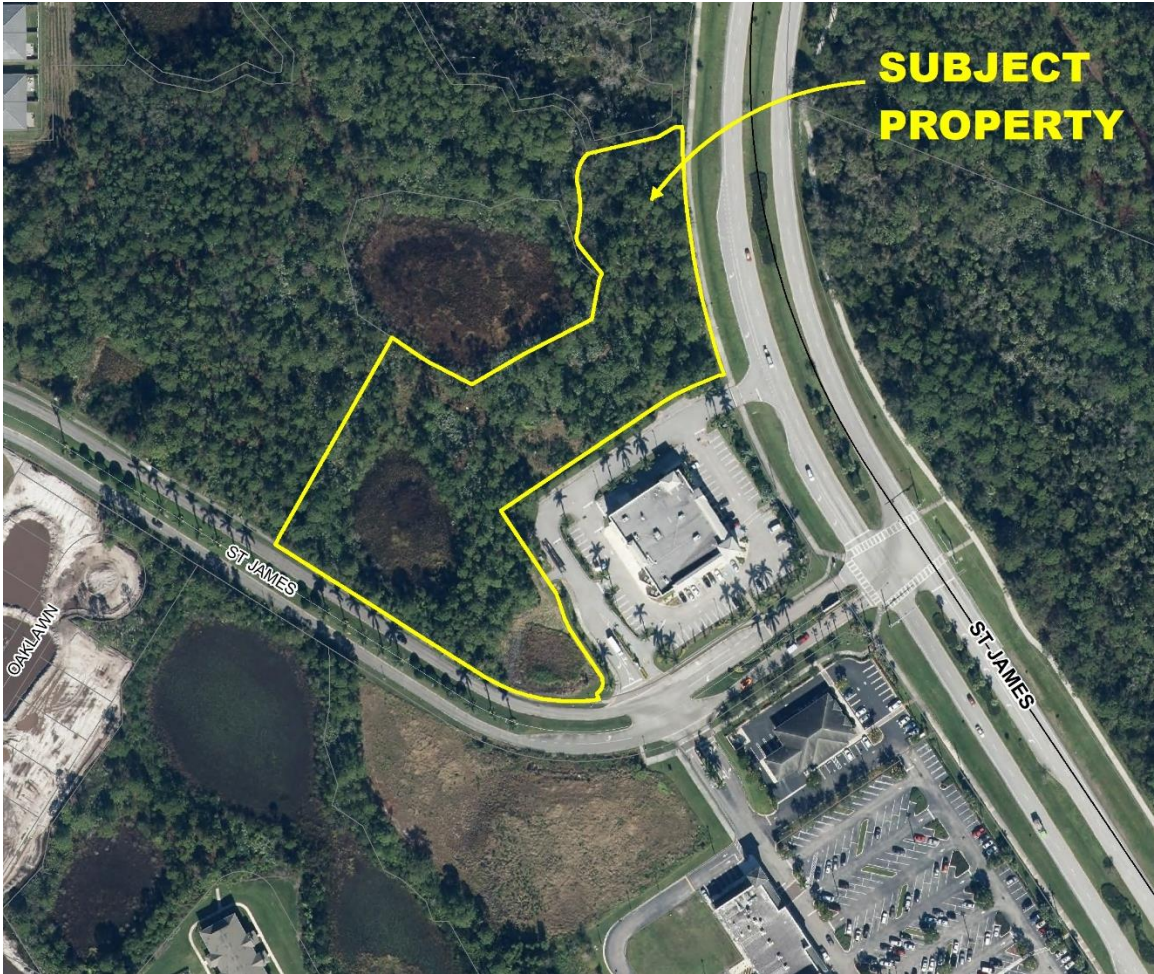




**St. Andrew’s Park Commercial, LLC
Small-Scale Comprehensive Plan Map Amendment
P21-142**

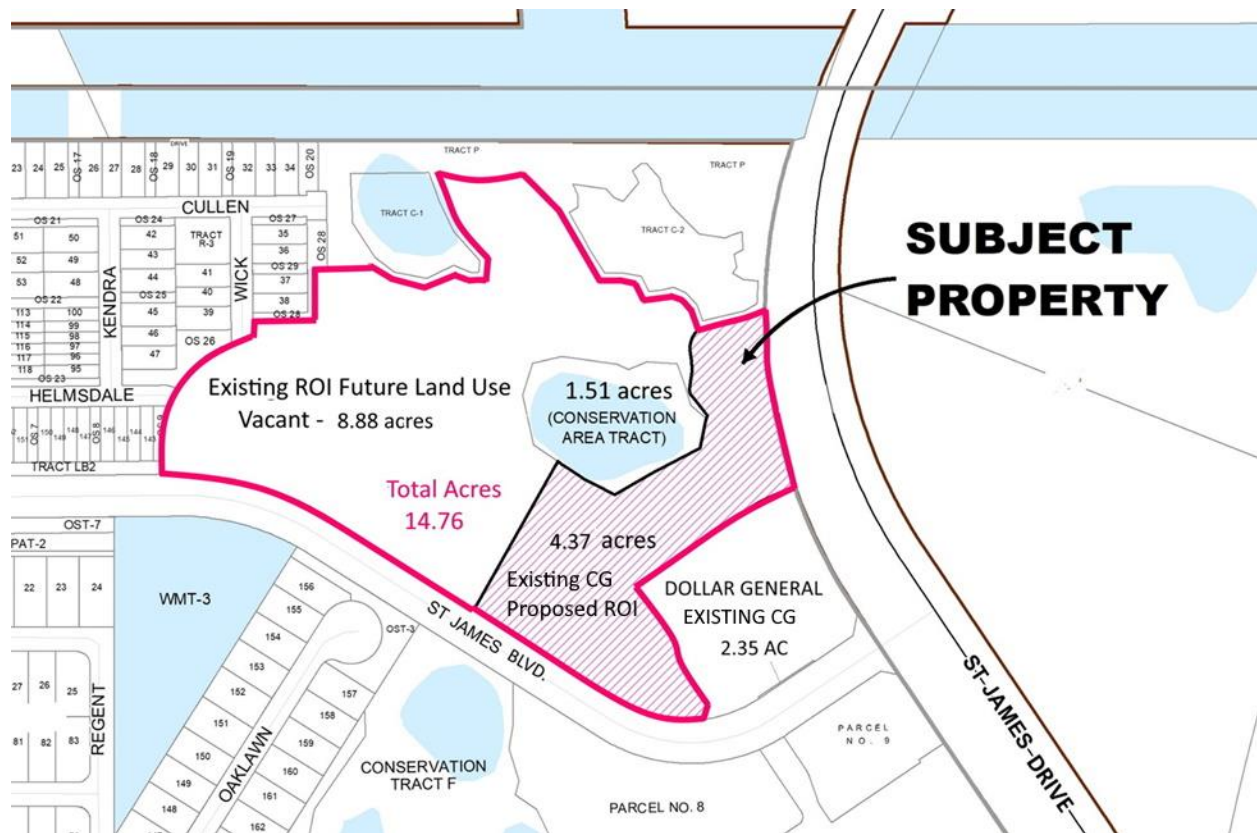


SUMMARY

Applicant’s Request:	Small Scale Future Land Use Amendment: Change 4.37 acres of CG (General Commercial) to ROI (Residential, Office, Institutional)
Applicant:	Michael Houston, HJA Design Studio
Property Owner:	St. Andrew’s Park Commercial, LLC
Location:	West of NW St. James Drive, north of NW St. James Boulevard, and south of Midway Road
Address:	TBD
Project Planner:	Holly F. Price, AICP, Senior Planner

Project Description

The subject property is located west of St. James Drive, north of St. James Boulevard, and north of the St. Andrew's Shopping Center. The applicant is proposing to change the future land use on 4.37 acres of property from General Commercial (CG) to Residential Office Institutional (ROI). The property is currently vacant. The applicant plans to combine this 4.37-acre parcel with the existing 8.88-acre parcel that has an ROI future land use designation located to the west. This will allow for the development of a 13.25-acre site for townhouses. Together with the 1.51-acre Open Space Preservation area, the total site is 14.76 acres.



Overview – Future Land Use and Context

Previous Actions and Prior Reviews

N/A

Public Notice Requirements

Public notice was sent to owners within 750 feet and the file was included in the ad for the August 3, 2021 Planning & Zoning Board meeting.

