

**Small Scale Comprehensive Plan Amendment Staff Report
CPAS10 (05) Stone Road at Roble Way
FUTURE LAND USE AMENDMENT FROM RES-9 TO COM**

PROPERTY OWNERS	Home Sweet Construction Company, Inc.			
AGENT/APPLICANT	Stephen C. Booth, Esquire, Booth & Cook, P.A.			
PROPERTY SIZE	0.429 acres			
HEARING DATES	DRC 7/15	LPA 8/25	BCC 9/21	BCC
PARCEL ID	28 25 16 0070 00200 0010			
LOCATION	NE Corner Intersection of Stone Rd & Roble Way			
FUTURE LAND USE	RES-9 (Residential – 9 du/ga)			
PROPOSED FUTURE LAND USE	COM (Commercial)			
ZONING	C-1			
PROPOSED ZONING	C-1			
FILE NUMBER	CPAS10 (05)			
MARKET AREA	West			
COMMISSION DISTRICT	4			
RECOMMENDATION	Approval			
PROJECT PLANNERS	William Lamboy, AICP			

I. APPLICATION SUMMARY

Proposed is a Small Scale Comprehensive Plan Amendment to the Future Land Use Map from RES-9 (Residential – 9du/ga) to COM (Commercial). The subject occupies approximately 0.429 acres on the NW corner of a 3.16-acre parcel. The subject site is located in the West Market Area.

Proposed Plan Amendment

The proposed amendment is intended to recognize the subject property’s location and to rectify the existing conflict zoning. This project is proposed for retail uses at a neighborhood scale to support the existing mix of residential uses in the area. Under the COM Future Land Use category up to 11,212 square feet could be considered on the .429 acre site.

This amendment is located in the West Market Area, in a transitional area between single family homes, condominium units and a mobile home park containing 180 units.

II. BACKGROUND AND HISTORY

The Future Land Use designations, zoning categories and existing land use patterns of the subject site and adjacent/abutting properties within one-quarter mile of the site are listed below:

		FLU	ZONING	EXISTING USE
Subject Site		RES-9	C-1 & MF-1	Vacant
Adjacent /Abutting Properties	N	RES-9	RMH & R-4	Single family homes and Mobile Home Park
	S	RES-9	R-4	Single family homes
	E	RES-9	R-4 & MF1	Multifamily residential, single family homes
	W	RES-9	R-4 & MF2	Vacant and single family homes

III. Review and Evaluation of Comprehensive Plan Amendments

Preliminary Needs Analysis

The Pasco County Strategic Plan, adopted July 2009, identifies Jobs and Economic Development as its Strategic Challenge 1. The goal is to provide leadership and resources to attract and expand business opportunities through incentives, land use policy, transportation access, and economic development planning, intended to diversify and strengthen the economy.

The plan identifies that 65% of new office development, 80% of new infill development, and 60% of new commercial development should be located in the Urban Service Area.

The proposal is an infill property critically located within densely developed Western Pasco County.

Consistency with Market Area Vision

The proposed development achieves the goals and vision of the ULI Report and Comprehensive Plan for Policy FLU 8.1.1 West Market Area. The proposal meets the West Market Vision by providing:

- Infill opportunities
- Choice of shopping in an environmentally sound and safe setting

Consistency with Comprehensive Plan

Policy FLU 1.6.4: Neighborhood Commercial Districts lays out the framework by which the County can consider Comprehensive Plan Amendments to the COM (Commercial) Future Land Use Designation that permit small scale neighborhood commercial uses in areas adjacent to residential uses.

- ***The concept plan as presented by the applicant meets the intent of the above referenced policy:***
 - ***This amendment provides for commercial uses along the Stone Road frontage.***
 - ***The proposed commercial uses will not be located internally within an existing single-family neighborhood.***
 - ***The amendment does not proliferate, extend, or set a precedent for future strip commercialization.***
 - ***Development intensity shall be limited and designed to serve the needs of the immediate neighborhoods.***

Policy FLU 1.6.7: Commercial Use Access requires that Pasco County require that all proposed commercial projects and residential developments be accessed from at least one (1) roadway shown on the current year Roadway Functional Classification Map as collector or higher.

