

LGCP 2023-01

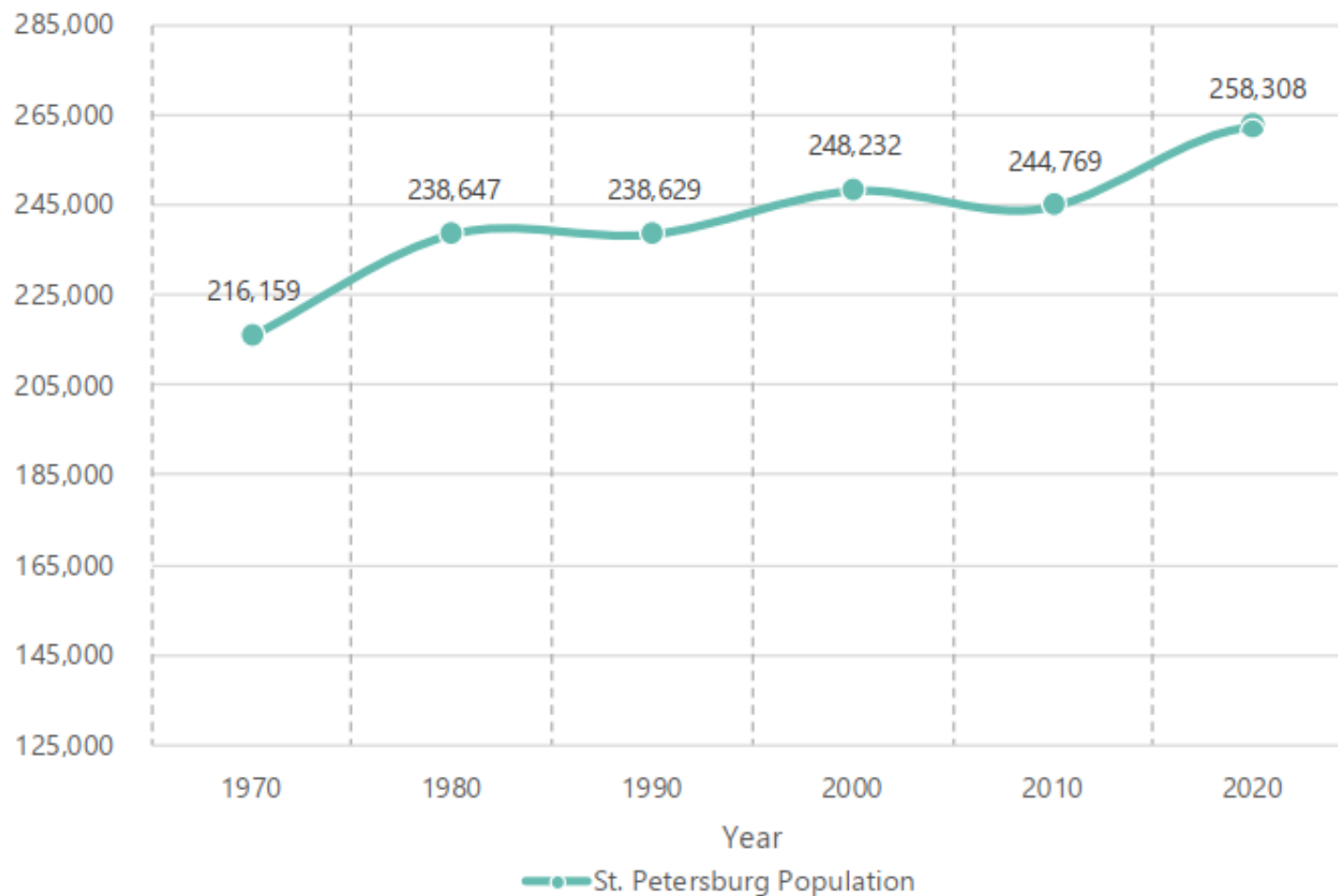
- **Commercial Corridors and SunRunner Corridor/Station Areas**
- **SunRunner Special Area Plan**

CPPC November 7, 2023



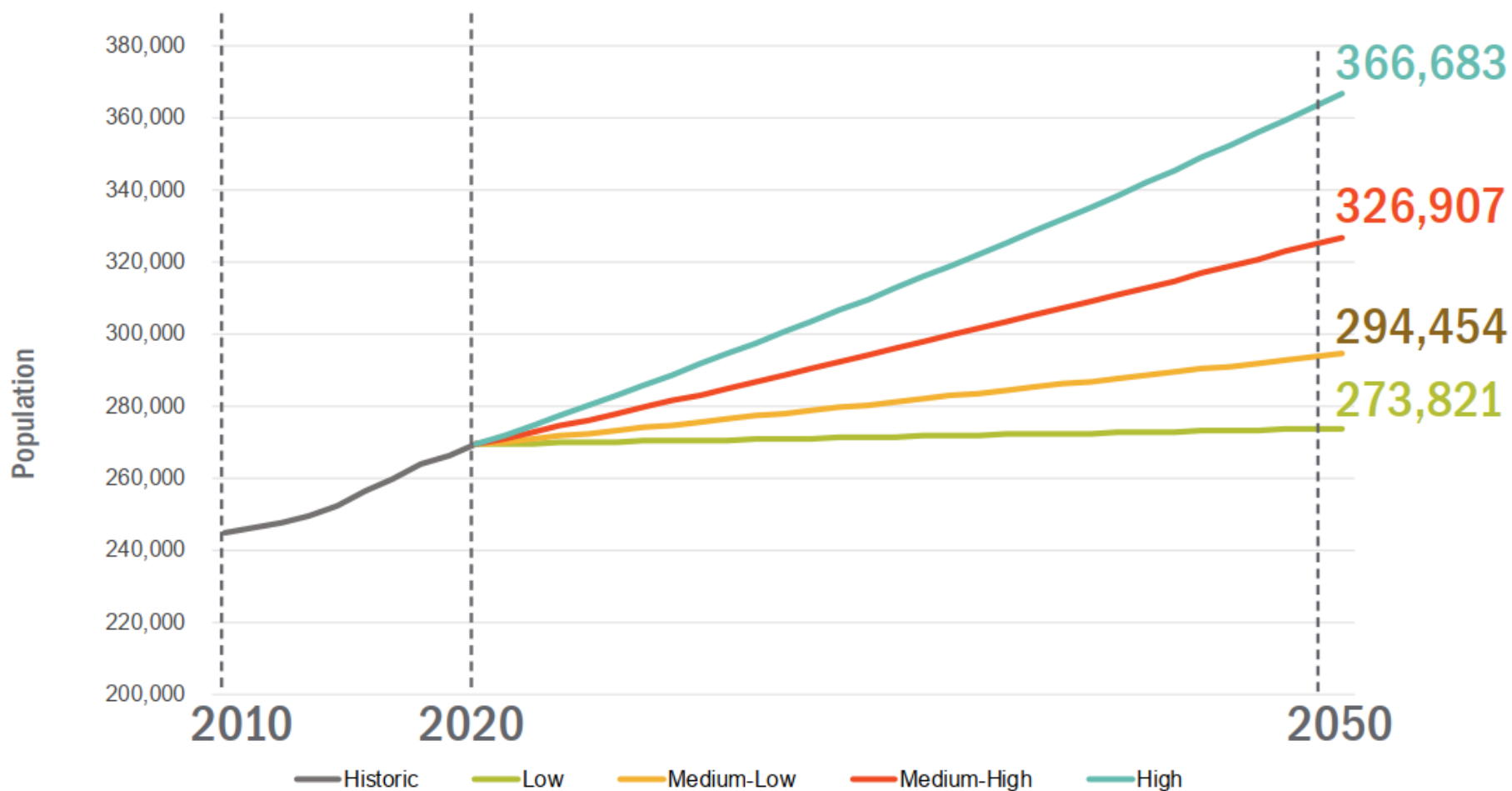


HISTORIC POPULATION GROWTH





POPULATION PROJECTION

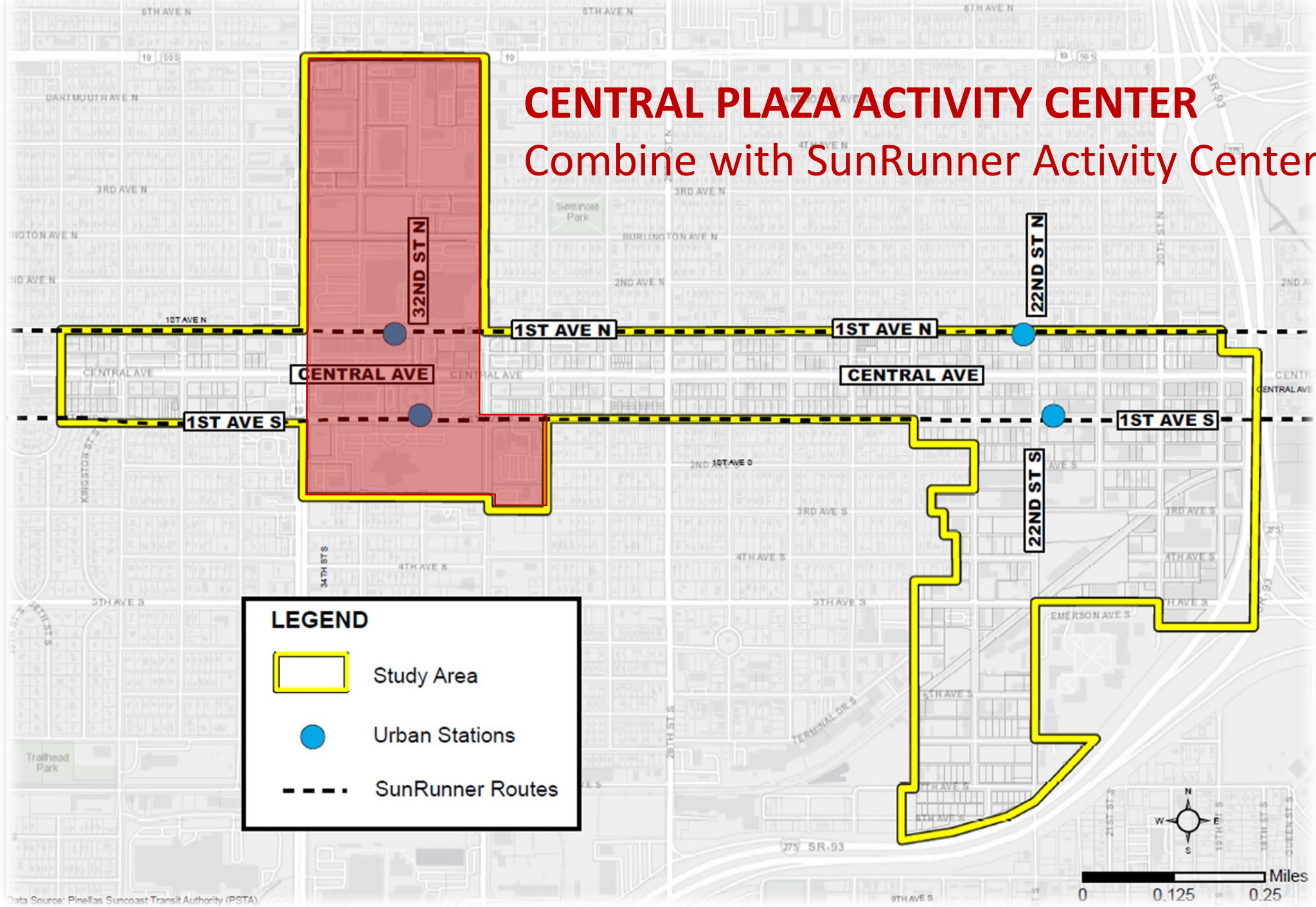




COMPREHENSIVE PLAN TEXT AMENDMENTS

- **Activity Center** – Combine and replace Central Ave Corridor and Central Plaza Activity Center with SunRunner BRT Activity Center (AC) Overlay
- **Comprehensive Plan Text** - Amend Future Land Use Element to increase density and intensity along the commercial corridors– FLU categories: PR-MU, PR-C, CRD – Grand Central District
- **TOD Policies** – Replacing with a reference to the SunRunner Rising Development Study.
- **SunRunner TEC – Local** - Creating the SunRunner TEC-Local define geographic limits as South of 1st Ave S, east of 24th Street to interstate

