

Border Road Storage City Council Public Hearing

**PROPOSED ZONING MAP AMENDMENT No. 22-57RZ FROM OUE-1 TO COM WITH A
PRELIMINARY SITE AND DEVELOPMENT PLAN**

October 10, 2023

PROPOSED MAJOR PROJECT COMPONENTS:

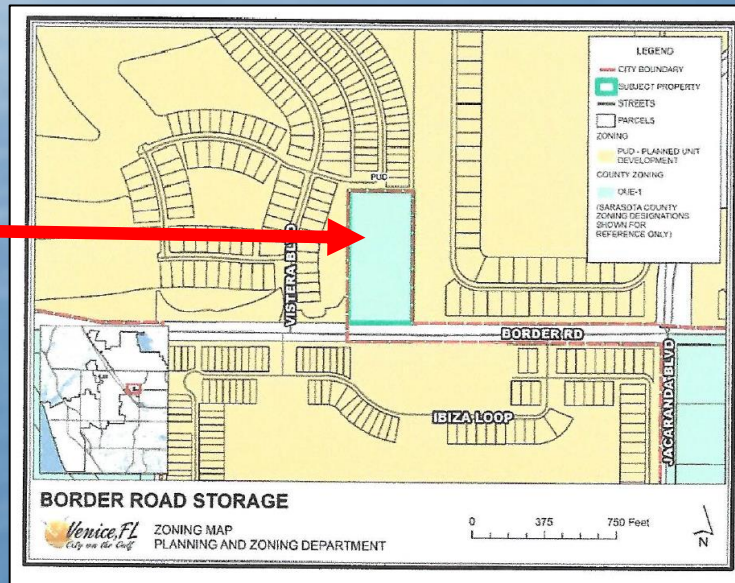
- Request Parcel Size – Approximately 5.35 Acres +/-
- Annexation Consistent with Joint Planning Area Agreement
- Proposed Comprehensive Plan Amendment from Major Employment Center to Commercial
- Proposed Rezone Petition From OUE-1 Open Use Estate, 1 Dwelling Unit Per 5 Acres) to COM (Commercial)
- Located within the Urban Service Area
- Annexation Consistent with Joint Planning Area Agreement
- Adequate Water Service is Available & Future Sewer Will be available and Capacity on the Area Arterial Road Network is available to Support the Proposed Future Development
- Approximately 28% Open Space Is Provided Including the Preservation Of An Existing Wetland Area Located on the Southeast Corner of the property

ZONING MAP AMENDMENT

- Property contains a single family home and is zoned OUE-1 (Open Use Estate, 1 DU Per 5 Acres)
- Proposed zoning is Commercial (COM)
- Surrounding properties are part of a PUD and designated Mixed Use Residential (MUR)
- Proposed low impact use of self storage is consistent with City Comprehensive Plan Policies for Compatibility and Mix of Uses
- Subject petition complies with all applicable Land Development Code Requirements

