community Development Code as specified below:

- The amendment will further implementation of the Comprehensive Plan consistent with the goals, policies and objectives contained in the Plan.
- The amendment is not inconsistent with other provisions of the Comprehensive Plan.
- The available uses, if applicable, to which the property may be put are appropriate to the property in question and compatible with existing and planned uses in the area.
- Sufficient public facilities are available to serve the subject property.
- The amendment will not adversely affect the natural environment.
- The amendment will not adversely impact the use of properties in the immediate area.

The Community Development Board reviewed this application at its public hearing on April 19, 2022, and unanimously recommended approval.

APPROPRIATION CODE AND AMOUNT: N/A

USE OF RESERVE FUNDS: N/A

I, Deputy City Clerk Nicole Sprague, certify that this is a true copy of Planning Case No. LUP2022-02002, passed by the City Council on 5/5/2022.

Attest:

Nicole Sprague



Date Certified:

May 11, 2022



PLANNING & DEVELOPMENT DEPARTMENT COMMUNITY DEVELOPMENT BOARD STAFF REPORT

MEETING DATE: April 19, 2022
AGENDA ITEM: F.3.
CASE: LUP2022-02002
REQUEST: To amend the Future Land Use Map designation from Institutional (I) to Residential Urban (RU)
GENERAL DATA:
Owner..... City of Clearwater
Representative..... Jon Jennings, City Manager
Location 609 Blanche B. Littlejohn Trail, located on the east side of Blanche B. Littlejohn Trail approximately 115 feet south of Eldridge Street
Property Size 0.275 acres

Background:

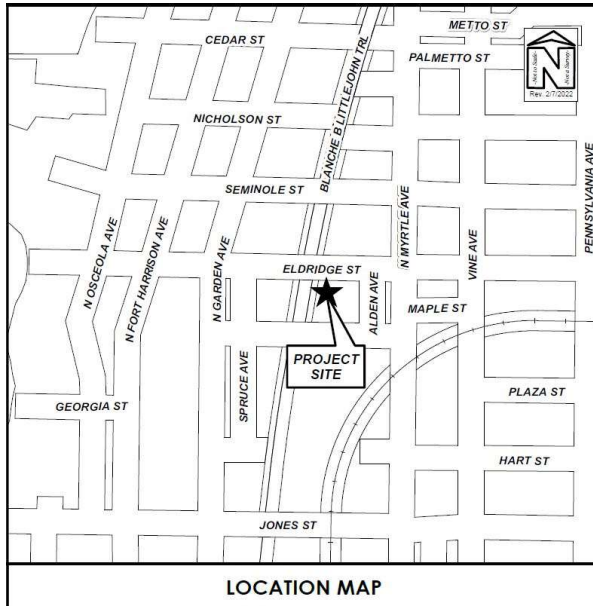
This case involves a 0.275-acre vacant property located on the east side of Blanche B. Littlejohn Trail approximately 115 feet south of Eldridge Street. The parcel, owned by the City of Clearwater, is currently vacant; however, the property was previously occupied by a single-family detached dwelling that was demolished in June of 2018. This application is being initiated by the City as a part of an agreement with Habitat for Humanity to sell several contiguous parcels including the subject property to develop workforce housing. Following the future land use amendment, the parcel's designation will be consistent with the other three parcels being sold. Ownership of this parcel will be transferred to Habitat for Humanity upon the future land use amendment's effective date.

The request is to change the Future Land Use Map designation of the property from Institutional (I) to Residential Urban (RU). A request to rezone the property from the Institutional (I) District to the Low Medium Density Residential (LMDR) District is being processed concurrently with this case (see REZ2022-02002). Detached dwellings are not a listed permitted use in the Institutional (I) District and would require submission of a Comprehensive Infill Redevelopment application. The proposed amendment would allow for the property to be developed with the intended detached dwellings, and future owners would have clarity of residential standards.

