

STAFF REPORT

HEARINGS: Planning & Zoning Commission: February 12, 2024
Local Planning Agency: March 12, 2024
Board of County Commissioners: March 12, 2024

APPLICANT: GTC, LLLP

FILE NUMBER: CPAM2305

REQUEST: Small Scale Comprehensive Plan Amendment to amend the Future Land Use Map for a 6.9 acre tract (MOL) from Residential to Commercial

GENERAL LOCATION: Northern terminus of Rolling Rock Road, approximately 520' north of its intersection with Cortez Boulevard

PARCEL KEY NUMBERS: 1747024

DESCRIPTION OF PROPOSED AMENDMENT

The proposed small scale Comprehensive Plan Amendment is to amend the Future Land Use Map from Residential to Commercial on a 6.9 acre (MOL) tract off Windward Boulevard.

DESCRIPTION OF PROPOSED PROJECT

This application is a companion application to a rezoning petition filed by the petitioner (H2359) that will enable the petitioner to develop the 6.9 acre site with a 97,350 square foot single story climate control self-storage facility.

Site Characteristics

Total Site Size: 6.9 acres

Surrounding Zoning: North: PDP(MF); Drainage Retention Pond
South: PDP(HC); Auto Body Shop
East: PDP(MF); Apartments
West: PDP(MH); Mobile Homes

Surrounding Land Use: North: Residential
South: Commercial
East: Residential

West: Residential

Current Zoning: PDP(MF)/Planned Development Project (Multifamily)
(H1429)

IMPACTS OF PROPOSED AMENDMENT

According to the Hernando County Comprehensive Plan, properties that are classified as residential on the Future Land Use Map can have up to 22 dwelling units per acre. The parcel totals 6.9 acres and was approved in 2014 for 110 multifamily units (16 du/ac). The amendment from residential to commercial could generate 105,197 square feet of nonresidential development based on an average buildout of 0.35 Floor Area Ratio (FAR), in accordance with the Commercial Future Land Use category. These density and intensity calculations do not take into consideration any mixed-use development proposals, zoning conditions of approval, or site constraints such as environmental considerations, access, and other land development requirements.

COMPREHENSIVE PLAN CONSISTENCY

Future Land Use Map

Strategy 1.04A(6): The Commercial Category provides for commercial uses including products and services along major corridors and at roadway intersections to serve residents and visitors on both a localized and regionalized basis. The Commercial Category recognizes existing commercial use corridors along U.S. Highway 19 and State Route 50 and existing and planned commercial nodes at intersections of arterial and/or collector roads. The Commercial Category includes small unmapped existing commercial properties. The Commercial Category also recognizes the ability to designate infill parcels for commercial use lying in proximity to and between, but not necessarily contiguous to, other existing commercially designated properties.

Commercial Category

Objective 1.04G: The Commercial Category allows primarily retail, office, and commercial service uses with an overall average gross floor area ratio of 0.35 but also includes limited industrial, recreational and institutional uses. Residential and mixed uses may be allowed subject to locational criteria and performance standards.

Strategy 1.04G(1): Commercial development as envisioned on the Future Land Use Map is intended primarily for locations at major intersections and along major corridors where service to local and regional markets are enhanced by transportation patterns. New commercial zoning is directed to these mapped areas. Commercial areas that are not mapped but are allowed under this Future Land Use Category include neighborhood commercial and specialty commercial uses as described in this Plan, commercial approved as part of mixed use developments, commercial designated by planned development districts, the infill development of existing commercial areas, commercial areas extending from designated commercial nodes, and pre-existing commercially

developed and designated areas. Frontage roads and cross-access between commercial uses is required where needed in accordance with the provisions of this Plan and adopted land development regulations.

Commercial Strip Development

Strategy 1.04G(6): The existing areas of strip commercial development depicted on the Future Land Use Map include U.S. Highway 19 from County Line Road north to SR-50 and the SR-50 corridor from Oak Hill Hospital to Colorado Street.

Strategy 1.04G(7): A scattered unplanned commercial development pattern shall be discouraged. A development pattern of strip commercial is not desirable, and the creation of new strip commercial areas is not allowed with the exception of infill development that reduces the need for additional curb cuts and provides for a frontage road, or cross access. Other than infill, the establishment of new commercial areas or expansion of existing commercial areas is expected through the use of commercial nodes or mixed use projects using the planned development review process that support the commercial component and minimize curb cuts.

Staff Analysis: The subject property is adjacent to a commercial corridor, with existing commercial zoning and land uses. The proposed use of the property is for a climate controlled self-storage facility with outdoor storage. The proposed development is only directly adjacent to residential (Highpoint) along the west property line. The north is buffered by a large retention pond. The petitioner is proposing a dedicated 50' landscape buffer along the west in addition to placing the outdoor storage along the west in order to further push the proposed storage facility east. The proposed use would generate less traffic than the previously approved 98 multifamily units. No significant impacts to the transportation network or the environment are anticipated from this amendment.

FINDINGS

Given that the subject property is consistent with the strategies for the surrounding parcels and the request is consistent with the strategies for the Commercial land use category, the small-scale amendment is consistent with the Comprehensive Plan.

STAFF RECOMMENDATION

It is recommended that the Planning and Zoning Commission review the proposed amendment and determine whether to recommend approval to the Local Planning Agency and the Board of County Commissioners as a small-scale amendment.