



Pinellas County

Staff Report

File #: 18-241A, **Version:** 1

Subject:

Q Z/LU-05-02-18 (Educational Partnership of St. Petersburg, LP)

A request for a zoning change from R-4, One, Two, and Three Family Residential to RM-12.5, Residential Multiple Family, 12.5 units per acre and a land use change from Institutional and Residential Urban to Residential Medium on approximately 1.34 acres located at 4500 43rd Street North and 4312 46th Avenue North in Lealman.

Recommended Action:

Adoption of Case No. Q Z/LU-05-02-18 approving:

- 1) An Ordinance approving the application of Educational Partnership of St. Petersburg, LP for a change in land use from Institutional and Residential Urban to Residential Medium, and
- 2) A Resolution approving a change in zoning from R-4, One, Two & Three Family Residential to RM-12.5, Residential Multiple Family, 12.5 units per acre, regarding approximately 1.34 acres located at 4500 43rd Street North and 4312 46th Avenue 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 subject property consists of two parcels totaling 1.34 acres on the west side of 43rd Street North between 45th and 46th Avenues North in Lealman. It currently contains a private educational facility that was granted special exception approval in the early 1970s. The site is designated Institutional (I) and Residential Urban (RU) on the Future Land Use Map (FLUM) and is zoned R-4, One, Two & Three Family Residential. The contract purchaser wishes to construct multifamily housing, which will require changes to the FLUM and Zoning Atlas. A FLUM amendment to Residential Medium and a zoning change to RM-12.5, Residential Multiple Family, 12.5 units per acre are proposed. With those changes up to 17 residential units could be built, subject to site plan review.

Single family and duplex residences are adjacent to the subject property on three sides. A parking area for the Joe's Creek Greenway Park exists to the north across 46th Avenue N., and a plant nursery business is to the northwest. Multifamily zoned parcels are within the general vicinity, the closest being approximately 260 feet to the northwest.

The proposal could generate approximately 26 additional average daily vehicle trips on the surrounding roadway network, which is not expected to impact the operational characteristics of area

roadways. Potential impacts to potable water, sanitary sewer and solid waste are within acceptable parameters. There is adequate capacity in the potable water, sanitary sewer and solid waste services at this location.

The subject property is within the Lealman Community Redevelopment Area (CRA), and the request is consistent with the CRA's objectives of redevelopment and revitalization. The proposal will allow for a residential project that directly responds to the community's housing needs and vision for an improved urban form. It also will help forward the CRA's goals for achieving a mix of diverse housing stock, encouraging reinvestment in existing neighborhoods and supporting the public realm by creating more walkable communities that help instill a sense of place.

Background Information:

The Local Planning Agency (LPA) unanimously recommended approval of the request during its February 8, 2018 public hearing (Vote 5-0).

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
Correspondence
PowerPoint Presentation
Legal Ad
Ad Map