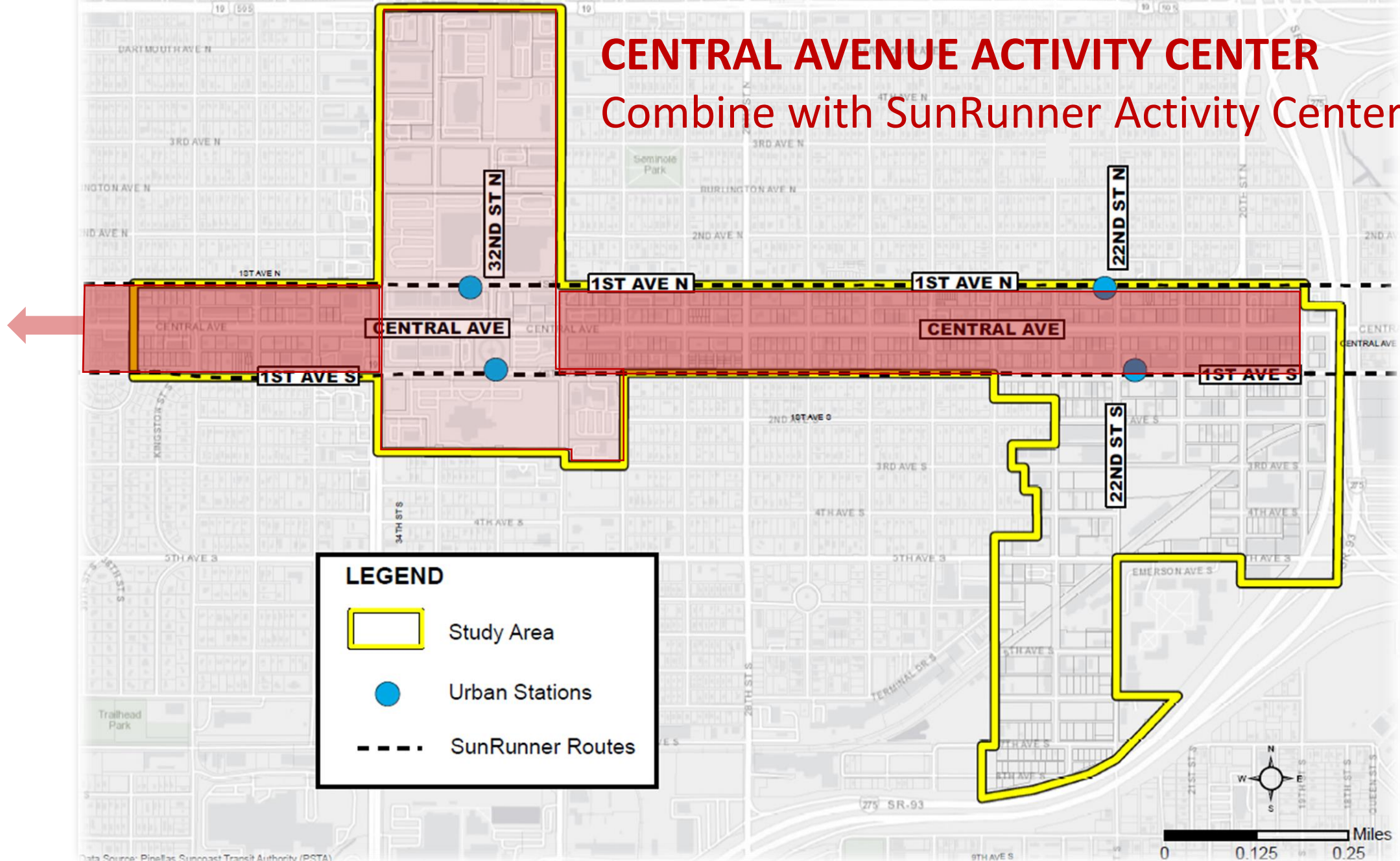
CENTRAL PLAZA ACTIVITY CENTER Combine with SunRunner Activity Center



Data Source: Pinellas Suncoast Transit Authority (PSTA).

CENTRAL AVENUE ACTIVITY CENTER

Combine with SunRunner Activity Center

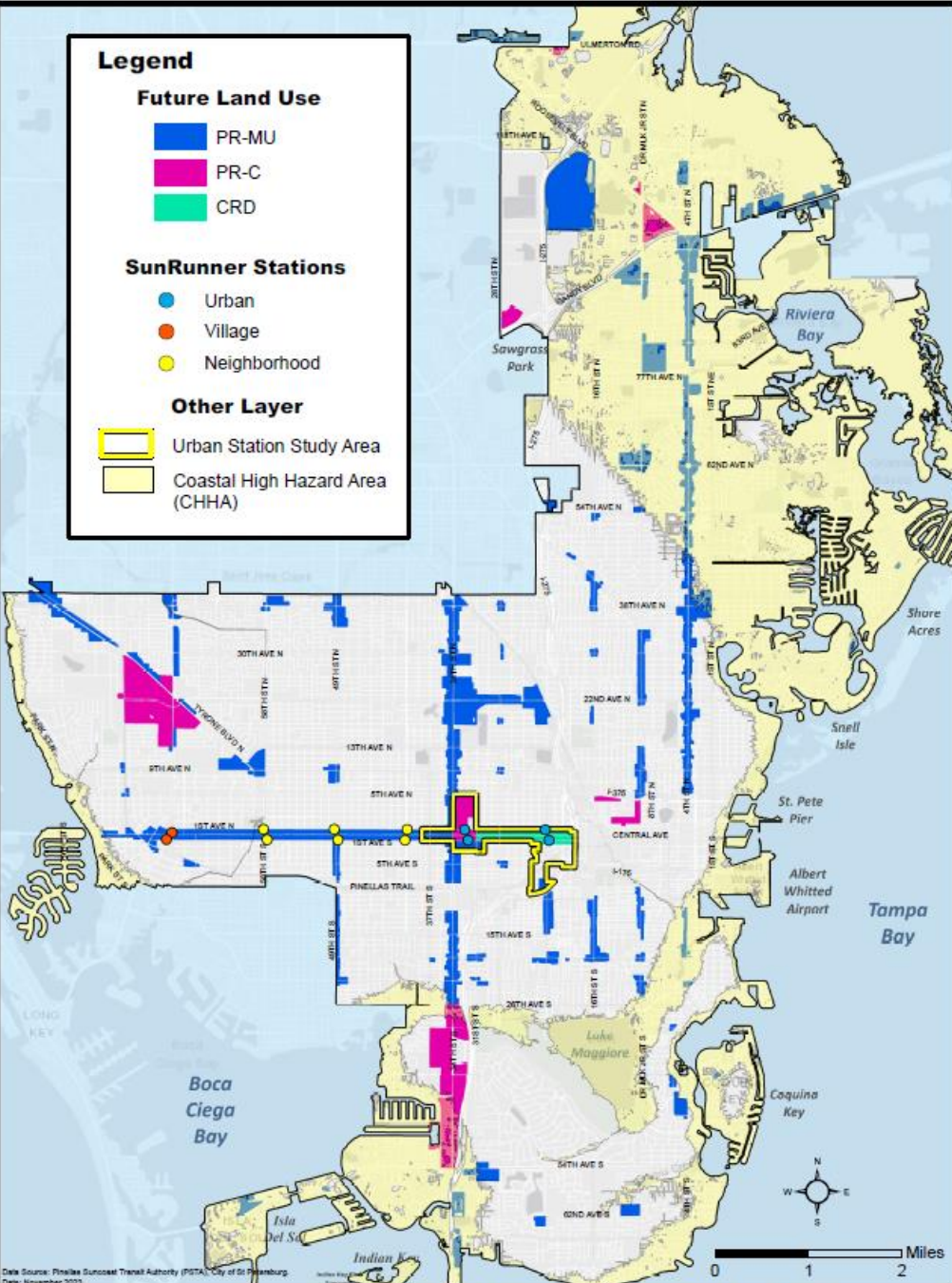


Data Source: Pinellas