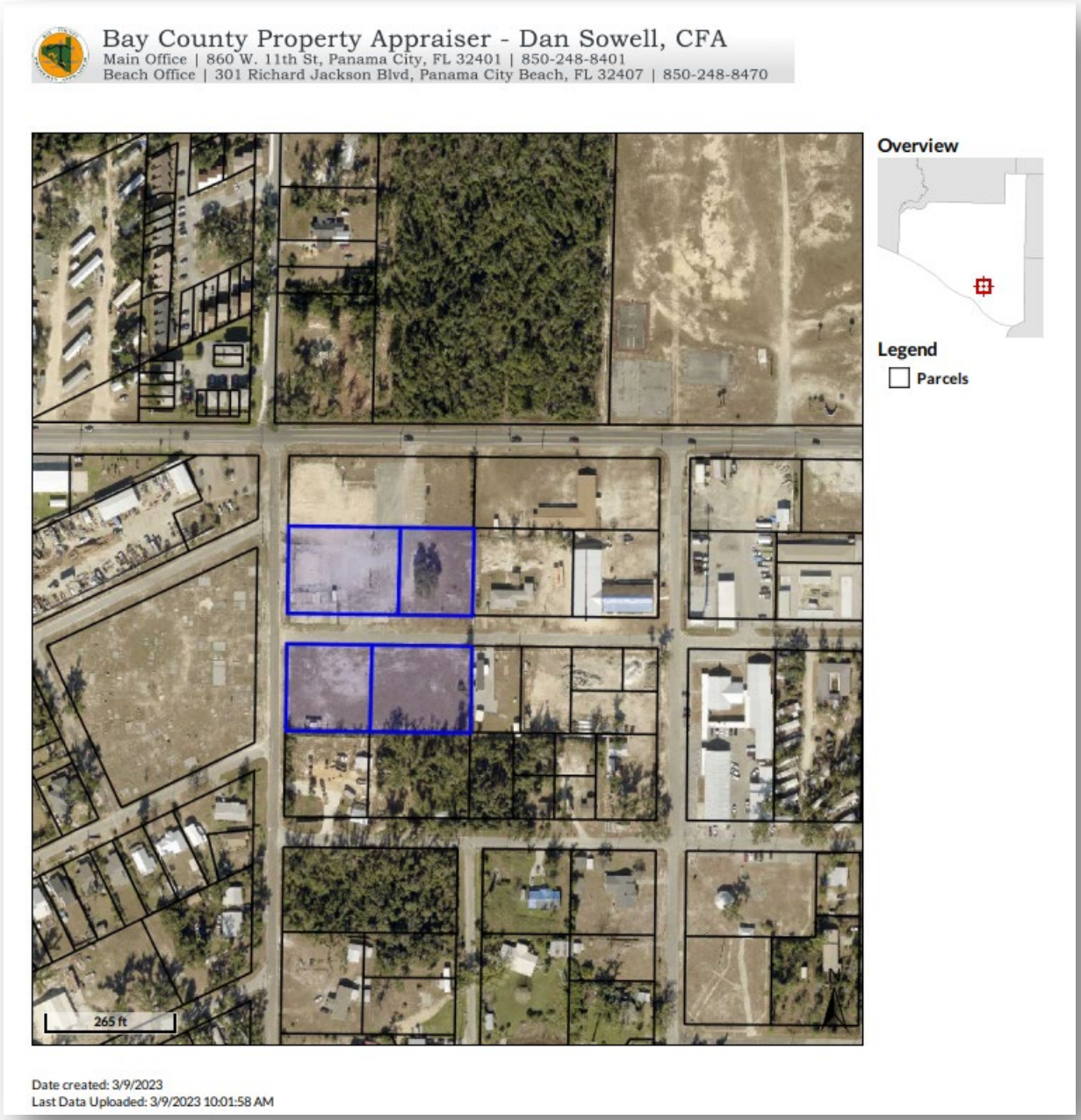
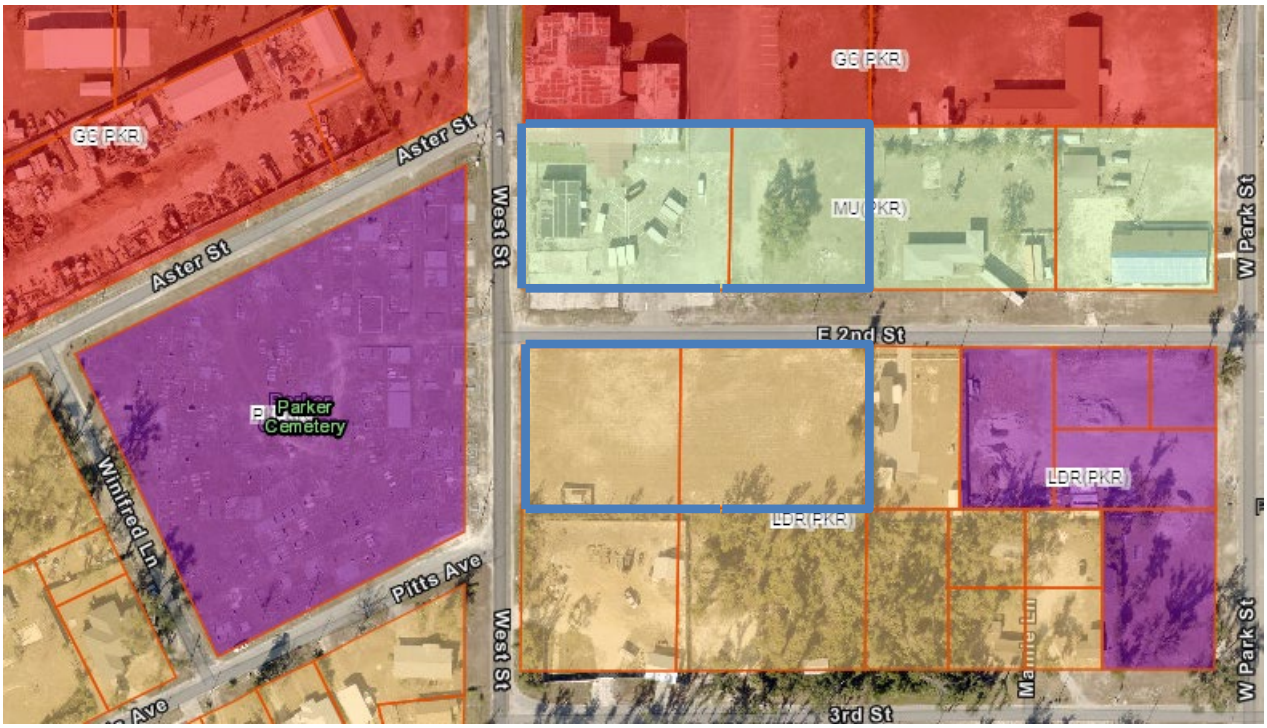
City of Parker
Small Scale Plan Amendment Evaluation
March 13, 2022

