



Pinellas County

Staff Report

File #: 16-652A, Version: 1

Subject:

Case No. Z/LU-7-3-16 (Property Management Enterprises, LLC)

A request for a land use change from Residential Low to Commercial General and a zoning change from R-4, One, Two & Three Family Residential to C-2, General Retail Commercial & Limited Services on approximately 0.6 acre located at the northwest intersection of 54th Avenue North and Interstate 275 in Lealman.

Recommended Action:

Adoption of Case No. Z/LU-7-3-16: A Resolution approving the application of Property Management Enterprises, LLC for a change in zoning from R-4, One, Two & Three Family Residential to C-2, General Retail Commercial & Limited Services, and an Ordinance for approval of a change in land use from Residential Low to Commercial General, regarding approximately 0.6 acre located at the northwest intersection of 54th Avenue North and Interstate 275.

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 subject area consists of five parcels totaling approximately 0.6 acre on the northwest corner of the intersection of 54th Avenue N. and Interstate 275 in Lealman. It currently contains four single family homes and is designated Residential Low (RL) on the Future Land Use Map (FLUM) and zoned R-4, One, Two & Three Family Residential. The applicant is proposing a FLUM amendment to Commercial General (CG) and a zoning change to C-2, General Retail Commercial and Limited Services. The proposed uses are a drive-through restaurant fronting 54th Avenue N. and potentially a 10-bed assisted living facility (ALF) on the north side of the property if site constraints allow. The ALF option will be explored further during site plan review. The existing homes on the subject property all predate the Pinellas County zoning code. Some structures do not meet current setback standards and all of the lots in their current configurations are substandard either in terms of size, dimensions or both.

A Waffle House restaurant lies immediately to the west of the subject area, an Interstate-275 exit ramp is adjacent to the east, a mobile home park is to the south across 54th Avenue N., and single family homes are to the north across 55th Avenue N. While approval of this application could bring retail commercial uses closer to these homes, CG and C-2 designations currently exist on both sides of 55th Avenue N. a short distance to the west.

Approval of this application would leave a single 0.15-acre lot as the only residentially-designated property within the block of land where the subject area is located. This lot contains a single-family

home and is located on the north side of the block between the subject area and the existing CG/C-2 area to the west. The two lots to the west of this home also contain single family homes despite having commercial designations. None of these properties are homesteaded and may be considered for commercial redevelopment in the future.

Approval of the request has the potential to generate approximately 397 additional vehicle trips per day on the surrounding roadway network. These additional vehicle trips are not expected to lower the level of service (LOS) grade of any of the impacted roadway facilities. However, of the 397 additional vehicle trips, approximately 150 trips would be projected to impact I-275 (the segment from Gandy Boulevard to 38th Avenue North), which is considered a deficient road. Since the subject site is located within one-half mile of this section of I-275, development of the site may be subject to mobility mitigation during site plan review.

The proposed land use and zoning amendments are appropriate based on the existing uses and development pattern in the surrounding area. The subject site is adjacent to a restaurant with the same land use and zoning designations being requested. The subject area is not an ideal location for single family residential uses due to its proximity to a major road intersection and busy Interstate exit ramp. Redevelopment of the site will eliminate several substandard lots and nonconforming structures. The request will not detrimentally impact the adjacent roadway or other infrastructure-related services. For these reasons, staff supports this proposal.

Background Information:

The Local Planning Agency (LPA) recommended approval of the request during its April 14, 2016 public hearing (Vote 5-0).

Fiscal Impact:

N/A

Staff Member Responsible:

Gordon Beardslee, Director, Planning

Partners:

N/A

Attachments:

LPA Report
Case Maps
Resolution
Ordinance
Impact Assessment
Traffic Analysis
PowerPoint Presentation
BCC Ad
Map for Ad