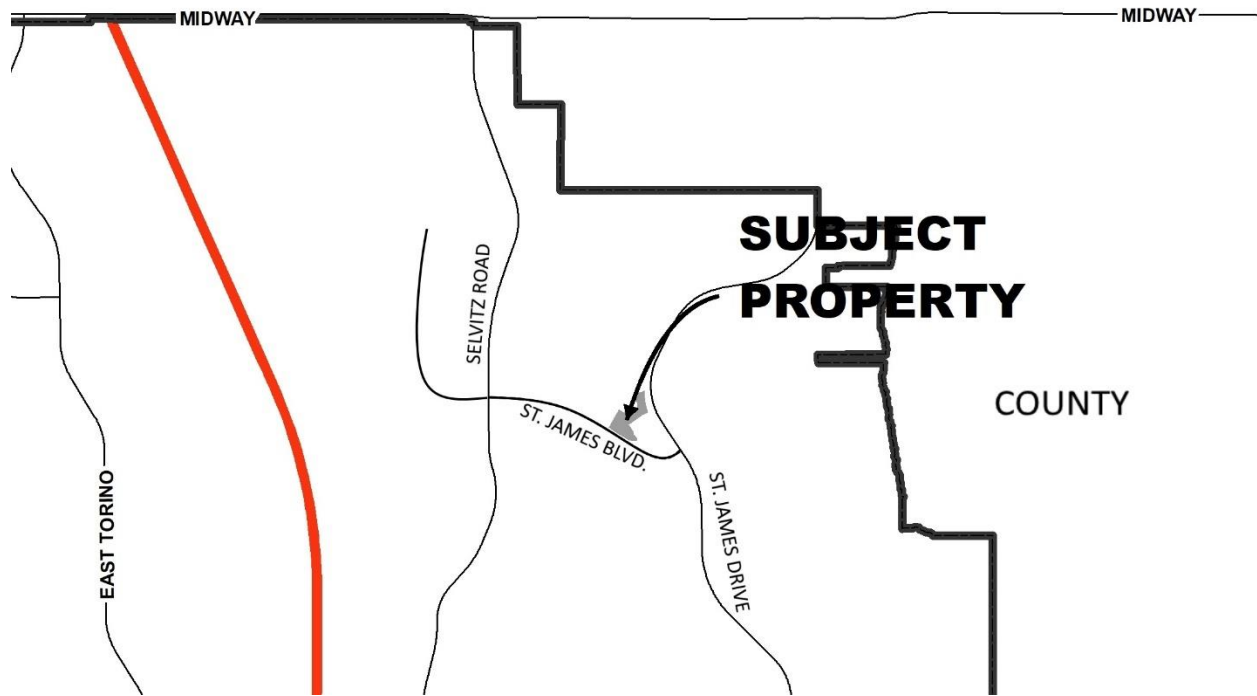
Location and Site Information

Parcel Number:	3408-703-0003-000-0, 3408-703-0002-000-3
Property Size:	4.37 acres (190,357.2 square feet)
Legal Description:	Parcels B and C of St. Andrews Park Commercial
Existing Future Land Use:	CG (General Commercial)
Existing Zoning:	PUD (Planned Unit Development)
Existing Use:	Vacant
Requested Future Land:	ROI (Residential Office Institutional)
Requested Zoning:	Existing PUD zoning to be amended.
Proposed Use:	The applicant plans to combine this 4.37- acre parcel with the existing 8.88- acre ROI parcel located to the west to build townhouses.

