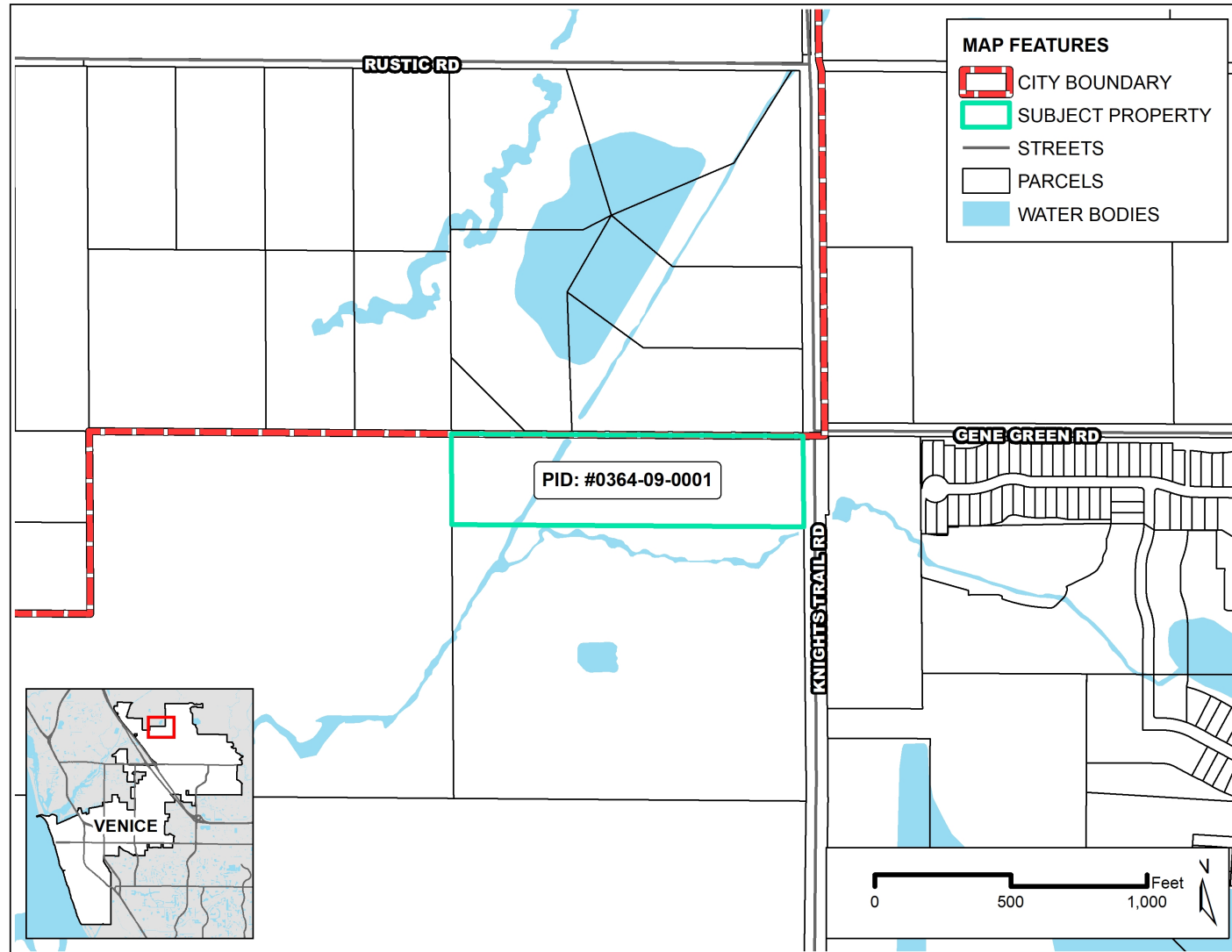


Zoning Map Amendment Petition No. 20-43RZ Hoskins Grove

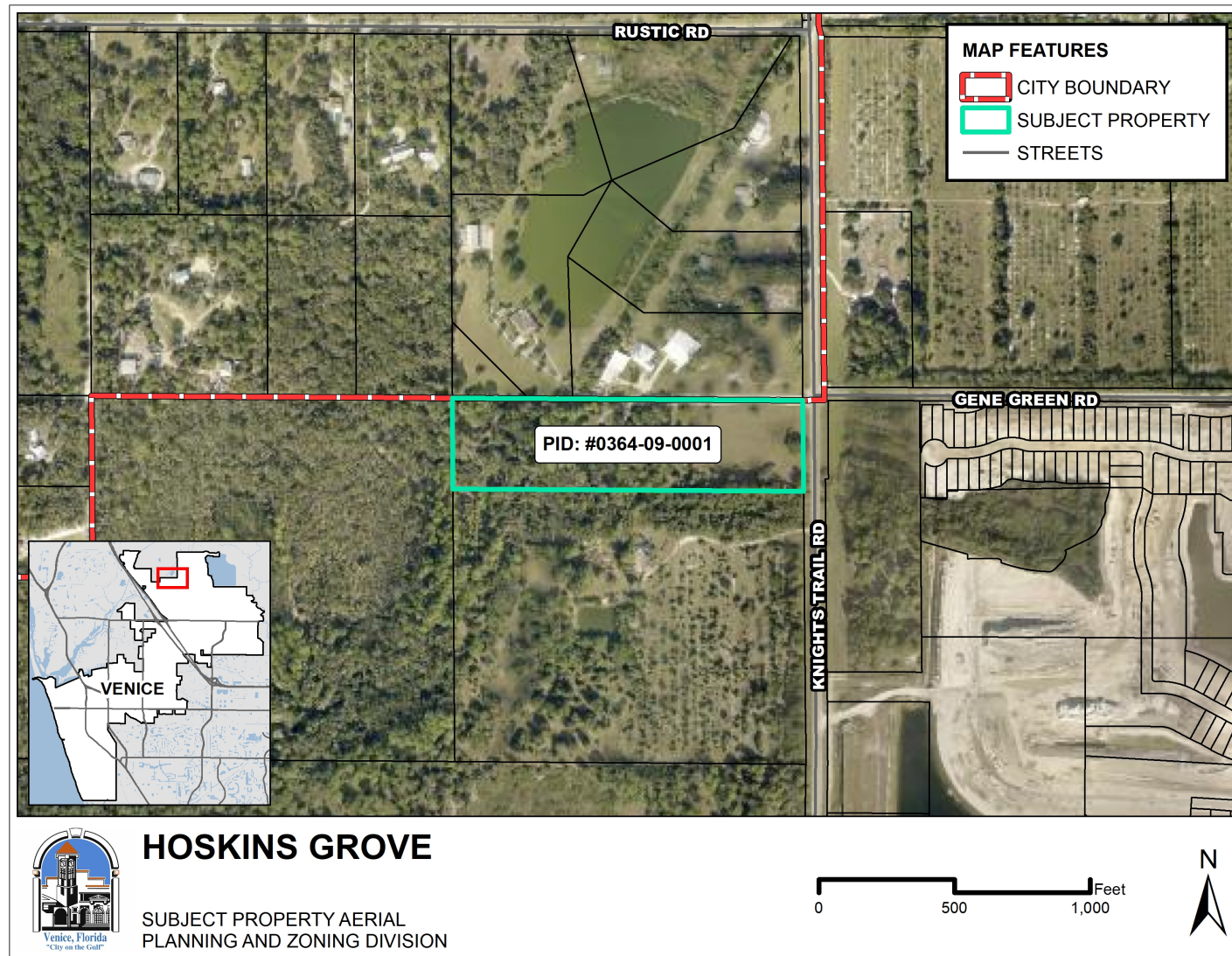
Owner/Applicant: Boyd Hoskins

Overview

GENERAL INFORMATION	
Petition Number:	20-43RZ
Address:	2203 Knights Trail
Request:	Amending the existing zoning designation for the subject property from Sarasota County Open Use Estate to City of Venice Residential, Multi-family 3
Owner/Agent:	Boyd Hoskins
Parcel ID:	0364090001
Property Size:	10.12 ± acres
Future Land Use:	Mixed Use Corridor (MUC)
Existing Zoning:	Sarasota County Open Use Estate (OUE-1)
Proposed Zoning:	City of Venice Residential, Multi-family 3 (RMF-3)
Comprehensive Plan Neighborhood:	Knights Trail Neighborhood



Location Map



Project Description

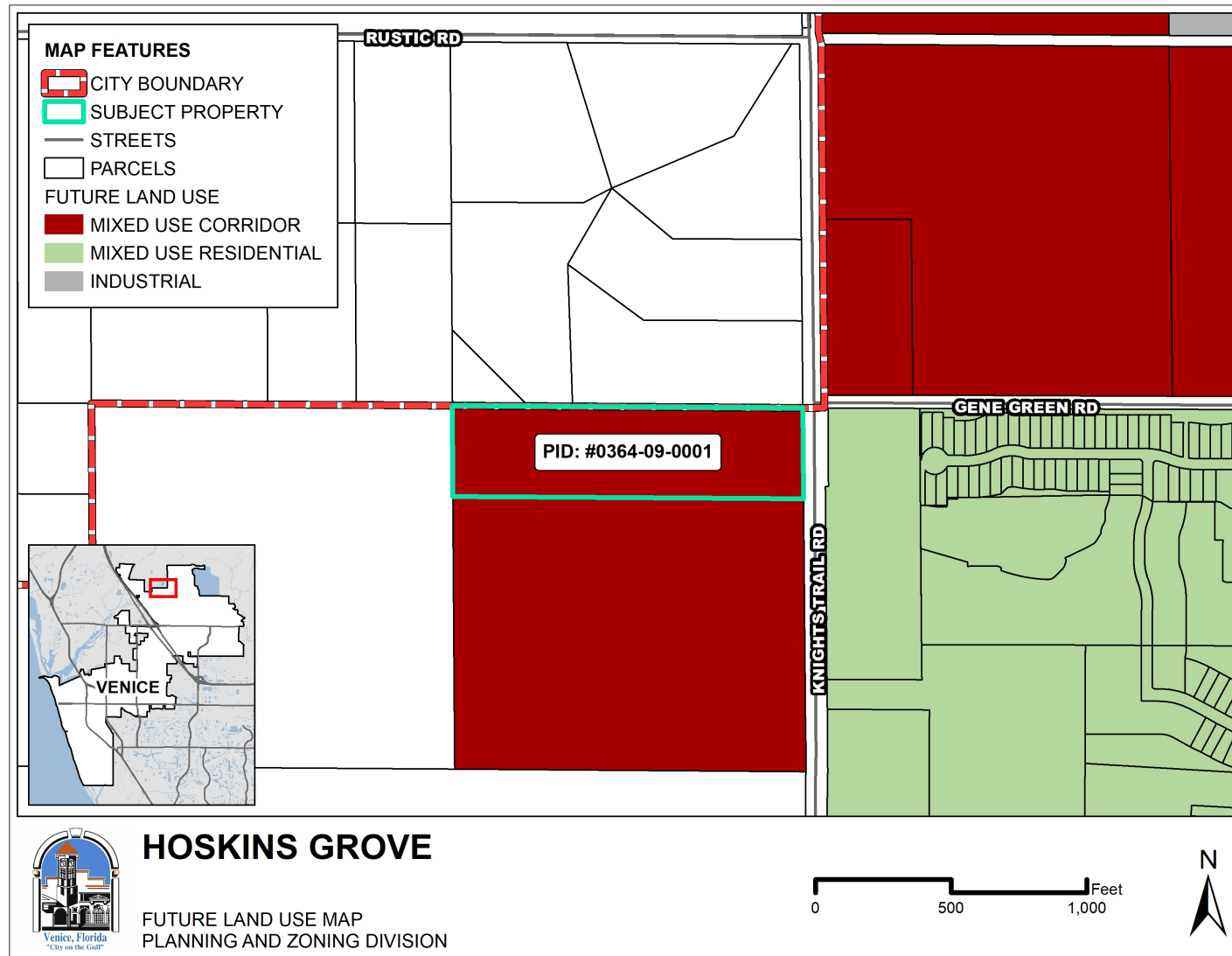
- Property annexed in 2004
- Retained Sarasota County Open Use Estate (OUE-1) zoning
- Applicant requests City of Venice Residential, Multi-family 3 (RMF-3) zoning designation

