ITEM #_____

SEMINOLE COUNTY GOVERNMENT
LAND PLANNING AGENCY / PLANNING AND ZONING COMMISSION
AGENDA MEMORANDUM

SUBJECT: CHULUOTA REZONE from R-3 (Multiple-Family Dwelling) to R-2 (One and Two-Family Dwelling)/Wilson and Company, Inc. - Applicant

DEPARTMENT: Planning & Development **DIVISION:** Planning

AUTHORIZED BY: Matthew West MW **CONTACT:** Cathleen Consoli **EXT.** 7377

Agenda Date: 6/04/03 **Regular** ☐ **Work Session** ☐ **Briefing** ☐
Special Hearing – 6:00 ☐ **Public Hearing – 7:00** ☒

MOTION/RECOMMENDATION:

1. Recommend approval of the rezoning request from R-3 (Multiple-Family Dwelling) to R-2 (One and Two-Family Dwelling) for a one acre parcel located on the northwest corner of West Fifth Street and County Road 419 in Chuluota; or
2. Recommend denial of the rezoning request from R-3 (Multiple-Family Dwelling) to R-2 (One and Two-Family Dwelling) for a one acre parcel located on the northwest corner of West Fifth Street and County Road 419 in Chuluota; or
3. Continue the request to a date and time certain.

(District 1 – Commissioner Maloy) (Cathleen Consoli – Senior Planner)

BACKGROUND:

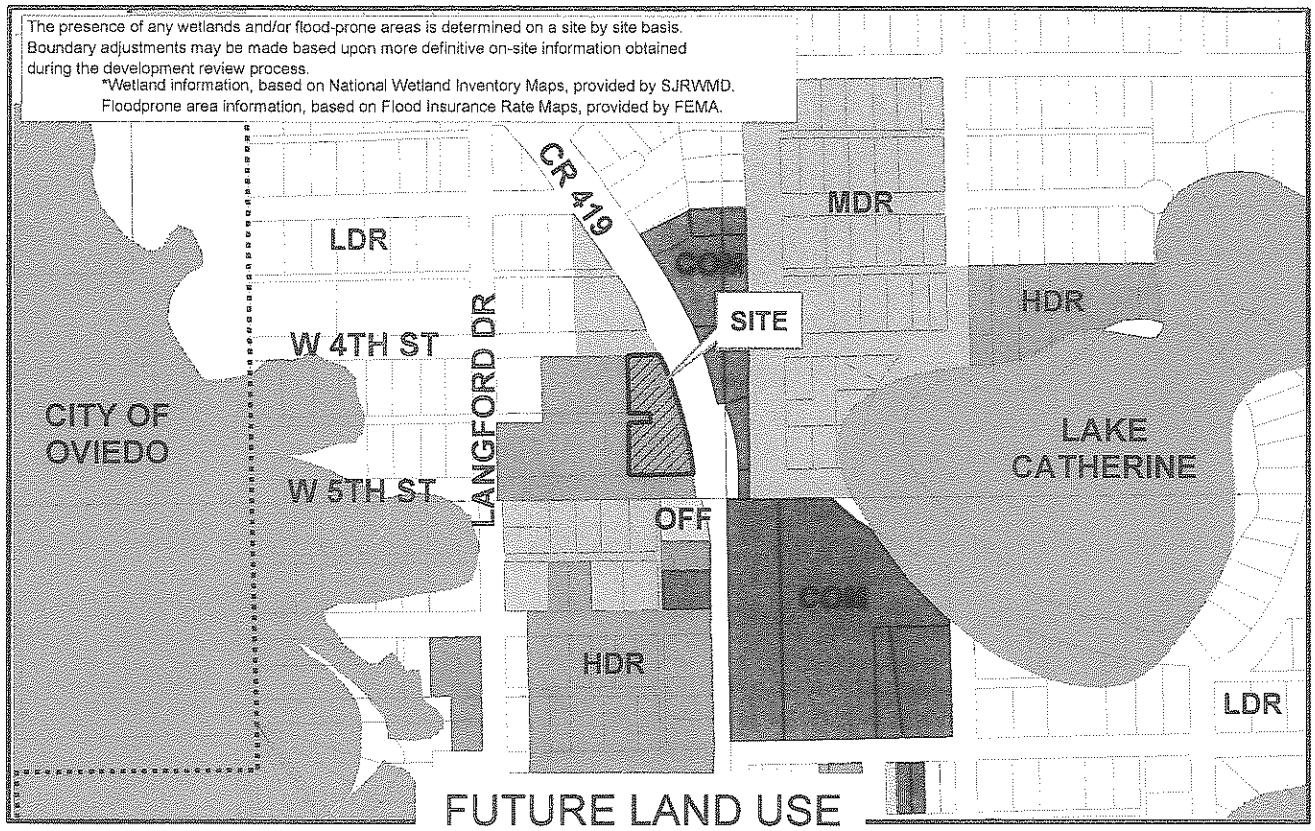
The applicant requests to rezone a 1.0 acre parcel from R-3 (Multiple-Family Dwelling) to R-2 (One and Two-Family Dwelling). The property is designated HDR (High Density Residential) on the Future Land Use Map and is located on the northwest corner of West Fifth Street and County Road 419 in Chuluota. The applicant wishes to locate a daycare on the subject property. The current R-3 zoning does not allow daycare facilities as a permitted use or as a Special Exception. Down zoning the parcel to R-2 will allow the applicant to apply for a Special Exception for the proposed daycare use.

