AGENDA ITEM 1

PLANNING COMMISSION

AGENDA REQUEST

TO: HONORABLE CHAIRMAN & MEMBERS OF THE PLANNING COMMISSION

THROUGH: Elliot Kampert, Director

FROM: Planning & Development Review Staff

SUBJECT: 407975-BCC-2016 and 407976-BCC-2016, Request for plan amendment and rezoning, Sarah Watts.

DATE: January 12, 2017

BCC DISTRICT: (1) Commissioner Fountain

PLANNING COMMISSION DISTRICT: (1) Robert Cadenhead

ISSUE: Consideration of a request changing the use of land submitted by Sarah Watts relating to property located at 2301 West James Lee Boulevard, Crestview. The request is to change the Comprehensive Plan Future Land Use Map (FLUM) designation for the property from Low Density Residential (LDR) to Mixed Use (MU). If the FLUM amendment is approved, request to rezone the property from Residential – 1 (R-1) district to Mixed Use (MU) district. Property contains 3.19 acres, more or less.

BACKGROUND:

- The property is the approximate back half of some 6.41 acres which fronts upon US 90 West. The front half fronting upon US 90 is already designated as MU on the FLUM and zoning map.
- The current MU line was drawn along the section line between Sections 12 and 13 so as to be consistent with a legally described feature.
- The property is adjacent to Lee Farms subdivision to the west, north, and south.
- The purpose of the requested action as expressed by the applicant is to develop an assisted living facility.
- Location/Designation criteria for the Mixed Use category expressed in the Comprehensive Plan, Future Land Use Element, Policy 10.1 (Exhibit 1).
- Any new MU designation should be in keeping with the location/designation criteria specified above which calls for no less than 50% of allowable uses to include both residential and commercial uses.
- The MU zoning district is intended to implement and put into regulatory effect the provisions of the “Mixed Use” future land use category established in the Comprehensive Plan.
- The MU zoning district allows all R-1, R-2, and R-3 permitted uses as well as all C-2 permitted uses. All C-3 uses may be allowed when the property involved fronts upon an arterial or collector roadway and there is no access to the commercial part of the property.
through a residential area or residential-zoned area (all C-2 and C-3 bulk regulations shall apply).

- The Comprehensive Plan, Future Land Use Element sets forth required compatibility and transition considerations for FLUM changes and rezonings in Policies 4.4 and 10.13 (Exhibit 1).

- Since the entire property fronts upon US 90 all C-3 General Commercial uses would be allowed, and would not be limited to the intended assisted living facility.

- The “Mixed Use” FLUM category and zoning district was intended to accommodate areas of existing mixed land uses, and future development of mixed use as part of an overall planned scheme of development. It was not intended to allow de facto commercial uses into an otherwise residential area.

- It is the staff opinion that: 1) the proposed FLUM amendment and rezoning does not promote an orderly and logical pattern of land uses appropriate to the area; 2) the requested action has the effect of introducing potential incompatible commercial intrusion into a predominately single-family dwelling residential area, and; 3) the MU FLUM designation and MU zoning would allow commercial activities that could have the potential to upset the integrity and residential character of the surrounding neighborhood which could diminish residents quiet use and enjoyment of their property.

- It is staff opinion that maintaining the current LDR FLUM category and R-1 zoning is in furtherance of the compatibility and transition statements expressed in Future Land Use Element, Policies 4.4 and 10.13. The requested MU zoning does not provide an adequate transition as stated in Policy 4.4 thereby increasing the potential for incompatibility nor does it provide for a transition from more intense development to less intense development as stated in Policy 10.13.

PUBLIC COMMENT/OPPOSITION:

STAFF POSITION: Staff objects to the requested FLUM amendment and rezoning for the reasons stated above.

RECOMMENDATION: It is recommended that the Board consider the facts presented herein, as well as any facts that may be presented at the public hearing, and then make a recommendation to the Board of County Commissioners.

BOARD OF COUNTY COMMISSIONERS: Scheduled for February 7, 2017 at 9:00 AM in City of Crestview Council Chambers.

ATTACHMENTS:

- A – Location Map
- B – Aerial Photo
- C – Existing Land Use Map
- D – FLUM/Zoning Map
- E – Proposed FLUM/Zoning Map
- F – 1 Mile FLUM/Zoning Map

EXHIBIT:

- 1 – Future Land Use Element Policies

TJ/tj
TJ/tj
Future Land Use Element Policy 10.1

The MU category may be allowed either inside or outside the urban development boundary. The MU category may be applied to areas of existing mixed use development or as a means of encouraging compact, sustainable development patterns on an area-wide or parcel-specific basis for purposes of creating new mixed use areas, redevelopment, land assembly or related purposes. The percentage distribution among the mix of uses shall be no less than 50% any type of a predominate allowable use as specified herein in combination with one or more allowable uses which may be applied on a parcel-specific or area-wide basis, or the percentage distribution of uses may be applied based upon the following objective measurements: size of the property involved; use and character of the surrounding area; the extent of changed conditions and circumstances in the area; availability of utilities and services to support the uses allowed, and; the extent to which the mixed use designation would encourage a compact, sustainable pattern of development.

Future Land Use Element Policy 4.4

Compatibility of adjacent zoning districts shall be considered during rezoning and land use plan amendments, considering potential maximum densities, intensities, and consistency of the potential land uses with surrounding districts, and the manner in which the land uses on the FLUM and zoning districts result in an appropriate transition of uses, densities, and intensities (also see Policy 10.13).

Future Land Use Element Policy 10.13

It is the intent of the County that the application of zoning districts for the implementation of the land use categories in this comprehensive plan provide for transition from more intense development to less intense development. Transition means that there is a gradual decrease in the allowable densities and intensities from one district to the next, with the most intense districts near municipal boundaries or areas of intense urban development. The consideration of the degree to which zoning districts accomplish transition between land uses shall be a part of the review process for land use plan amendments and changes to zoning.
GIS ANALYSIS RESULTS

Date: 12/09/2016

Project: 12-3N-24-0000-0032-0000

Permit: 407975-BCC-2016 & 407976-BCC-2016

Property Address: LOCATED AT 2301 JAMES LEE BLVD W, CRESTVIEW, FL

Zoning: R-1

FLU: LDR

Proposed Zoning: MU

Proposed FLU: MU

Fire District: NORTH OKALOOSA

Commissioner District: 1

Census Tract: 20500

Soil Type: 12 – Lakeland sand – 0 to 5% slope, excessively drained, permeability is rapid, the available water capacity is very slow, and runoff is slow.

23 – Troup Sand – 0 to 5% slopes, well drained

49 – Bonifay-Dothan-Angie Complex – 5 to 12% slopes, well and moderately well drained, moderately suited for urban development

Wind Zone: LESS THAN 140 MPH

Flood Zone: X 500 Year Flood Plain

Map Number: 12091CO 155H

Storm Surge Area: NO

Urban Development Area: YES

Water Efficient Area: NO

Wells: None

Environmental Data: None

Historical Data: None

Wetlands: Uplands

Water and Sewer: OCWS

Within 3 mile of an Airport: NO
ATTACHMENT - E

12-3N-24-0000-0032-0000

HAGOOD LOOP
LEE FARM BLVD
JAMES LEE BLVD W
MARILEA CT
SUBJECT PROPERTY

FLUM Legend
LDR: MU

ZONE Legend
R-1: MU

Proposed FLUM & Zoning Map