



Pinellas County

Staff Report

File #: 17-470A, Version: 1

Subject:

Q Z-4-3-17 (Country Day World School, LLC)

A request for a zoning change from C-1, Neighborhood Commercial to C-2, General Retail Commercial and Limited Services on approximately 0.5 acre located 185 feet east of the southeast corner of the Walsingham Road and 131st Street North intersection in the unincorporated area of Largo (a portion of parcel 17/30/15/70632/100/0802).

Recommended Action:

Adoption of Case No. Q Z-4-3-17: A Resolution approving the application of Country Day World School, LLC for a change in zoning from C-1, Neighborhood Commercial to C-2, General Retail Commercial and Limited Services on approximately 0.5 acre located 185 feet east of the southeast corner of the intersection of Walsingham Road and 131st Street North.

Strategic Plan:

Foster Continual Economic Growth and Vitality

4.3 Catalyze redevelopment through planning and regulatory programs

Deliver First Class Services to the Public and our Customers

5.2 Be responsible stewards of the public's resources

Summary:

The amendment area is a 0.5-acre portion of a larger property that is home to the Country Day World School. The site fronts the south side of Walsingham Road east of the intersection with 131st Street North. The amendment area is vacant of structures and is currently designated C-1, Neighborhood Commercial district on the Zoning Atlas and Commercial General (CG) on the Future Land Use Map (FLUM). The applicant does not need this portion of the property for its school operation and wishes to sell it. The requested zoning amendment to C-2, General Retail Commercial and Limited Services district would allow a wider range of retail commercial uses. A fast food-style restaurant with a drive-thru is proposed.

The existing C-1 zoning does not permit drive-thru operations. Its intent is to provide locations for compact shopping areas within or near neighborhoods to conveniently supply the immediate needs of the neighborhood. The amendment area is along an arterial road corridor in a location that is more in keeping with the intent of the requested C-2 district, which is to serve a considerably greater population with a wider range of potential services and retail uses. The properties to the east along Walsingham Road are designated C-2, as are those across the roadway to the north. It is staff's conclusion that the proposal is compatible with the development pattern in the area, consistent with the Comprehensive Plan and appropriate for this location.

Background Information:

The Local Planning Agency (LPA) recommended approval of the request during its March 9, 2017 public hearing (Vote 6-0).

Fiscal Impact:

N/A

Staff Member Responsible:

Renea Vincent, Director, Planning

Partners:

N/A

Attachments:

LPA Report

Case Maps

Resolution

Power Point Presentation

Legal Ad

Ad Map