STAFF RECOMMENDATION:

Staff recommends approval of the request to rezone the subject property from R-3 (Multiple-Family Dwelling) to R-2 (One and Two-Family Dwelling) based on the findings in this report.

Reviewed by:
Co Atty: _____
DFS: _____
OTHER: _____
DCM: _____
CM: _____

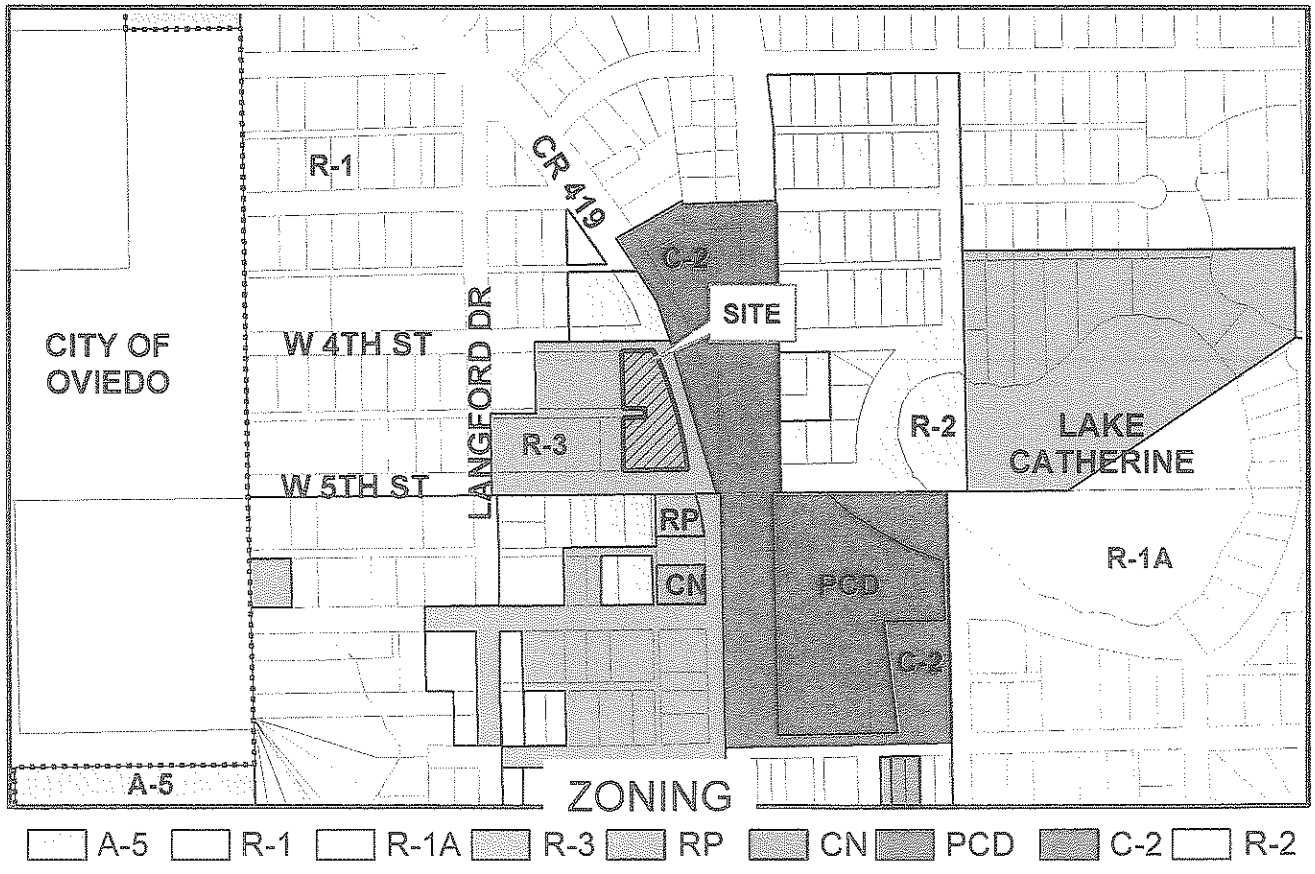
