



Jennings Road Project
Small-Scale Comprehensive Plan Amendment
P22-103



Project Location Map

SUMMARY

Applicant's Request:	Small-Scale Future Land Use Map Amendment from Commercial General (CG) and Utility (U) to Commercial Service (CS)
Applicant:	Brian Fisher
Property Owner:	Larry and Sally Olsen
Location:	Parcel ID #341450147012507
Project Planner:	Stephen Mayer, Planner III

Project Description

The applicant is requesting approval of a small-scale Future Land Use Map amendment for a total of 6.67-acres from Commercial General (CG) and Utility (U) to Commercial Service (CS). The Commercial General portion is 4.646 acres in size and the Utility portion is 2.024 acres. The properties are located at 3775 SE Jennings Road, south of Jennings Road and West of Lennard Road.

Currently, the future land use classification of the larger northern portion is CG and is zoned CG, and the smaller southern section is Utility (U) and General Use (GU). The current future land use and zoning designations do not permit self-storage facilities. Therefore, the applicant is seeking a small-scale Future Land Use Map amendment to allow the use by right in the CS land use and zoning district. The applicant has applied for a concurrent rezoning application but is not prepared to apply for site plan applications at this time.

Previous Actions and Prior Reviews

The applicant has a rezoning application currently under review. The rezoning applications will be heard concurrently with the small-scale Future Land Use Map amendment. A site plan application will be applied for at a later date.

Public Notice Requirements

Per Sec 151.06 of the City's Zoning Code, a mailed notification of public hearing has been provided to property owners within 750 feet of the parcel and a copy of the notice has been kept available for public inspection during regular business hours.

