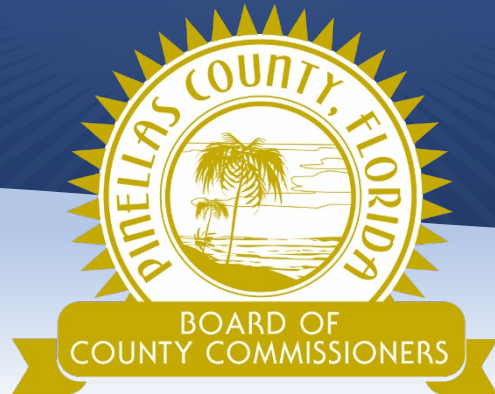


MJH Properties, Inc.

Case # FLU-22-05

December 13, 2022



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

Request

Subject Property

Approx. 2.33 acres located at 2231 Blanchard Court in unincorporated Largo

Future Land Use Map (FLUM) Amendment

From: Residential Urban (RU)

To: Residential Low Medium (RLM)

Zoning Atlas

RM, Multi-Family Residential

No zoning atlas amendment proposed

Existing Use: 12 multi-family dwelling units within five residential buildings

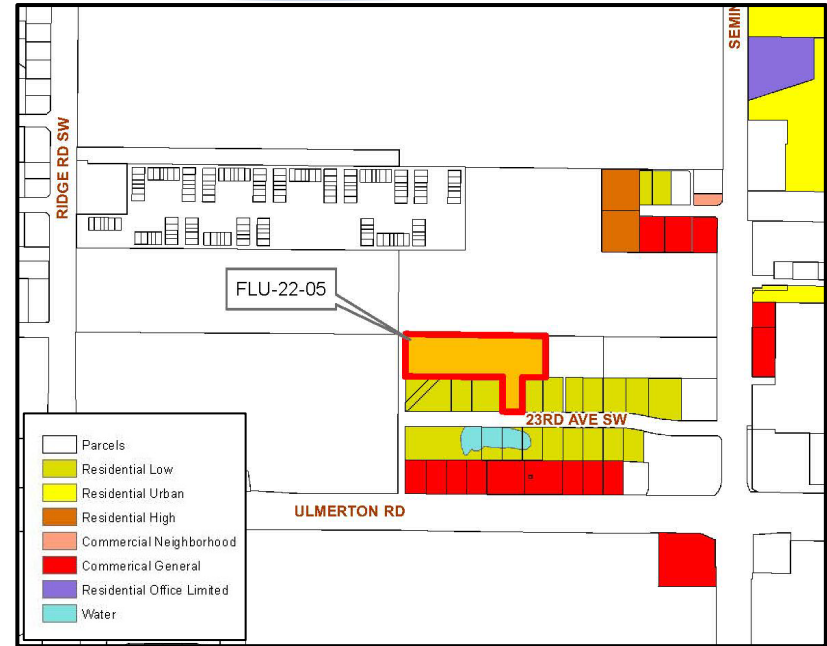
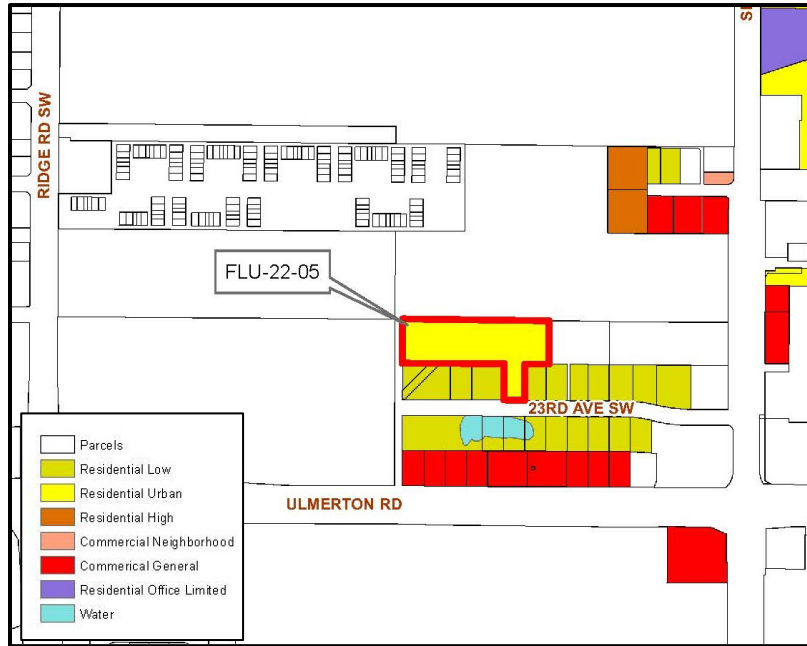
Proposed Use: Demolish some existing dwelling units; add new dwelling units



