

STAFF REPORT

HEARINGS: Planning & Zoning Commission: October 31, 2022
Local Planning Agency: November 8, 2022
Board of County Commissioners: November 8, 2022

APPLICANT: New Strategy Holdings, LLC (On Behalf of HWY 98 N. Project, LLC)

FILE NUMBER: CPAM-22-04

REQUEST: Small-Scale Comprehensive Plan Amendment to Change the Future Land Use on 48.70 acres from Rural to Residential

GENERAL LOCATION: East side of McKethan Road (US Highway 98), at its intersection with Portage Path

PARCEL KEY NUMBER: 394647

DESCRIPTION OF PROPOSED AMENDMENT

The applicant is seeking to change the Future Land Use from Rural to Residential on 48.70 acres.

DESCRIPTION OF PROPOSED PROJECT

The applicant is requesting to rezone the property to PDP(SF)/Planned Development Project (Single Family) to allow for the development of 134 single-family residential lots with a minimum size of 6,250 square feet, a typical lot width of 50' and a maximum building height of two (2) stories.

BACKGROUND INFORMATION

Site Characteristics

Total Site Size: 48.70 acres

Surrounding Zoning: North: AG/(Agricultural)
South: AG/(Agricultural)
East: R1C/(Residential)
West: AR2/(Agricultural-Residential)

Surrounding Land Use: North: Rural/Residential

South: Rural

East: Rural/Residential

West: Rural

Current Zoning: AG/(Agricultural) – Corresponding rezoning application submitted

IMPACTS OF PROPOSED AMENDMENT

The amendment from rural to residential could generate 292 dwelling units based on a maximum single-family residential build out of 6 dwelling units per acre, in accordance with the Residential Future Land Use category. The petitioner has proposed 134 units, significantly under the maximum units allowable under the Residential category.

COMPREHENSIVE PLAN CONSISTENCY

Future Land Use Element

The petitioner has submitted a Small-Scale Comprehensive Plan Amendment for the subject site (CPAM-22-04) to change the future land use to Residential for the entire site.

Future Land Use Map

Strategy 1.04A(3): The Residential Category accommodates residential growth clustered in and around urbanized areas and those areas that maximize the efficient use of infrastructure contained in long range facilities plans of the County.

Residential Category

Objective 1.04B: The Residential Category allows primarily single family, duplex, resort and multi-family housing and associated ancillary uses such as recreational and institutional. Office and certain commercial uses may be allowed subject to the locational criteria and performance standards of this Plan. Residential density shall not exceed 22 dwelling units per gross acre.

Strategy 1.04B(2): Future residential development will be planned to locate where the Residential Category predominates on the Future Land Use Map as determined by the availability of facilities and services, the need to accommodate future growth, the strategies to discourage the proliferation of urban sprawl, and the impacts to natural resources, including groundwater.

Comments: The proposed project is located along McKethan Road (US Highway 98) and has access to all critical public facilities. This proposed

amendment does not increase urban sprawl and does not trigger any impacts to natural resources.

Single-Family Housing

Strategy 1.04B(3): The Residential Category will include zoning for single-family housing, generally averaging a density of 2.5 dwelling units per gross acre to 6.0 dwelling units per gross acre comprised of varying lot sizes and dwelling unit types such as senior housing, villa housing, single family detached housing, and zero lot line housing

Comments: The total acreage for the subject site is 42.8 acres; the petitioner is proposing a gross project density of 2.75 dwelling units/acre, which is consistent with the single-family residential density strategy within the Comprehensive Plan.

Compatibility

Strategy 1.10B(4): Review all land use applications for compatibility to include:

- a. Evaluation of existing uses of land, zonings, and Future Land Uses, including the existing and potential densities and intensities;
- b. Consideration of existing development patterns and approved development in the area;
- c. Evaluation of existing proposed and anticipated transitions between land uses;
- d. Consideration of environmental and cultural features and community characters;
- e. Appropriate timing based on the availability of adequate public facilities/services;
- f. Consistency with applicable specific area plans, corridor plans and redevelopment plans;
- g. Limitations on building height and/or use of increased setbacks; and
- h. Transition of density and intensity.

Strategy 1.10B(5): To promote compatible lot size and design and to mitigate potential incompatibilities, residential Master Plan applications will be reviewed for the following:

- a. Use of undisturbed native vegetation as a suitable buffer;
- b. Use of enhanced buffers to include supplemental trees and shrubs and/or perimeter fencing/walls;
- c. Requirements for increased opacity of screening on the site perimeter;
- d. Increased setbacks on the site perimeter;
- e. The placement of smaller lots internal to the site;
- f. The placement of larger lots, similar in size to adjoining lots, on the site perimeter;

- g. Increased width of buffers on the site perimeter;
- h. Limitations on density consistent with adjoining land uses;
- i. Gradual transition of density and lot size; and
- j. Proposed residential developments adjacent to residential uses shall demonstrate compatibility through the creation of a similar lot pattern, enhanced screening/buffering or other means. Maintenance and enhancement of rural, scenic, or natural view corridors shall also be a consideration in evaluating compatibility in this area.

Comments: The proposed Future Land Use Amendment is consistent with the Comprehensive Plan Strategies for residential development. As part of the corresponding rezoning application, additional buffers and lot size transitions will be required to ensure greater compatibility with the surrounding neighborhood and provide for an appropriate transition to the rural community that surrounds the proposed development.

FINDINGS

Given that the subject property is consistent with the strategies for the Residential 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.