

PASCO COUNTY, FLORIDA
INTEROFFICE MEMORANDUM

TO: Development Review Committee

DATE: 2/4/10

FILE: ZN10-126

SUBJECT: Class I, Commercial Development
Review - ALDI, Inc. - Holiday Variance
Requests (Project No. IPR08-062)
DRC: 2/11/10, 1:30 p.m., DC
Recommendation: Approval with
Conditions

FROM: Debra M. Zampetti
Zoning/Code Compliance
Administrator

REFERENCES: Land Development Code,
Section 306, Development
Review Procedures;
Comm. Dist. 3

It is recommended that the data herein presented be given formal consideration by the Development Review Committee (DRC).

Commission District:	The Honorable Ann Hildebrand
Project Name:	ALDI, Inc. - Holiday
Developer's Name:	ALDI, Inc.
Location:	On the northwest side of Alternate U.S. 19 slightly west of its terminus with U.S. 19, at the southwest corner of Manton Lane and Alternate U.S. 19, Section 31, Township 26 South, Range 16 East.
Parcel ID No.:	31-26-16-0010-02700-0100
Land Use Classification:	ROR (Retail/Office/Residential)
Zoning District:	C-2 General Commercial
Transportation Corridor:	Alternate U.S. 19
Existing Right-of-Way:	50 Feet from Centerline
Required Right-of-Way:	71 Feet from Centerline
Acreage:	4.74 Acres, m.o.l.
Number of Units:	1
Type of Unit:	Supermarket
Square Feet:	16,929 Square Feet
Water/Sewage:	Pasco/Pasco
Transportation Impact Fee Zone:	1
Transportation Analysis Zone:	74
Initial Certificate of Capacity:	16,929-Square-Foot Grocery Store

BACKGROUND:

1. The parcel bears its original C-2 General Commercial District zoning.
2. On July 29, 1987, the Board of Zoning Adjustment denied a variance request for a reduction in the required front setbacks along Alternate U.S. 19 from 80 feet to 44 feet and along Manton Street from 50 feet to 44 feet.
3. On June 29, 1988, the Board of Zoning Adjustment approved a variance request for a reduction in the required front setbacks along Manton Street from 50 feet to 35 feet.
4. On January 28, 2010, the DRC approved variance requests to allow contributions to the Tree Mitigation Fund in lieu of replacement, elimination of the six-foot-high service-area wall in consideration of alternate design features, and to allow installation of a stormwater swale in the northern landscape buffer along Manton Lane.

Additionally, in response to nearby citizens' concerns, the DRC approved a supplement to the landscape variance motion that requires the proposed entrance at Manton Lane to be eliminated.

FINDINGS OF FACT:

1. Presently, the subject site contains a produce market, which will be demolished.
2. The subject property is located in Flood Zone "A-13." Development is subject to the requirements of the LDC, Article 700, Flood Damage Prevention.
3. Access to the property is from Alternate U.S. 19, a FDOT-maintained road, which has 100 feet of right-of-way with 63 feet of pavement, and has been designated a two-lane, collector facility on Map 7-22, 2025 Future Number of Lanes, and Map 7-24, 2025 Future Roadway Functional Classification, of the Comprehensive Plan.
4. On June 27, 2006, the Board of County Commissioners (BCC) adopted the Corridor Preservation Tables in the Transportation Element of the Comprehensive Plan necessitating the preservation of right-of-way along certain roadways.
5. On November 21, 2008, the BCC approved Ordinance No. 06-36, Concurrency Management Ordinance, that included Section 402.10, that established Special Transportation Concurrency Review and Procedures for U.S. 19 Urban Infill and Redevelopment/Concurrency Area.
6. The proposed request is consistent with the Pasco County applicable provisions of the Comprehensive Plan as conditioned.

DISCUSSION:

1. On January 28, 2010, the DRC approved a motion to close the entrance on Manton Lane; however, prior to that decision, there was no consideration regarding the LDC, Section 618, which requires the following:
 - 618.4, Access Order. The order of preference for providing access to collector, arterial, and controlled access roadways for all land uses shall be as follows:
 - A. Connections in accordance with corridor, access-management plans, where adopted and approved by the County or approved by the Florida Department of Transportation (FDOT) for roads on the state highway system.
 - B. Connections to existing or extended local public streets where such access will not create an operational or safety conflict with residential uses and accesses.
 - C. Access to collector roadways.
 - D. Access to arterial roadways.
 - E. Access to controlled access roadways.
2. Under 618.4.B, it is required that connections to local streets are considered first before collector or arterial roads. Deviation from the code must be accomplished through the variance process if the regulation cannot be followed.
3. The County consultant, Tindale-Oliver & Associates, expressed concern that traffic that would otherwise use the Manton Lane entrance would be redirected onto U.S. 19 or Alternate 19, which would decrease safety and fluent traffic flow.
4. To offset the use of Manton Lane by ALDI traffic, one of the conditions of the Substandard Road Analysis is that the developer will improve Manton Lane to County standards from U.S. 19 to include the ALDI supermarket entrance.

ALTERNATIVES:

1. Direct staff to bring the approved variance back to the DRC for reconsideration of the imposed condition.
2. Allow the variance condition as approved at the January 28, 2010, DRC meeting with the modified condition and direct staff to initiate a variance to Section 618.4.

RECOMMENDATION:

The Zoning and Site Development Department recommends that the DRC approve Alternative No. 1.

ATTACHMENTS:

1. Location Map
2. Variance Requests
3. Site Plans Showing Project With and Without Variances
4. SWFWMD Documents

DMZ/PSS/ecm/drc021110/aldizn10126

DEVELOPMENT REVIEW COMMITTEE ACTION: