



LOCAL PLANNING AGENCY (LPA) STAFF REPORT

Case Number: Z/LU-20-12

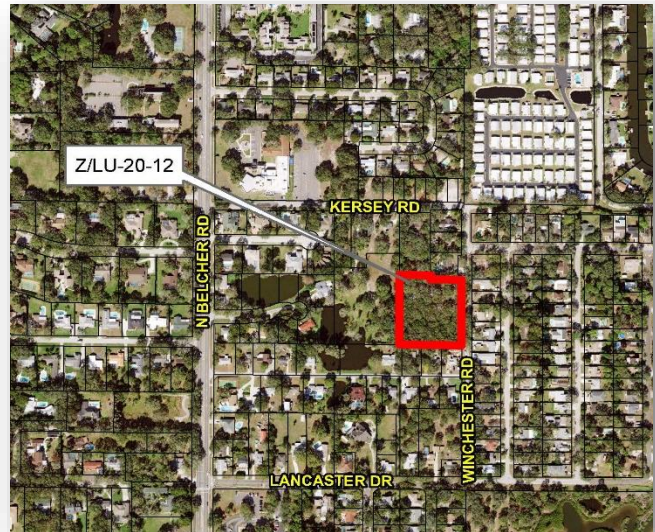
LPA Public Hearing: January 14, 2021

Applicant: Dushyant Gulati

Representative: N/A

Subject Property: Approximately 2.18 acres located at 1736 Winchester Road in unincorporated Largo.

Parcel ID(s): 30/29/16/70326/200/2100



REQUEST:

Future Land Use Map amendment from Residential Suburban (RS) to Residential Low (RL) and a Zoning Atlas amendment from R-R (Rural Residential) to R-3 (Single-Family Residential) on approximately 2.18 acres located at 1736 Winchester Road. The request would allow for single family detached homes on minimum 6,000 square foot lots at a maximum density of 5.0 units per acre.

LOCAL PLANNING AGENCY (LPA) RECOMMENDATION:

The LPA finds that the proposed amendments to the Pinellas County Future Land Use Map and Zoning Atlas are consistent with the Pinellas County Comprehensive Plan, and recommends approval. (The vote was 4-2, in favor)

DEVELOPMENT REVIEW COMMITTEE STAFF RECOMMENDATION:

- **Staff recommends** that the LPA find the proposed amendments to the Pinellas County Future Land Use Map (FLUM) and Zoning Atlas **consistent** with the Pinellas County Comprehensive Plan, based on this report.
 - **Staff further recommends** that the LPA recommend **approval** of the proposed FLUM and Zoning Atlas amendments to the Pinellas County Board of County Commissioners.
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SUMMARY REPORT

The Development Review Committee (DRC) reviewed this application on December 14, 2020. The DRC Staff summary discussion and analysis follows:

The subject property consists of one parcel totaling approximately 2.18 acres located at 1736 Winchester Road in unincorporated Largo. It is currently vacant except for a barn and a couple of sheds. The property is designated Residential Suburban (RS) on the Future Land Use Map (FLUM), which allows up to 2.5 residential units per acre, and it is zoned R-R, Rural Residential, which requires minimum lots sizes of 16,000 square feet. The applicants wish to develop the site as a single-family detached residential subdivision at a higher density than what is currently allowed. They are proposing a FLUM amendment to Residential Low (RL), which allows up to 5.0 residential units per acre, and a zoning change to R-3, Single-Family Residential, which requires minimum lots sizes of 6,000 square feet. The proposed RL category would allow up to 11 single family units on the property based on its acreage. The ultimate number of units built, however, would depend on how many 6,000 square foot lots can fit on the property in addition to other site plan and platting requirements such as internal accessways and stormwater facilities. By comparison, the existing RS category would allow up to five residential units.

Additionally, the subject property, as well as all the immediate surrounding area, is designated Residential Low Medium (RLM) on the Countywide Future Land Use Map, which allows up to 10.0 residential units per acre. Therefore, this proposal would not require a Countywide Map amendment.

