

CW 20-20
Forward Pinellas Staff Analysis

RELEVANT COUNTYWIDE CONSIDERATIONS:

- 1) **Consistency with the Countywide Rules** – The proposed amendment is submitted by the City of St. Petersburg and seeks to amend the designation of approximately 0.14 acres of property from Residential Medium to Multimodal Corridor.

The subject property is located on southwest corner of 29th Avenue North and 16th Street North. The property is comprised of two lots, with the proposed amendment involving only the western portion of the lot, leaving the remaining lot under the current designation. It was formally developed with a single-family residential home which has been demolished. It is the applicant's intention to develop a multi-family residential triplex, hence the proposed amendment. As a result, the proposed amendment will be incorporated in the City's existing Multimodal Corridor designation along 16th Street North, which has been designated in the local comprehensive plan as an area for more dense residential uses.

While not required for amendments of this size, the City has addressed the Planning and Urban Design Principles, which are required for amendments of 10 acres or more to the Multimodal Corridor designation, pursuant to the Countywide Planning Strategies. Per the Countywide Plan Rules, certain amendments to existing Multimodal Corridors which do not exceed the permitted density and intensity standards, alter existing boundaries, add permitted uses, or eliminate future land use map categories can be processed as a Tier I amendment, if these principles have been addressed and filed of record under the Tier II process, such as with this proposed amendment. For example, the City addresses the connectivity principle by supporting high-density mixed-use developments, redevelopments, redevelopment areas and locations that are supported by mass transit to reduce the number of lengthy automobile trips. Additionally, the City supports transitions to neighborhoods by heavily weighing land use decisions based on the established character of predominantly developed areas, such as the amendment in question.

The Countywide Rules state that the Multimodal Corridor category is "intended to recognize those corridors of critical importance to the movement of people and goods throughout the county, and that are served by a combination of automobile, bus, bicycle, rail, and/or pedestrian transportation. This category is characterized by mixed-use development, supported by and designed to facilitate transit, and is particularly appropriate for creating transit connections between Activity Centers."

The intended use is consistent with the permitted uses and locational characteristics of the proposed category. The subject property is located in the 16 Street North Multimodal Corridor designation, an area that has been deemed appropriate to be designated as a Multimodal Corridor with a Supporting Corridor subcategory, pursuant to the requirements of the Countywide Rules. Furthermore, the Multimodal

Corridor category supports residential uses of higher density, such as this proposed amendment.

This amendment can be deemed consistent with this Relevant Countywide Consideration.

- 2) **Adopted Roadway Level of Service (LOS) Standard** – The amendment area is located near a roadway segment where the existing Level of Service is operating at a LOS “D” or better; therefore, those policies are not applicable.
- 3) **Location on a Scenic/Noncommercial Corridor (SNCC)** – The amendment area is not located within a SNCC; therefore, those policies are not applicable.
- 4) **Coastal High Hazard Areas (CHHA)** – The amendment area is not located on a CHHA; therefore, those policies are not applicable.
- 5) **Designated Development/Redevelopment Areas** – The amendment area involves the expansion of the Multimodal Corridor category. The amendment conforms to the purpose, locational characteristics, and other requirements of the proposed category and addresses the relevant Planning and Urban Design Principles; therefore, the amendment can be deemed consistent with this Relevant Countywide Consideration.
- 6) **Adjacent to or Impacting an Adjoining Jurisdiction or Public Educational Facility** – The proposed amendment is not adjacent to a public educational facility or adjoining jurisdiction; therefore, those policies are not applicable.
- 7) **Reservation of Industrial Land** – The proposed amendment area does not involve the reduction of land designated as Industrial or Employment; therefore, those policies are not applicable.

Conclusion:

On balance, it can be concluded that the proposed amendment is deemed consistent with the Relevant Countywide Considerations found in the Countywide Rules.