File No.Z2003-019



Applicant: Wilson & Company, Inc.
Physical STR: 21-21-32-5CF-3800-0010
Gross Acres: +/-1.0 BCC District: 1
Existing Use: Vacant
Special Notes: None

	Amend/ Rezone#	From	To
FLU	--	--	--
Zoning	Z2003-019	R-3	R-2

N



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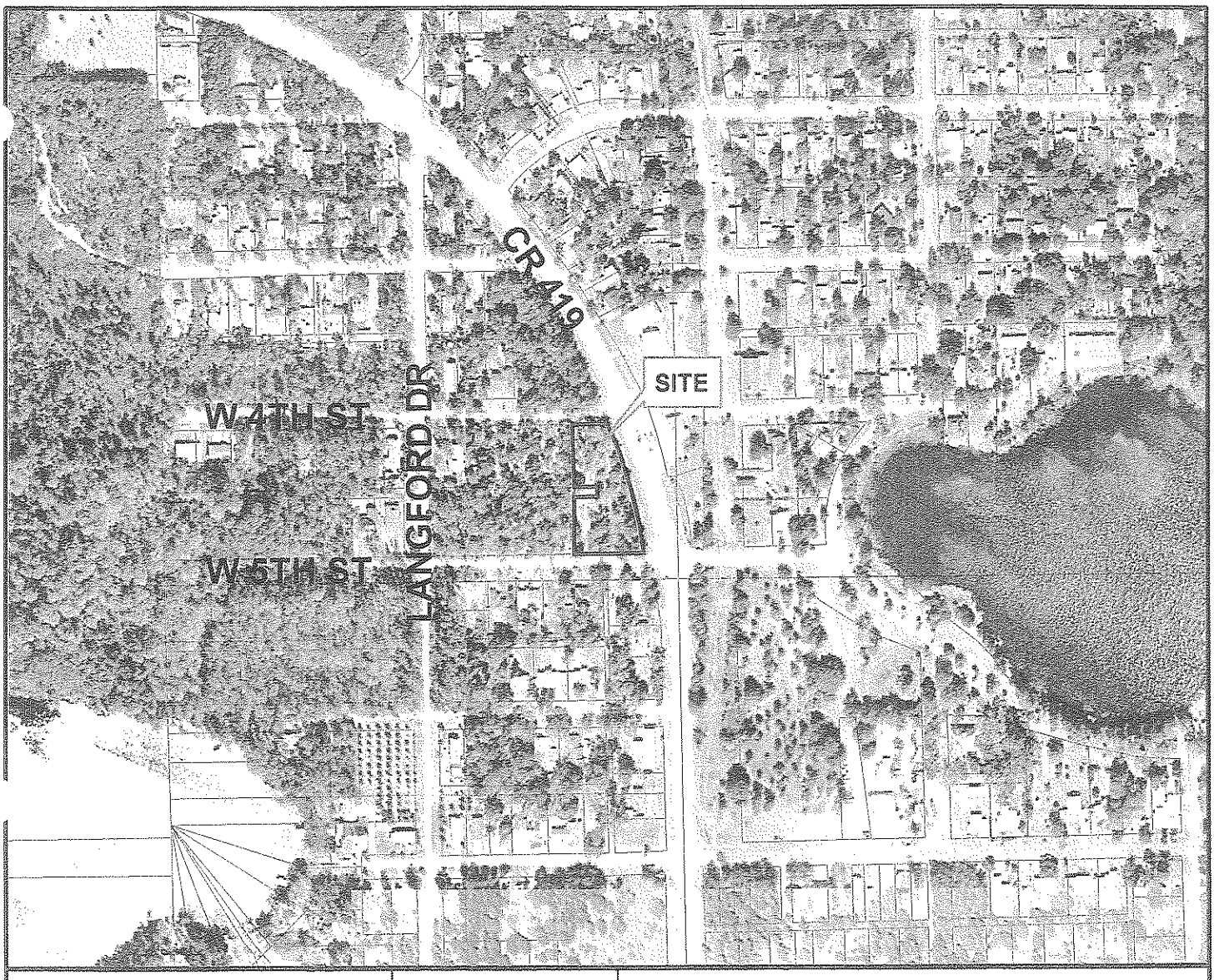