- ***The subject site is located on Stone Road, identified on Map 7-24, Roadway Functional Classification Map, as a collector.***

Consistency with Future Land Use Element Appendix Section FLU A-1

Plan Amendment Standards of Review, this amendment will be evaluated using the following criteria: General Public Facilities/Services, Natural Resources/Natural Features, Comprehensive Plan Policy Review, and Transportation.

V. GENERAL PUBLIC FACILITIES/SERVICES

Rule 9J-5.0055(3) Florida Administrative Code requires that adequate public facilities and services be available concurrent with the impacts of development. The Pasco County Comprehensive Plan implements this requirement through Policy CIE 1.2.2 and CIE 1.2.3. The applicant will be required to undergo concurrency review prior to finalization of any rezoning.

Utilities

A capacity statement from the Pasco County Utilities Department is attached.

Drainage

Pasco County has adopted the FDOT drainage standards for the County's roadway system, and all new development is limited to rates of discharge that existed prior to development in accordance with Chapters 40D-4 and 40D-40 of the Florida Administrative Code as administered by the Southwest Florida Water Management District. Conveyance of stormwater will be accomplished through a combination of open swales and closed storm sewers through an engineered and permitted drainage system.

Stormwater detention/retention will be accomplished through methods approved by the county and specified during the permitting process. The 24-hour, 25-year peak discharge rate from the system will be the design standard for post-development discharge off-site.

Stormwater will be treated in accordance with Chapter 17-25 FAC. Accepted methods for stormwater treatment include creation of wetland systems and use of existing isolated wetlands.

Parks and Recreation

The adopted level of service standard for parks and recreation is contained within the Recreation and Open Space Element of the Comprehensive Plan, and only applies to residential development. Therefore, there are no impacts to parks and recreation.

Schools

If this parcel were developed at its current FLU of RES-9, potentially 4 dwelling units could be built. These units would most likely be single family units generating approximately 1 elementary, 1 middle and 1 high school student for a total of 3 students.

If this parcel were developed at a proposed FLU of COM, potentially 5 live/work units could be built. These units would most likely be multifamily units generating approximately 1 elementary, 1 middle and 1 high school student for a total of 3 students.

Therefore, there would be no change on the student impacts from this proposed Future Land Use Amendment.

Public Transportation

PCPT Routes 19, 21 and 25 run regular bus service within ½ mile of the subject site.

Transportation Network

Subject property is located at the intersection of Stone Road and Roble Way in the Booker T. Washington addition. Stone Road is classified as a collector on the Roadway Functional Classification Map - linking Regency Park Boulevard in the east with US Highway 19 in the west. This is a well established residential neighborhood, with a highly developed local street grid and a hierarchy of roadways.

Fire Rescue

A fire hydrant is located across the street from the listed parcel. Pasco County Fire Rescue does not have additional comments at this time.

VI. NATURAL RESOURCES/NATURAL FEATURES

Wetlands

No wetlands are located on the property.

Coastal High Hazard Area

This site is not located within a Coastal High Hazard Area.

Habitat

The site is not located within an Ecological Planning Unit or Critical Linkage. It is located in the Double Hammock Drainage Basin which is not identified as an area of special concern.

Wellfield

The subject property is not located in a Wellfield, or a Wellhead Protection Area, as identified in Map 2-1 of the Comprehensive Plan.

Historic/Archeological Sites

There are no archaeological resources in close proximity to the subject property according to Pasco County GIS Mapping. A cultural resource assessment will be provided in conjunction with the MPUD zoning.

If during construction activities any evidence of historic resources, including but not limited to aboriginal or historic pottery, prehistoric stone tools, bone or shell tools, historic trash pits, or historic building foundation are discovered, work shall come to an immediate stop and Pasco County and the State Historic Preservation Officer (SHPO) shall be notified within two working days.

Flood Plain

The site is located in FEMA Zone X and is not located in an identified flood zone according to FEMA's Firm Panel 12030 0187 C of March 15, 1984. The property is located in Evacuation Zone "C."

Soil and Topography

The main soil type, "Tavares Urban Land Complex," is typical for the area and suitable for development.

The site is relatively level, at an elevation of 20 feet, with a gentle slope towards the southwest.

STAFF RECOMMENDATION

Approval.

Exhibit 1
Existing Future Land Use

Exhibit 2
Proposed Future Land Use

Exhibit 3
Pasco County Utilities Capacity Statement