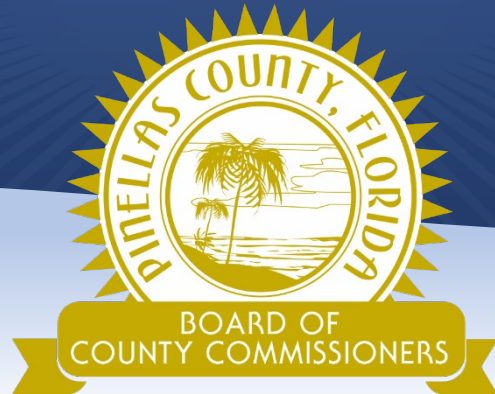


Board of County Commissioners

Case # ZON-21-14

April 26, 2022



Our Vision:
To Be the Standard for
Public Service in America.

Request

Subject Property

Approximately 1.97 acres
2861 Summerdale Drive in unincorporated Clearwater

Zoning Atlas Amendment

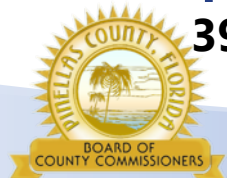
From: Residential Agriculture (R-A)
To: Urban Residential (R-5)

Future Land Use (no change)

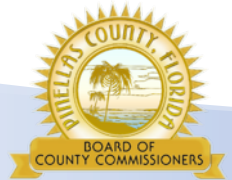
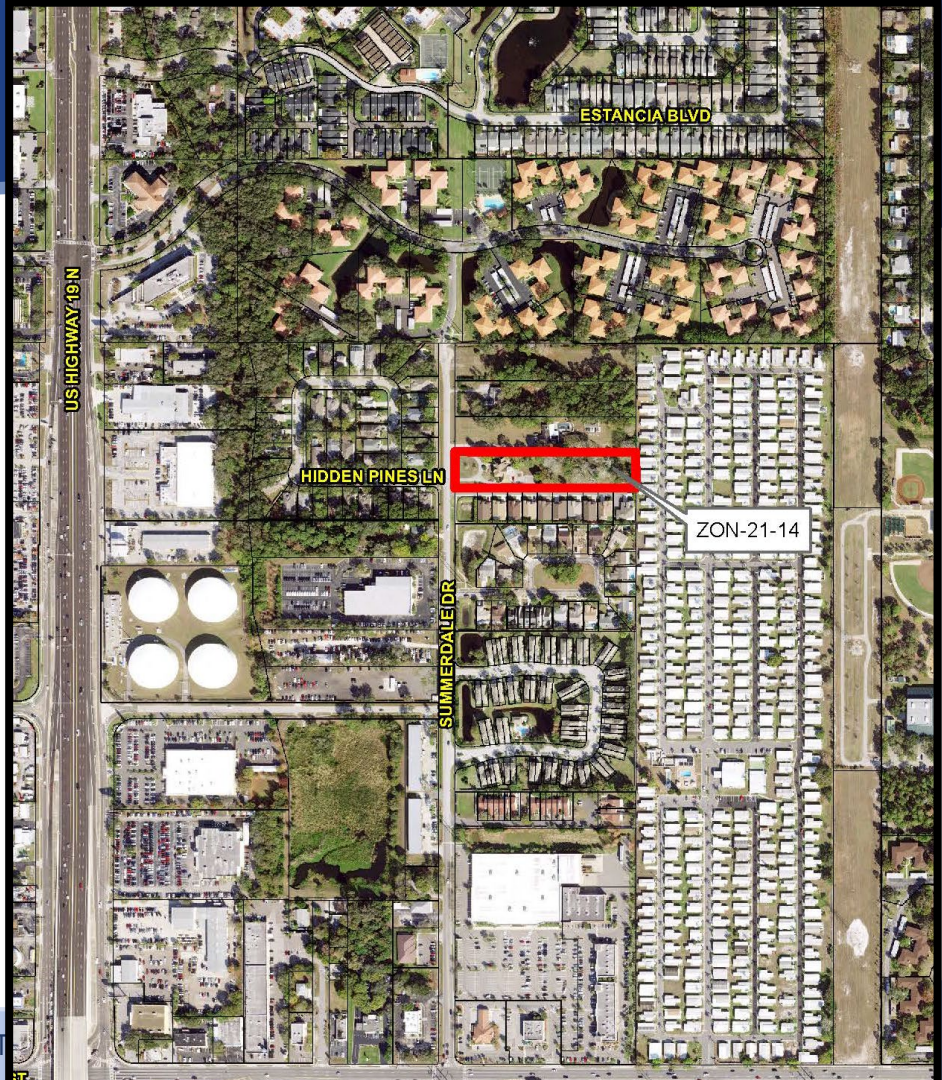
Residential Urban (RU) – 7.5 units per acre max
Transportation/Utility (T/U)