Rezone No: Z2003-019
From: R-3 To: R-2
Parcel
Subject Property

NOT TO SCALE

February 1999 Color Aerials

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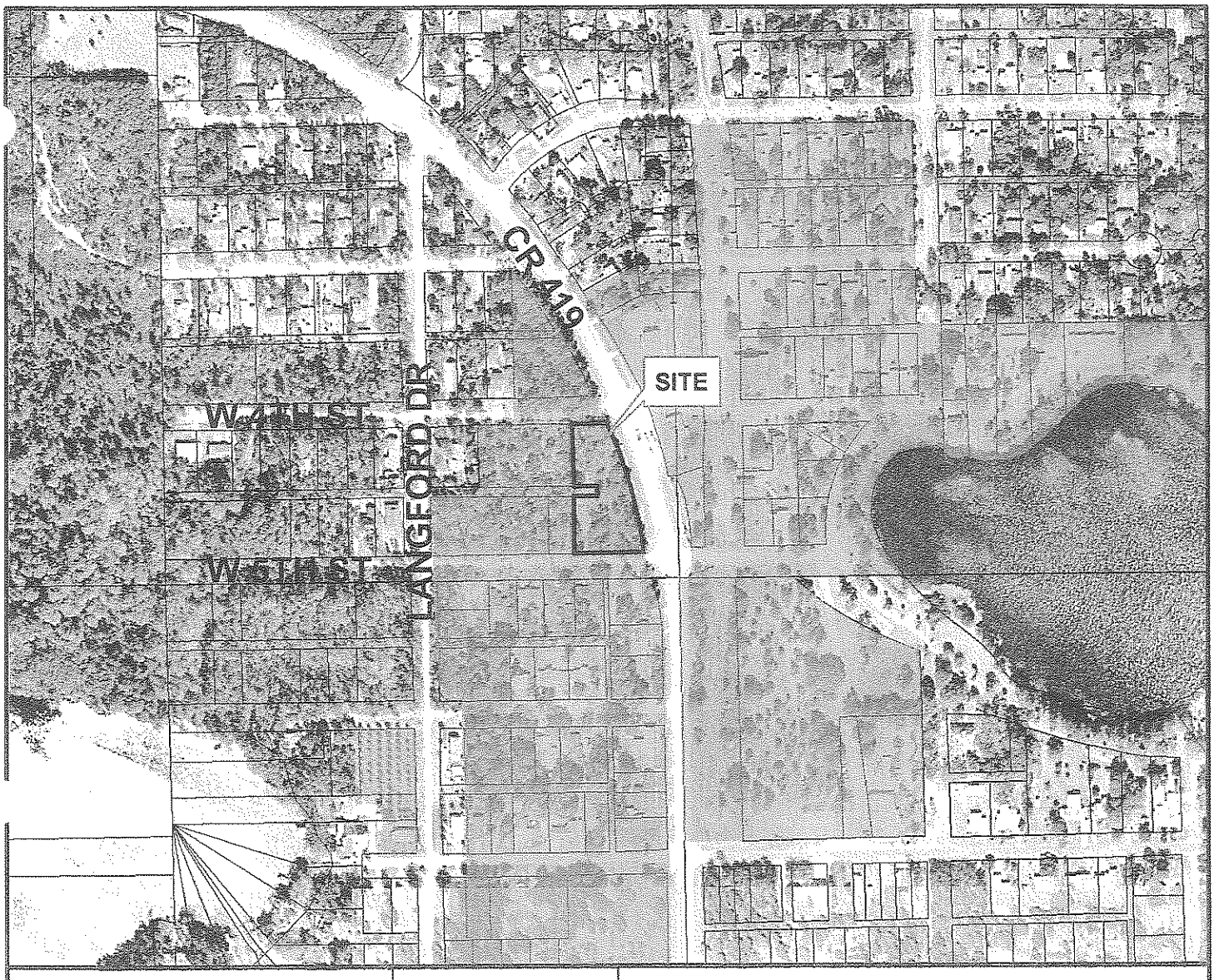