GENERAL INFORMATION

APPLICANT	Coastal Acquisitions of Florida, LLC
REQUEST	Small Plan Amendment to Comprehensive Plan 25870-000-000: 909 West Street (MU to GC) 25869-000-000: 4623 East 2nd Street (MU to GC) 25871-000-000: 1008 West Street (LDR to GC) 25872-000-000: 4620 East 2nd Street (LDR to GC)
PROPOSED BUSINESS	Metal Roll Forming Commercial Facility
ADDRESSES	25870-000-000: 909 West Street, Parker, Florida 32404 (MU) 25869-000-000: 4623 East 2nd Street, Parker, Florida 32404 (MU) 25871-000-000: 1008 West Street, Parker, Florida 32404 (LDR) 25872-000-000: 4620 East 2nd Street, Parker, Florida 32404 (LDR)
PARCEL ID NUMBER(S)	25870-000-000, 25869-000-000, 25871-000-000, 25872-000-000
TRACT SIZE	25870-000-000 – Approximately 0.885 acres 25869-000-000 – Approximately 0.587 acres 25871-000-000 – Approximately 0.687 acres 25872-000-000 – Approximately 0.917 acres
TOPOGRAPHY	25870-000-000 – Contours gently slope from 21 feet from the front boundary northward to 20 feet at the rear of the parcel. 25869-000-000 – Contours are flat on this parcel at around 20 feet. 25871-000-000 – Contours are relatively flat on this parcel at around 20 feet, the north and west borders to slope to 16 to 17 feet as you reach the roadways, East 2nd Street and West Street. 25872-000-000 – Contours gently slope from 21 feet from the front boundary southeastward to 18 feet.
VEGETATION	25870-000-000 – Appears to be little to no vegetation on parcel. Parcel is mainly a concrete parking area. 25869-000-000 – Appears to have sparse vegetation. 25871-000-000 – Appears to have sparse vegetation, no trees, some grass overlay. 25872-000-000 – Appears to have sparse vegetation, a few trees bordering to the east but mainly some grass overlay.


