



Pinellas County

Staff Report

File #: 15-188, Version: 1

Subject:

Case No. Q Z/LU-19-9-15 (Alice K. Gast, Trustee of the Nichols Family Trust)

A request for a land use change from Residential Urban to Residential Medium, a zoning change from A-E, Agricultural Estate Residential to RM-12-5, Residential, Multiple Family, 12.5 units per acre, and a special exception to allow a 50% affordable housing density bonus on approximately 4.9 acres located 585 feet south of Ulmerton Road on the east side of Belcher Road South in the unincorporated area of Largo.

Recommended Action

Adoption of Case No. Z/LU-19-9-15; resolution approving the application of Alice K. Gast, Trustee of the Nichols Family Trust through Richard Cavalieri, Norstar Development USA, LP, Representative, for a change of zoning from A-E, Agricultural Estate Residential to RM-12.5, Residential, Multiple Family, 12.5 units per acre, and a special exception to allow a 50% affordable housing density bonus subject to affordable housing development that is substantially in conformance with the attached concept plan, and an ordinance for approval of a change in land use designation from Residential Urban to Residential Medium, regarding approximately 4.9 acres located 585 feet south of Ulmerton Road on the east side of Belcher Road South in the unincorporated area of Largo (street address: 13101 Belcher Road South).

Strategic Plan:

Ensure Public Health, Safety, and Welfare

2.2 Be a facilitator, convener, and purchaser of services for those in need

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:

This is a request to amend Future Land Use Map (FLUM) from Residential Urban (RU) to Residential Medium (RM) and the Zoning Atlas from A-E, Agricultural Estate Residential to RM-12.5, Residential Multiple Family, 12.5 units per acre. There is also a request for a special exception to allow a 50% affordable housing density bonus. The subject area is located on the east side of Belcher Road South, approximately 0.1 mile south of the intersection with Ulmerton Road. The property is just below five acres in size and currently contains a single family residence. If approved, up to 92 multifamily units could be constructed, 20% of which are proposed at affordable rates and 80% at market rates. The site is located in an area with a mixture of residential, commercial and industrial-type uses. Much of the surrounding area is within the city of Largo.

While the proposed density is higher than other surrounding developments, multifamily residential uses currently exist within the immediate area in addition to a large mobile home park. The affordable housing density bonus process requires the applicant to first obtain verification from the County's Planning Department staff that the proposal meets the definitional criteria of affordable housing. The applicant in this case has sought and successfully obtained such verification. The Land Development

Code also requires Special Exception requests to comply with certain general criteria, including the provision of sufficient off-street parking; the installation of appropriate drives, walks and buffers; compliance with required setbacks; maintaining adequate separation of structures from adjacent uses; and not generating excessive traffic on local streets. It is staff's opinion that the proposal will meet all of these requirements and that the requested land use and zoning amendments are appropriate based on the existing mix of surrounding uses and consistency with the Comprehensive Plan. Importantly, Belcher Road is not a constrained corridor and the additional trips generated by the proposed use should not significantly impact its operation.

Background Information:

The Pinellas County Comprehensive Plan provides certain criteria that apply to potential affordable housing developments and determining their preferred locations. Those include: 1) a bus stop available within walking distance, 2) located near neighborhood services, 3) located near places of employment, 4) compatible with the surrounding development patterns, 5) adequate infrastructure to serve the development, and 6) location outside of the coastal storm area. For this proposal, a bus stop currently exists just to the south of the subject area, neighborhood services are available to the north near the Ulmerton Road intersection, employment uses are in the immediate vicinity, the proposal is compatible with the surrounding development pattern, and the site is located outside the coastal storm area. The subject area is located in the city of Largo sanitary sewer service area. Based on discussions between the city of Largo and the applicant, the city has the ability to provide sewer service to the site, and if the proposed amendment is approved and the project progresses to the site plan review process, the city will determine what specific modifications to the sewer collection system will be needed in response to the project's sewer demand. The subject area is located within the Pinellas County potable water service area.

The Local Planning Agency recommended approval of all components of the application during their September 10, 2015 public hearing (the vote was 4-2, in favor).

Fiscal Impact:

N/A

Staff Member Responsible:

Gordon Beardslee, Director, Planning

Partners:

Pinellas County Housing Authority
City of Largo