

STAFF REPORT

Planning and Zoning Commission: April 14, 2003
Local Planning Agency / Board of County Commissioners: May 14, 2003

APPLICANT: Sharon Look **FILE NUMBER:** CPAM-03-01

PURPOSE: A small scale amendment request to change the Future Land Use Map from Rural to Commercial

GENERAL

LOCATION: Northeast corner of Powell Road and California Street

LEGAL

DESCRIPTION: A portion of Section 12, Township 23 South, Range 18 East, Hernando County, Florida

FILE STATUS: All legal obligations have been completed.

CITIZEN RESPONSE: FOR: 0 AGAINST: 0

STAFF FINDINGS:

<u>Surrounding Zoning</u>	<u>Surrounding Land Uses</u>
North: AG	Vacant
South: AG, PDP (SF), SE (School)	Agriculture, Education
East: R1-A	Vacant, Mobile Home
West: R1-A	Vacant, Mobile Home
 <u>Future Land Use</u>	
North: Rural	
South: Commercial, Education	
East: Rural	
West: Residential	

The applicant, Sharon Look, is seeking a change to the Future Land Use Map of the Hernando County Comprehensive Plan from Rural to Commercial for a 4.6 acre parcel, located at the northeast corner of Powell Road and California Street. Because of its size, the application to change the Future Land Use Map is considered a small scale amendment. According to chapter 163 F.S., a small scale amendment, involving a use of 10 acres or fewer and not involving changes to the goals, objectives, or policies of the County’s Comprehensive Plan, is exempt from the twice per year limitation for the adoption of amendments to the plan. Also, said Chapter 163 only requires one

public hearing before the governing board, that being an adoption hearing. Notice of the adoption is given to the Department of Community Affairs, but there is no compliance review required by the Statutes.

Reviewing the information about the surrounding conditions, the area can be characterized as mixed. At the intersection of Powell Road and California Street, the northeast corner is designated Rural; the northwest corner is Residential, the southwest corner is Education, and the southeast corner is Commercial. There is no dominating land use type on the Future Land Use Map at this intersection. However, at this time the only significant development in the area is the elementary school at the southwest corner and the soon to be opened high school directly south of that. The remainder of the general vicinity is a scattering of vacant residential lots, mobile homes, and agricultural uses. The parcel at the southeast corner is zoned Planned Development Project (Single Family), implying future residential uses across from the subject parcel.

The applicant has submitted data which indicates that within a one mile radius of the site is a population of 2,217 in 2002 and an expected population of 2,666 in the year 2007. Within a three mile radius of the site is a population of 10,293 in 2002 and an expected population of 12,117 in 2007.

The applicant has submitted information indicating that a site of 4.6 acres could accommodate a development of approximately 30,000 square feet of retail and / or office uses. This is based on estimates of potential capacity of the site and is not implied to be indicative of the specific uses on the site. If the Future Land Use Category is changed, the applicant will still have to seek a rezoning from the present Zoning category of Agricultural to one which would accommodate development consistent with the Future Land Use Category of Commercial. The applicant has submitted information from the County Utilities Department that water and sewer is adjacent to or could be brought to the site and that adequate capacity is available to serve the site. The applicant has indicated that the 2001 traffic counts for California Street were 3,824 vehicles per day, with a weekday PM peak hour count of 362. The corresponding 2001 traffic counts for Powell Road were 4,363 vehicles per day, with a weekday PM peak hour count of 401. The applicant has indicated that the estimated traffic from a 30,000 square foot development would be approximately 112 week day PM peak hour trips based on data from the ITE Trip Generation Manual.

The County's MPO has recently updated the traffic counts for 2002. The counts on California Street are 5,076 vehicles per day, with a weekday PM peak hour volume of 442. The counts on Powell Road are 4,904 vehicles per day with a weekday PM peak hour volume of 428. The weekday PM peak hour capacity of these two roads is approximately 1,320 trips. At the present time both of these roadways are operating at acceptable levels of service.

Policy 1.01M(2) defines the criteria for the location of commercial nodes. The community commercial node shall be located at the intersection of two roads with a classification of at least collector status, be located on the fringe, not the interior, of residential areas, not compromise the integrity of residential areas, and be between 40 and 60 acres. Both Powell Road and California Street are designated as Major Collectors on the "Functionally Classified Roadway Map 2020"

adopted as part of the Comprehensive Plan. The subject parcel lies on the edge of the rural residential uses to the north and east and across the street from residential uses to the west and potential residential uses to the south. It is the staff's opinion that the subject parcel does not lie interior to any existing residential areas or any potential residential areas. The parcel on the southeast corner which is designated Commercial on the Future Land Use Map, is approximately 37 acres. The subject parcel is 4.6 acres, and if redesignated commercial will result in approximately 42 acres of commercial in the node. There is little chance that the school parcel on the southwest corner will ever be designated for Commercial. The area on the northwest corner is split into small parcels and to create a viable commercial tract, it would have to be combined by individual land purchasers. So the total Commercial designation with the subject parcel is within the limits for a community commercial node. It is the staff's opinion that the proposal meets the criteria as outlined in Policy 1.01M(2) for a community commercial node and that services are presently adequate to serve a commercial development described by the applicant at this location.

STAFF RECOMMENDATION:

The Planning Staff recommends that the Planning and Zoning Commission review the proposed application for a change in the Future Land Use Map Category from Rural to Commercial for the 4.6 acre parcel and provide comment to the LPA regarding issues that need to be addressed.

PLANNING AND ZONING COMMISSION ACTION:

At the April 14, 2003 meeting, the Planning and Zoning Commission reviewed the proposed small scale amendment and voted 4-1 to recommend that the LPA review the application and consider the traffic impacts to Powell Road and California Street, resulting from the proposed change from the Rural Future Land Use Category to Commercial Category.

STAFF RECOMMENDATION:

The Planning Staff recommends the Local Planning Agency find the proposed changes to the Future Land Use Map consistent with the policies of the adopted comprehensive plan. The Planning Staff recommends the Board of County Commissioners adopt the proposed ordinance for a change in the Future Land Use Map Category from Rural to Commercial for the 4.6 acre parcel, located on the northeast corner of Powell Road and California Street.

BCC ACTION:

The BCC as the LPA voted 4-1 to find the proposed changes to the Future Land Use Map not consistent with the policies of the adopted comprehensive plan and denied the proposed ordinance for a change in the Future Land Use Map Category from Rural to Commercial for the 4.6 acre parcel, located on the northeast corner of Powell Road and California Street. In a separate action, the BCC voted 5-0 to adopt Ordinance 2003-11 which adopts the Future Land Use map as a set of digital files which may be graphically displayed.