Bay County Property Appraiser - Dan Sowell, CFA
Main Office | 860 W. 11th St, Panama City, FL 32401 | 850-248-8401
Beach Office | 301 Richard Jackson Blvd, Panama City Beach, FL 32407 | 850-248-8470
Overview
Legend
Parcels
265 ft
Date created: 3/9/2023
Last Data Uploaded: 3/9/2023 10:01:58 AM

SITE DATA



Because Applicant wants to convert all four parcels to General Commercial, we looked at the group as a whole when looking at adjacent land uses.

	Adjacent Zoning	Adjacent Land Uses
N	GC	These four parcels are bordered to the north by GC developments consisting of a vacant commercial lot owned by the Applicant, Coastal Acquisitions of Florida, LLC
E	MU and LDR	To the east of the north parcels, a Mixed-Use land use is observed which consists of a religious assembly facility, Refuge Assembly of God, Inc. To the east of the south parcels is a Low-Density Residential (LDR) land use which currently has a mobile home on site.
S	LDR	These four parcels are bordered to the south by LDR land uses which currently has one single family lot and a vacant lot.
W	PI	These four parcels are bordered to the west by a Public Institution land use which is the Parker Cemetery.

ZONING DISTRICT STANDARDS

District Summary *

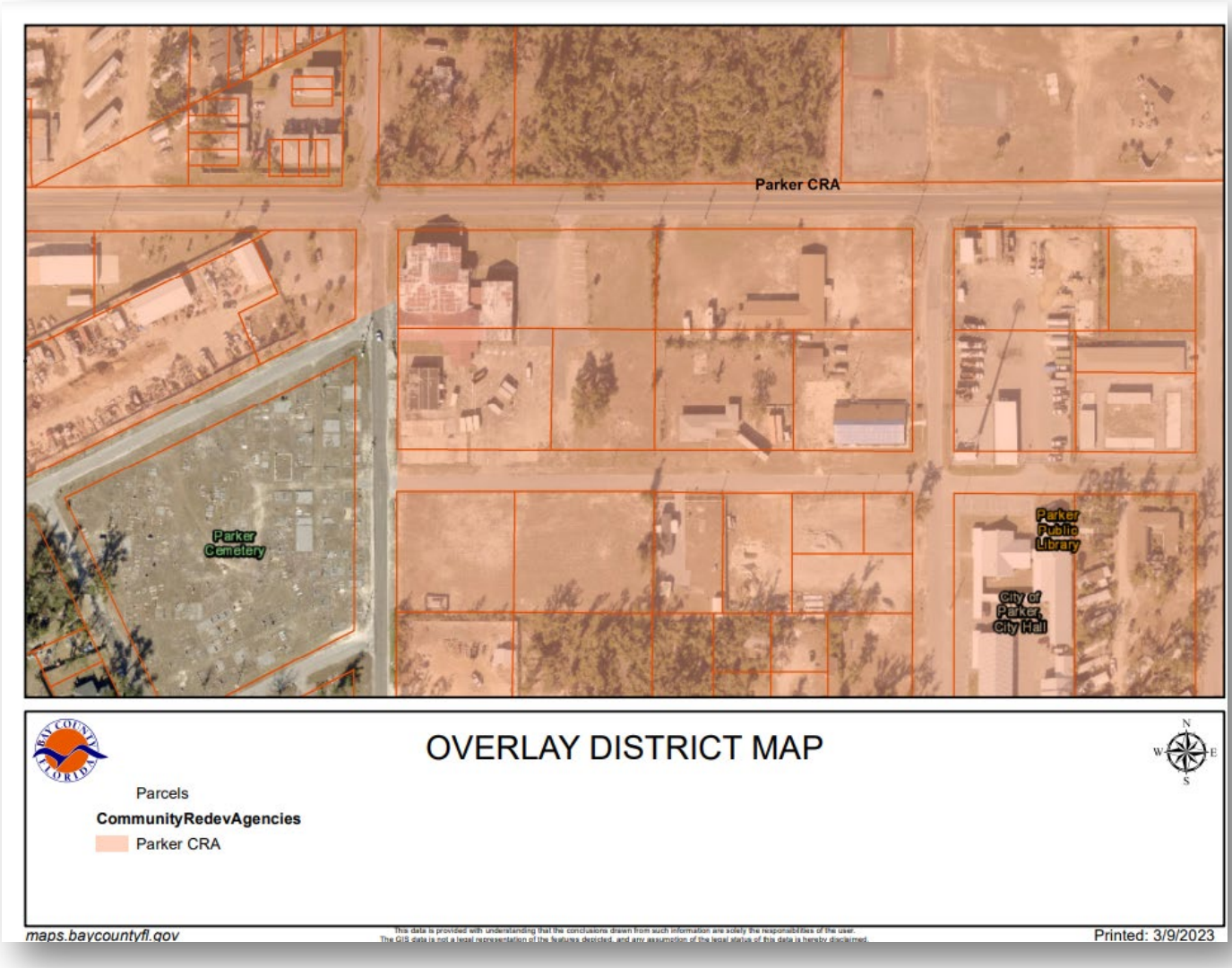
Zoning District Designation:	**Existing (MU-1)**	**Requested (GC)**
Parcels to be Affected:	**25870-000-000: 909 West Street** **25869-000-000: 4623 East 2nd Street**	**25870-000-000: 909 West Street** **25869-000-000: 4623 East 2nd Street**
Max. Density:	15 du/acre	N/A
Typical Uses	Uses: All uses and conditional uses allowed in residential; medium density attached residential dwellings, including apartments, townhomes, and condominiums; a single mobile home unit on a single family lot; low-intensity residential, parks; public/ institutional uses; educational uses; public service and utilities; and private recreation uses	Uses: All low-intensity commercial activities, shopping centers, public and private recreation facilities, office buildings/complexes, public institutional uses, public service and utilities, educational uses
Zoning District Designation:	**Existing (LDR)**	**Requested (GC)**
Max. Density:	**5 du/acre**	**N/A**
Typical Uses	Uses: Single-Family detached residential dwelling units using accepted FBC materials, neighborhood parks, accessory structures, public service and utility structures, home office of convenience, day care facilities Conditional Uses: community residential homes, home occupations, Public institutional uses, public and private schools, educational uses, one single mobile home.	Uses: All low-intensity commercial activities, shopping centers, public and private recreation facilities, office buildings/complexes, public institutional uses, public service and utilities, educational uses

*****_These regulations may not reflect all requirements for all situations; see the City of Parker Land Development Regulations for all applicable regulations for site requirements for this zoning district._

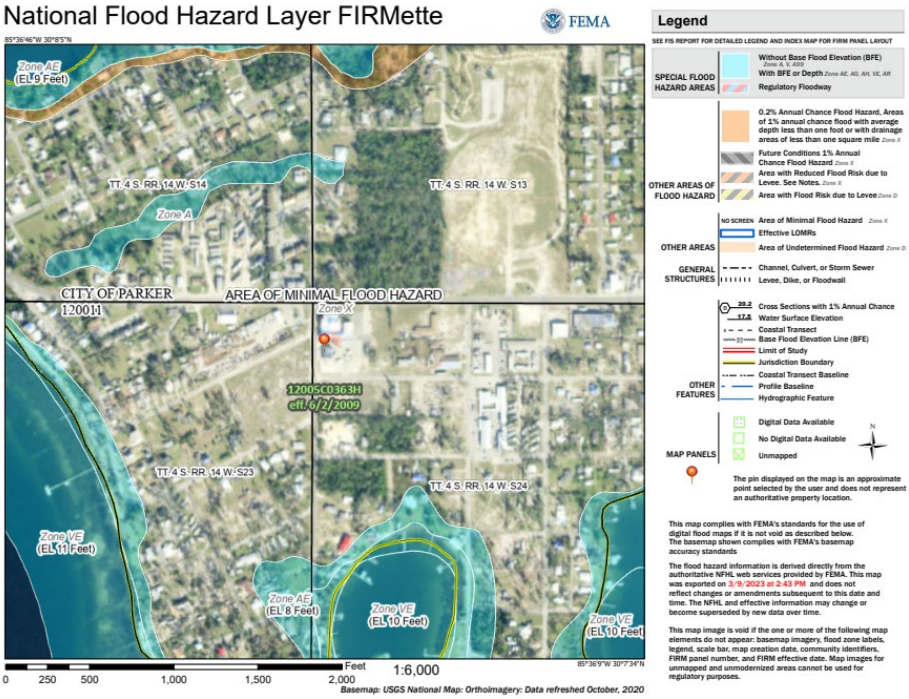
SPECIAL INFORMATION

Community Development Design Overlay District
The subject site is located within the Subarea 1 – Main Street (Business Highway 98) Overlay Zone.

Consult Section 4-7.2 - Subarea 1 – Main Street (Business Highway 98) of the City of Parker Land Development Regulations for detailed applicable requirements and guidelines for architecture, lighting, signage, landscaping, and other elements.



Environmental/Soils

Wetland	This parcel is not located adjacent or near a wetland or other body of water.
Soils	Lakeland Sand (0 to 5 Percent Slopes) The Lakeland series consists of very deep, excessively drained, rapid to very rapidly permeable soils on uplands. They formed in thick beds of eolian or marine and/or fluvio-marine sands in the Southern Coastal Plain MLRA (133A), the Carolina and Georgia Sandhills (MLRA 137), the Eastern Gulf Coast Flatwoods (MLRA 152A) and the Atlantic Coast Flatwoods (MLRA 153A).Near the type location, the mean annual temperature is about 67 degrees F., and the mean annual precipitation is about 52 inches. Slopes are dominantly from 0 to 12 percent but can range to 85 percent in dissected areas. TAXONOMIC CLASS: Thermic, coated Typic Quartzipsamments
Flood Zones	Parcel is located in Flood X. 
Coastal High Hazard	This parcel is not located adjacent to or near a coastline.

Utilities (Availability)

<u>Water Utilities</u>:

- Parcel No. 25870-000-000 (909 West Street, Parker) has one commercial water meter.
- Parcel No. 25869-000-000 (4623 East 2nd Street) has one domestic water meter.
- Parcel No. 25872-000-000: (4620 East 2nd Street) has one domestic water meter.
- Parcel No. 25871-000-000: (1008 West Street) does not appear to have a water meter.

The two domestic water meters will need to be converted to commercial meters (if they are needed for the site). These meters are connected to the City's 6-inch Potable Water Line that runs along West Street and East 2nd Street.

