

St. Andrews Park Commercial, LLC

Small Scale Comprehensive Plan Map Amendment P21-142

City Council
November 8, 2021
Holly Price, AICP, Senior Planner



Applicant: HJA Design Studio, Michael Houston, ASLA
Owner: St. Andrews Park Commercial, LLC

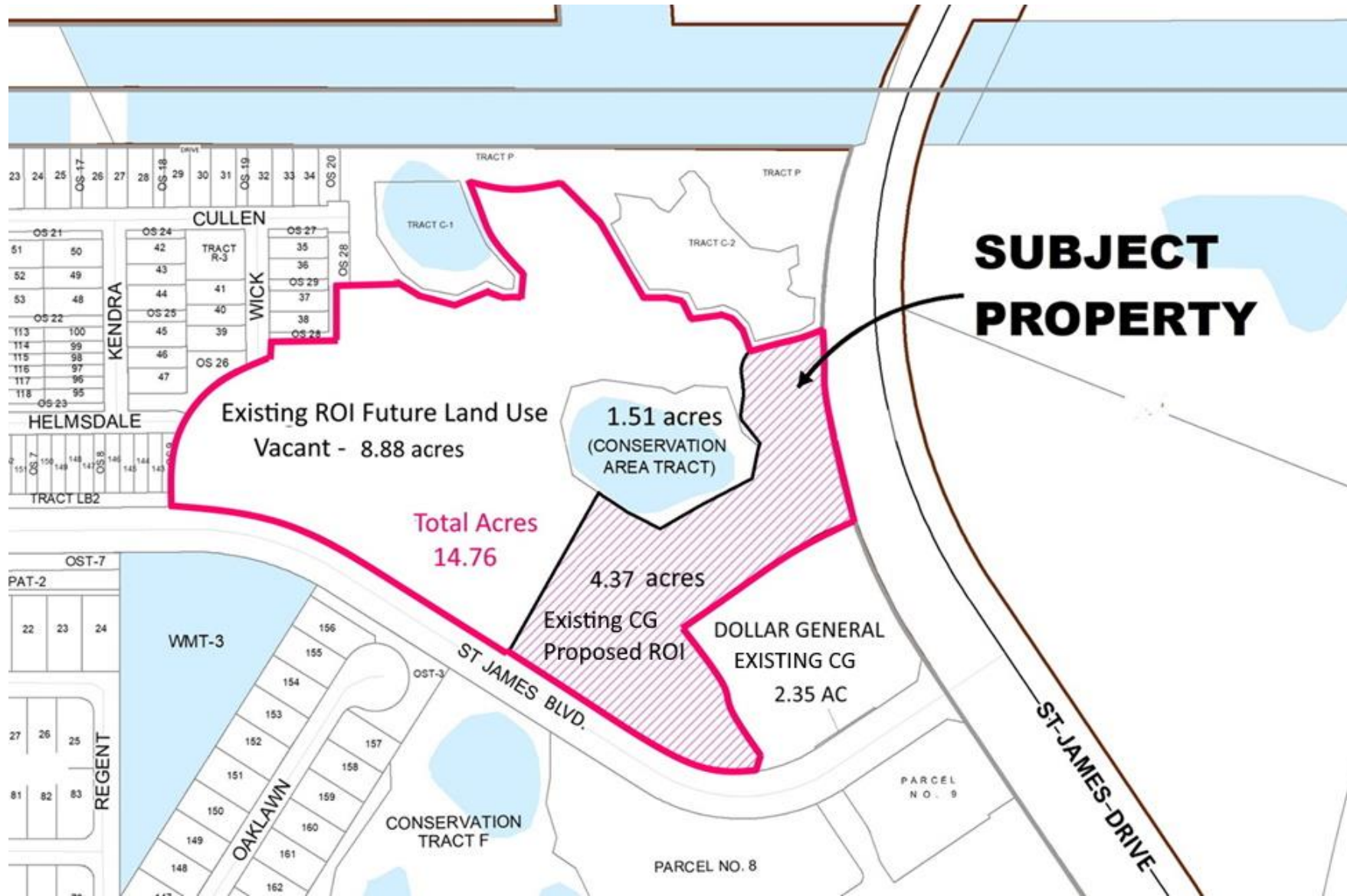
APPLICANT & OWNER

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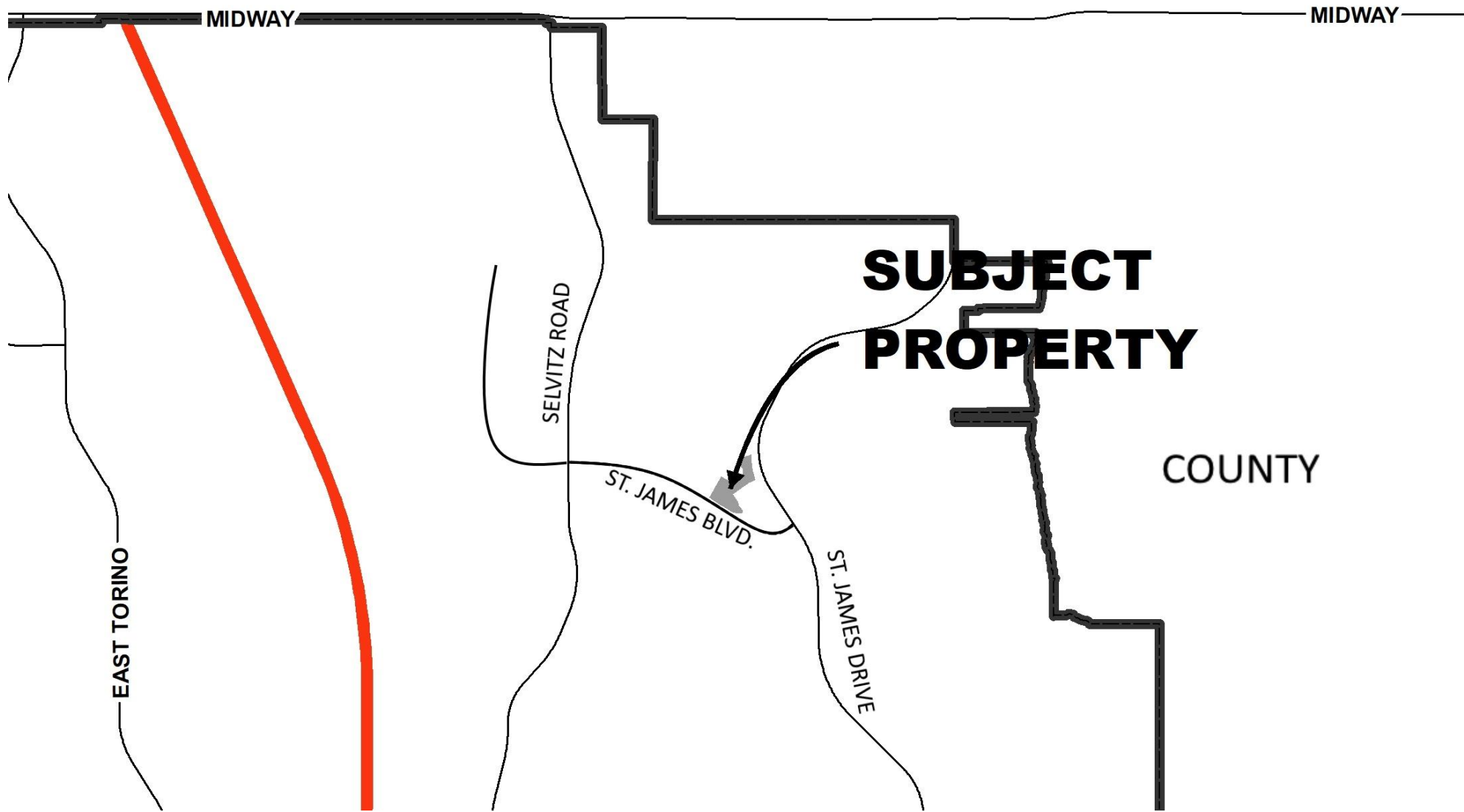
- The applicant is proposing to change the future land use on 4.37 acres of property from General Commercial (CG) to Residential Office Institutional (ROI). The property is currently vacant.
- The applicant plans to combine this 4.37 acre parcel with the existing 8.88 acre parcel that has an ROI future land use designation located to the west to 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.