Suncoast Transit Authority (PSTA).



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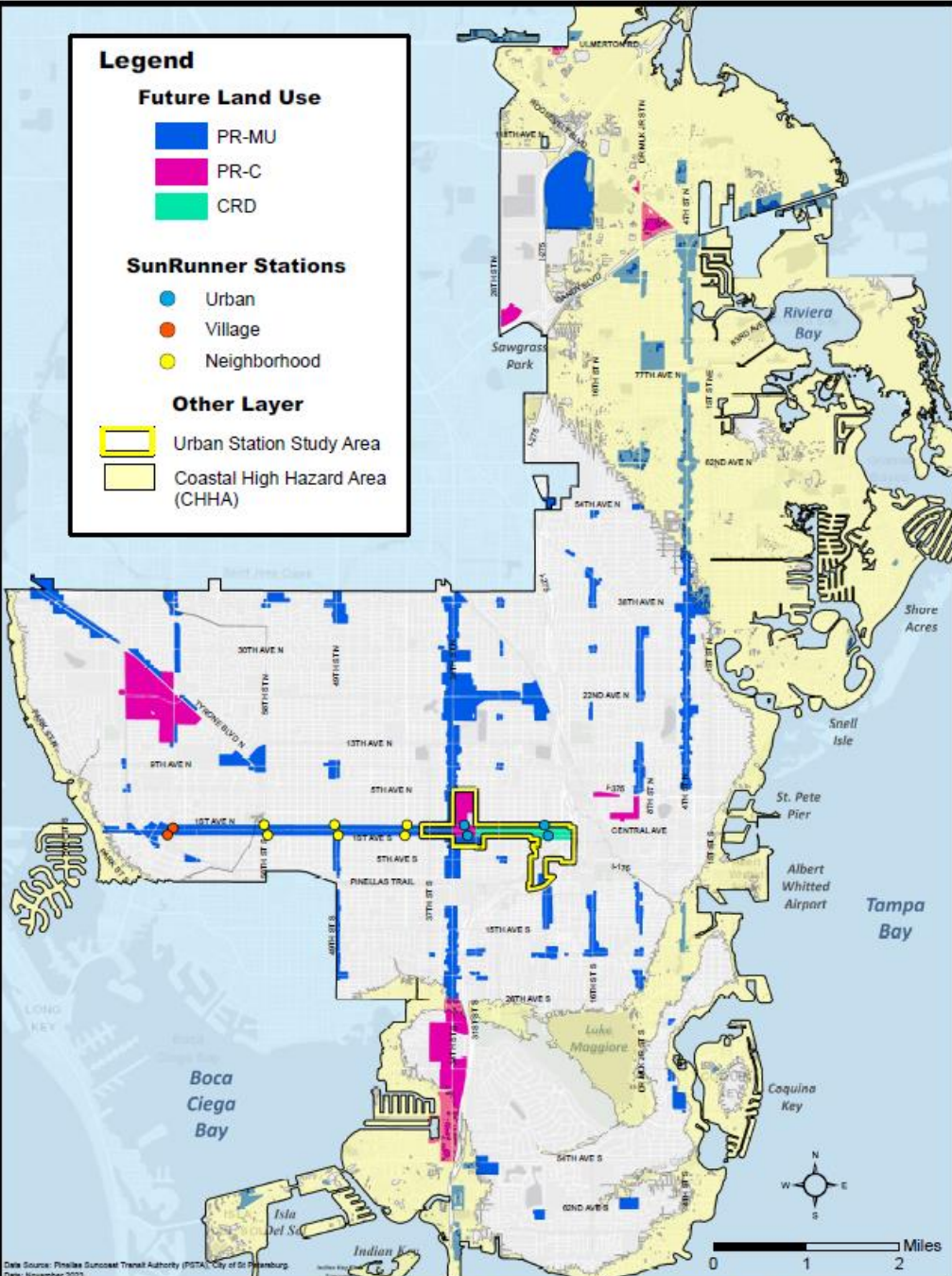