Proposal

39-unit single family attached subdivision

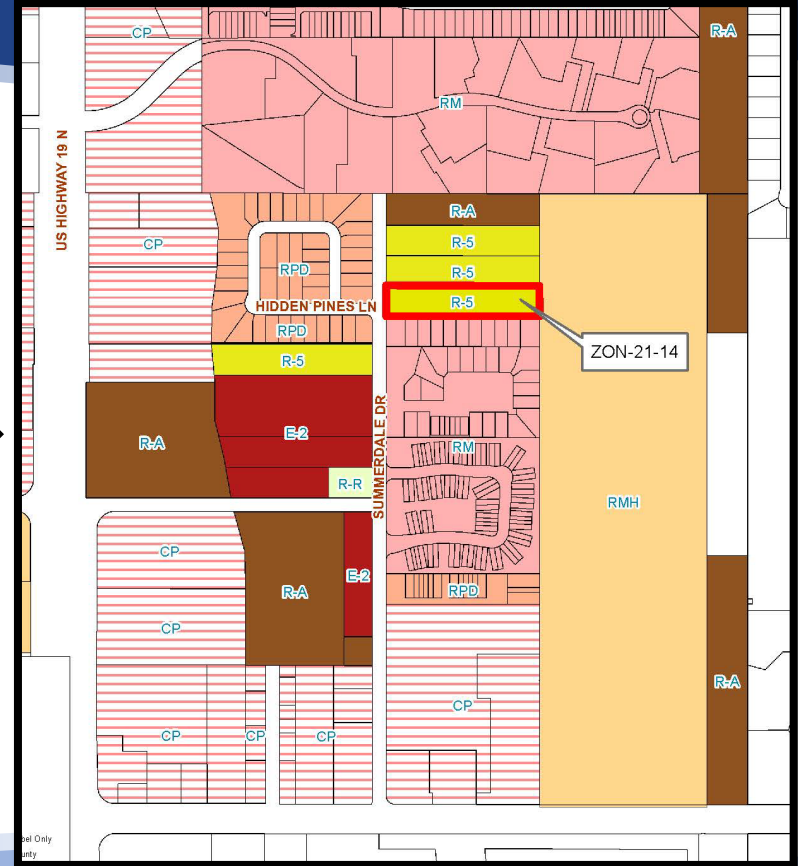
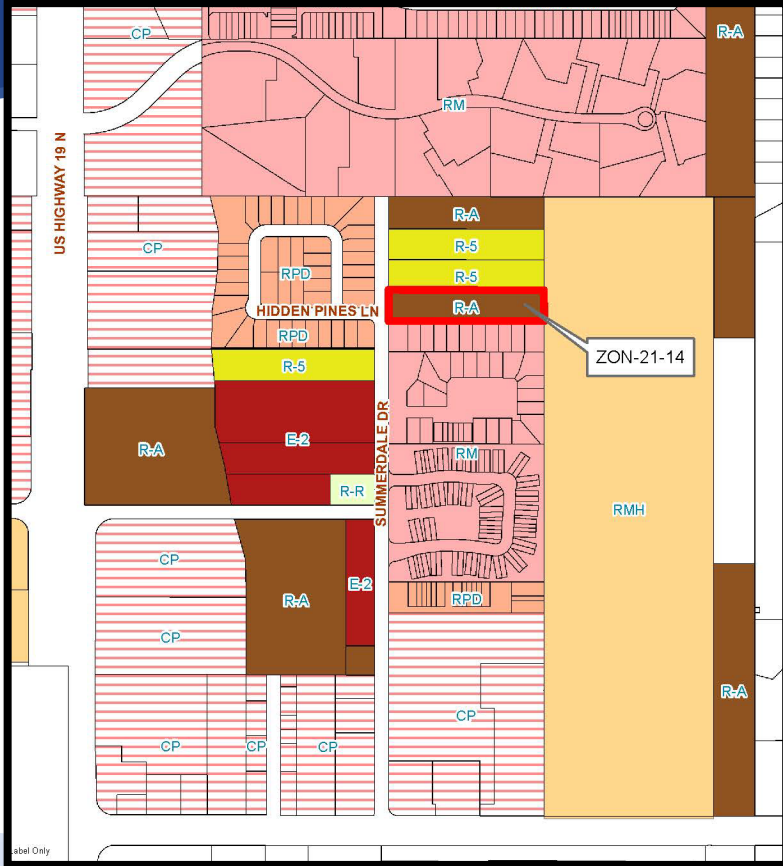