Surrounding Uses

The subject property is adjacent to single-family residential development of varied lot sizes. The properties to the northeast, south and east across Winchester Road are all zoned R-3. The parcels to the northwest and west are zoned R-R. The surrounding land use designations are RS to the north, south and west and RL to the east. Most of the lots in the neighborhood to the east are 60 feet wide, which is consistent with the minimum required dimension of the requested R-3 zoning district. The other surrounding lots are larger, ranging from 1/3 of an acre to 2.86 acres. Smaller 50-foot wide lots and a mobile home park are located approximately 375 feet to the north within the City of Largo.

Transportation and Infrastructure Impacts

Comparing the current development potential of the subject property with the potential use associated with the requested RL FLUM designation, the proposal could generate approximately 58 additional average daily vehicle trips on the surrounding roads. The nearest level of service (LOS) regulated roadway is Belcher Road to the west. In this location, Belcher Road is operating at a peak hour level of service (LOS) C with a volume to capacity (V/C) ratio of 0.622. Belcher Road is not considered deficient. The change in average daily trips is not expected to significantly impact the operational characteristics of area roadways. Notably, Winchester Road is currently in a substandard condition. Improvements to Winchester Road will therefore be required as determined during site plan review.

The subject property is within the City of Largo's wastewater treatment area and Pinellas County's water supply service area. The proposal could increase demand on potable water supplies by 1,596 gallons per day and increase demand on wastewater treatment facilities by

approximately 1,126 gallons per day. In reference to solid waste, the proposal could increase the amount of solid waste generated by approximately 10 tons per year.

Conclusion

Staff is of the opinion that the proposed RL land use category and R-3 zoning district are appropriate based on the subject property's proximity to locations with the same or similar designations, general compatibility with the surrounding area, anticipated limited impacts to infrastructure, consistency with the Pinellas County Comprehensive Plan, and consistency with the Countywide Plan.

SURROUNDING ZONING AND LAND USE FACTS:

	Land Use Category	Zoning District	Existing Use
Subject Property:	Residential Suburban	R-R	Barn & 2 Sheds
Adjacent Properties:			
North	Residential Suburban	R-3 & R-R	Single Family Residential
East	Residential Low	R-3	Single Family Residential
South	Residential Suburban	R-3	Single Family Residential
West	Residential Suburban	R-R	Single Family Residential

IMPLEMENTATION OF THE PINELLAS COUNTY COMPREHENSIVE PLAN

Staff finds that the proposed amendment is consistent with the following adopted objectives and policies of the Pinellas County Comprehensive Plan:

FUTURE LAND USE AND QUALITY COMMUNITIES ELEMENT

Objective 1.2 Establish development regulations that respond to the challenges of a mature urban county with established communities that are experiencing infill development and redevelopment activity.

Policy 1.2.2 The Local Planning Agency (LPA) of the Board shall ensure that zoning provisions within the Land Development Code are in conformance with the density, intensity and other relevant standards contained within the Future Land Use and Quality Communities Element.

Policy 1.2.3 Plan designations on the Future Land Use Map shall be compatible with the natural environment, support facilities and services, and the land uses in the surrounding area.

Policy 1.2.5 The Board shall implement land development regulations that are compatible with the density, intensity and other relevant standards of those land use categories defined in the Future Land Use and Quality Communities Element.

COUNTY DEVELOPMENT REGULATIONS

Approval of this request does not ensure that the site can meet County development regulations, including concurrency management regulations, which apply at the time of site plan review.

PROPOSED BCC HEARING DATE: February 23, 2021

CORRESPONDENCE RECEIVED TO DATE: Twenty-Nine (29) letters received in opposition.

PERSONS APPEARING AT THE LOCAL PLANNING AGENCY HEARING: Eight (8) persons appeared in opposition.

ATTACHMENTS: (Maps)