PROPOSED DENSITY CHANGES

Future Land Use	Existing Density	Proposed Density*	Change
CRD	60	150	90
PR-C	55	60	5
PR-MU	24	45	21
Premium Corridor	30	60	30
Primary Corridor	30	55	25
Secondary Corridor	30	50	20
Supporting Corridor	30	45	15

*when outside of the CHHA

Data Source: Pinellas Suncoast Transit Authority (PSTA), City of St. Petersburg, November 2023



PROPOSED INTENSITY CHANGES

Future Land Use	Existing Intensity	Proposed Intensity*	Change
CRD	2.5	5.0	2.5
PR-C	1.25	4.0	2.75
PR-MU	1.25	2.0	.75
Premium Corridor	1.25	4.0	30
Primary Corridor	1.25	3.5	2.25
Secondary Corridor	1.25	2.5	1.25
Supporting Corridor	1.25	2.0	.75

*when outside of the CHHA



COMPREHENSIVE PLAN TEXT AMENDMENTS

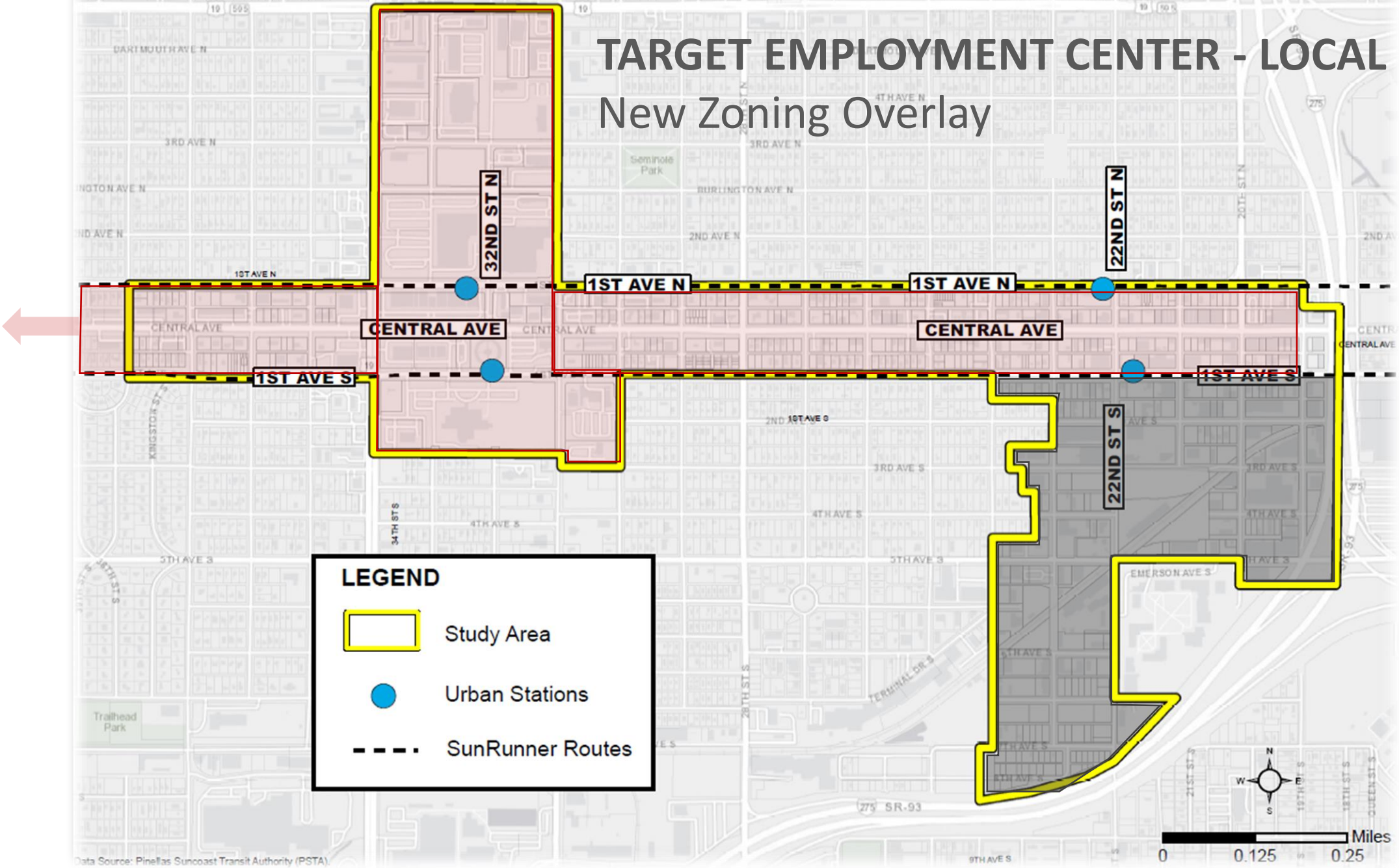
- **Activity Center** – Combine and replace Central Ave Corridor and Central Plaza Activity Center with SunRunner BRT Activity Center (AC) Overlay
- **Comprehensive Plan Text** - Amend Future Land Use Element to increase density and intensity along the commercial corridors– FLU categories: PR-MU, PR-C, CRD – Grand Central District
- **TOD Policies** – Replaced with a reference (Obj LU19) to the SunRunner Rising Development Study.
- **SunRunner TEC – Local Overlay** - Creating the SunRunner TEC-Local define geographic limits as south of 1st Ave S, east of 24th Street to interstate



COMPREHENSIVE PLAN TEXT AMENDMENTS

- **Activity Center** – Combine and replace Central Ave Corridor and Central Plaza Activity Center with SunRunner BRT Activity Center (AC) Overlay
- **Comprehensive Plan Text** - Amend Future Land Use Element to increase density and intensity along the commercial corridors– FLU categories: PR-MU, PR-C, CRD – Grand Central District
- **TOD Policies** – Replacing with a reference to the SunRunner Rising Development Study.
- **SunRunner Target Employment Center (TEC) - Local Overlay** – Creating the SunRunner TEC-Local define geographic limits as South of 1st Ave S, east of 24th Street to interstate.

