

Large Scale Comprehensive Plan Amendment

DEV2018-137 (Legislative Hearing)

Neighborhood K & S – Limited Commercial on Four Corners Text Amendment

Staff Report

DATE: December 20, 2018

TO: Planning Board Members

FROM: Doug Gutierrez, AICP, Principal Planner

PROJECT REQUEST

A request by Michael O. Sznajstajler, Esq., Cobb Cole, representing Concierge LPGA, LLC, property owner to approve a Large Scale Comprehensive Plan Amendment, amending policies in Neighborhood K & S to remove the requirement limiting commercial development to only three corners at the intersection of Williamson Blvd. & LPGA Blvd. and Clyde Morris Blvd. & LPGA Blvd.

PROJECT DESCRIPTION

This proposed amendment is to remove the commercial retail development restrictions in the Future Land Use Element Neighborhood Development Policies found in Neighborhood K, Policy (c) (2) and Neighborhood S, Policy (a) (2).

PROJECT ANALYSIS

Currently Neighborhood K and Neighborhood S have policies that limit commercial retail uses on LPGA Boulevard to three of the following six corners: Clyde Morris Boulevard at LPGA Boulevard, NE, SE, NW, and SW corners; and Williamson Boulevard at LPGA Boulevard, NE and SE corners and that no intersection shall have all four corners developed as commercial retail. The rationale for these policies was based on aesthetics along a gateway corridor of which LPGA was considered to be. The intent was not to “clutter” all four corners of an intersection with commercial retail development. The limitation of commercial retail creates a burden on the property owner who proposes commercial retail development after all the limitations have been achieved, essentially curtailing certain development rights that are otherwise permitted. The current development pattern for the intersection of Williamson Blvd. and LPGA Blvd. has one undeveloped “corner” with two retail use “corners” and one office use “corner.” The intersection of Clyde Morris Blvd. and LPGA Blvd. has one undeveloped “corner” with two retail “corners” and one medical use “corner.” (Please see Neighborhood Map)

The policies also state that the area along both sides of LPGA Boulevard is suited for mixed uses and permitted uses shall include light industrial, offices, tourist accommodations, Level 3 residential with a minimum density of 15 dwelling units per acre and a maximum density of 25 dwelling units per acre, and commercial retail. This language has been in place since the 1990 comprehensive plan prior to the creation of a mixed use land use designation. Currently, these specific uses have become redundant since these areas now have a mixed use land use designation, which mirror the uses in the policy (please see below). Additionally, a “corner” is not defined or identified; therefore, creating a highly subjective interpretation of what a “corner” is and how it is applied.

In Neighborhood “S”, the policy appears to be misplaced as it does not correspond to the issue addressing industrial development north of Mason Ave., south of Clyde Morris Boulevard and east of the planned extension of Bill France Boulevard.

MIXED USES:

An area generally suitable for a variety of land uses including light industrial, office, tourist accommodations, retail, multi-family residential, assisted living facilities, hospitals, public schools and planned amusements. Residential uses shall be located in such a manner that will provide compatibility with the nonresidential uses.

The intensities or densities described below are to be interpreted to be maximums. Depending on conditions peculiar to specific locations the City may limit such densities and intensities through the application of zoning and other land development regulations to under the maximum allowed to ensure the goals, objectives and policies of this plan are achieved.

Except as may be provided in the various neighborhood policies in this plan, or in Policy 1.1.11 of Section 8, the Redevelopment Element, a development's floor area ratio shall not exceed 3 and residential density shall not exceed 25 dwelling units per acre.

All development in the mixed-use category east of I-95 shall be approved as part of a planned development.

Conformance with Comprehensive Plan

Excerpts from the Comprehensive Plan, 1.1 – Neighborhood Development Policies. The following neighborhood-specific land use and revitalization policies constitute a supplement to the preceding future land use policies and are adopted as part of the Comprehensive Plan.

NEIGHBORHOOD K Development Policies

- (c) Issue:** There are three heavily traveled thoroughfares traversing this neighborhood, Nova Road, LPGA Boulevard and Clyde Morris Boulevard that have undeveloped properties with scenic attributes.

(1) Policy: LPGA Boulevard shall be developed as a gateway entrance to the City. The City's Land Development Code shall provide for a 50' scenic setback, ground monument signs, and consistent architectural and landscape themes.

~~**(2) Policy:** The area along both sides of LPGA Boulevard as shown on the Generalized Future Land Use Map is suited for mixed uses. Permitted uses shall include light industrial, offices, tourist accommodations, Level 3 residential with a minimum density of 15 dwelling units per acre and a maximum density of 25 dwelling units per acre, and commercial retail. Commercial retail uses shall be limited on LPGA Boulevard to three of the following six corners: Clyde Morris Boulevard at LPGA Boulevard, NE, SE, NW, and SW corners; and Williamson Boulevard at LPGA Boulevard, NE and SE corners. No intersection shall have all four corners developed as commercial retail.~~

~~(3)~~ **(2) Policy:** The City shall maintain the Clyde Morris Boulevard and Nova Road segments as scenic thoroughfares and require the landscaping and maintenance of front yards. **(Ordinance #09-278)**

NEIGHBORHOOD S Development Policies

(a) Issue: The City's large M-4 industrial park district west of Bill France Boulevard and north of West International Speedway Boulevard is almost completely developed. The City is rapidly depleting its supply of available industrial sites.

(1) Policy: The undeveloped area north of Mason Avenue, south of Clyde Morris Boulevard and east of the planned extension of Bill France Boulevard shall be reserved for industrial park development.

~~**(2) Policy:** The area along both sides of LPGA Boulevard is suited for mixed uses. Permitted uses shall include light industrial, offices, tourist accommodations, assisted living facilities, (hospitals with a F.A.R. no greater than 0.6), Level 3 residential with a minimum density of 15 dwelling units per acre and a maximum density of 25 dwelling units per acre and commercial retail. Commercial retail shopping centers shall be limited on LPGA Boulevard to three of the following six corners: Clyde Morris Boulevard @ LPGA, NE, SE, NW, and SW corners, and Williamson Boulevard @ LPGA Boulevard, NE, and SE corners. Convenience stores may be located in other areas where they function as a part of a larger development. No intersection shall have all four corners developed as any type of commercial retail use, including shopping centers or convenience stores. **(Ordinance #06-285)**~~

Objectives and Policies of the Comprehensive Plan that are relevant to this application are listed below:

Future Land Use Element

Goal 1: To achieve a future land use pattern that provides for sufficient supply of land to meet growth demands, ensures that land uses are located in a rational and efficient manner, and promotes economic development.

Objective 1.3 Commercial Land: The City's supply of commercial land shall be sufficient to accommodate both local demand and the demand for regional facilities, since the City of Daytona Beach is the central city in Halifax metropolitan area.

Transportation Element (Traffic Section)

Objective 1.7 Future Land Use Controls: Maintain a land use pattern that supports and is compatible with the function of the roadway system that is designed to serve it. Higher trip generators are to be located adjacent to and at the intersections of arterial roadways with lower trip generators located adjacent to collector and local streets.

Economic Element

Goal 2 Tourism: Increase the number of tourists visiting, staying longer, and spending more dollars in the City through more family friendly activities, quality hotel, convention and meeting spaces, attractions, recreational and competitive sports activities.

Policy 4.1.6 Encourage property owners to redevelop and expand the Boardwalk in conjunction with new development north and south of the Main Street Pier.

Impact Analysis

Urban services necessary to serve these parcels and the concurrency process requires that adequate capacity be available for new development prior to the approval of final development orders. The proposed change in the Neighborhoods policy permitting retail commercial on all corners of LPGA Blvd. and Williamson Blvd. and LPGA Blvd. & Clyde Morris Blvd. hypothetically affect the demands for water services, sewer services and average daily trips.

Water and Sewer Demand

Approval of the proposed policy amendment could conceivably increase or decrease demand estimates for water and sewer service. The formula to calculate use is dependent on two variables, square footage and FAR regardless of type of commercial use.

