

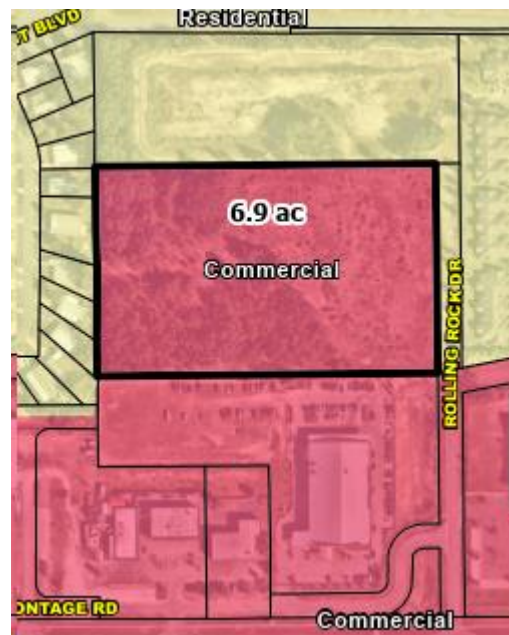
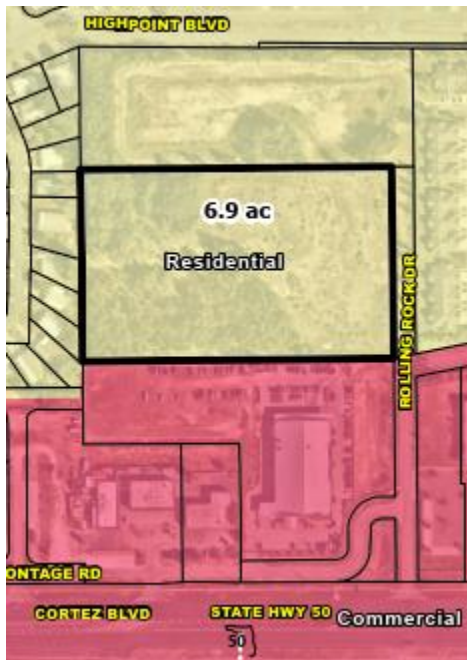
## COMPREHENSIVE PLAN AMENDMENT REQUEST

PARCEL KEY: 01747024

*Updated October 30, 2023*

The 6.9 vacant site is located approximately 500-feet west of Highline Drive and 550' north of Cortez Boulevard, in Hernando County.

The request is to amend the Future Land Use from Residential to Commercial as shown below. The original application contained a strip of residential land use to the west, but upon discussion with staff, it was relayed that the best way to address compatibility would be through the planned development zoning applications with proper planning design depicted on the site plan and regulated by the zoning regulations.



There is a concurrent zoning amendment application which maintains a 50-foot-wide natural vegetation along the western property line to act as a natural buffer and to address incompatibility concerns between the existing residences to the west and proposed commercial self-storage building. The 50-foot width is the logical extension of the screening immediately to the north of the subject site. With the PDP(SU) zoning designation, commercial development will not be permitted in said area and future amendment will be review by staff with the final decision by the County's commissioners.

The site is currently vacant. The access is from the southeast corner and will be served by public water and sewer. As part of the overall development, stormwater retention pond is existing to the north which will serve the site. The surrounding development is comprised of a townhome development to the east, commercial uses to the south, single family development to the west, and a retention pond to the north.



Consistency with the Comprehensive Plan is as follows:

**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.

**The site is part of a larger Planned Development which has direct access on Cortez Boulevard and accessed from internal roadways within the PD.**

**Strategy 1.04G(8):** When evaluating unmapped commercial properties proposed for potential infill the following factors should be considered:

a. the property should be on an arterial or collector road and provide for a frontage road, or cross access;

**The site is part of a larger Planned Development which has direct access on Cortez Boulevard and accessed from internal roadways within the PD providing cross access to adjacent development.**

b. the property should lie between commercially zoned properties on the same side of the road and be in close proximity to built commercial uses on the same side of the road such that commercial use of the intervening property is the most logical land use;

**The site is part of a larger Planned Development which has direct access on Cortez Boulevard, a commercial corridor.**

c. the depth of the infill commercial development and/or zoning shall be commensurate with the depth of existing commercial zoning on the proximate parcels which define the infill area;

**The depth of the commercial land use varies all along Cortez Boulevard and is in par to the depth to the east as shown below.**



d. the traffic impacts of additional commercial development on the affected roadways;

**The current roadway can absorb the additional traffic.**

e. the suitability of the property for commercial development while meeting all applicable environmental and site plan requirements.

**The site, as a commercial land use, is able to meet all applicable environmental and site plan requirements.**

f. the property does not create new strip commercial areas;

**The property is part of a larger commercial development towards the rear and will not create new strip commercial development.**

g. the proposed use is compatible with adjacent and surrounding land uses.

**Compatibility is address through proper planning technic regulated by Planned Development rezoning designations. These techniques, such as limiting height, greater setbacks, and screening is address through the rezoning process and applied to the concurrent rezoning application.**

**Strategy 1.10B(2):**

Zoning changes should be compatible with surrounding development and minimize impact to natural resources. Impacts may be mitigated through design of building placement, buffers, noise reduction, setbacks and other appropriate planning techniques or performance measures.

**The subject site is currently zoned PDP(MF) permitted for a 3-story multi family project, and per the Hi303 Performance Condition # 4, the minimum western setback is 35-feet. Multi-Family is not permitted within the COMMERCIAL future land use category and the applicant has filed a concurrent application for PDP(SU) for the 50-foot western property for vegetation, and the PDP(CG) for the mini-warehouse proposed use.**

The uses permitted on site will depend on an approved rezoning to the proposed PDP request, and each time a request to change the uses on site, a public hearing will be required, and approved by the County Commissioners.

With these measures, the proposal is consistent with the Comprehensive Plan and is compatible with the surroundings.

