

LOCAL PLANNING AGENCY (LPA) STAFF REPORT



Case Number: LU-30-12-18

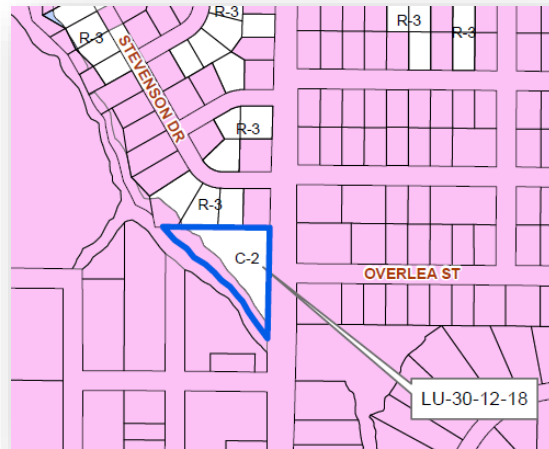
LPA Public Hearing: December 13, 2018

Applicant: Clearwater Car Wash, LLC

Representative: Housh Ghovae

Subject Property: Approximately 1.13 acres located at 1408 N Betty Lane

PARCEL ID(S): 10/29/15/00000/120/0400



REQUEST:

Future Land Use Map (FLUM) amendment from Residential Low and Preservation to Commercial General and Preservation on approximately 1.13 acres located at 1408 North Betty Lane in the unincorporated Clearwater area. The request would allow for an automobile repair facility to continue operating on the site.

LOCAL PLANNING AGENCY (LPA) RECOMMENDATION:

The LPA finds that the proposed amendment to the Pinellas County Future Land Use Map is consistent with the Pinellas County Comprehensive Plan, and recommends approval of the request. (The vote was 7-0, in favor)

PLANNING STAFF RECOMMENDATION:

- **Staff recommends** that the LPA find the proposed Land Use amendment **CONSISTENT** with the Pinellas County Comprehensive Plan, based on this report.
- **Staff further recommends** that the LPA recommend **APPROVAL** of the proposed Land Use amendment to the Pinellas County Board of County Commissioners.

SUMMARY REPORT

The Planning Review Committee (PRC) reviewed this application on November 13, 2018. The PRC Staff summary discussion and analysis follows:

The subject site consists of a 1.13-acre parcel located on the west side of North Betty Lane just north of Stevenson Creek in unincorporated Clearwater. The subject site contains an automobile repair facility that was formerly a gas station and has been on the site since 1957. The subject site is designated Residential Low (RL) and Preservation (P) on the Future Land Use Map (FLUM) and zoned C-2, General Retail & Limited Services. The portion of the overall property that is designated Preservation on the FLUM is not being amended. The entire property is zoned C-2, and it appears to have been so since the 1960s. The current FLUM configuration has been in place since the early 1980s. It should be noted that the RL land use category and C-2 zoning district are inconsistent and generally not compatible with each other.

The applicant has utilized the existing building for vehicle repair and has no immediate plans for redevelopment, but would like to have the ability to redevelop with a commercial use in the future. A FLUM amendment will be required to allow for this as RL does not permit vehicle repair as a primary use. An amendment of the RL area to CG is proposed. The west portion of the property adjacent to Stevenson Creek is proposed to remain Preservation at this time. This Preservation boundary may be adjusted in the future with a wetland jurisdictional survey. Additionally, City of Clearwater staff was notified of the proposed amendment and has stated no objection to the land use amendment.

The North Betty Lane corridor in the general area is primarily a mix of commercial and residential uses with a small commercial node centered on the Stevenson Creek bridge. Residential and neighborhood institutional uses are generally found beyond the corridor depth. Commercial designations and uses are to the north, east, and south of the subject area. Additionally, there is a mixture of commercial and institutional uses across Stevenson Creek to the west. The majority of the adjacent property is within the City of Clearwater. If approved, this current request would establish a CG land use similar to the adjacent properties along this corridor.

Comparing the current residential development potential of RL at 5.0 units per acre of the subject property with the potential use associated with the requested CG FLUM designation, the proposal could generate approximately 157 additional average daily vehicle trips split between Sunset Point Road and Highland Avenue. In this location, Highland Avenue is operating at a peak hour level of service (LOS) C with a volume to capacity (V/C) ratio of 0.804, and it is not considered constrained and Sunset Point Road is operating at a peak hour level of service (LOS) D with a volume to capacity (V/C) ratio of 0.652, and it is not considered constrained. The change in average daily trips is not expected to significantly impact the operational characteristics of these roadways. Importantly, the numbers above reflect the potential trips associated with the full range of potential uses allowed under the CG category, these impacts will likely be less due to the property's historical commercial use.

The subject property is within the City of Clearwater's potable water supply and wastewater treatment service areas. Based on the land use amendment from RL to CG the proposal could increase demands on potable water supplies and wastewater treatment facilities by approximately 5,192 and 5,663 gallons per day, respectively. In reference to solid waste, the proposal could increase the amount of solid waste generated by approximately 116 tons per year. Like with traffic, these impacts will likely be less due to the property's historical use as commercial.

In summary, the proposed CG FLUM category is appropriate for the subject area. The C-2 zoning district has existed on the site for decades, and the amendment will remove an inconsistency between land use and zoning.

SURROUNDING ZONING AND LAND USE FACTS:

	Land Use Category	Zoning District	Existing Use
Subject Property:	Residential Low, Preservation	C-2	Auto Repair
Adjacent Properties:			
North	Residential Low, Clearwater	R-3 Clearwater	Single Family, Carwash
East	Clearwater	Clearwater	Retail Stores
South	Clearwater	Clearwater	Commercial
West	Clearwater	Clearwater	Stevenson's Creek

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

GOAL ONE: The pattern of land use in Pinellas County shall provide a variety of urban environments to meet the needs of a diverse population and the local economy, conserve and limit demands on natural and economic resources to ensure sustainable built and natural environments, be in the overall public interest, and effectively serve the community and environmental needs of the population.

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 1.2.5 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: January 22, 2019

CORRESPONDENCE RECEIVED TO DATE: No correspondence received.

PERSONS APPEARING AT THE LOCAL PLANNING AGENCY HEARING: No one appeared in favor or in opposition.

ATTACHMENTS: (Maps)