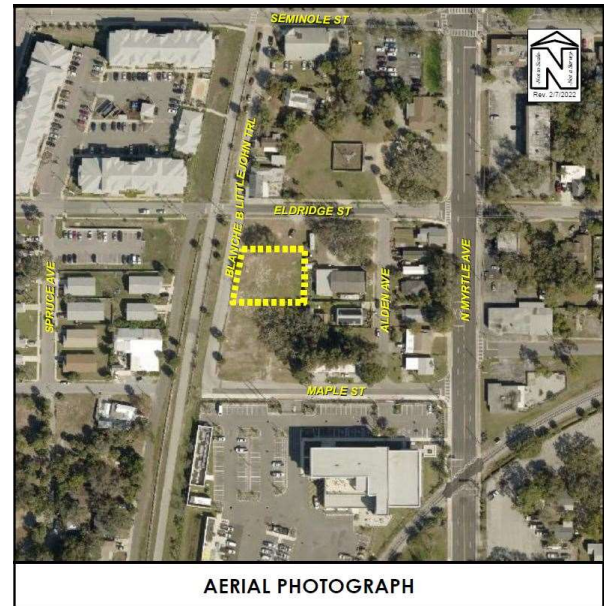
An amendment to the *Countywide Plan Map* will also be required to bring consistency between the city's Future Land Use Map and the *Countywide Plan Map*. The applicant understands all necessary approvals and permits must be obtained before development of the subject site occurs.

Vicinity Characteristics:

Maps 1 and 2 show the general location of the property and an aerial view of the amendment area and its surroundings.



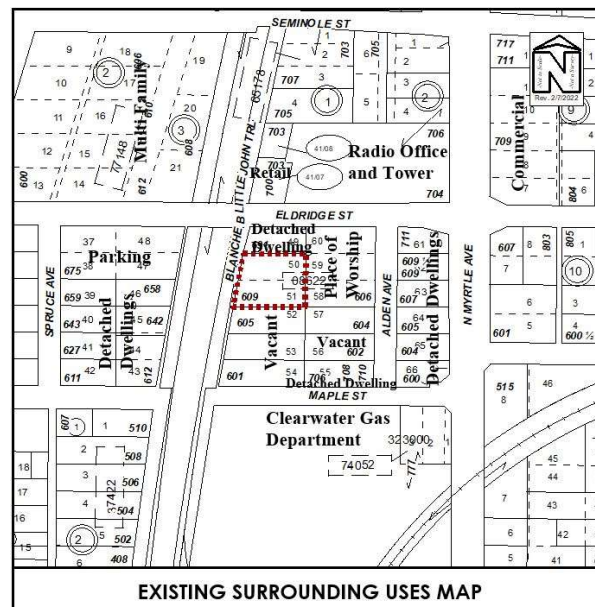
Map 1



Map 2

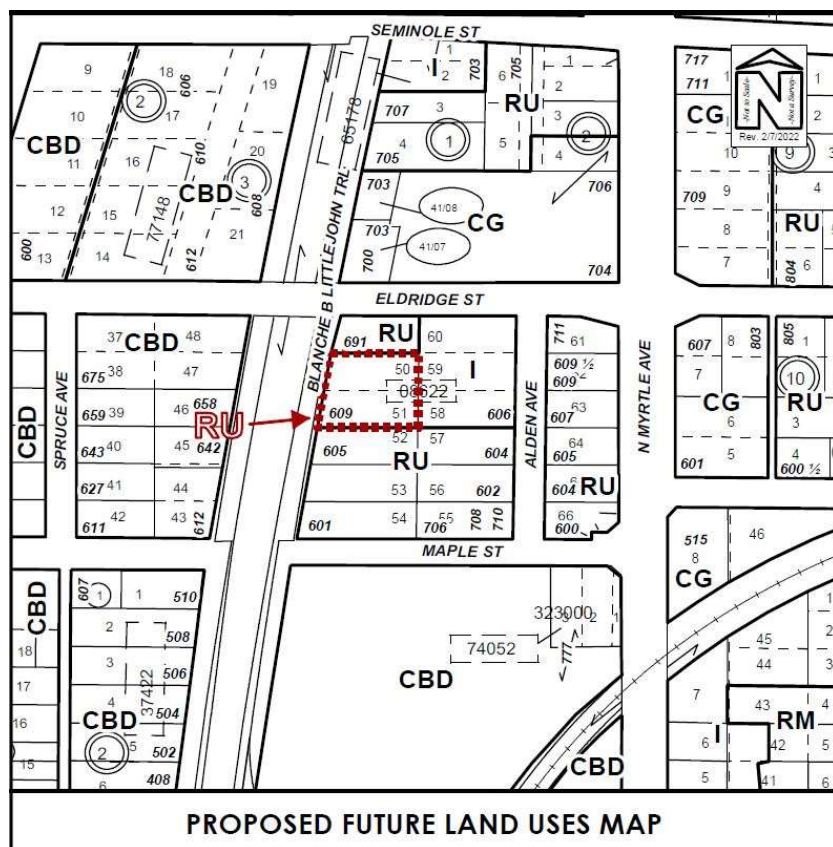
Map 3 shows the existing surrounding uses. To the west across Blanche B. Littlejohn Trail are residential uses including detached and attached (multi-family) dwellings, to the north a detached dwelling is being constructed, and to the east is a place of worship.