Location

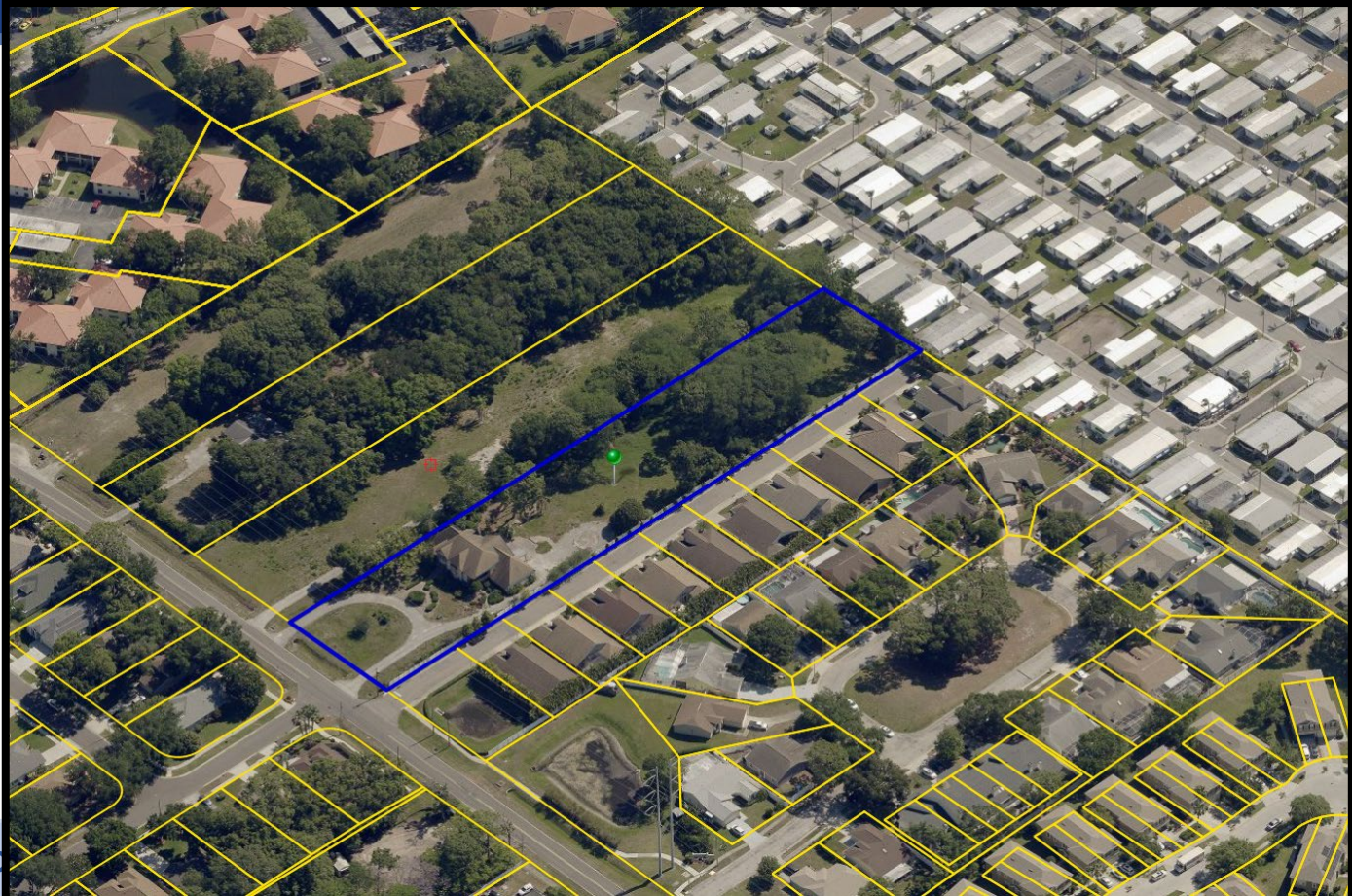


Our Vision: T

Zoning: From R-A to R-5



Site Photos



Site Photos



Looking east at site from Summerdale Dr

Our Vision: To Be the Standard for Public Service in America

Site Photos



Adjacent property to the north

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Site Photos



Looking south on Summerdale Dr

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Site Photos



Looking north on Summerdale Dr

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Additional Information

Current R-A Zoning

- **One residential unit allowed (2 acre minimum)**
- **Other agricultural uses**

Proposed R-5 Zoning

- **Would allow for maximum 39 residential dwelling units with the RU FLUM (7.5 upa) & parcel consolidation**
- **Flexibility with building orientation and setbacks**

Recommendation

Proposed Zoning Atlas Change

Maximum allowed density is not increasing

Proposed R-5 zoning enhances flexibility for a single-family subdivision

R-5 previously approved nearby and is compatible with the area

Consistent with the Comprehensive Plan

Development Review Committee recommends Approval

Local Planning Agency – recommended Approval (5-0 vote)