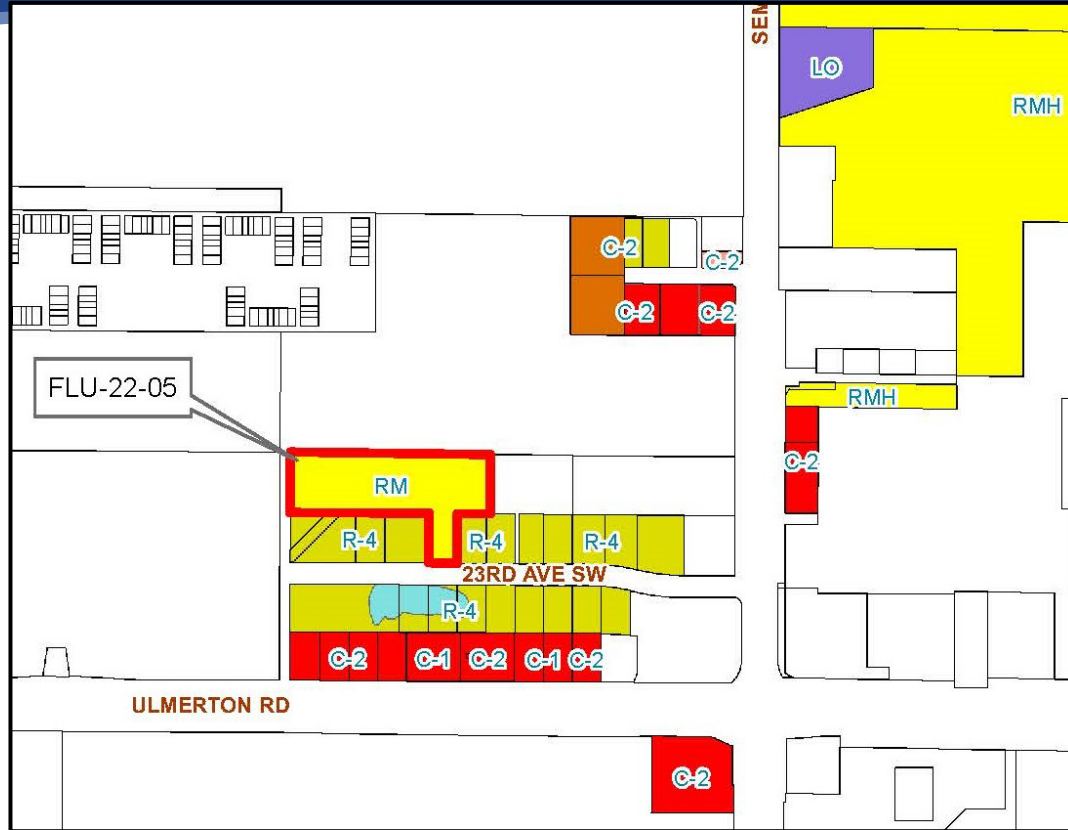
Location



Future Land Use Map (FLUM)



Zoning Atlas



Site Photos



Additional Information – Land Use

Current RU Land Use

- **Residential, limited office and retail uses**
- **7.5 residential units per acre maximum**
- **0.4 Floor Area Ratio (FAR) for nonresidential uses**

Proposed RLM Land Use

- **Residential, limited office and retail uses**
- **10 residential units per acre maximum**
- **0.5 FAR for nonresidential uses**
- **Potential traffic impacts of 40 additional daily trips**

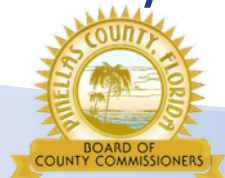


Additional Information - Zoning

Current RM Zoning

- **Permits a range of residential use types from single-family to multi-family**
- **Maximum building height from 35-50 feet, depending on use type**
- **Minimum 10% common open space required**
- **6-ft wall/fence required from single-family lots**
- **Limited potential nonresidential uses via Type-2 Use approval**

No proposed change in zoning

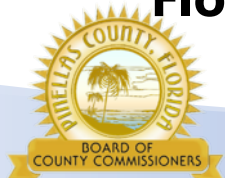


Use Characteristics

- **12 existing multi-family dwelling units within five (5) buildings**
- **Desire to demolish some existing units and add new units**
 - Specific proposed use is not guaranteed

Flood Risk

- **Subject property is outside the Coastal High Hazard Area (CHHA) and the Coastal Storm Area (CSA)**
- **Portion of west half of subject property is within the 100-Year Floodplain**



Recommendation – Land Use (FLU-22-05)



Proposed Land Use Amendment (RU to RLM)

- **Subject property is currently developed with multi-family residential**
- **Adjacent properties include a mix of residential use-types and densities**
- **Proposed change to RLM would allow an additional six (6) dwelling units more than the current RU designation would allow**
- **Within close proximity to intensive retail/commercial services**
- **Consistent with the Comprehensive Plan**

Development Review Committee staff recommends Approval

Local Planning Agency – Recommended Approval (3-2 vote)