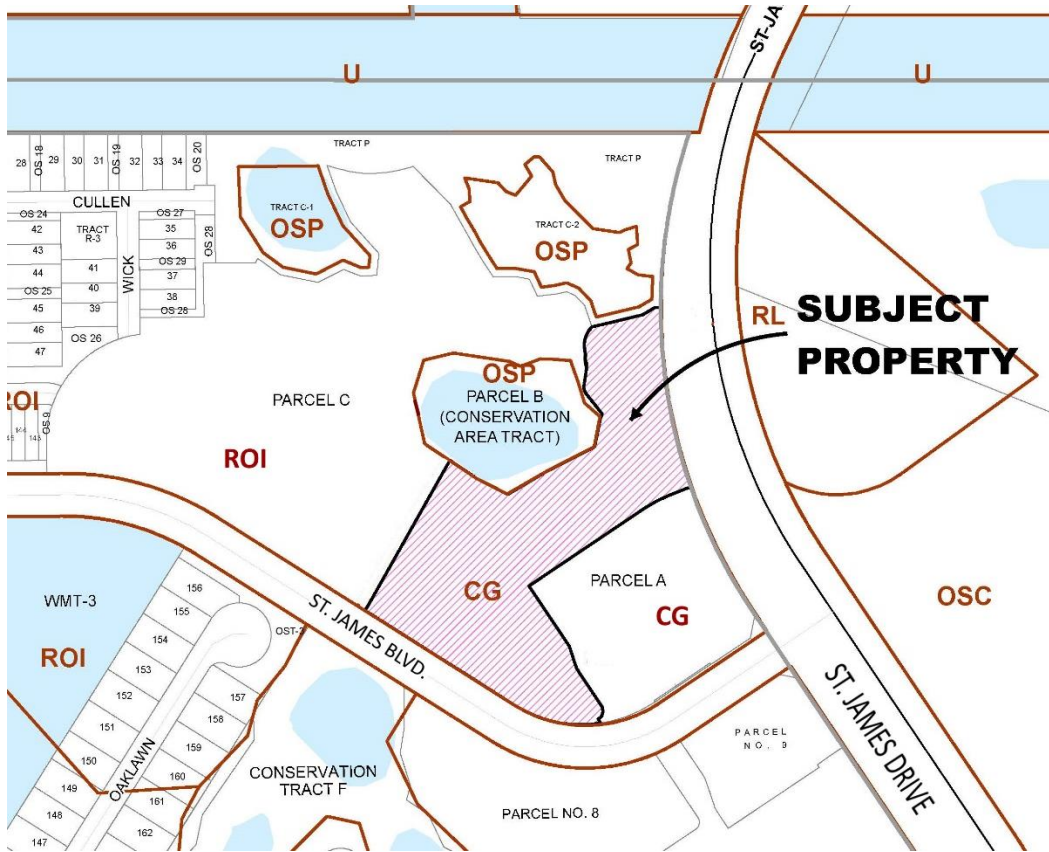
Surrounding Uses

Direction	Future Land Use	Zoning	Existing Use
North	ROI, OSP	PUD (Planned Unit Development)	Vacant, Open Space
South	CG, OSP	PUD (Planned Unit Development)	Commercial, Open Space
East	RL, OSC	GU (General Use)	Vacant, Conservation
West	ROI	PUD (Planned Unit Development)	Vacant

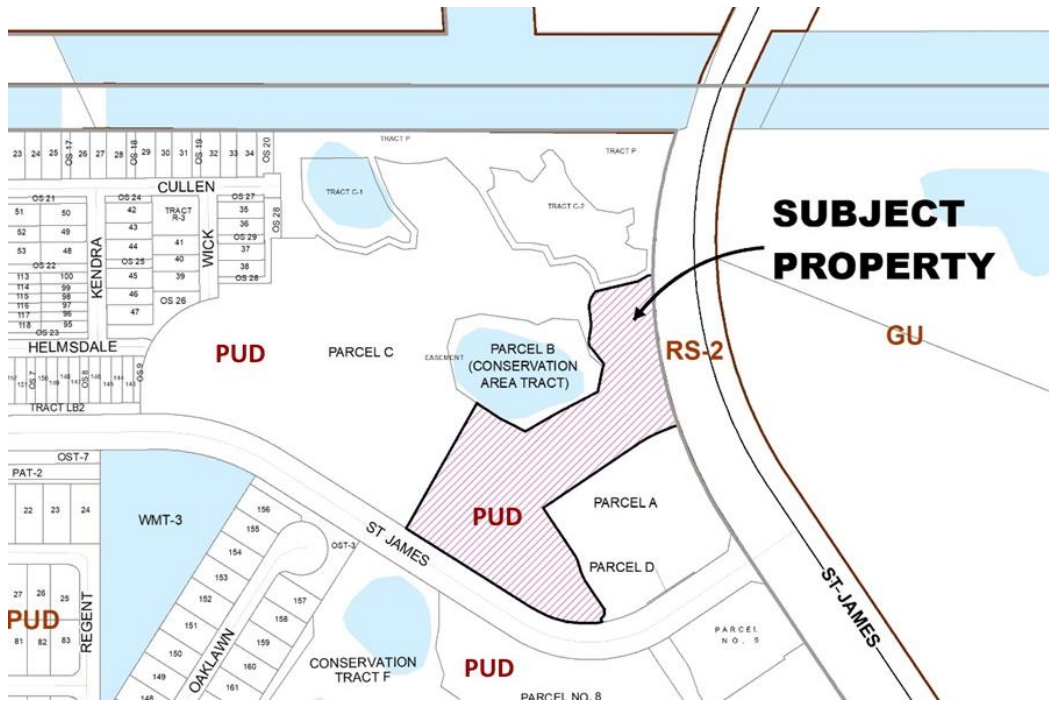
ROI (Residential, Office, Institutional) – CG (General Commercial) – RL (Low Density Residential) – OSC (Open Space Conservation) – OSP (Open Space Preservation)



Location Map



Existing Future Land Use



Existing Zoning

COMPREHENSIVE PLAN REVIEW AND ANALYSIS

Justification: The ROI future land use allows up to 11 dwelling units per acre (DUPA). The applicant indicated that the owners intend to build 67 townhouse units (4.54 DUPA) on the combined 13.25 acres. This density is below the maximum density allowed.