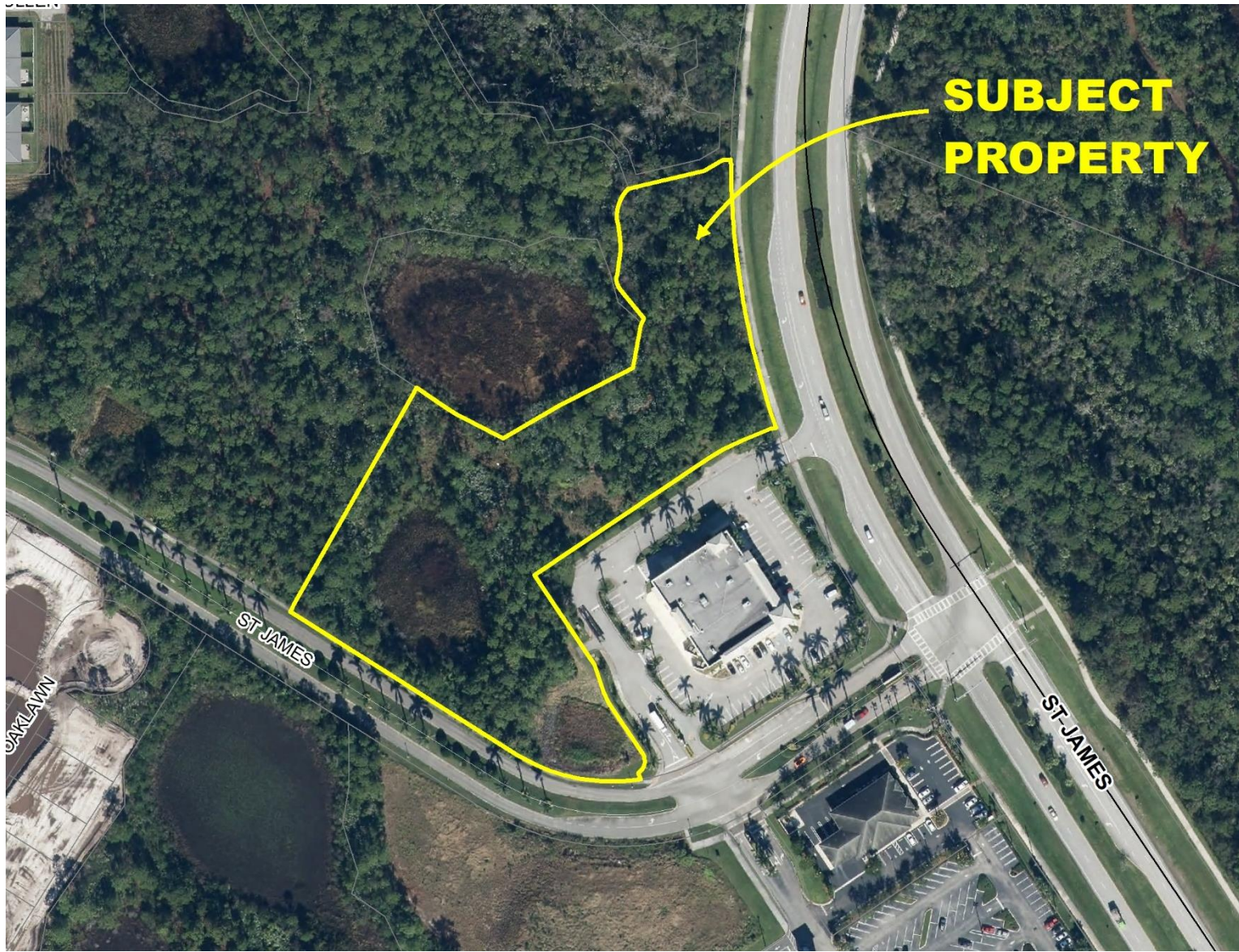
PROPOSED PROJECT





VICINITY MAP

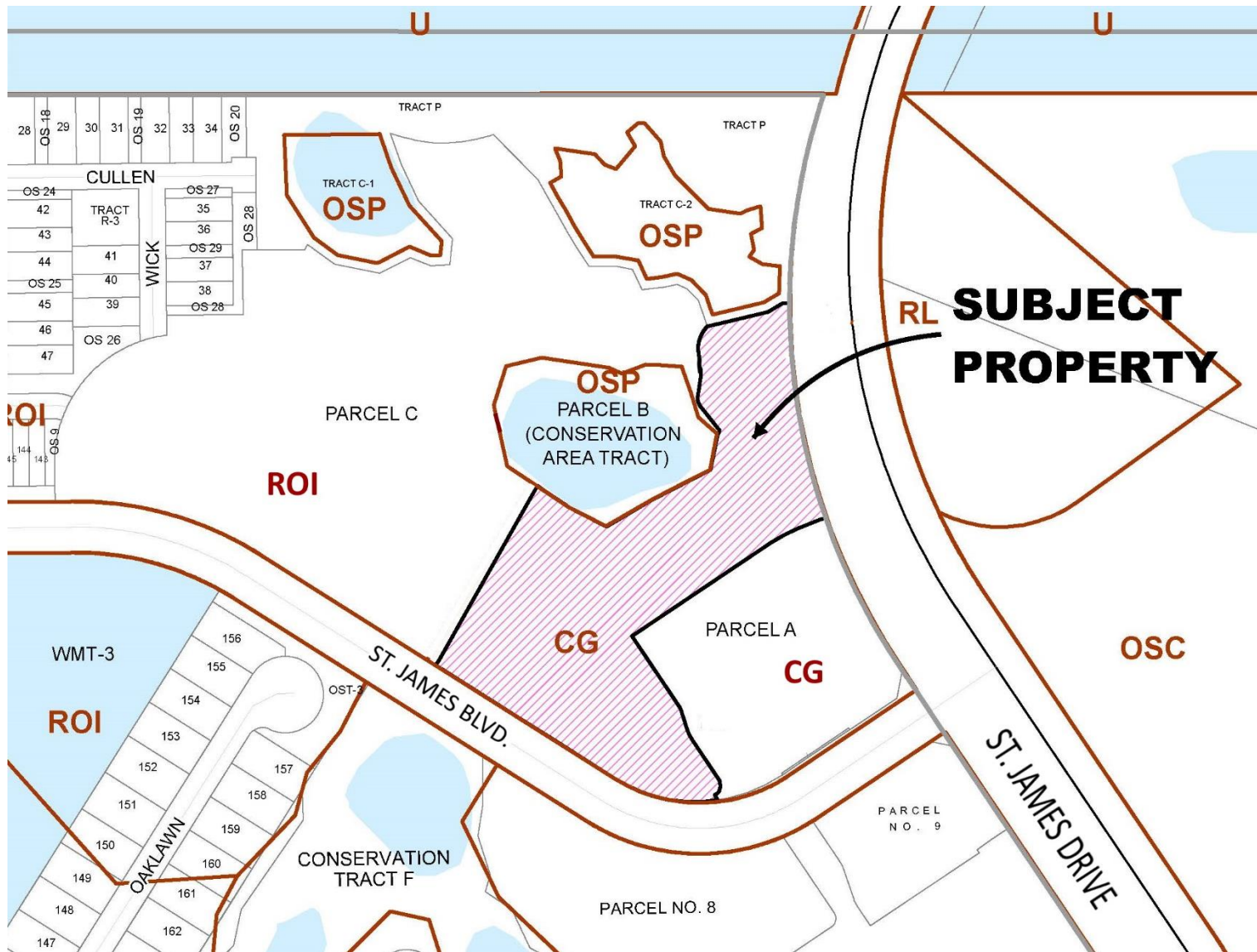




AERIAL MAP

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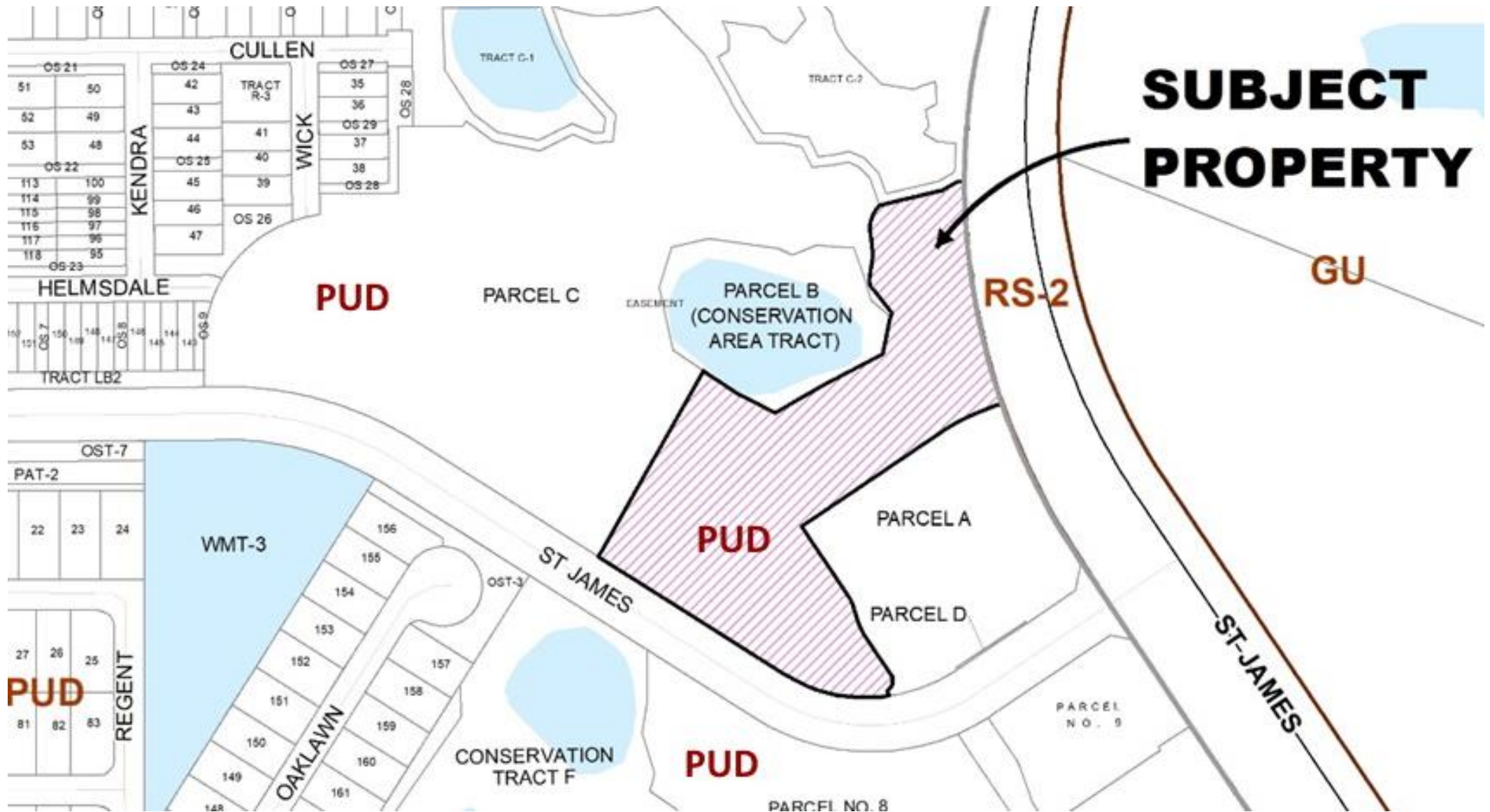




FUTURE LAND USE MAP

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ZONING MAP



Request: A small-scale future land use map amendment to change 4.37 acres from General Commercial (CG) to Residential Office Institutional (ROI).

Land Use Consistency: The future land use map amendment furthers the following objectives and policies of the comprehensive plan:

- **Objective 1.1.4** indicates that future development and redevelopment should be directed to appropriate areas and that the map should be consistent with the