



Pinellas County

Staff Report

File #: 17-2013A, **Version:** 1

Subject:

Q Z-14-11-17 (Wal-Mart Stores East, LP) (To be withdrawn)

A request for a zoning change from CP-1, Commercial Parkway to CP-2, Commercial Parkway on approximately 12.38 acres located at the northwest corner of US Highway 19 North and Alderman Road in Palm Harbor (portion of parcel 31/27/16/00000/240/0100).

Recommended Action:

Adoption of Case No. Q Z-14-11-17: A Resolution approving the application of Wal-Mart Stores East, LP for a change in zoning from CP-1, Commercial Parkway to CP-2, Commercial Parkway on approximately 12.38 acres located at the northwest corner of US Highway 19 North and Alderman Road.

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 site consists of 12.38 acres located at 35404 US Highway 19 North in Palm Harbor. A Walmart Supercenter and its associated parking are located there. The subject site is currently zoned CP-1, Commercial Parkway and is designated Residential/Office/Retail (R/O/R) on the Future Land Use Map (FLUM). The applicant is requesting a zoning amendment to CP-2, Commercial Parkway, which allows a higher floor area ratio (FAR). FAR is a calculation of development intensity. The applicant is requesting a higher FAR in order to construct a new separately-entranced liquor store attached to the west side of the current Supercenter building. The site is presently built to the maximum intensity allowed by the CP-1 district. Importantly, the CP-1 and CP-2 districts allow the same permitted uses. A liquor store could be built under the existing CP-1 district if the site's FAR wasn't built out.

The subject site lies within a heavily developed area that is typical of the US Highway 19 corridor within Palm Harbor. The requested CP-2 zoning district is typically reserved for areas fronting major arterial highway intersections where established land use planning criteria indicate that more intense uses of land are appropriate. In this case, the subject site is located at a major intersection where both thoroughfares are classified as arterial roadways.

No significant new impacts are anticipated as a result of this request. The proposed CP-2, Commercial Parkway zoning district is compatible with the development pattern in the area and is appropriate for this location.

The Local Planning Agency (LPA) recommended approval of the request during its November 9, 2017 public hearing (Vote 7-0).

Background Information:

A Walmart store has existed on the subject site since 1990. Surrounding uses include retail commercial strip centers to the east across US-19 and to the south across Alderman Road. Office and multifamily residential uses exist to the north and a senior living apartment building is to the west.

The CP-2 district was historically reserved for the area located along US-Highway 19 between SR-60 (Gulf-to-Bay Boulevard) to the south and SR-586 (Curlew Road) to the north. The Board eliminated that locational restriction in 2016 as part of a larger Comprehensive Plan amendment package. This is the first application to take advantage of the new opportunity regarding the expanded locational criteria for the CP-2 district. Because of this, there are no other CP-2 designated properties within the immediate vicinity.

Alderman Road is a designated Scenic Non-Commercial Corridor (SNCC). Nonresidential uses are generally not preferred along SNCCs unless they are near major road intersections. In this case, the corner of Alderman Road and US Highway 19 is considered a major intersection with a well-established retail commercial development pattern.

Fiscal Impact:

N/A

Staff Member Responsible:

Renea Vincent, Director, Planning

Partners:

N/A

Attachments:

LPA Report
Case Maps
Resolution
Site Plan
Legal Ad
Ad Map
Power Point Presentation