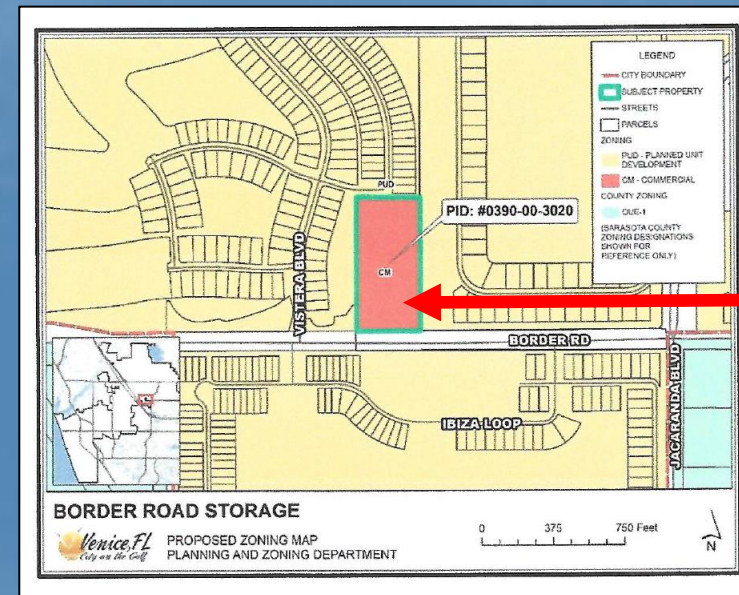
Existing Zoning is OUE-1

**Subject
Property**



Proposed Zoning is Commercial

**Subject
Property**



Property Location Map

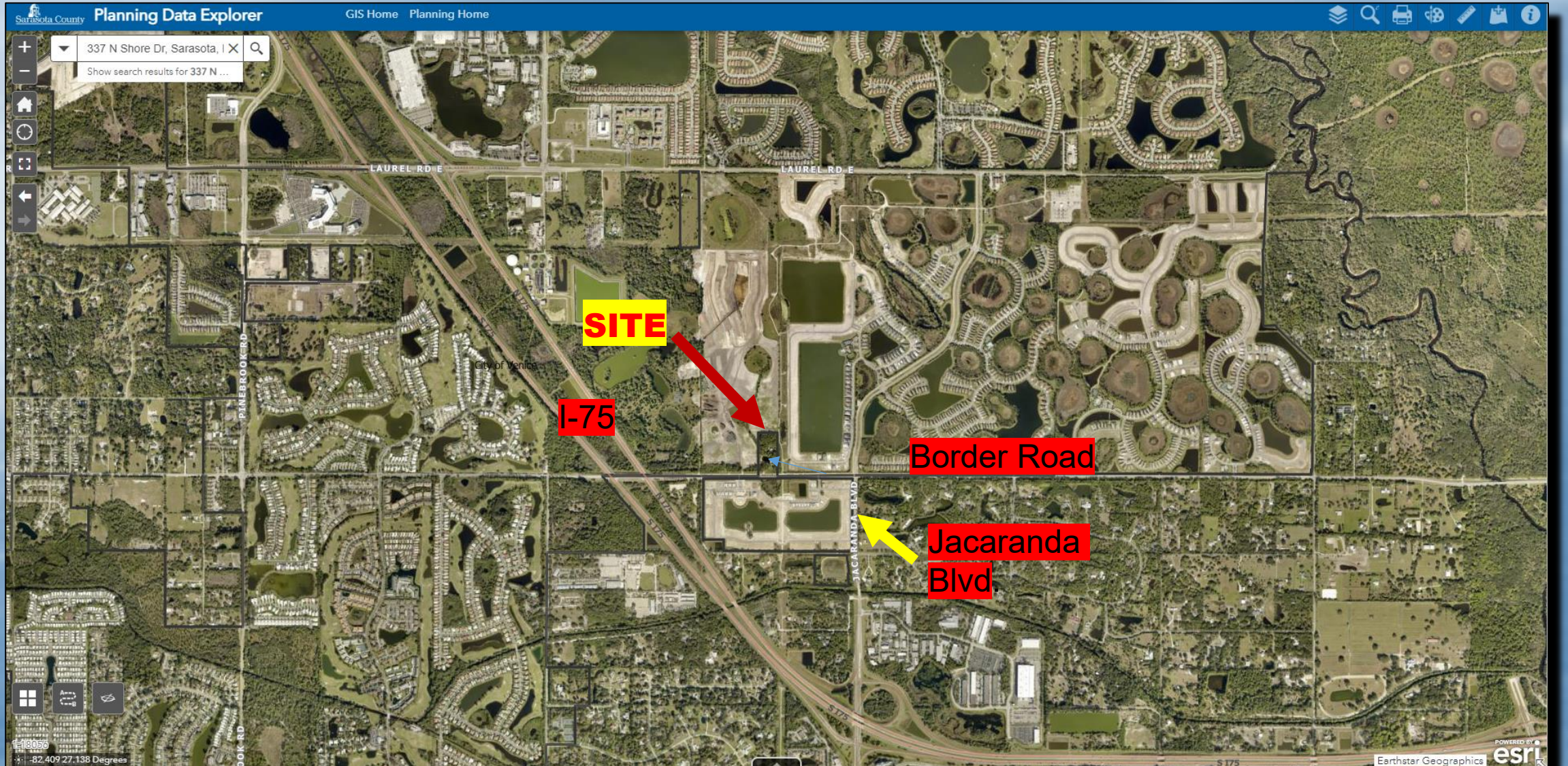


**Subject Parcel
Is Located
North of Border
Road & West of
Jacaranda Blvd.
Venice, Florida**



NORTH

Areawide Aerial of the Border Road Area



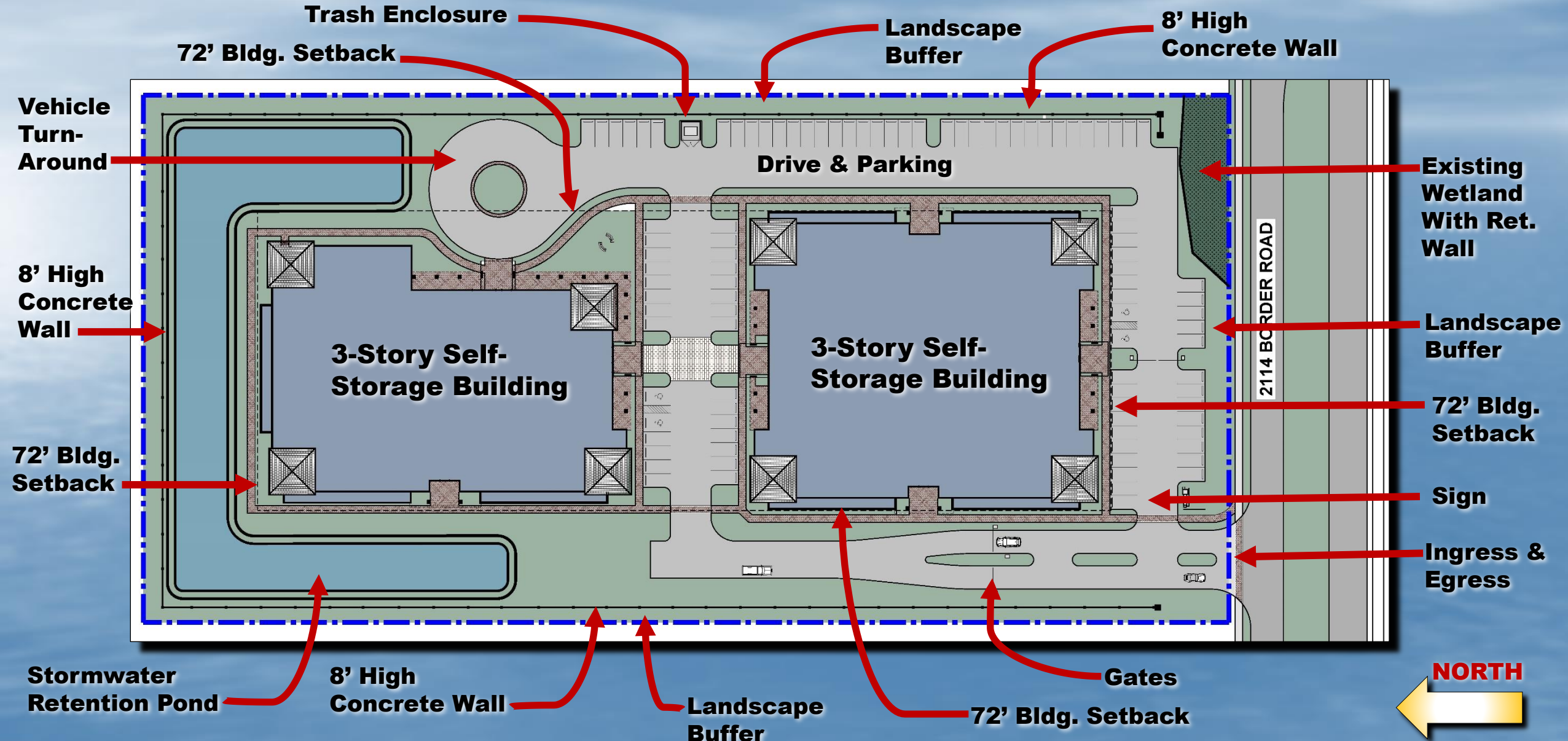
Enlarged Aerial of Subject 5.35 Acre Site



Proposed Future Development Shown on Aerial Photo



Preliminary Site and Development Plan For Border Road Storage



Rendering of Elevated View From Vistera Residential Community

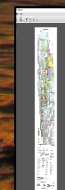


Rendering of View From Vistera Residential Community



Any Questions?

**“Border Road Storage ”
Planning Commission Public Hearing**



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