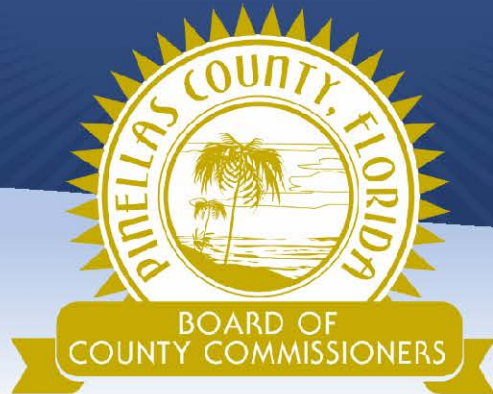


Board of County Commissioners

Case # Z-24-11-19

December 10, 2019



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

Request

Subject Property

Approximately 1.97 acres

2871 Summerdale Drive in unincorporated Clearwater

Zoning Atlas Amendment

From: R-A, Residential Agriculture

To: R-5, Urban Residential

Future Land Use Map (FLUM)

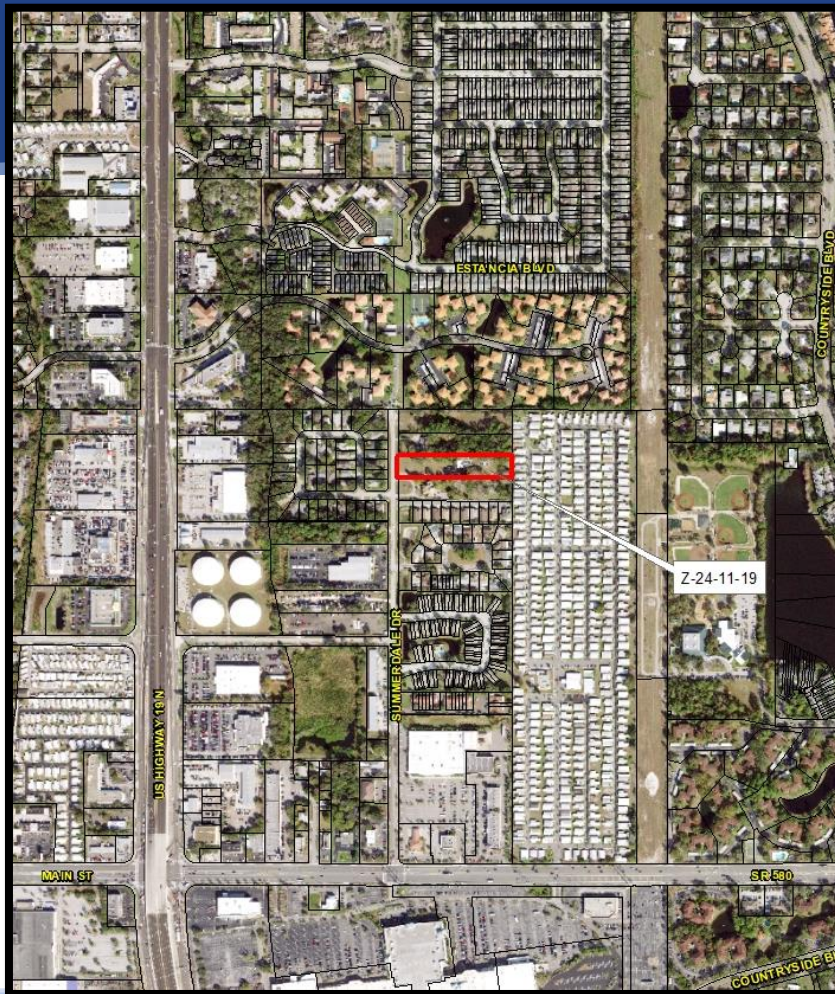
Residential Urban (RU) – no change

Proposal

10-unit single family detached subdivision

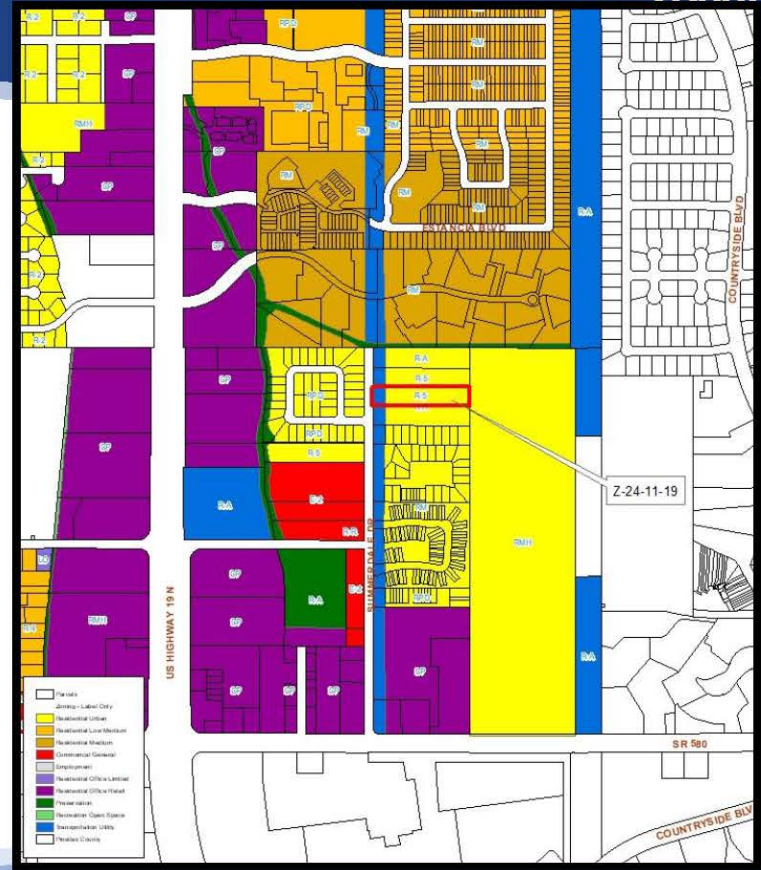
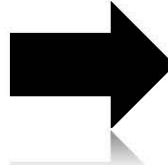
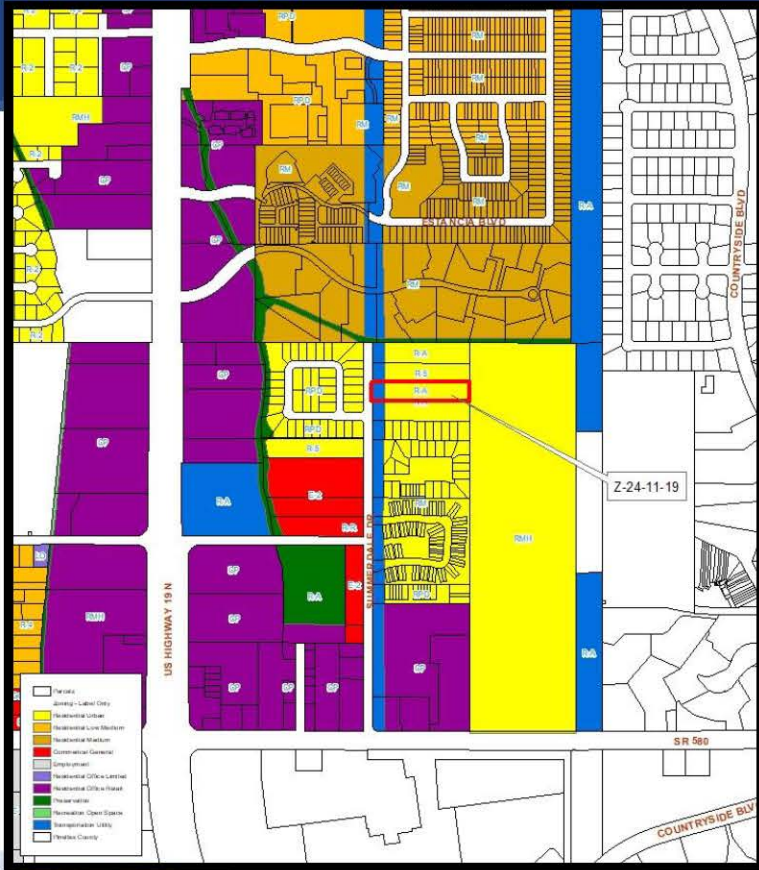


Location



Surrounding property owners within 500 feet were notified by mail.

Zoning/Future Land Use



Site Photos



Looking east at site from Summerdale Dr

Site Photos



Looking north along Summerdale Dr

Site Photos



Looking south along Summerdale Dr

Additional Information

Residential Urban Future Land Use (7.5 upa)

Would allow up to 15 residential units on this property

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 Zoning Amendment is appropriate

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

Staff recommends approval of the Zoning Amendment

Local Planning Agency – Recommended Approval, 5-0 vote