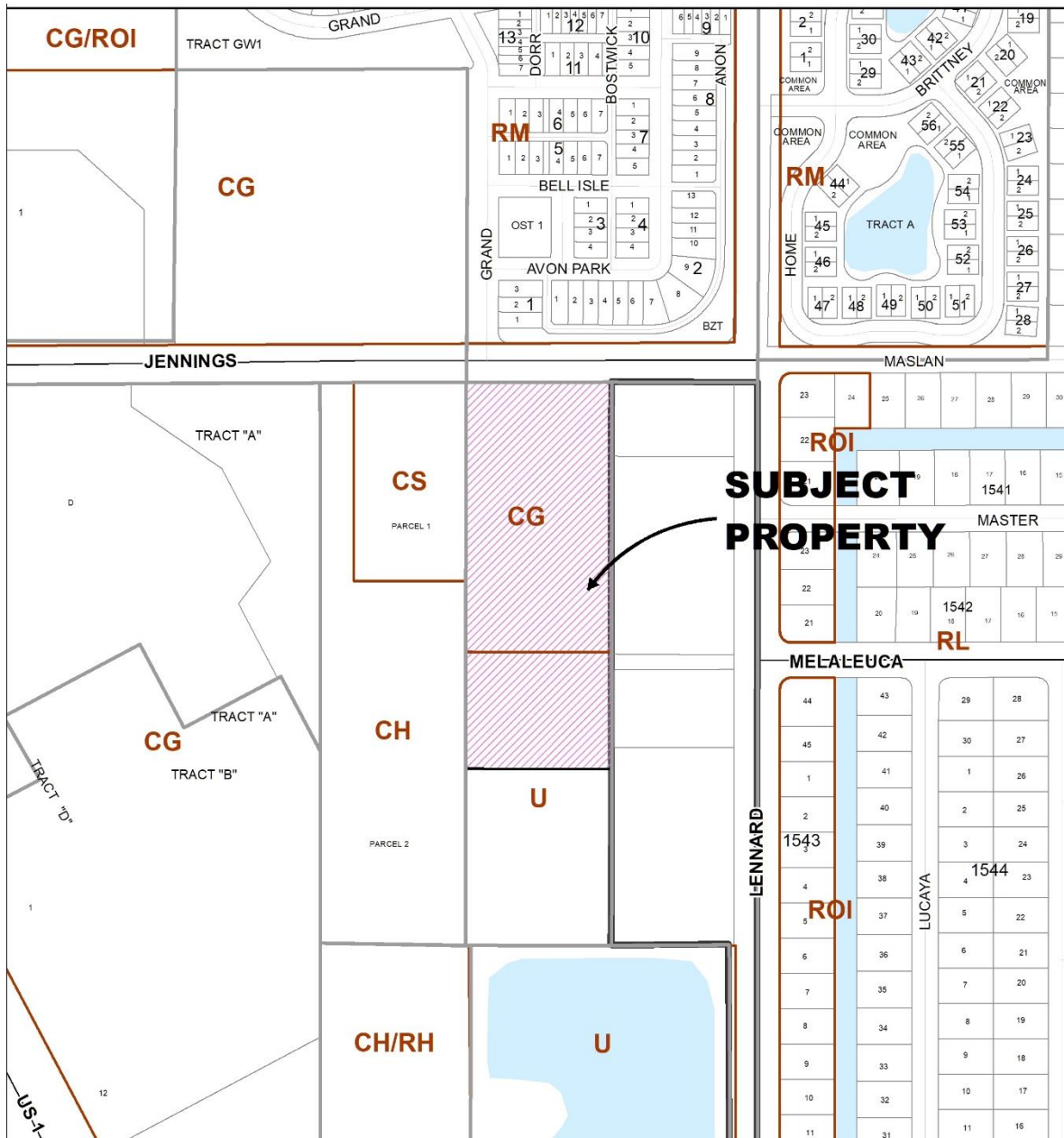
Location and Site Information

Parcel Number:	341450147012507
Property Size:	6.67 acres
Legal Description:	The West One-Half of Lots 1 and 2, Block 1, Port St. Lucie Section 12, St. Lucie Gardens Subdivision.
Future Land Use:	CG/U
Existing Zoning:	CG/GU
Existing Use:	Vacant
Requested Future Land Use:	Commercial Service (CS)
Proposed Use:	Self-Storage Facility