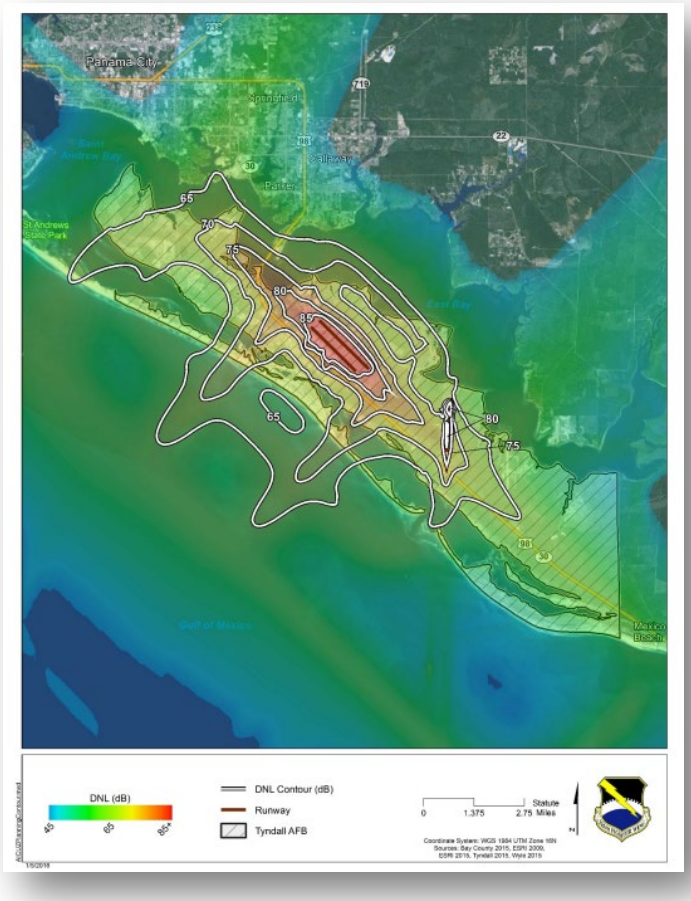
There is one Fire Hydrant located on the west side of Parcel No. 25871-000-000: (1008 West Street).

Sewer Utilities:

- Parcel No. 25870-000-000 (909 West Street, Parker) has four 6-inch PVC sewer lateral lines.
- Parcel No. 25869-000-000 (4623 East 2nd Street) has two 6-inch PVC sewer lateral lines.
- Parcel No. 25872-000-000: (4620 East 2nd Street) has one 6-inch PVC sewer lateral line.
- Parcel No. 25871-000-000: (1008 West Street) does not appear to have a sewer lateral line.

Airport AICUZ Overlay

The subject site is located outside of the City of Parker Airport Air Installation Compatible Use Zone (AICUZ) Overlay. The purpose of the AICUZ Overlay is to provide both airspace protection and land use compatibility with Tyndall Air Force Base Operations that affect the City of Parker. The AICUZ Overlay Boundary encompasses the area located within any noise contour line equal to or above 65 decibels (db) day-night average sound level. Refer to Article 4-8 – Airport AICUZ Overlay of the City of Parker Land Development Regulations for more information.



Landscaping & Tree Conservation Requirements
Unless otherwise authorized by Section 5-7.11 – Trees of the City of Parker Land Development Regulations, no person shall cause, permit, or allow the removal of a protected tree without first obtaining approval or authorization from the City of Parker to conduct the removal. It also includes encroachments, excavations, or changing the grade of the natural drip line of any protected tree. This requires the submittal of a Tree Permit Application which must be approved by City staff prior to removal of any protected tree.

Rights of Ways
The clearing of a path for existing or new roadway rights of way, provided that the rights of way are for exiting roadways that are built in conformance with City standards or for new roadways that will be built in conformance with City standards. The width of the path shall not exceed the right of way width standards for each type of roadway established in these Land Development Regulations.

Parking Lots/Spaces
The proposed land use amendment of GC will allow for a commercial development. As such, a criterion for businesses and professional offices are 4 spaces per 1,000 square feet of facility.

In addition, as stated in Section of 5-9.8.4 of the LDR, the parking areas shall be surfaced with hard, dustless material approved by the City; properly drained; designed for pedestrian safety and shall provide direct access to a public roadway or alley. Each off-street parking space shall have a minimum width of 9 feet and a minimum length of 20 feet. Vehicular off-street turning and maneuvering space shall be provided for each lot containing 5 or more spaces so that no vehicle will be required to back into or from any public roadway or alley. In addition, care should be taken for a turn about area for semi-tractor trailers that may be delivering on the parcel. This should include a proper loading and unloading zone for these semi-trailers to transverse through the parcel and also on the adjacent streets to ensure that traffic is not blocked in any way.