To the south there are three vacant parcels that are also being sold to Habitat for Humanity and will be developed with three single family detached dwellings.



Map 3

As shown on Map 4, the abutting future land use designations are Residential Urban (RU) to the north and south, and Institutional (I) to the east. Central Business District (CBD) exists across Blanche B. Littlejohn Trail and farther south across Maple Street, and to the north, across Eldridge Street, is a mix of Commercial General (CG), Residential Urban (RU) and Institutional (I).



Map 4

A comparison between the uses, densities and intensities allowed by the present and proposed Future Land Use Map designations appears in Table 1, along with the consistent zoning districts.

Table 1. Uses, Densities and Intensities Allowed by Present and Proposed Future Land Use Designations

| | Present FLUM Designation Institutional (I) | Requested FLUM Designation Residential Urban (RU) |
|---|---|--|
| Primary Uses: | Public/Private Schools; Churches; Public Offices; Hospitals; Residential Equivalent | Urban Low Density Residential; Residential Equivalent |
| Maximum Density: | 12.5 Dwelling Units Per Acre | 7.5 Dwelling Units Per Acre |
| Maximum Intensity: | FAR 0.65; ISR 0.85 | FAR 0.40; ISR 0.65 |
| Consistent Zoning Districts: | Institutional (I) | Low Medium Density Residential (LMDR); Medium Density Residential (MDR) |

REVIEW CRITERIA:**Consistency with the Clearwater Comprehensive Plan [Sections 4-603.F.1 and 4-603.F.2]****Recommended Findings of Fact:**

Applicable goals, objectives and policies of the Clearwater Comprehensive Plan which support the proposed amendment include:

Goal A.2 A sufficient variety and amount of future land use categories shall be provided to accommodate public demand and promote infill development.

Goal A.4 The City shall work toward a land use pattern that can be supported by the available community and public facilities that would be required to serve the development.

Policy A.5.5.1 Development shall be designed to maintain and support the existing or envisioned character of the neighborhood.

Objective C.1.1 Assure an adequate supply of housing in Clearwater by providing for additional new dwelling units in a variety of types, costs, and locations to meet the needs of the residents of the City of Clearwater.

Policy C.1.2.6 The City shall identify vacant and underutilized city-owned property that may be deemed surplus property and make it available for the development of affordable housing.

Policy C.1.4.4 Maintain residential zoning districts in a variety of densities and locations in order to accommodate more affordable small lots, small and medium size apartments, and mobile homes.

The proposed Residential Urban (RU) future land use designation is compatible with the surrounding single- and multi-family residential uses, as well as the place of worship located in the same block. The City has entered into an agreement to sell this vacant property to Habitat for Humanity to develop workforce housing on the property; however, no site plan application has been submitted at this time. The current Institutional (I) designation does not allow for residential uses by right through the consistent Institutional (I) zoning district, whereas after this amendment new detached dwellings (up to two units) may be constructed consistent with the Low Medium Density Residential (LMDR) District (concurrent case REZ2022-02002). Overall, the intensity of development allowed will be less than what is permitted by the current Institutional (I) future land use designation and will be equal or similar to the parcels to the north and south, as well as to the west. In addition, the proposal does not degrade the level of service for public facilities below the adopted standards (a detailed public facilities analysis follows in this report).

Recommended Conclusions of Law:

The request does not conflict with the goals, objectives and policies of the Clearwater Comprehensive Plan and furthers said plan as indicated above.

Consistency with the Countywide Rules

Recommended Findings of Fact:

The underlying *Countywide Plan Map* category on the proposed amendment area is Public/Semi-Public (P/SP). The proposed amendment area is bounded by Residential Low Medium (RLM) to the north and south, Public/Semi-Public (P/SP) to the east, Recreation/Open Space (R/OS) to the west on the Pinellas Trail and Activity Center (AC) farther west across Blanche B. Littlejohn Trail. The proposed City of Clearwater future land use designation of Residential Urban (RU) will necessitate an amendment from the Public/Semi-Public (P/SP) category to the Residential Low Medium (RLM) category to maintain consistency between the City's Future Land Use Map and the Countywide Plan Map.

