



Staff Report
City of New Port Richey, FL
Land Development Review Board
December 19, 2019

Case: Small Scale Future Land Use Amendment – LU2019-02 – 5432 Acorn Street
Owner/Applicant: Troy Patino – 12501 Oak Tree Drive, Hudson, FL 34667
Request: Change Future Land Use classification from Low Density Residential to Downtown
Proposed Use: Unspecified commercial use
Staff Contact: Lisa Algieri, Senior Planner, 727-853-1044, algierel@cityofnewportrichey.org; Chris Bowman, Planner, 727-853-1044, bowmanc@cityofnewportrichey.org.

Statements of Fact

Property Location: 0.277 +/- acres located on the east side of River Road and south of Acorn Street
Future Land Use: Low Density Residential-5 (LDR-5)
Zoning: Residential District (R-2)
Existing Use: Single-Family Residential
Code References: City of New Port Richey Comprehensive Plan – Future Land Use Element – Table FLU 1.1.3 and Policy FLU 1.3.3

Analysis:

Existing Conditions:

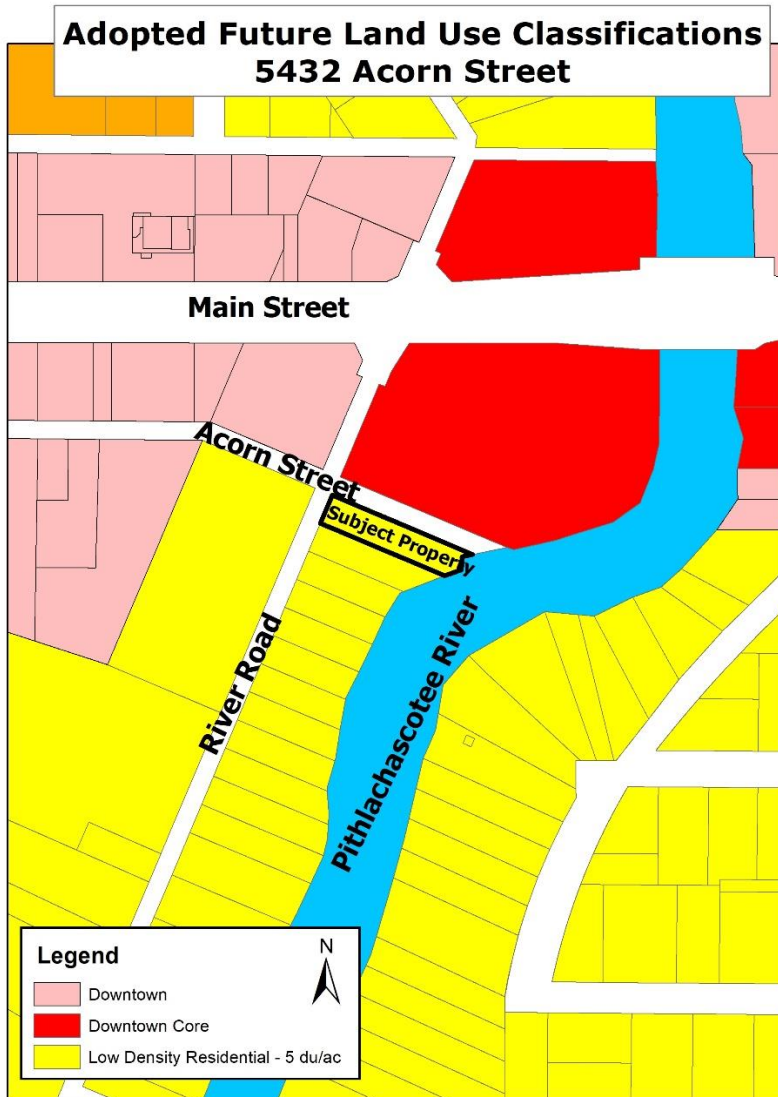
The 0.277 acre +/- subject property is located on the east side of River Road and south of Acorn Street. The subject property has frontage on the western bank of the Pithlachascotee River. The subject property's dimensions are 50 feet in width, adjacent to River Road, and 266 feet in length on its longest side to the river (per the plat). According to the Pasco County Property Appraiser, the property currently contains a single-family home constructed in 1932. See location map below.



The subject property has a current future land use classification of Low Density Residential-5 (LDR-5) per the City's adopted Comprehensive Plan Future Land Use Map. Based on Table FLU 1.1.3 of the Comprehensive Plan's Future Land Use Element, the LDR-5 future land use classification allows the property to be used for detached single-family homes as a primary permitted use.

The surrounding future land use classifications and existing land uses are:

- North: Downtown Core (Main Street Landing Mixed Use)
- South: Low Density Residential – 5 (Single Family Home)
- East: Low Density Residential – 5 (Single Family Home)
- West: Low Density Residential – 5 (Church)



Proposal:

The applicant is requesting to amend the future land use designation of the subject property from Low Density Residential to Downtown. Based on Table FLU 1.1.3 of the Comprehensive Plan's Future Land Use Element, the Downtown future land use classification allows for residential, retail, office, public/semi-public, and recreation uses. Residential is allowed at a density of 5 to 15 dwelling units per acre, and commercial or office at a floor area ratio of up to 2.0. Currently, the applicant does not have a proposed use for the subject property.

Summary and Recommendation:

The Development Review Committee (DRC) reviewed the proposal at its September 26, 2019, meeting. The DRC recommended denial of the request to amend the future land use designation of the subject property from Low Density Residential to Downtown. The DRC found that the requested future land use amendment was not consistent with the intent of the Downtown future land use classification and introduced more intensive uses into an established low density residential area along River Road.

As described in Table FLU 1.1.3 of the Comprehensive Plan's Future Land Use Element, the Downtown future land use classification is intended to:

- Encourage and maintain the redevelopment of Downtown as the financial, commercial, governmental, cultural, and recreational center of West Pasco through continued enhancement to its multi-modal accessibility, appearance, historic resources, utilization, and facilities; and
- Provide a mix of housing that responds to the City's changing household demographics.

In addition, the Policy FLU 1.3.3 of the Comprehensive Plan's Future Land Use Element calls for the location of commercial lands, which is a component of the Downtown future land use classification, to be compatible with type and scale of surrounding land uses.

The expansion of the Downtown future land use classification to the subject property is inconsistent with these two provisions of the City's Comprehensive Plan Future Land Use Element.

Acorn Street provides a clear separation between the City's existing Downtown and Downtown Core areas to the extensive existing Low Density Residential areas to the south of Acorn Street. It is the DRC's opinion that allowing the expansion of the Downtown future land use classification to the south of Acorn Street could result in the introduction of non-compatible commercial and higher density uses into an established low density residential area. In addition, it is the DRC's opinion that to maintain the consistency within the Downtown area of the City, it is important to not allow for its expansion into existing low density residential areas.

LDRB Review:

The Board is to conduct a quasi-judicial review of this case at its December 19, 2019 meeting. Ex parte communication shall be disclosed at the beginning of the meeting. The Board will provide a recommendation to the City Council to either deny the request to change the future land use designation from Low Density Residential to Downtown, consistent with the DRC recommendation, or for the City Council to approve the requested future land use amendment.

Please note the rezoning case REZ2019-06 is related to this requested future land use amendment.

Public Notice:

Public notices were sent to surrounding property owners for this future land use amendment request. As of December 12, 2019, no responses were received from surrounding property owners.

Attachments:

- Application
- Ex parte disclosure form