



Pinellas County

Staff Report

File #: 21-101A, **Version:** 1

Subject:

Case No. Q Z/LU-20-12 (Dushyant Gulati)

A request for a zoning change from R-R, Rural Residential to R-3, Single Family Residential and a land use change from Residential Suburban to Residential Low on approximately 2.18 acres located at 1736 Winchester Road in unincorporated Largo.

Recommended Action:

Based upon evidence and findings contained in the staff report and attachments, Case No. Z/LU-20-12 is recommended for approval:

- 1.) An Ordinance approving the application of Dushyant Gulati for a land use change from Residential Suburban to Residential Low on approximately 2.18 acres located at 1736 Winchester Road in unincorporated Largo.
 - 2.) A Resolution approving a zoning change from R-R, Rural Residential to R-3, Single-Family Residential.
- The applicant is seeking land use and zoning changes on a 2.18-acre property that is vacant except for a barn and sheds.
 - The applicant is proposing to develop a single-family detached residential subdivision. Up to 11 residential units are possible under the requested land use category, however the final number of units would be based on site plan review. Up to five units could be built under the current designations.
 - The Local Planning Agency recommended approval of the request (vote 4-2). Those that voted against the proposal did not cite their reasons. Eight persons appeared in opposition, citing increased density, ecological impacts, construction impacts, noise, light pollution, privacy, utilities, property values and traffic.
 - Twenty-seven form letters with distinct signatures and five individual letters in opposition have been received.
 - a.) The applicant did not submit a formal traffic study; however, staff analysis indicates that the proposed development would have negligible impacts on the carrying capacities of area roadways, including Belcher Road, which is the nearest roadway that is regulated for level of service. The developer would be required to improve the substandard condition of Winchester Road.
 - b.) The applicant stated that he sent letters seeking feedback to 45 surrounding property owners regarding his proposal and received one response.
 - c.) The proposed R-3 zoning currently exists on three sides of the subject property. The proposed RL land use is currently adjacent on one side.

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 one parcel totaling approximately 2.18 acres located at 1736 Winchester Road in unincorporated Largo. It is currently vacant except for a barn and a couple of sheds. The property is designated Residential Suburban (RS) on the Future Land Use Map (FLUM), which allows up to 2.5 residential units per acre, and it is zoned R-R, Rural Residential, which requires minimum lots sizes of 16,000 square feet. The applicant is proposing a FLUM amendment to Residential Low (RL), which allows up to 5.0 residential units per acre, and a zoning change to R-3, Single-Family Residential, which requires minimum lots sizes of 6,000 square feet. The proposed RL category would allow up to 11 single family detached units based on acreage. The actual number of units built, however, would depend on how many 6,000 square foot lots can fit on the property in addition to other site plan and platting requirements such as internal accessways and stormwater facilities. By comparison, the existing RS category would allow up to five residential units. This proposal would not require a Countywide Map amendment.

The subject property is adjacent to single-family residential development of varied lot sizes. The properties to the northeast, south and east across Winchester Road are all zoned R-3. The parcels to the northwest and west are zoned R-R. The surrounding land use designations are RS to the north, south and west and RL to the east. Many of the lots to the east are 60 feet wide, which is consistent with the minimum required dimension of the requested R-3 zoning district. The other surrounding lots are larger, ranging from 1/3 of an acre to 2.86 acres. Smaller 50-foot wide lots and a mobile home park are located approximately 375 feet to the north within the City of Largo.

At maximum density, the proposal could generate approximately 58 additional average daily vehicle trips on the surrounding roads. The change in average daily trips is not expected to significantly impact the operational characteristics of area roadways. The nearest level of service (LOS) regulated roadway is Belcher Road to the west. Notably, Winchester Road is currently in a substandard condition. Improvements to Winchester Road will therefore be required by the developer as determined during site plan review.

The subject property is within the City of Largo's wastewater treatment area and Pinellas County's water supply service area. The proposal could increase demand on potable water supplies by 1,596 gallons per day and on wastewater treatment facilities by approximately 1,126 gallons per day. The proposal could generate approximately 10 tons of solid waste per year.

Staff is of the opinion that the proposed RL land use category and R-3 zoning district are appropriate based on the subject property's adjacency to existing areas with the same designations, anticipated limited impacts to infrastructure, consistency with the Pinellas County Comprehensive Plan, and consistency with the Countywide Plan.

Background Information:

The Local Planning Agency (LPA) recommended approval of the request during its January 14, 2021 public hearing (Vote 4-2).

Surrounding property owners within 400 feet of the subject site were notified by mail. A sign advertising the public hearings was posted on the subject site.

Fiscal Impact:

N/A

Staff Member Responsible:

Carol Stricklin, Director, Housing and Community Development

Partners:

N/A

Attachments:

LPA Report
Case Maps
Impact Assessment Report
Traffic Analysis Report
Resolution
Ordinance
Applicant response to question #13
Boundary Survey
Correspondence received from applicant at LPA
Correspondence - Opposition
Power Point Presentation
Notification Map of Surrounding Owners
Legal Ad
Ad Map