



Doing Things!

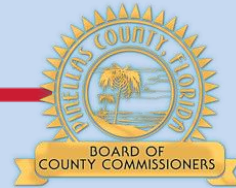
Case # Z-09-05-18

Board of County Commissioners

June 19, 2018



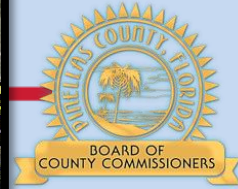
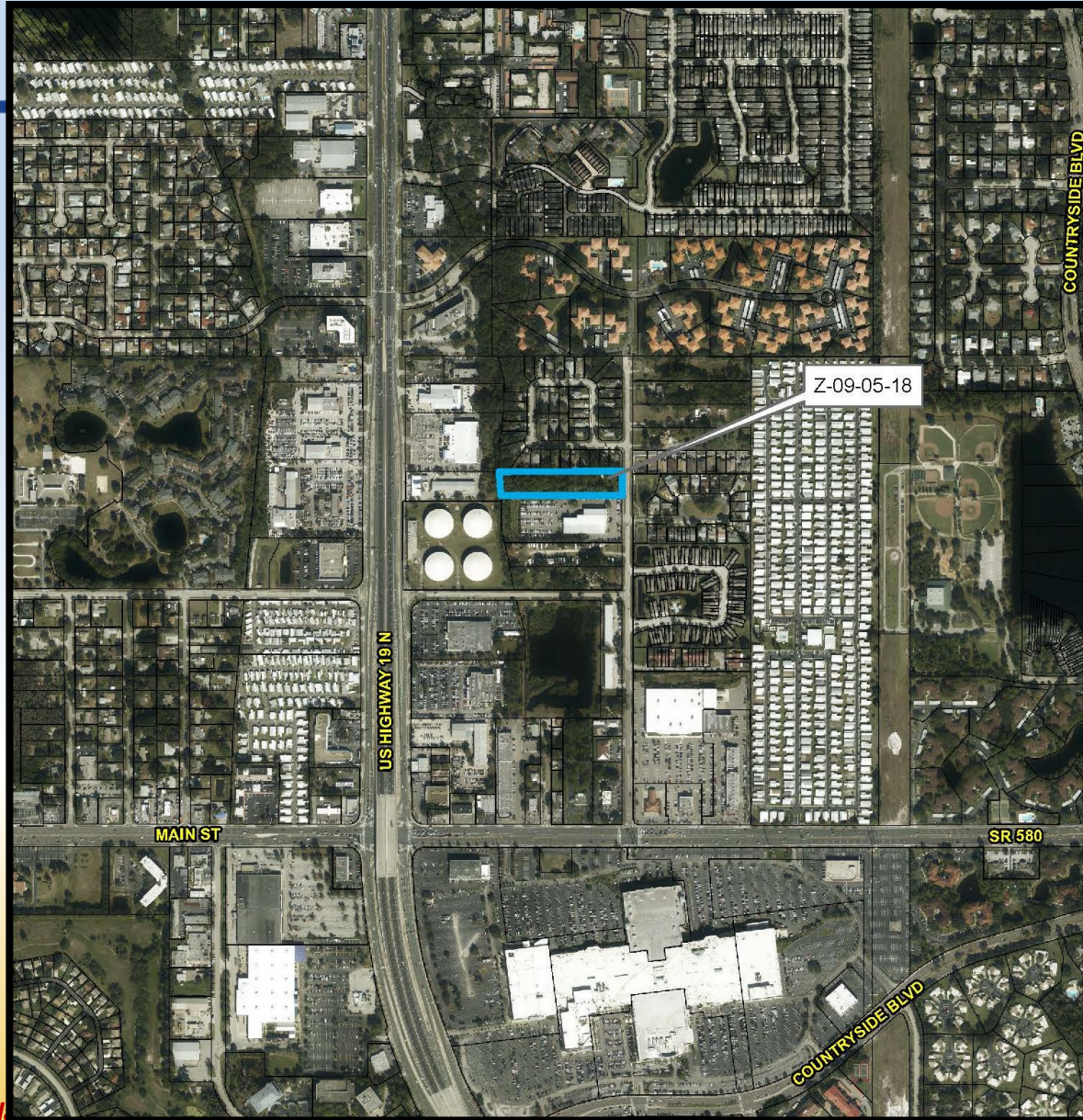
Request