Existing Conditions

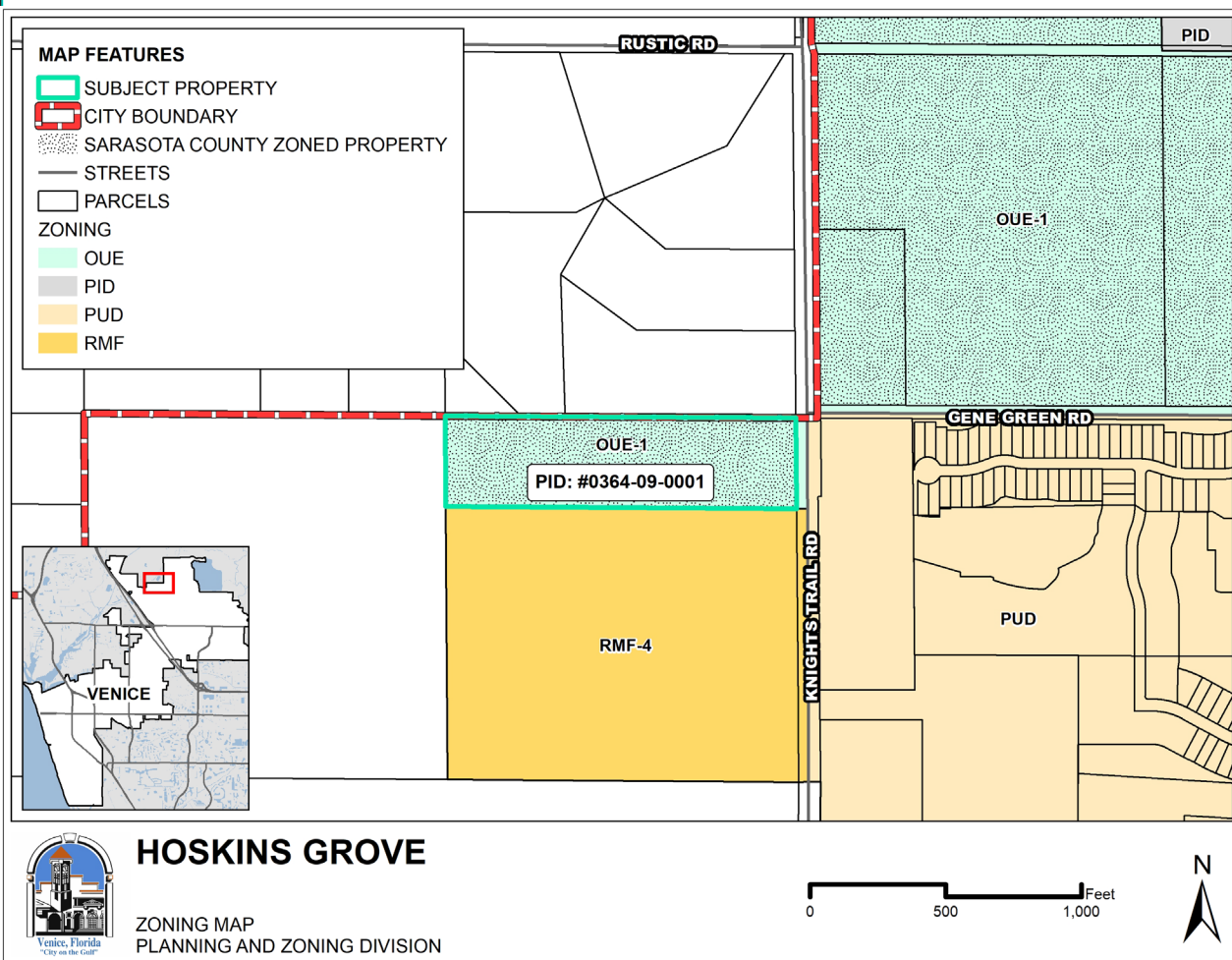
Site Photos, Zoning, Future Land Use



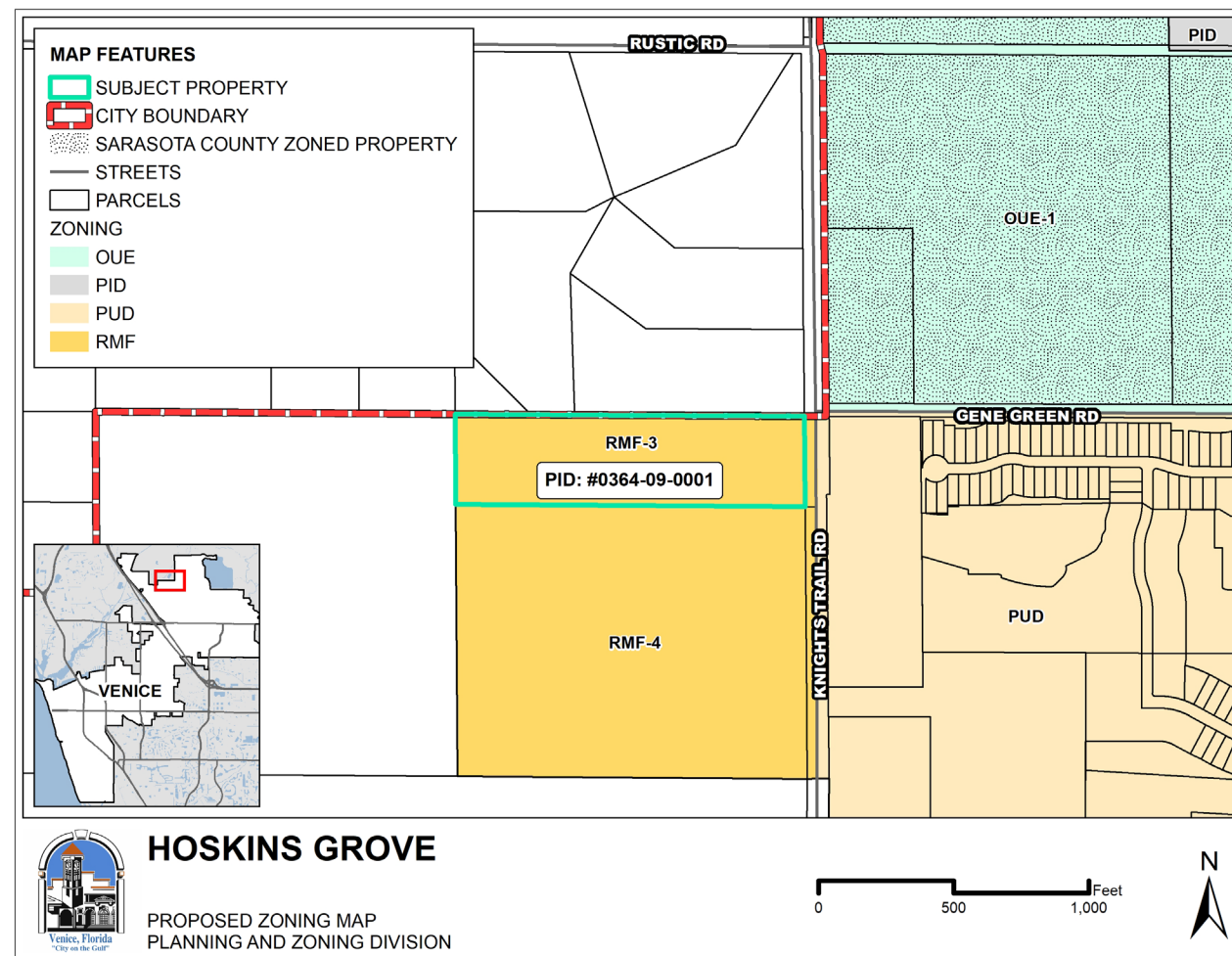
Site Photos



Future Land Use Map



Existing Zoning



Proposed Zoning

Existing vs. Proposed Zoning Map

Direction	Existing Land Use(s)	Current Zoning District(s)	Future Land Use Map Designation(s)
North	County	Sarasota County OUE-1	Sarasota County Rural and JPA Area 1
East	Residential	Planned Unit Development	Mixed Use Residential
South	Undeveloped	Residential, Multi-family 4	Mixed Use Corridor
West	County	Sarasota County OUE-1	Sarasota County Rural