Land Use Consistency

(Objective 1.1.4): This application is consistent with Objective 1.1.4 states that future development and redevelopment should be directed to appropriate areas and that the map should be consistent with: sound planning principles including the prevention of sprawl; energy efficiency; natural limitations; the goals, objectives and policies contained within this Comprehensive Plan; the desired community character; and to ensure availability of land for future demand and utility facilities.

Staff Analysis: The proposed future land use map amendment is in character with the surrounding area. The site will not significantly change the character of the surrounding area, since the proposed townhouses are similar in use to the townhouses located to the west of this property.

(Policy 1.1.4.2 (a)): Describes the ROI future land use designation as a “mixed-use category to serve development along major corridors as transitional land uses between more intensive commercial uses.”

Staff Analysis: For the most part, the proposed use is located behind a commercial use and serves as a transitional use to single-family development.

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: With a change in the future land use designation, the potable water demand is expected to increase by 4,839 gallons per day and wastewater demand by 4,589 gallons per day. The Comprehensive Plan Policy 4.D.1.2.1 establishes 115 gallons per day 1,000 SF for residential uses and 125 gallons per day per 1,000 SF for commercial uses. The increase in water and wastewater will not have a negative impact on capacity.

Comparison of sewer and water use is based on the existing and proposed uses and on the maximum amount of development allowed and documented as follows:

Water and Wastewater Calculations by Land Use					
Future Land Use	Maximum Coverage (in SF)	Potable Water Rate (gallons per day gpd) - 1000 SF or per capita)	Units	Projected Demand Potable Water (gpd)	Projected Demand Wastewater (85% of potable water rate) (gpd)
Existing (CG)	76,142 SF (= 40%)	125 gpd / 1,000 SF	76.1	9,513	7,610
Proposed (ROI) Residential	48 DU	115 gpd x 2.6 (pph)		14,352	12,199
Total Increase				4,839	4,589

pph = person per household = 2.6, SF = square feet

Transportation: The Public Works Department reviewed the Traffic Report by the Project Engineer and has no issues. With the change in the future land use designation from General Commercial (CG) to Residential Office Institutional (ROI), the weekday trips decrease by 2,134 trips and the P.M. peak hour trips decrease by 188 trips. The decrease will not impact levels of service in the area.

The chart below summarizes the trip generation associated with the existing and proposed future land use category. Refer to the attached Engineer’s report for additional detail.

Future Land Use	Maximum Coverage (SF)/dwelling units DU	Use	Trip Generation Calculation (weekday)	PM Peak Hour
Existing (CG)	222,156 SF (40%)	Medical Office	8,448 (Engineer)	755 (Engineer)
Proposed (ROI) Office	166,617 SF (30%)	Medical Office	6,314 (Engineer)	567 (Engineer)
Total Decrease			2,134	188

SF = square feet, DU = dwelling unit

Parks/Open Space: Residential development at 48 dwelling units (11 DUPA x 4.37 acres) would require less than 28,314 square feet or .65 acres of developed park and recreation land, per Policy 7.1.1.3 of the Comprehensive Plan: 5 acres per 1,000 population. There is adequate capacity.

Stormwater: The project will be required to address stormwater at the time of plat approval that will be 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 residential development will be required to meet the Public School Facilities Element (PSFE) Policy 1.1.7. This policy requires concurrency review with the final development plan. The St. Lucie County School Board indicated that adequate capacity exists.

Environmental: The site is heavily vegetated. Chapter 157, Natural Resources Protection Ordinance requires the protection of 25% of the native upland habitat or the Upland Mixed Coniferous and Hardwood area on this site. The applicant will be required to preserve at least 25% of any native upland habitat or pay a mitigation fee prior to building.

Wildlife Protection: The site shall be evaluated for any resident wildlife prior to building.

Flood Zone: The flood map for the selected area is number 12111C0276K and is located in Zone X. Zone X is determined to be located outside the 100-year and 500-year floodplains.

Fire District: St. Lucie County Fire District stated that Station #3 at NW 450 Ravenswood Lane will be the responding fire station. The 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 6-10 minutes for emergency calls. This proposed comprehensive plan is not expected to adversely impact the 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	Y
Accommodate projected population or economic growth	Y
Diversify the housing choices	Y
Enhance or impede provision of services at adopted LOS Standards	N
Compatibility with abutting and nearby land uses	Y
Enhance or degrade environmental resources	N/A
Job creation within the targeted industry list	N/A

RELATED PROJECTS

P03-176 - St. Andrews Park, Phase 2 PUD Application

STAFF RECOMMENDATION

The Planning and Zoning Department recommends approval of the proposed small-scale comprehensive plan amendment.

Planning and Zoning Board Action Options:

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