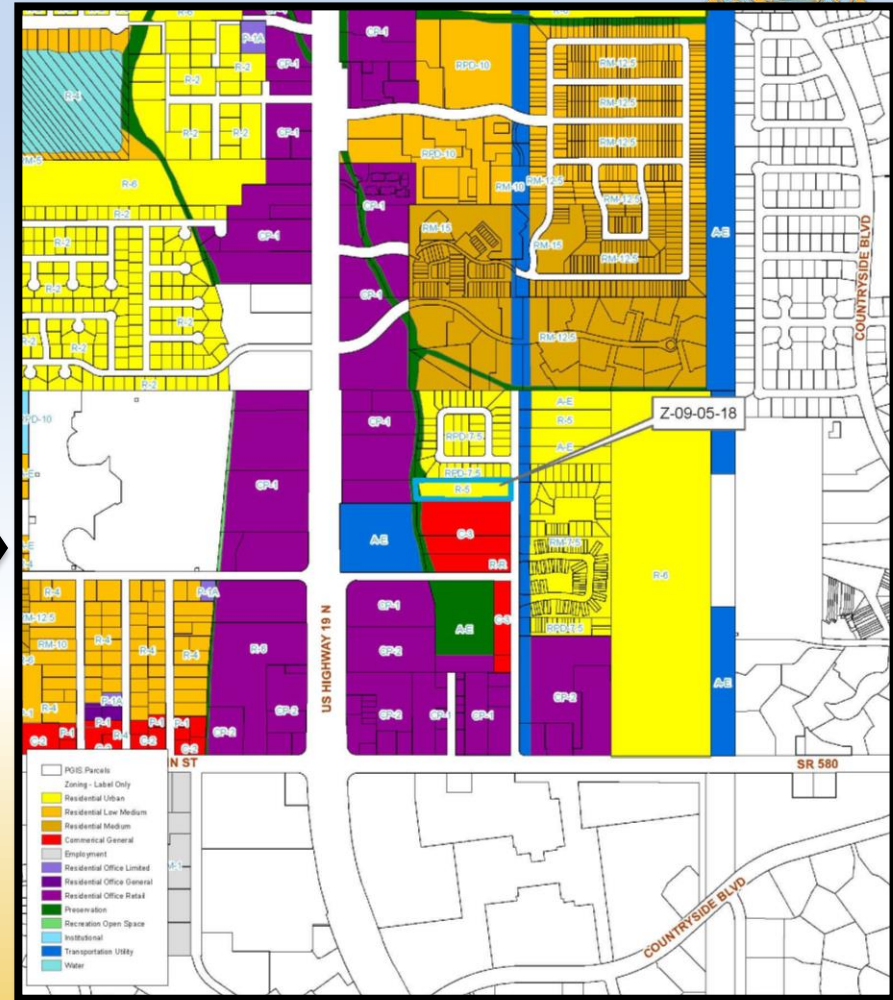
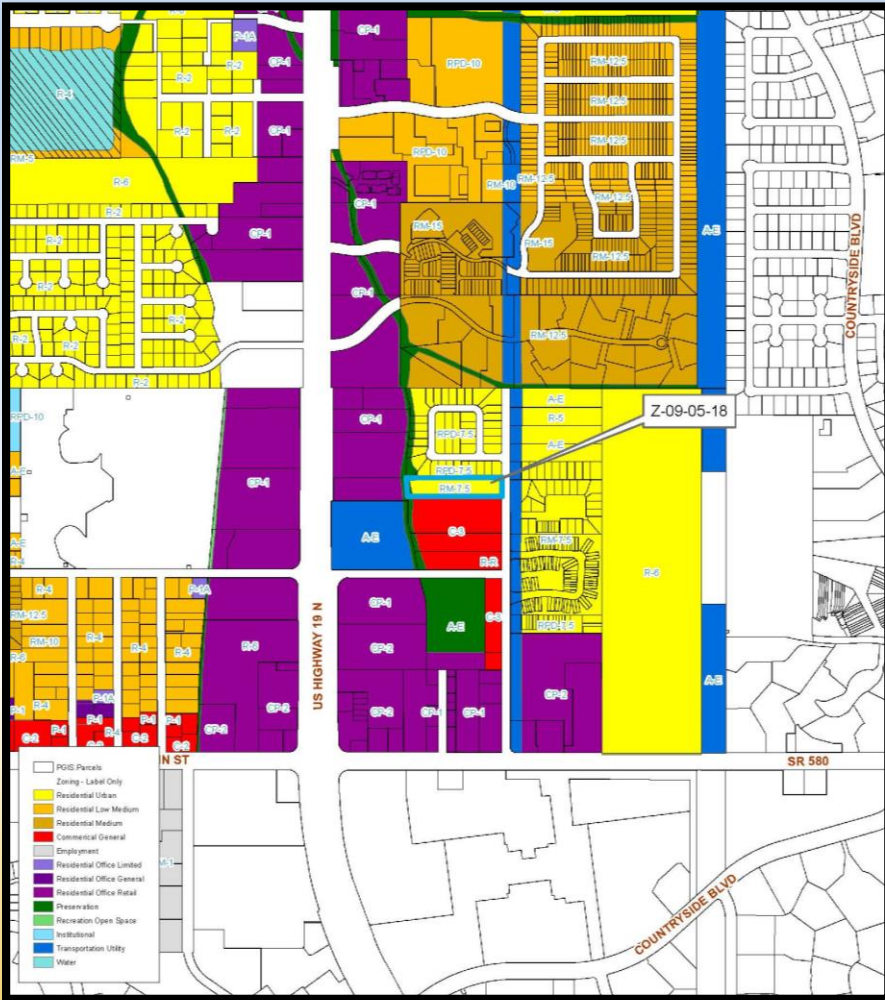
- Subject Area
 - Approximately 2.11 acres
 - 2840 Summerdale Drive in unincorporated Clearwater
- Zoning Atlas Amendment
 - From: RM-7.5, Residential Multiple Family 7.5 units per acre
 - To: R-5, Urban Residential
- Future Land Use Map (FLUM)
 - Designated Residential Urban (RU) & Preservation (P)
 - No FLUM changes proposed
- Existing Use: Single Family Home
- Proposed Use: Single Family Home Subdivision (up to 11 units)