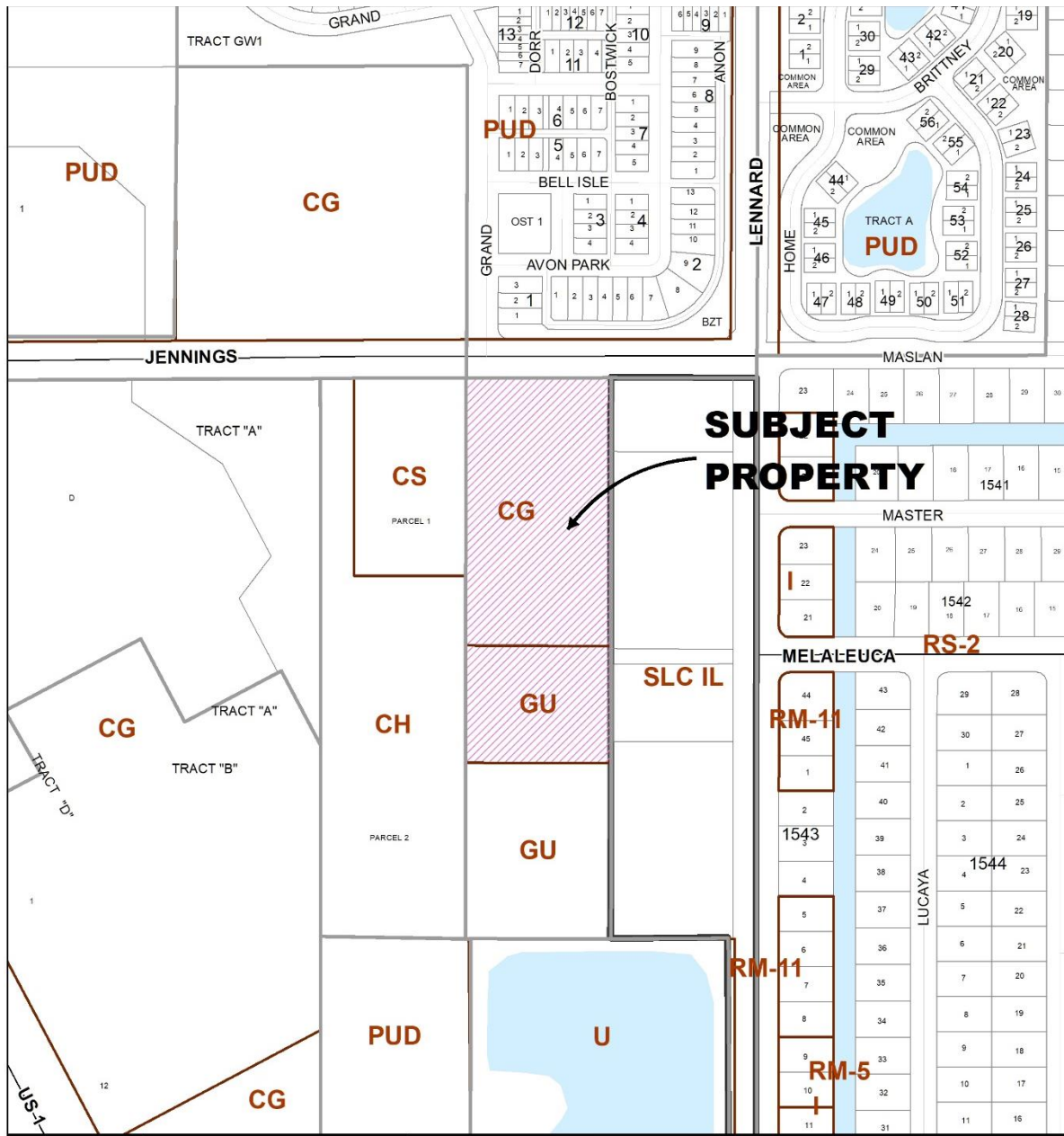
Surrounding Uses

Direction	Future Land Use	Zoning	Existing Use
North	RM	PUD	Residential
South	U	GU	Radio tower

East	SLC Industrial	SLC IL	Service Commercial
West	CS and CH	CS and CH	Self-storage and RV park



Future Land Use Map



Zoning Map

COMPREHENSIVE PLAN REVIEW AND ANALYSIS

Applicant's Justification Statement: Due to the changes in market conditions, as indicated in the applicant's feasibility report, the applicant suggests by the report, that there is a real demand for self-storage facilities in this area of the city. With the change in land use to CS, this amendment is intended to allow for the development of a self-storage facility.

Analysis: The existing use of the CG portion of the property is vacant, with an existing cell tower in the rear portion of the property (the portion with a U designation). The is proposed to remain. However, the applicant desires to utilize both portions in the site plan under the CS designation. Please note that the allowable height of the cell tower is the same regardless of the U or CS designation and the cell tower is permitted under the CS classification. A majority of the adjacent uses, except across the street to the north, is commercial and commercial service in nature. A multi-family residential complex is across Jennings Road to the north. Therefore, the proposed CS future land use appears to be compatible with the surrounding uses.

Land Use Consistency: The applicant is proposing a small-scale Future Land Use Map amendment from CG and U to CS for 6.67 acres.

The future land use map amendment application is supported by and furthers the following policies of the comprehensive plan:

- Goal 1.1 states "Provide an appropriate mix of land uses which meet the needs of current and future residents of Port St. Lucie in a way which is environmentally acceptable; and developed concurrent with needed facilities and services."
- Objective 1.1.3 states, "Development orders and permits for development and redevelopment activities shall be issue only in areas where public facilities necessary to meet level of service standards (which are adopted as part of the Traffic, Infrastructure, Recreation and Open Space, Public School Facilities and Capital Improvements elements of this Comprehensive Plan) are available concurrent with the impacts of development".
- Policy 1.1.3.1 states, "The development of residential, commercial and industrial land shall be timed and staged in conjunction with provision of supporting community facilities and services identified as being required such as:
 - a. Potable water;
 - b. Sanitary sewers;
 - c. Solid waste removal;
 - d. Vehicular and pedestrian circulation;
 - e. Public safety;
 - f. Recreation;
 - g. Public schools;
 - h. Electricity; and
 - i. Drainage."

Adequate Public Facilities Review (Objective 1.1.3)

The project has been reviewed for consistency with the adopted level of service standards in the Comprehensive Plan and documented as follows:

Potable Water/Sanitary Sewer: The City of Port St. Lucie Utility Systems Department is the provider of water and sewer service to the property. Under the current CG future land designation, pursuant to Policy 1.1.4.10, the most intense use under General Commercial would be 40% building coverage of a shopping center use (116,218 SF). The level of service for potable water is 125 gallons per day per 1,000 square feet for commercial. Sanitary sewer is 85 percent of the potable water level of service. The highest intensity for the proposed land use is also 40% building coverage of a shopping center use. Projected water and wastewater demand for both existing and future land use categories are listed below:

Water and Wastewater Calculations by Net Change of Land Use

<i>Future Land Use</i>	<i>Development</i>	<i>Projected Demand Potable Water</i>	<i>Projected Demand Wastewater (85% of potable water rate)</i>
CG (Existing)	80,952 SF	10,189	8,601
U (Existing)	35,266 SF	4,338	3,747
Total (Existing)		14,527	12,348
CS (Proposed)	116,218 SF	14,527	12,348
<i>Projected change in demand</i>		<i>0 gallons</i>	<i>0 gallons</i>

The proposed future land use amendment would potentially result in a NET ZERO change in water and wastewater demand because the maximum use (both non-residential) of the property would be the same for the existing and proposed land uses. Existing and planned facilities are available to serve the area.

