



Pat Rairigh <pat.rairigh@gmail.com>

Commercial @ NWC of W Bearss Ave & Monet - SPEC25548.00

1 message

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Wed, Sep 17, 2025 at 1:01 PM

Hi Pat,

My analysis of the current land use and zoning is below. I believe that there is potential to pursue a PD Major Modification for expanding the zoning conditions to allow up to 7,623 SF of CN zoning district uses because the site meets the neighborhood serving commercial locational criteria because of its proximity to the North Boulevard intersection. The exact square footage allowed would be subject to verification of the parcel sizes by boundary survey (vs. using the PAO parcels records).

The 4 parcels currently have the following FLUM and zoning designations:

Folio No.	Address	Site Area	FLUM designation	Zoning designation
17177.0000	15006 Monet Dr	0.22 Ac / 9,583 SF	RES-4 (Residential, up to 4 du/ac)	PD (Planned Development – 01-0353)
17178.0000	15004 Monet Dr	0.22 Ac / 9,583 SF	RES-4 (Residential, up to 4 du/ac)	PD (Planned Development – 01-0353)
17179.0000	15002 Monet Dr	0.23 Ac / 10,019 SF	RES-4 (Residential, up to 4 du/ac)	PD (Planned Development – 01-0353)
17137.0000	0 W Bearss Ave	0.03 Ac / 1,307 SF	RES-4 (Residential, up to 4 du/ac)	CN (Commercial Neighborhood)
TOTAL		0.70 Ac / 30,492 SF		

The PD zoning was approved for up to 7,200 SF of BP-O uses and the following specialty retail uses: florist, gift shop, hobby/toys/craft shop, musical instruments, news stand, books/cards/stationary, delicatessen, bicycle sales, locksmith, watch/clock/jewelry sales and repair (see Condition #1). A copy of the current PD zoning plan and conditions of approval are attached.

Development of the site for any other use, or based on a different site configuration, will require zoning modification.

A PD Major Modification is the most likely direction to proceed for adding uses, modifying conditions, and/or modifying the site configuration, but there are two possible directions for rezoning the property. It may be possible to request rezoning to CN (Commercial Neighborhood), but County staff is likely to push for PD rezoning because of the greater certainty that comes with having a site-specific site plan and conditions tied to the approval. For example, prohibiting certain uses otherwise allowed in CN, and mitigation of potential compatibility issues through additional restrictions such as providing addition perimeter buffering/screening, limitations on hours of operation, etc. if there are neighborhood, staff of BOCC concerns.

Per staff's review for the PD rezoning in 2001, the site is located within the Urban Service Area (USA) and there is a 6-inch water main and 8-inch gravity serve main adjacent to the site. At that time, there were traffic operation issues with the capacity of Bearss Avenue and with North Boulevard, south of Bearss Avenue. This would need further investigation to evaluate current conditions.

Because of the RES-4 FLUM designation, the maximum potential development that could be permitted would be the lesser of 0.25 FAR, or 175,000 SF of neighborhood commercial, office, or multi-purpose use(s) on the northeast quadrant of the W Bearss & N Blvd intersection (1,000'x1,000' area). Of which no more than 30,000 SF can be neighborhood commercial use(s). The CVS building on the corner is 13,374 GSF according to PAO records. **Based on this information, the maximum potential commercial or office intensity allowed on the site (combining all 4 parcels) would be a 7,623 SF building.**

Attached is the LDC Table 2.02.02 list of permitted, conditional, and special exception uses that may be permissible as neighborhood serving commercial uses (those uses that could be allowed within the CN zoning district). These uses are highlighted but please note that I did not analyze each use and some may not be suitable for this location and/or may have restrictions that could prevent them from developing at this location. Especially, those uses that are identified as Conditional Use or Special Exception uses. For example, a drive-thru restaurant could not be developed on the site because the conditional use standards require a 200' separation between the order board (speaker box) and the closest residential lot.

If you have any questions, or need anything else, please don't hesitate to reach out.

Pete



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3 attachments

 **01-0353_CONDITIONS_0462-6.pdf**
951K

 **01-0353_SITE+PLAN+MAPS_0462-9.pdf**
66K

 **Table 2.02.02 - allowable uses.pdf**
157K