Location

Surrounding property owners within 300 feet were notified by mail.

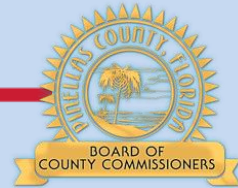


Zoning/FLU



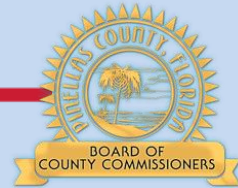
Our Vision: To Be the Standard for Public Service in America

Site Photo



Existing Single Family Home

Site Photo

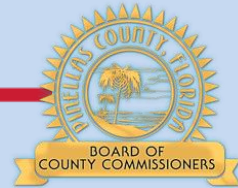


Looking south along Summerdale Drive



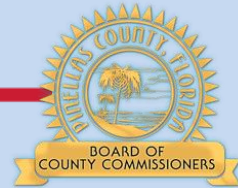
Looking north along Summerdale Drive

Additional Information



- Existing RM-7.5 zoning was approved in 2005 (from A-E)
 - Would allow up to 15 apartments/condominiums
- Proposed R-5 district promotes flexible site design
 - Smaller minimum lot sizes and required setbacks
 - Ideal for infill development
- Ongoing pattern of transition along Summerdale Drive

Staff Recommendation



- Proposed amendment is appropriate
 - Maximum allowed density is not increasing
 - Existing RM-7.5 zoning allows multifamily
 - Proposed R-5 zoning enhances flexibility for a single family subdivision
 - Limited infrastructure impacts
 - R-5 previously approved nearby and is compatible with the area
 - Consistent with the Comprehensive Plan
- Staff recommends approval of the zoning amendment
- Local Planning Agency: Recommended approval (vote 7-0)