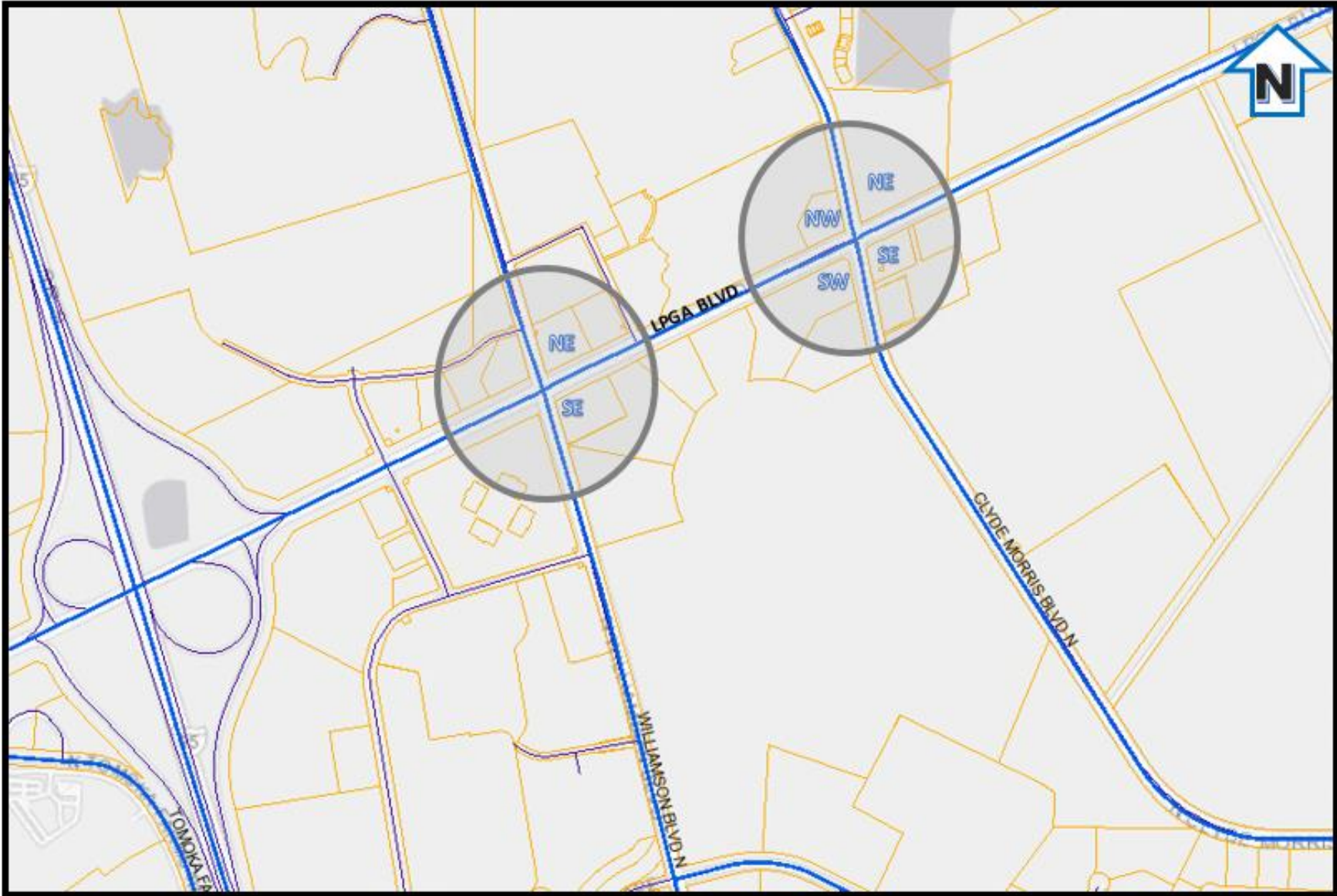
Traffic Generation

Approval of the proposed policy amendment could conceivably increase or decrease trip generations. The formula to calculate trips is dependent on use and square footage.

RECOMMENDATIONS

Staff finds that the large scale amendment is consistent with the Comprehensive Plan and recommends approval.

A majority vote of the Planning Board members present and voting is required to recommend approval of this policy matter to the City Commission.



LOCATION MAP



NEIGHBORHOOD MAP



FUTURE LAND USE MAP



ZONING MAP