Section 2.3.3.3 of the *Countywide Rules* states that the Residential Low Medium (RLM) category is intended to depict areas that are now developed, or appropriate to be developed, in a suburban, low density or moderately dense residential manner; and to recognize such areas as primarily well-suited for residential uses that are consistent with the suburban qualities, transportation facilities, including transit, and natural resources of such areas.

The proposed use, as indicated by the applicant will be residential units, which is an appropriate use within the area and consistent with the existing and surrounding *Countywide Plan Map* categories.

Recommended Conclusions of Law:

The proposed Future Land Use Map amendment is consistent with the purpose of the proposed category in the *Countywide Rules*

Compatibility with Surrounding Properties/Character of the City & Neighborhood [Section 4-603.F.3 and Section 4-603.F.6]

Recommended Findings of Fact:

Existing surrounding uses primarily consist of single-family residential to the north and west and a place of worship to the east of the property. The parcels to the south are currently vacant but are zoned for residential use and are also in the process of being purchased by Habitat for Humanity to be developed as single-family detached dwellings. The proposed use of the subject property as residential is compatible with the surrounding properties and neighborhood.

Recommended Conclusions of Law:

The proposed Residential Urban (RU) future land use category would allow development that is in character with the Future Land Use Map designations in the area. Further, the proposal is compatible with surrounding uses and consistent with the character of the surrounding properties and neighborhood.

Sufficiency of Public Facilities [Section 4-603.F. 4]**Recommended Findings of Fact:**

To assess the sufficiency of public facilities needed to support potential development on the proposed amendment area, the maximum development potential of the property under the current and requested City Future Land Use Map designations were analyzed.

Table 2. Development Potential for Existing & Proposed FLUM Designations

| | Present FLUM Designation “I” | Requested FLUM Designation “RU” | Net Change |
|--|---|--|--|
| Site Area | 0.275 AC (11,979 SF) | 0.275 AC (11,979 SF) | |
| Maximum Development Potential | 0 DUs / 9 Beds ¹ 7,786 SF 0.65 FAR | 2 DUs / 0 Beds ² 0 SF ³ 0.40 FAR | +2 DUs / -9 Beds -7,786 SF -0.25 FAR |
| Notes: 1. Residential uses are not permitted through the consistent Institutional (I) District; however, residential equivalent uses are permitted (3 beds per unit per acre). 2. Residential equivalent uses are not permitted through the consistent Low Medium Density Residential (LMDR) District. 3. FAR is not used to regulate residential uses and there are no non-residential uses permitted through the requested Low Density Residential (LMDR) District zoning; therefore, the square footage development potential is zero. Abbreviations: FLUM – Future Land Use Map AC – Acres SF – Square feet | | | |
| | | | DUs – Dwelling Units FAR – Floor Area Ratio |

As shown in the table, there is an increase in residential development potential of two units. The following analysis compares the maximum potential development of the proposed Residential Urban (RU) future land use developed with two units to the maximum development potential of the existing Institutional (I) future land use category developed with a 7,786 SF nonresidential (institutional) use.

Potable Water

The change in development potential from this amendment would result in a decrease in potable water use of up to 301.9 gallons per day. This decrease is determined by taking the potential potable water utilization of the proposed land use developed with the maximum number of dwelling units allowed (479.1 gallons per day) and subtracting it from the potential usage of an institutional use built out at the maximum square footage permitted by the current land use designation (781 gallons per day).

The City’s current potable water demand is 10.64 million gallons per day (MGD). The City’s adopted level of service (LOS) standard for potable water service is 120 gallons per day per capita, while the actual usage is estimated at 72 gallons per day per capita (2020 Annual Water Report). The City’s 10-year Water Supply Facilities Work Plan (2016-2026 Planning Period), completed October 2017, indicates that based on the updated water demand projections and other factors, the City has adequate water supply and potable water capacity for the 10-year planning horizon.

Wastewater

The change in development potential from this amendment would result in a decrease in wastewater use of up to 320 gallons per day. This decrease is determined by taking the potential potable water utilization of the proposed land use developed with the maximum number of dwelling units allowed (383 gallons per day) and subtracting it from the potential usage of an institutional use built out at the maximum square footage permitted by the current land use designation (703 gallons per day).

The subject property is served by the Marshall Street Water Reclamation Facility, which presently has excess permitted capacity estimated to be 4.82 million gallons per day. Therefore, there is excess sanitary sewer capacity to serve the amendment area.