Surrounding Land Uses

Planning Analysis

Comprehensive Plan, Land Development Code, Concurrency & Mobility

Comprehensive Plan Consistency

- Planning Area J – Shakett Creek
 - 42' height limit
 - Northern Mediterranean/Northern Italian Renaissance architecture
- Mixed Use Corridor (MUC), Knight's Trail Neighborhood
 - Limits density to 5.1-13 units per acre (du/ac)
 - Previous Comprehensive Plan allowed up to 18 du/ac
- Property must be rezoned to an implementing zoning district for MUC
 - **RMF-3**, RMF-4, PUD, CN, CG, CI, OPI, OMI, PCD, ILW, CMU, RTR

Conclusions/Findings of Fact

Comprehensive Plan Consistency

Analysis has been provided to determine consistency with the Land Use Element strategies applicable to the Mixed Use Corridor future land use designation, strategies found in the Knights Trail Neighborhood, and other plan elements. This analysis should be taken into consideration upon determining Comprehensive Plan consistency.

Land Development Code Compliance

Sarasota County Open Use Estate*

- Single family detached housing
- Agricultural production
- Animal boarding
- Farm stand for products grown onsite
- Plant nursery
- Borrow pit
- Guest house
- Cemetery
- Riding academy/public stable
- Adult daycare
- Minor utilities
- Barns
- Parking

City of Venice Residential Multifamily 3

- Multifamily housing
- Patio houses
- Two family dwellings
- Townhouses or cluster houses
- Houses of worship (permanent)
- Community residential homes
- Bed and breakfast (some provisions apply)
- One single-family dwelling per lot
- Public & private elementary and high schools
- Parks, playgrounds, playfields, city buildings, public libraries
- Essential services
- Existing railroad rights-of-way

*Representative selection, not an exhaustive list

Land Development Code Compliance

RMF-3 Development Standards		
Density	13.0 units per acre maximum	
Lot Size	Single Family:	Multifamily:
	Width – 75' Area – 7,500ft ²	Width – 100' Area – 3,350ft ² per unit
Lot Coverage	Single Family/Townhouse:	Multifamily:
	35%	Up to 35' in height – 30% 36 to 45' in height – 28%
Setbacks	Single Family:	Multifamily:
	Front – 20'	Front – 20'
	Side – 6' each, total 15'	Side – 15'
	Rear – 10'	Rear – 15'
Height	45' maximum, with 10' of additional parking allowed	

Conclusions/Findings of Fact

Land Development Code Compliance

No inconsistencies have been identified between the LDC and this zoning map amendment request.

Concurrency/Mobility

- No development proposed at this time
- Applicant notes that Sarasota County has identified potential future access via extension of Knights Trail Road, and planned roadway development of Rustic Road to provide access to this property
- Applicant also acknowledges increase in allowed density from OUE to RMF-3
 - RMF-3 consistent with MUC designation
 - Current Comprehensive Plan limits density more than previous plan (maximum 13 du/ac versus 18 du/ac)
- Full traffic study to be provided with development application

Conclusions/Findings of Fact

Concurrency/Mobility

No issues have been identified regarding mobility or adequate public facilities capacity to accommodate the development of the project per Chapter 94 of the Land Development Regulations.

Planning Commission Recommendation

Upon review of the petition and associated documents, comprehensive plan, land development code, staff report and analysis, and testimony provided during the public hearing, there is sufficient information on the record for the Planning Commission to make a recommendation on zoning map amendment petition 20-43RZ.