Rezone No: Z2003-019
From: R-3 To: R-2

- Parcel
- Subject Property
- Chuluota NonResidential Overlay

NOT TO SCALE

February 1999 Color Aerials

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Chuluota Rezone				
APPLICANT:	Parks Wilson, Wilson and Company, Inc.			
OWNER:	Jean Anders			
REQUEST:	Rezone from R-3 (Multiple-Family Dwelling) to R-2 (One and Two-Family Dwelling)			
HEARING DATE(S):	P&Z:	June 4, 2003	BCC:	June 24, 2003
PARCEL ID NO.:	21-21-32-5CF-3800-0010			
PROJECT LOCATION:	Located on the northwest corner of West Fifth Street and County Road 419 in Chuluota			
APPROXIMATE SIZE:	1.0 acre			
FUTURE LAND USE:	HDR (High Density Residential)			
ZONING:	R-3 (Multiple-Family Dwelling)			
FILE NUMBER:	Z2003-019			
COMMISSION DISTRICT:	District 1 – Commissioner Maloy			

OVERVIEW:

The applicant wishes to rezone the parcel from R-3 (Multiple-Family Dwelling) to R-2 (One and Two-Family Dwelling) which allows the Special Exceptions specified in the R-1 zoning district. After rezoning the property, the applicant proposes to apply for a Special Exception to locate a daycare facility on the site.

The 1.0 acre parcel is located in Chuluota, on the west side of County Road 419 between 4th Street and 5th Street. East of the parcel, across CR 419, is a commercial lot improved with a convenience store. North and south of the parcel are residential lots zoned R-2. The residential lots to the immediate west of the parcel are vacant and zoned R-3. The R-3 district allows for one or two story apartment buildings with a maximum density of 13 units per net buildable area. The requested zoning of R-2 permits one and two Family Dwellings on a minimum 9,000 square foot lot while accommodating setbacks and necessary site improvements.

The subject parcel lies within the Chuluota Nonresidential Design District and any development on the site must adhere to the standards as defined in Ordinance Number 2000-44, known as the Chuluota Nonresidential Design Standards Zoning Overlay. A site plan is required to be submitted with the Special Exception request and will need to adhere to these design standards.

Existing Land Uses: Existing zoning and FLU designations for the subject and abutting properties are as follows:

DIRECTION	EXISTING ZONING	FUTURE LAND USE	USE OF PROPERTY
Site	R-3	HDR	Vacant
North	R-2	Medium Density Residential	4th Street, Vacant
South	R-2, R-3 and RP	Office and Medium Density Residential	5th Street, Single-Family
East	C-2	Commercial	CR 19, Convenience Store
West	R-3	High Density Residential	Vacant

For more detailed information regarding zoning and land use, refer to the attached Zoning and FLU maps.

SITE ANALYSIS:

Facilities and Services:

1. Adequate facilities and services must be available concurrent with the impacts of development. If required by the concurrency review, additional facilities and services will be identified. The applicant has submitted an Affidavit of Concurrency Review Deferral. Prior to any site plan approval, the applicant must submit for concurrency review.

2. The proposed zoning is consistent with the adopted future land use designation assigned to the property and does not alter the options or long range strategies for facility improvements or capacity additions included in the Support Documentation to the Seminole County Comprehensive Plan.

Transportation / Traffic:
Access is recommended off of 4th and 5th Streets and improvements to a portion of each street to bring them up to County standards will need to be addressed at time of site plan approval.

Compliance with Environmental Regulations
There are no identified flood prone areas associated with this property. The parcel lies within the Econlockhatchee River Protection Overlay Zoning District. At the time of site development, the property will be subject to the regulations contained in Part 57 of the Seminole County Land Development Regulations. At the time of site development, the property will be subject to the Scenic Corridor Overlay standards contained in Section 30.1046 of the Seminole County Land Development Code.

Compliance with Surrounding Development:
The proposed R-2 zoning permits less density than the R-3 zoning districts which abut the subject property. The conditional uses provided in the R-2 zoning district could support the residential population of the community.

STAFF RECOMMENDATION:

Staff recommends approval of the proposed rezoning request based on the following findings:

1. The uses within the proposed R-2 zoning district would not be detrimental to the character of the area or neighborhood or inconsistent with the trends of development in the area; and
2. The uses within the proposed R-2 zoning district would not be incompatible with the concepts of high density residential land use; and
3. The uses within the proposed R-2 zoning district would not have an unduly adverse effect on existing traffic patterns, movements and intensity; and
4. The proposed R-2 zoning district is compatible with the concepts of its future land use of High Density Residential.