Transportation

Street Classification:	East Business Highway 98 – Principal Arterials (major arterial) West Street – local road East 2nd Street – local road
Site Access:	All access(s) must be designed and constructed to the City of Parker and Florida Department of Transportation standards.
AADT (FDOT 2020)	East Business Highway 98 AADT = 6,200 vpd
Estimated AADT Increase:	Further information regarding the AADT will need to be further evaluated based on the intended use. The change in zoning proposed could have negative impacts on the traffic circulation.

IMPACT/POLICY ANALYSIS

Land Use Compatibility
The proposed **GC** land use designation would allow land uses that are compatible with the general character of the Subarea 1 – Main Street (Business Highway 98) indicated below.

City of Parker Comprehensive Plan Policies
The 2025 Future Land Use Map designates these four parcels as either **MU-1 or LDR**. Because the Applicant already owns the parcel to the north of these parcels, which is zoned GC, they are requesting that these four parcels be amended to GC which has certain allowable uses and criterion that align with the commercial Metal Roll Forming Commercial Facility proposed to be constructed.

According to the Parker Comprehensive Plan, the intent of General Commercial is to provide areas for high intensity commercial development including retail sales and services, wholesale sales, shopping centers, office complexes and other similar land uses. Uses allowed within this category also include mobile home parks and subdivisions, educational uses, public buildings and grounds, and public and private recreation facilities.

Written Policies
General Commercial Districts: The purpose of this district is to provide areas for high intensity commercial development including retail sales and services, wholesale sales, shopping centers, office complexes and other compatible land uses. Uses allowed in GC include all licensed commercial activities, shopping centers, public and private recreation facilities, office buildings/complexes, public institutional uses, public service and utilities, educational uses.

No more than 90% lot coverage as determined by dividing total impervious areas by the gross area of the site or lot. The Floor Area Ratio (FAR) shall be 1.0. Parking and landscape will need to be considered when designing site.

Subarea 1 – Main Street (Business Highway 98)

1. Purpose: To provide guidelines for development activity within the Main Street Subarea which includes properties located adjacent to the Business Highway 98 corridor. The subarea is intended to be the main core of the Community Redevelopment Area and to redevelop over time through a combination of public and private investments into a traditional downtown with a mixed-use area including retail, restaurant, office and residential.
2. Design standards:
    a. Building Architectural Style – The use of a common set of colors and building materials should be maintained for building facades to create a consistent and traditional architectural identity. Traditional architecture shall include, for example, the use of brick, pitched roofs, low-profile signage, and subdued colors.

    b. Building Use Mix – Mixed-use buildings are desired fronting the Business Highway 98 right-of-way comprising of retail, restaurant, office, and/or residential uses.

    c. Pedestrian Mobility – All properties within the subarea are encouraged to provide sidewalks parallel to public rights-of-way across the entirety of the property frontage and connecting with and to existing sidewalks located on abutting properties. Internal sidewalks are also encouraged to provide linkages to building entrances.

d. Parking – All properties within the subarea are encouraged to provide sidewalks parallel to public rights-of-way across the entirety of the property frontage and connecting with and to existing sidewalks located on abutting properties. Internal sidewalks are also encouraged to provide linkages to building entrances.

e. Streetscape and Landscape – The streetscape is encouraged to be enhanced with brick pavers accenting the sidewalks and crosswalks, decorative street furniture, and street trees to improve pedestrian safety.

f. Stormwater – All stormwater management basins shall be designed to meet the City's and Water Management District's design requirements. Co-location shall be encouraged for larger regional systems and use as a site amenity.

Future Land Use Map
Future Land Use should reflect these characteristics:

1. Development is properly scaled to the needs of residents in the appropriate market area.

2. Development adjacent to residential neighborhoods, parks, or other low intensity uses considers light, traffic, noise, and other potential impacts of the development.

3. Development adjacent to residential neighborhoods, should include landscape and buffering to mitigate visual impacts to those areas.

4. Development should provide noise analysis showing that noise from the facility will not exceed the allowable amount for those adjacent residential lots.