TARGET EMPLOYMENT CENTER - LOCAL New Zoning Overlay

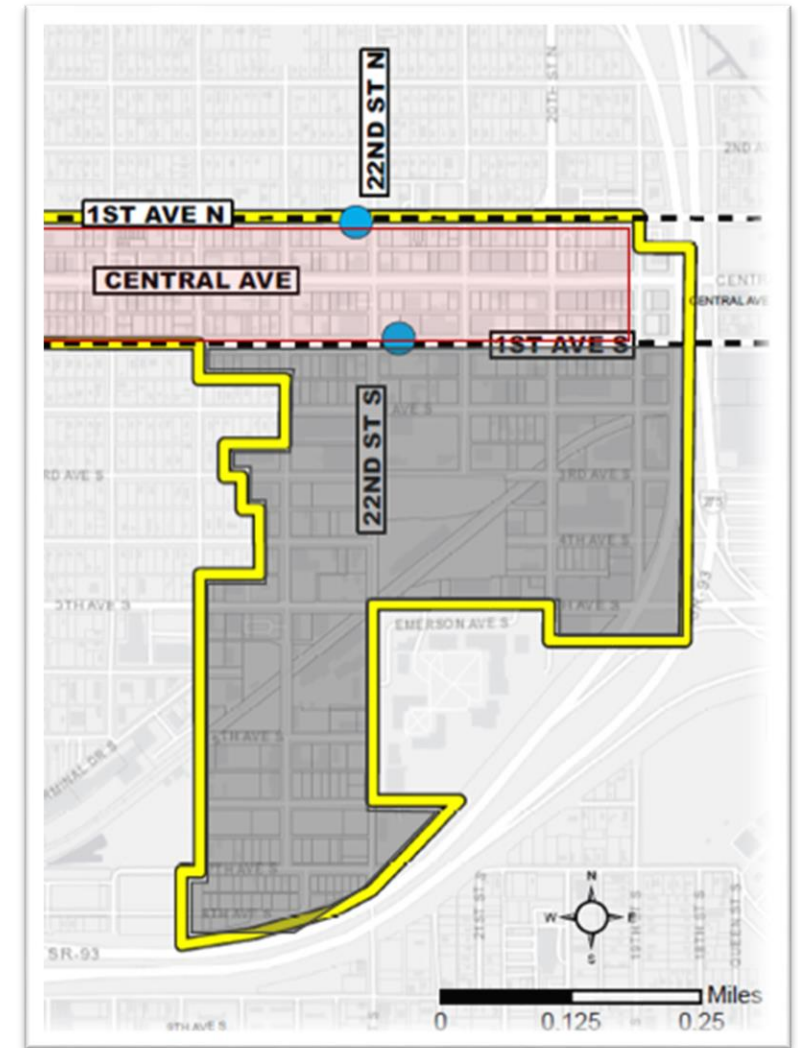


Data Source: Pinellas Suncoast Transit Authority (PSTA).



SunRunner Rising Special Area Plan

- Required by the Countywide Rules for the creation of the SunRunner TEC – Local overlay in the Comprehensive Plan.
- Subset of the SunRunner Rising Development Study is repurposed to create the Special Area Plan.
- Focuses on the Industrial areas south of the 22nd St SunRunner Station.
- Provides a mixed-use buildout analysis of potential densities and intensities to be approved through the LDR process.





Target Employment & Industrial Land Study

TEC Local –These areas that house **smaller scale manufacturers and artisan users with industrial and warehouse space needs.**

The TEC Local designation would allow for flex-space and mixed use in conjunction with local sub-area planning efforts (visioning studies, special area plans, etc.). An example of a TEC Local area would be the Warehouse Arts District in Downtown St. Petersburg...

As existing employment parcels redevelop to accommodate more mixed-use, these areas can be **encouraged for residential and retail in addition to the current employment capacity, not in place of it.**



Countywide Rules: Amended Aug. 2023

2.3.3.14 Category/Symbol – Target Employment Center (TEC).

Purpose – It is the purpose of this category to depict, utilizing an overlay, those areas of the county that are now developed, or appropriate to be developed, in a concentrated and cohesive pattern to facilitate employment uses of countywide significance. Per the completion of the 2023 Target Employment and Industrial Lands Study (TEILS) Update, the TEC category and its associated sub-categories are intended to reflect the unique location, intended use, appropriate density/intensity, and pertinent planning considerations associated with each TEC overlay boundary that is unique to each jurisdiction.

Other Standards – Shall include the following:

- Subcategories – The Target Employment Center category includes four subcategories, enumerated in Table 2-2 below. **All incentives associated with Target Employment subcategories listed in Table 2-2 below are dependent upon Target Employment uses being developed concurrently with or before all other non-Target Employment uses**, through a commitment from the applicant such as a development agreement, or other binding action by the local government.



Comprehensive Plan Amendment

9. **Target Employment Center (TEC) Overlay** - Overlaying the future land use designations of those areas, not less than 100 acres in size, that are now developed or appropriate to be developed in a concentrated and cohesive pattern to **facilitate employment uses of countywide significance**. Permitted uses and density/intensity standards shall be as per the underlying future land use categories, with a 100 percent intensity bonus for manufacturing, office and research/development uses.
 - a. SunRunner TEC-local at the 22nd Street Station– Located over Industrial Traditional (IT) zoned land located south of 1st Avenue South, east of 24th Street, and north and west of Interstate 275, where alternative permitted uses and density/intensity standards may be established in accordance with the SunRunner Rising Development Study/Special Area Plan through adoption of Land Development Regulations specifying standards related to density, intensity, height, urban form, and public realm. The LDRs will provide provisions to incentivize and retain small-scale manufacturers and artisan uses and address continued need for industrial and warehouse space. **Target Employment uses are required to be developed concurrently with or before all other non-Target Employment Uses.** The established boundary is reflected as a zoning overlay.



Recommendation

Staff recommends a finding of internal consistency with the Comprehensive Plan and to recommend **APPROVAL** of the Comprehensive Plan text amendments implementing the City's housing goals and the SunRunner Special Area Plan.

