

December 14, 2016

6A3. Case CW 16-28 – City of St. Petersburg



SUMMARY

From: Residential Medium (RM)
To: Residential Low Medium (RLM)
Area: 20.3 acres m.o.l.
Location: A portion of the Monticello Park Subdivision, generally bounded by 12th Street North to the east, those properties fronting onto 15th Street North to the west, 42nd Avenue North to the south, and those properties fronting onto 45th Avenue North to the north

This proposed amendment is submitted by the City of St. Petersburg and seeks to amend 72 parcels totaling approximately 20.3 acres from RM (intended to depict areas that are primarily well-suited for medium-density residential uses at a maximum density of 15 dwelling units per acre) to RLM (intended to depict areas that are primarily well-suited for suburban, low density or moderately dense residential uses at a maximum density of 10 dwelling units per acre). This amendment qualifies as a Type C subthreshold amendment because it is changing from a higher-density residential category to a lower-density residential category and meets the balancing criteria.

The subject amendment area was originally developed for residential purposes only. The proposed amendment is intended to improve compatibility between zoning regulation and existing development in the subject area, which generally features wide parcels, residential buildings with large setbacks, parking and garages that are accessed from the street over driveways in the front yard, and the lack of pedestrian sidewalks. It is intended to preserve the original intent for single-family residential development. The proposed amendment is consistent with the City of St. Petersburg’s Comprehensive Plan.

LIST OF MAPS:

- Map 1 Locator Map
- Map 2 Site Map
- Map 3 Aerial Map
- Map 4 Current Countywide Plan Map
- Map 5 Proposed Countywide Plan Map

MEETING DATES:

- Planners Advisory Committee, December 5, 2016 at 1:30 p.m.
- Forward Pinellas, December 14, 2016 at 1:00 p.m.
- Countywide Planning Authority, January 10, 2017 at 9:30 a.m.

STAFF RECOMMENDATION: The staff recommends to the Board that it recommend approval of the requested amendment.

ADVISORY COMMITTEE RECOMMENDATION(S): The Planners Advisory Committee met on December 5, 2016 and voted 14-0 to approve this amendment.

FORWARD PINELLAS BOARD RECOMMENDATION: The Board met on December 14, 2016 and voted 12-0 to recommend approval of this amendment.