5. Buildings and uses are easy to access with parking and sidewalks for visitors.

6. The commercial development should coordinate adjacent site designs and public improvements to provide comfortable sidewalk space for pedestrian movement, curb "bump-out" extensions, street trees/lighting/furniture, sidewalk cafés, and an active pedestrian-friendly environment.

Urban General
Urban land use comprises two elements; the nature of land use relates to which activities are taking place where and the level of spatial accumulation, which indicates their intensity and concentration.

Urban General should reflect these characteristics:

1. Setbacks, building orientation, building materials, height, and scale of residential buildings are considered within the existing neighborhood context.
2. Buffering between commercial and residential should be considered during development phase.
3. Transitions between neighborhoods and different land uses provide continuity in scale, density, intensity with adjacent uses.
4. Cut-through traffic is minimized. Because this will be a commercial industrial facility, road accesses, turn around points, and parking will need to be taking into consideration for those residential uses that border these parcels.
5. The size and impact of surface parking lots is minimized through landscaping, screening, narrow curb-cuts, and use of glare-free, no-spill lighting.

6. Exterior building materials are durable, sustainable, and contribute positively to the character of the public realm.
7. New sidewalks contribute to the completion of a sidewalk network.

ANALYSIS AND RECOMMENDATION

Application Analysis

The Comprehensive Plan's Future Land Use Map currently designates these four parcels as MU-1 and LDR. Applicable characteristics of the proposed GC classification according to the City's Comprehensive Plan is to provide areas for high intensity commercial development including licensed commercial businesses, retail sales and services, wholesale sales, shopping centers, office and building complexes and other compatible land uses.

Special precaution should be taken to ensure that these parcels are properly landscaped with buffers as to not be a nuisance to its residential neighbors to the east and south of these parcels. Fencing should also be considered. In addition, a traffic analysis should be completed to determine the amount of traffic proposed off these local roads which connect to East Business Highway 98. More information would need to be provided to ensure that noise levels are compatible to residential land uses in which these parcels partially border.

Depending on the proposed layout of the development a water and sewer demand analysis will be needed to determine overall density within that area of Parker. As detailed in Policy 1.1.3 of the City of Parker Comprehensive Plan Update, "the City shall consider the availability of facilities and services to serve proposed developments as part of its development review process. Availability of facilities and services shall be in conformance with the concurrency and level of service provisions found in the respective of this Plan." Policy 1.5.1 of the Parker Comprehensive Plan states that "the City shall limit the density of dwelling units in the coastal area so as not to exceed hurricane evacuation capabilities within the City's jurisdiction." Because of this more information is required to ensure development meets both the concurrency demands before a Development Order can be issued. During the Development Order stage, this information and other required information will be evaluated to ensure that the proposed development meets the safe evacuation requirements.

As detailed in Policy 1.1.5.8 of the City of Parker Comprehensive Plan Update, the City shall "undertake measures to reduce stormwater pollution including both regulatory and structural measures." Stormwater analysis will be further evaluated during the Development Order review to ensure that the development runoff does not negatively impact the drainage system within the area. Permitting may be required through the Florida Department of Environmental Protection depending on the impervious build out of these four parcels .

Additionally, because this parcel is located in Subarea 1 – Main Street (Business Highway 98) of the City's Comprehensive Plan and Land Development Regulations, it would need to adhere to the City's vision of this area as a multi-faceted downtown area with residential, mixed use and commercial seamlessly blending in.

Care should be taken with this new commercial development to arrange buildings and parking areas to minimize impacts on the immediately adjacent roadway system. A traffic analysis indicating if LOS levels are met with the addition of both developments on the highway system may be required.

This request is consistent with the intent and purpose of the future land use, the Comprehensive Plan, and is compatible with the existing developments and trends in the surrounding area.

Recommendation
Anchor recommends approval of the requested GC (General Commercial) future land use of these parcels as outlined in our analysis. Careful consideration of the southern parcels should be evaluated by the City as these parcels are separated from the other parcels proposed by the land use redesignation and will have the largest potential to impact the surrounding community with minimal benefit to the City's overall development.