

BAKER TRUST EWING

ZONING AMENDMENT APPLICATION **DECISION CRITERIA RESPONSES**

Decision Criteria (Section 1.7.4)

1. Whether the amendment is compatible with existing development pattern and the zoning of nearby properties.

This is a proposed zoning map amendment of the property at 2327 Ewing Drive, Venice, Florida (Tax Parcel 0399090002) for proposed residential development on one parcel off Ewing Drive near the intersection with Jacaranda Boulevard.

The general area is reflective of a mix of primarily commercial, retail, office and higher intensity multifamily and single family uses. The proposed rezoning is a request to redesignate the subject parcel to be consistent with the Joint Planning Agreement between the City of Venice and Sarasota County that designates this parcel for 13 dwelling units per acre as part of Area 2B, Subarea 2.

This request proposes to have an RMF-3 zoning petition to ensure compatibility with nearby residential areas on Ewing, Border and Jacaranda.

The Baker Trust Ewing Drive zoning map amendment complements the existing land use patterns through an appropriate mix of land uses, land use intensities, and buffering and implementation of the City's adopted Comprehensive Plan and land development regulations.

The proposed Baker Trust Ewing Rezoning complements the existing land use patterns through an appropriate mix of land uses, land use intensities, and buffering and implementation of the City's adopted Comprehensive Plan and land development regulations to ensure compatibility with the residential uses near the property along Border Road, Jacaranda Boulevard and Ewing.

2. Changes in land use or conditions upon which the original zoning designation was based.

There has been a substantial change in the existing land use pattern and approved development patterns along Border Road and Jacaranda Boulevard since the property was included in the Joint Planning Agreement between the City of Venice and Sarasota County, these include changes to the existing land use development pattern and improvements to Jacaranda Boulevard.

3. Consistency with all applicable elements of the comprehensive plan.

The proposed intensity of development within Baker Trust Ewing Rezoning is consistent with and implements the standards of the City's adopted Comprehensive Plan, particularly through the compatibility with the residential areas near the property along Jacaranda Boulevard in both Sarasota County and the City of Venice.

4. Conflicts with existing or planned public improvements.

No conflicts with existing or planned public improvements have been identified.

5. Availability of public facilities, analyzed for the proposed development (if any), or maximum development potential, and based upon a consideration of the following factors:

a. impact on the traffic characteristics related to the site.

Site access will be from Jacaranda Boulevard along Ewing Drive to minimize adverse impacts to existing development and to be consistent with other planned development in the area.

b. Impact on population density or development intensity, such that the demand for schools, sewers, streets, recreational areas and facilities, and other public facilities and services are affected.

Preliminary provisions have been made for streets, water, wastewater, stormwater and solid waste as required by the City of Venice Land Development Code. Water and Wastewater infrastructure is presently available at the property from the City of Venice and the City's water and wastewater

infrastructure has capacity to serve the project. Stormwater will be detained and treated on site prior to discharge into the appropriate connecting systems. The finish floor elevations of the structures shall be based on the engineering principle of providing adequate flood protection based on the site drainage system.

c. Impact on public facilities currently Planned and funded to support any change in density or intensity pursuant to the requirements of the Comprehensive Plan and applicable law.

There will be a de minimus impact on any public facilities to the site.

6. Effect on health, safety and welfare of the neighborhood and City.

No adverse impact would be expected from the proposed development of the site consistent with the zoning and mix of uses in the Jacaranda Boulevard and Border Road corridors.

7. Conformance with all applicable requirements of this LDR.

Development within the Baker Trust Ewing rezoning will meet the screening and separation standards of the City for sources of light, noise, mechanical equipment, refuse areas, delivery and storage areas, as well as landscaping buffers, architectural design standards and other design standards of the City's LDR's. Off-street parking and loading areas will be designed and constructed with the standards of the City.

8. Potential expansion of adjacent zoning districts.

The proposed rezoning of the subject property reflects the City's identified implementing zoning as contained the adopted Comprehensive Plan and Joint Planning Agreement between the City of Venice and Sarasota County for development of 13 units per acre.

9. Findings of the Environmental Assessment Report , consistent with Chapter 89.

The property contains no regulated environmental features. The project site is classified as urban upland habitat, there are no wetlands or protected species found on the site.

10. Any other applicable matters pursuant to this LDR, the comprehensive plan or applicable law.

Additional details regarding internal traffic flow, proposed placement of structures, architectural design of future development and location and type of amenities will be provided as part of subsequent site and development planning. The subsequent site and development plan will also include demonstration of compliance with the applicable development intensity, design and architectural standards of the City.