Transportation: Comparison of existing traffic impacts and proposed based on maximum amount of development allowed and documented as follows:

Existing Future Land Use	Acre	Maximum Coverage	Trip Generation Average Rate (ITE Code)	Trip Generation	PM Peak Hour
Commercial General (CG)	4.646	80,952 SF	Shopping Center (ITE 820)	2,109*	129*
Utility (U)	2.024	35,266 SF	Utilities (ITE 170)	N/A	28
Total	6.67	116,218 SF		N/A	157
Proposed Future Land Use	Acre	Maximum Coverage	Trip Generation Average Rate (ITE Code)	Trip Generation	PM Peak Hour
Commercial Service (CS)	6.67	116,218 SF	Shopping Center (ITE 820)	3,243*	288*
Total	6.67	116,218 SF		3,243	288

*Using an average pass-by trip reduction of 35%

The proposed amendment may increase the maximum traffic impact of development by 131 PM Peak Hour trips, on the basis that the portion of the property that is designated Utility may be redeveloped under Commercial Service or utilized as open space to cluster a more intense use on the existing commercial portion of the site. The level of service standard on Jennings Road is currently LOS C. The volume at PM peak hour is 248 of the 2,100-trip capacity. Therefore, the maximum potential increase of 131 trips will not cause the immediate road segment to fail. Access to the property will be off Jennings Road, as was originally intended.

Parks/Open Space: Commercial development would not require additional developed park and recreation land, per Policy 7.1.1.3 of the Comprehensive Plan.

Stormwater: The project will include a paving and drainage plan that is in compliance with the adopted level of service standard.

Solid Waste: Solid waste impacts are measured and planned based on population projections on an annual basis. There is adequate capacity available.

Public School Concurrency Analysis: The conversion from CG and U to CS (both non-residential land uses) will not impact the school needs.

Environmental: The site does not contain any State and Federal jurisdictional wetlands. Prior to site plan approval, the applicant will be required to provide an environmental assessment pursuant to Section 157.04 of the City Code. If native upland habitat is found on site, pursuant to Section 157.06(C) of the City Code, a minimum of 25% of existing native upland habitat shall be preserved or mitigation provided for. If there is no native upland habitat on the site, the applicant will be required to provide a tree survey prior to site plan approval. Prior to land clearing activities, a 100% Gopher Tortoise Survey will be required.

Flood Zone: The flood map for the selected area is number 12111C0293K and the property is located in Zone X. Zone X is determined to be located outside the 100-year and 500-year floodplains. An approved stormwater protection plan is required prior to final site plan approval.

Fire District: The nearest St. Lucie County Fire District station is Station 12 (Walton Road). The St. Lucie Fire District does not list response times for each individual station because of the necessity of responding with another station.

Police: The department's response time is approximately 5-7 minutes for emergency calls. This proposed comprehensive plan is not expected to adversely impact that response time.

Policy 1.1.7.1: Future Land Use Map Amendment will be reviewed based on consistency with the goals, objectives, and policies of all elements of the comprehensive plan and other considerations such as:

	Consistent with criteria (Y/N or N/A)
Satisfy a deficiency or mix of uses in the Plan map	The proposed amendment will allow for the continuation of commercial development in a pattern that is supported by the market and compatible with surrounding uses.
Accommodate projected population or economic growth of the City	Y
Diversify the housing choices in the City	N/A
Enhance or impede provision of services at adopted LOS Standards	Neither enhance nor impede adopted LOS
Compatibility with abutting and nearby land uses	Y
Enhance or degrade environmental resources	Neither enhance nor degrade environmental resources
Job creation within the targeted industry list	N

STAFF RECOMMENDATION

The Planning and Zoning Department recommends approval of the small-scale map amendment.

Planning and Zoning Board Action Options:

- Motion to recommend approval to the City Council
- Motion to recommend approval to the City Council with conditions

- Motion to recommend denial to the City Council

Please note: Should the Board need further clarification or information from either the applicant and/or staff, it may exercise the right to *table* or *continue* the hearing or review to a future meeting.