



Pinellas County

Staff Report

File #: 17-1255A, **Version:** 1

Subject:

Q Z/LU-11-07-17 (Chris Coleman Agency, Inc.)

A request for zoning change from P-1, General Professional Office to C-2, General Retail Commercial & Limited Services and a land use change from Residential/Office-General to Commercial General on approximately 0.74 acre located at 1255 Belcher Road in the unincorporated area of Dunedin.

Recommended Action:

Adoption of Case No. Q Z/LU-11-07-17 (Chris Coleman Agency, Inc.) approving:

- 1) An Ordinance changing the land use from Residential/Office General to Commercial General, and
- 2) A Resolution changing the zoning from P-1, General Professional Office to C-2, General Retail Commercial & Limited Services.

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 property consists of a 0.74-acre parcel. It is designated Residential/Office-General (R/OG) on the Future Land Use Map (FLUM) and zoned P-1, General Professional Office. The existing structure on the property is currently home to an insurance office and was formerly a bank. The prospective buyer wishes to develop a car wash facility on the property, which will require changes to the FLUM and Zoning Atlas. A FLUM amendment to Commercial General (CG) and a Zoning Atlas change to C-2, General Retail Commercial & Limited Services are proposed. If approved, a broad range of uses allowed under these requested designations could be established.

It should be noted that Belcher Road is a designated Scenic Non-Commercial Corridor (SNCC). Nonresidential uses are generally not preferred along SNCCs unless they are near major intersections. With SR-580 close by to the south, this case fits that description. A Dollar General store exists directly to the west on the opposite side of Belcher Road within the City of Dunedin. If approved, this request would allow commercial uses on the east side of Belcher Road about the same distance from SR-580 as those that already exist on the west side. Residential uses become prevalent as Belcher Road travels north.

The proposed CG FLUM and C-2 zoning designations are appropriate based on their general compatibility with the surrounding development pattern, the subject property's location near a major road intersection, acceptable infrastructure impacts and consistency with the Pinellas County

Comprehensive Plan.

Background Information:

The Local Planning Agency (LPA) recommended approval of the request during its July 13, 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
Impact Assessment
Traffic Analysis
Resolution
Ordinance
Legal Ad