

**Small Scale Comprehensive Plan Amendment Staff Report
CPAS10(07) William & Pickens Price
FUTURE LAND USE AMENDMENT FROM RES-3 TO COM**

PROPERTY OWNERS	William & Pickens Price		
AGENT	Richard Davis, P.A.		
PROPERTY SIZE	3.21 acres (portion of a 23.26 acre parcel)		
HEARING DATES	DRC: July 15	LPA: August 25	BCC: September 21
PARCEL ID	14-25-21-0010-07000-0000		
LOCATION	Southeast corner of US 301 and Townsend Road		
FUTURE LAND USE	RES-3		
PROPOSED FUTURE LAND USE	COM		
ZONING	AC and AR		
MARKET AREA	East Market Area		
COMMISSION DISTRICT	1		
RECOMMENDATION	Approval		
PROJECT PLANNER	Justyna Buszewski		

I. APPLICATION SUMMARY

The proposed request is a Small Scale Comprehensive Plan Amendment to the Future Land Use (FLU) designation from RES-3 (Residential- 3 du/ga) to COM (Commercial) on approximately 3.21 acres of the 23.26 acres parcel. The remaining 20.05 acres will be left with the current RES-3 and RES-1 FLU designations.

The Future Land Use designations, zoning categories and existing land uses 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-3	AC	Vacant
Adjacent /Abutting Properties	N	ROR	C2	Vacant
	E	RES-3 and RES-1	AR	Vacant
	S	COM	MPUD	Vacant
	W	ROR, COM and RES-3	RMH, AR	Mobile Home Park

II. REVIEW AND EVALUATION OF COMPREHENSIVE PLAN AMENDMENTS

Key Findings of Fact

- The subject site is a vacant infill property located on the US Hwy 301, with abutting ROR (Retail/Office/ Residential) and COM (Commercial) to the north, south and west.
- The proposed COM FLU designation is consistent with the ROR and COM located to the north and south of the subject property and the COM designation located to the west.
- According to Pasco County's ULI report, in the East Market Area there is currently a lack of quality commercial space to meet today's market conditions. The East Market Area as established on Map 2-20 is envisioned as an area that

preserves small town traditional lifestyle, creates a sustainable development pattern, and protects natural resources

- The mission for the East Market Area is to maintain the distinct character and development patterns of a small town, focus and encourage sustainable development along existing corridors.
- The applicant desires to develop the property for neighborhood retail uses and ultimately to seek a C-2 (General Commercial) zoning.

III. CONSISTENCY ANALYSIS

A. Applicable Comprehensive Plan Policies

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.

FLU Appendix A-6 Commercial (COM)

The maximum allowable Floor Area Ratio (FAR) is 0.6 for nonresidential development in the COM FLU designation.

Residential uses are only permitted when constructed in combination with commercial uses within a single building of two or more stories, wherein the first floor uses are commercial, office and/or other non-residential uses.

The maximum density allowed in a Small Scale Comprehensive Amendment to COM FLU designation is 10 du/ga.

Policy FLU 1.6.2 Location of Commercial Development

Policy FLU1.6.2.a: “The possible locations for the Commercial Future Land Use Designation shall be limited to areas adjacent to existing collector and arterial roadway intersections in order to maintain road capacity and not set a precedent for further strip development...”

Policy FLU1.6.2.c: “Pasco County shall not designate additional strip commercial development through plan amendments. Strip commercial land use patterns shall further be avoided by requiring a transition of land uses or the incorporation of a buffer into the development design of commercial uses...”

- *The proposed site is located at an intersection (US Hwy 301 and Townsend Road) that is surrounded by commercial parcels and therefore not creating additional strip commercial development. The proposed site is not located outside the reasonable zone of influence of the intersection to which it relates.*

B. 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

Pasco County Utilities Capacity Statement is pending.

Drainage

The subject property is located in the East Zephyrhills drainage basin. 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 permitted drainage system.

Stormwater detention/retention will be accomplished through acceptable methods 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: littoral shelves, creation of wetland systems and use of existing isolated wetlands for biological treatment.

Parks and Recreation

The subject site has the potential for a maximum density of 10 du/ga. If the site were to develop at maximum density, there will be a minimal impact to the demand for additional parks and recreation to the area.

Schools

Currently, if this parcel were to develop at a RES-3 density at 3.2 acres, the maximum potential of dwelling units could be up to 9 units. According to the District School Board of Pasco County, the subject property has the potential to generate a total of 4 students.

In the event the subject property were to develop as a multifamily housing type, the student impact for 32 units will be 3 elementary school students, 2 middle school students and 2 high school students for a total of 7 students. The School Board will continue to monitor and comment on this development as it moves forward.

School Generation

Student Impacts	# Units	Student Generation Rates			Students Generated			
		Elementary School	Middle School	High School	Elementary School	Middle School	High School	Totals
Single Family	0	0.17	0.08	0.11	0	0	0	0
Multi-Family	32	0.09	0.04	0.05	3	2	2	7
Mobile Home		0.09	0.04	0.06	0	0	0	0
Totals	32				3	2	2	7

C. Transportation

Public Transportation

According to Map 7-3 of the Comprehensive Plan, there is existing public transit service to the subject area.

Transportation Network

According to the Comprehensive Plan Corridor Preservation Table 7-4a, US Hwy 301 is a median divided major arterial and has a right-of-way (ROW) corridor width 235 feet which is 6 lanes. Any property located within the corridor preservation width will remain the existing FLU designation.

D. Natural Resources/Natural Features

Wetlands

According to Pasco County GIS data, there are no wetlands located on the subject property.

Habitat

According to Pasco County GIS data, the site is not located in a significant habitat overlay.

Wellfield

According to Pasco County GIS data, the subject property is not located in a well head protection area.

Historic/Archeological Sites

According to Pasco GIS data, there are no known historic or archaeological sites located on the subject property.

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.

Soil and Topography

The subject site is located on Candler fine sand 0 to 5 percent slopes. The subject sites topography is at approximately 125 to 135 feet elevation.

VI. STAFF RECOMMENDATION

Based on the staff analysis, findings and conclusions of this report, staff recommends **approval** of this FLU amendment from RES-3 to COM. (Any property located within the corridor preservation width will remain the existing FLU designation).

Exhibit 1

**Pasco County Comprehensive Plan
Context Analysis**

Exhibit 2

**Pasco County Comprehensive Plan
Existing Future Land Use Map**

Exhibit 3

**Pasco County Comprehensive Plan
Proposed Future Land Use Map**