Solid Waste

The change in development potential from this amendment would increase up to 5.3 tons per year of solid waste generated. This increase is determined by taking the utilization of the proposed land use developed with the maximum number of dwelling units (12.9 tons per year) and subtracting it from the potential utilization of an institutional use built out at the maximum square footage permitted by the current land use designation (7.6 tons per year).

Pinellas County handles all solid waste disposal is handled at the Pinellas County Waste-to-Energy Plant and the Bridgeway Acres Sanitary Landfill which has significant capacity. Additionally, the City provides a full-service citywide recycling program which diverts waste from the landfill, helping to extend the lifespan of Bridgeway Acres. There is excess solid waste capacity to serve the amendment area.

Parkland

Under both the existing and proposed future land use, the LOS citywide will continue to exceed the adopted LOS of 4 acres per 1,000 residents. The City is currently providing 7.89 acres of parkland per 1,000 residents. With the proposed future land use amendment, two additional units could be developed resulting in approximately five additional residents. This is calculated using the most recent ACS estimate of 2.4 persons per household within the City of Clearwater. Based on this impact analysis, the current provision of 7.89 acres of parkland per 1,000 would remain unchanged [Source: Draft Parks and Recreation Facilities Impact Fee Study, prepared by Tindale Oliver Draft Date March 18, 2020].

Amending a property's future land use or zoning designation does not have an immediate impact on the City's Parks and Recreation system and parkland requirements. Impacts are felt when development occurs. This future land use map amendment will have no additional impact on parkland. However, Parks and Recreation Impact Fees required to provide new recreation facilities and services will be assessed at the time of development and will be based on the maximum increase in residents.

Stormwater

Site plan approval will be required before the property can be redeveloped. At that time, the stormwater management system for the site will be required to meet all City and SWFWMD stormwater management criteria.

Streets

The subject property is located on the east side of Blanche B. Littlejohn Trail approximately 115 feet south of Eldridge Street. To evaluate potential impacts on streets, the typical traffic impacts figure (trips per day per acre) in the *Countywide Rules* for the corresponding *Countywide Plan Map* categories (current and proposed) are compared. The current number of trips per day (52 trips) is calculated based on the per acre impact for the Institutional (I) category of 192 trips/day/acre. The proposed Countywide Plan Map category of Residential Low Medium (RLM) category has an impact of 67 trips/day/acre (24 trips); therefore, the proposed amendment could result in a reduction of 28 trips per day per acre.

Recommended Conclusions of Law:

Based upon the findings of fact, the proposed change would decrease the demand on several public facilities including potable water, sanitary sewer, parkland, stormwater management, and streets; but would potentially see an increase in solid waste. However, this will not result in the degradation of the current levels of service for solid waste.

Impact on Natural Resources [Section 4-603.F.5]

Recommended Findings of Fact:

No wetlands appear to be located on the subject property. The City's codes require that development is compliant with the City's tree preservation, landscaping and stormwater management requirements.

Recommended Conclusions of Law:

Based on the findings of fact, it is determined that the proposed Future Land Use Map amendment will not negatively impact natural resources on the subject property.

SUMMARY AND RECOMMENDATION:

No amendment to the Comprehensive Plan or Future Land Use Map shall be recommended for approval or receive a final action of support unless it complies with the standards contained in Section 4-603.F, Community Development Code. Table 3 below depicts the consistency of the proposed amendment with the standards under to Section 4-603.F:

Table 3. Consistency with Community Development Code Standards for Review

| CDC Section 4-603 | Standard | Consistent | Inconsistent |
|-------------------|--|------------|--------------|
| F.1 | The amendment will further implementation of the <i>Comprehensive Plan</i> consistent with the goals, policies and objectives contained in the Plan. | X | |
| F.2 | The amendment is not inconsistent with other provisions of the <i>Comprehensive Plan</i> . | X | |
| F.3 | The available uses, if applicable, to which the properties may be put are appropriate to the properties in question and compatible with existing and planned uses in the area. | X | |
| F.4 | Sufficient public facilities are available to serve the properties. | X | |
| F.5 | The amendment will not adversely affect the natural environment. | X | |
| F.6 | The amendment will not adversely impact the use of properties in the immediate area. | X | |

Based on the foregoing, the Planning and Development Department recommends the following action:

Recommend APPROVAL of the Future Land Use Map Amendment from Institutional (I) to Residential Urban (RU).



Prepared by Planning and Development Department Staff: _____

Dylan Prins
Planner

ATTACHMENTS: Ordinance No. 9556-22
Resume
Photographs of Site and Vicinity