desired community character. **The proposed use shown for future land use map amendment is in character with the surrounding area.**
- **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.” **For the most part, the proposed use is located behind a commercial use.**



➤ **Objective 1.1.3**

The project has been reviewed for consistency with the adopted level of service standards in the Comprehensive Plan for the following:

- ✓ Water and Sewer
- ✓ Traffic
- ✓ Parks & Open Space
- ✓ Stormwater
- ✓ Solid Waste
- ✓ Public Schools Concurrency
- ✓ Environmental, Wildlife Protection
- ✓ Flood Zone
- ✓ Fire District
- ✓ Police



- Received latest Traffic Analysis Report in May 2021 completed by O'Rourke Engineering & Planning, Inc. and reviewed by City staff.
- Change in future land use designation results in a net DECREASE of 193 PM Peak hour Trips.

Existing Future Land Use	Acre	Maximum Coverage	Trip Generation Average Rate (ITE Code)	Trip Generation	PM Peak Hour
Medical Office	4.37	228,428 SF	Medical Office (720)	8,689 AADT	776
Proposed Future Land Use	Acre	Maximum Coverage	Trip Generation Average Rate (ITE Code)	Trip Generation	PM Peak Hour
Medical Office	4.37	171,321 SF	Medical Office (720)	6,495 AADT	583



The Planning and Zoning Board recommended approval of the proposed comprehensive plan map amendment to change the future land use on a 4.37- acre property from General Commercial (CG) to Residential Office Institutional (ROI).

RECOMMENDATION

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