

## **CW 17-12**

### **Forward Pinellas Staff Analysis**

#### **Relevant Countywide Considerations:**

- 1) **Consistency with the Countywide Rules** – Clearwater proposes to amend the Countywide Map designation from Office to Residential Low Medium.

The current Office category is used to depict areas that are developed, or appropriate to be developed, with office uses, low-impact employment uses, and residential uses (subject to an acreage threshold), in areas characterized by a transition between residential and commercial uses and in areas well-suited for community-scale residential/office mixed-use development. The proposed Residential Low Medium category is used 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.

The subject property has a single family house. If approved, this amendment will be consistent with the City of Clearwater's Comprehensive Plan.

- 2) **Adopted Roadway Level of Service (LOS) Standard** – The amendment area is adjacent to McMullen Booth Road, which is operating at an LOS of "F". However, the property, which contains a single family home, will not have direct access onto McMullen Booth Road, instead access will remain onto Downing Street. Also, if approved, this amendment will result in a net decrease of 22 trips per day per acre.
- 3) **Location on a Scenic/Noncommercial Corridor (SNCC)** – The amendment area is located adjacent to McMullen Booth Road, which is a SNCC. This property will remain consistent with the residential classification if amended to Residential Low Medium (Table 4 - Countywide Plan Map/SNCC Classification Consistency, Page 6-23 of the Countywide Rules).
- 4) **Coastal High Hazard Areas (CHHA)** – The amendment area is not located in a CHHA, so those policies are not applicable.
- 5) **Designated Development/Redevelopment Areas** – The amendment area is not located in a redevelopment area, so those policies are not applicable.
- 6) **Adjacent to or Impacting an Adjoining Jurisdiction or Public Educational Facility** – The proposed amendment area is not located next to a public educational facility, but is adjacent to unincorporated Pinellas County. Pinellas County has an opportunity to comment at the PAC meeting regarding this property.

#### **Conclusion:**

On balance, the proposed amendment is deemed consistent with the Relevant Countywide Considerations found in the Countywide Rules.