



City of Venice
Planning & Zoning Department

MEMORANDUM

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To: Lori Stelzer, City Clerk
From: Scott Pickett, AICP, Senior Planner
Date: January 3, 2013
Re: Transmittal of Petition for Council Action
Zoning Map Amendment No. 13-2RZ, Portofino

The subject petition is to rezone approximately 50 acres located at the corner of Laurel Road and Knights Trail Road from Commercial, General (CG) to Commercial Mixed Use (CMU).

On December 17, 2013, the Planning Commission, sitting as the local planning agency, found the request consistent with the Comprehensive Plan and in compliance with the Land Development Regulation and voted to recommend to City Council APPROVAL of Zoning Map Amendment Petition No.13-2RZ. The Planning Commission's recommendation included a condition which amended the proposed use regulations as follows:

1. Permitted uses are limited to those listed in the CMU district regulations.
2. The special exception uses listing in the CMU district regulations shall be special exception uses.
3. All other uses in the rezone application not listed in the CMU district regulations shall be special exception uses.

To continue the processing of the petition, please schedule the first of two public hearings before City Council and prepare the rezone ordinance.

The applicant has yet to submit a revised developer's agreement, requested by the City Attorney, that addresses unified control and specifies the minimum three land uses required by the CMU District. Staff is also awaiting the submission of an agreement that specifies the terms of the developer's proportionate fair-share contribution of funds for transportation improvements required to satisfy the city's concurrency management program.

The application may move forward to the first of two public hearings before City Council so long as the applicant provides sufficient information related to the proportionate fair-share agreement to enable staff to report to City Council on the specifics of the agreement. Prior to the deadline for submitting an

advertisement to the newspaper, we will confirm whether that applicant has provided sufficient information to all the application to proceed to the first public hearing.

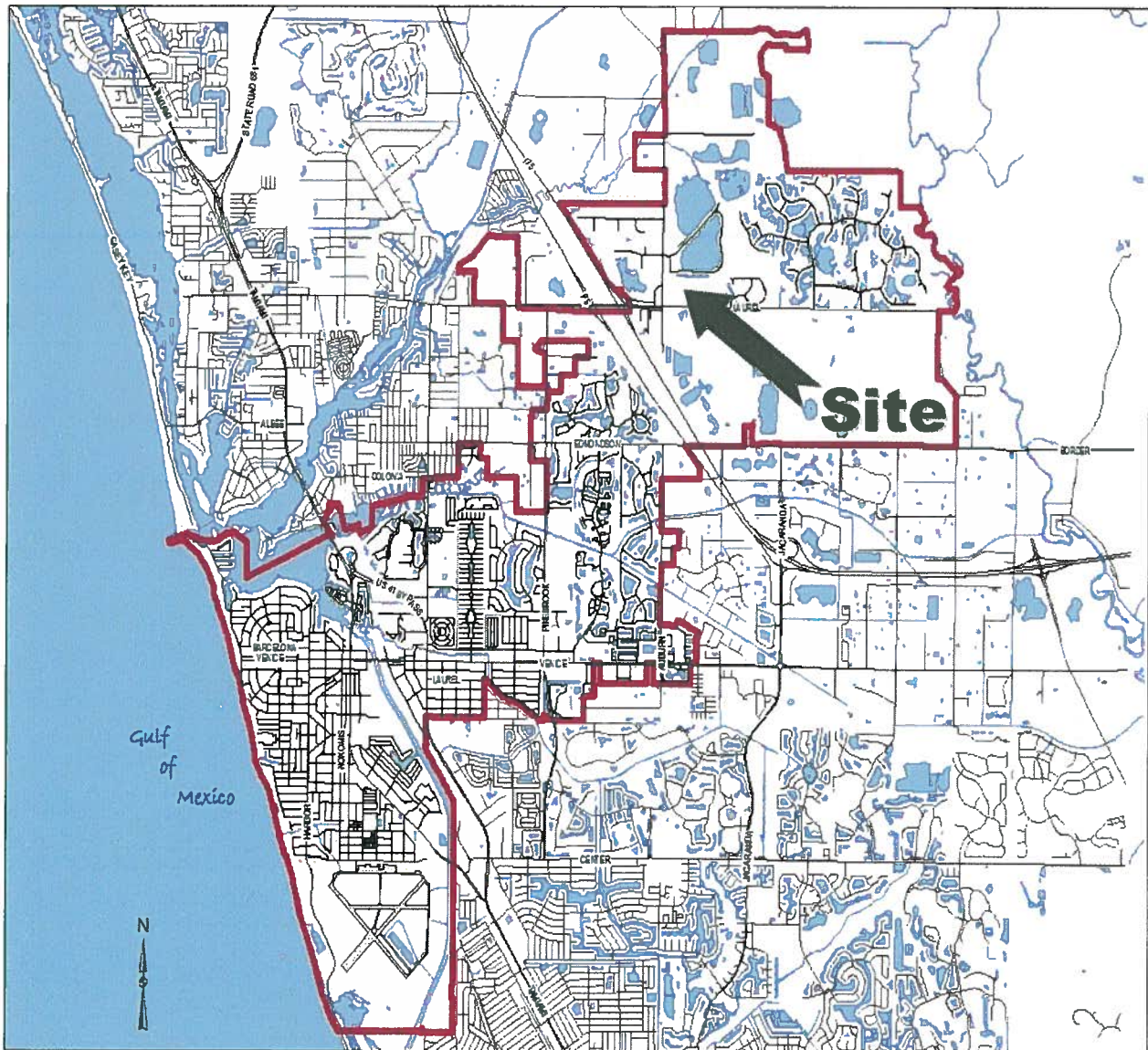
Please forward to City Council the attached staff report prepared for the Planning Commission. We will be preparing an additional report on the project's traffic analysis and the proportionate fair-share agreement that will be provided to your office prior to the launching of the City Council Legistar agenda.

Attachment: Planning Commission Staff Report

cc: 13-2RZ File

City of Venice
Planning Commission Information Packet

**ZONING MAP AMENDMENT
(No. 13-2RZ)
Portofino**



**Prepared by the Planning and Zoning Department
City of Venice, Florida**

I. GENERAL INFORMATION

Request: The applicant is requesting a Zoning Map Amendment from Commercial, General (CG) to a Commercial Mixed Use (CMU) zoning designation. CMU zoning requires a minimum of three land uses to meet the intent of the mixed use district. The applicant proposes residential (including assisted living facilities), office and commercial retail and service establishments. The applicant is seeking approval of 650 residential dwelling units and 425,000 square feet of commercial, retail, office and service uses.

Owner: OB Waterford, LLC (owner); Vanguard Land LLC (contract purchaser)

Agents: Jeffrey Boone, Esq., Boone Law Firm

General Location: Northeast corner of Laurel Road and Knights Trail Road

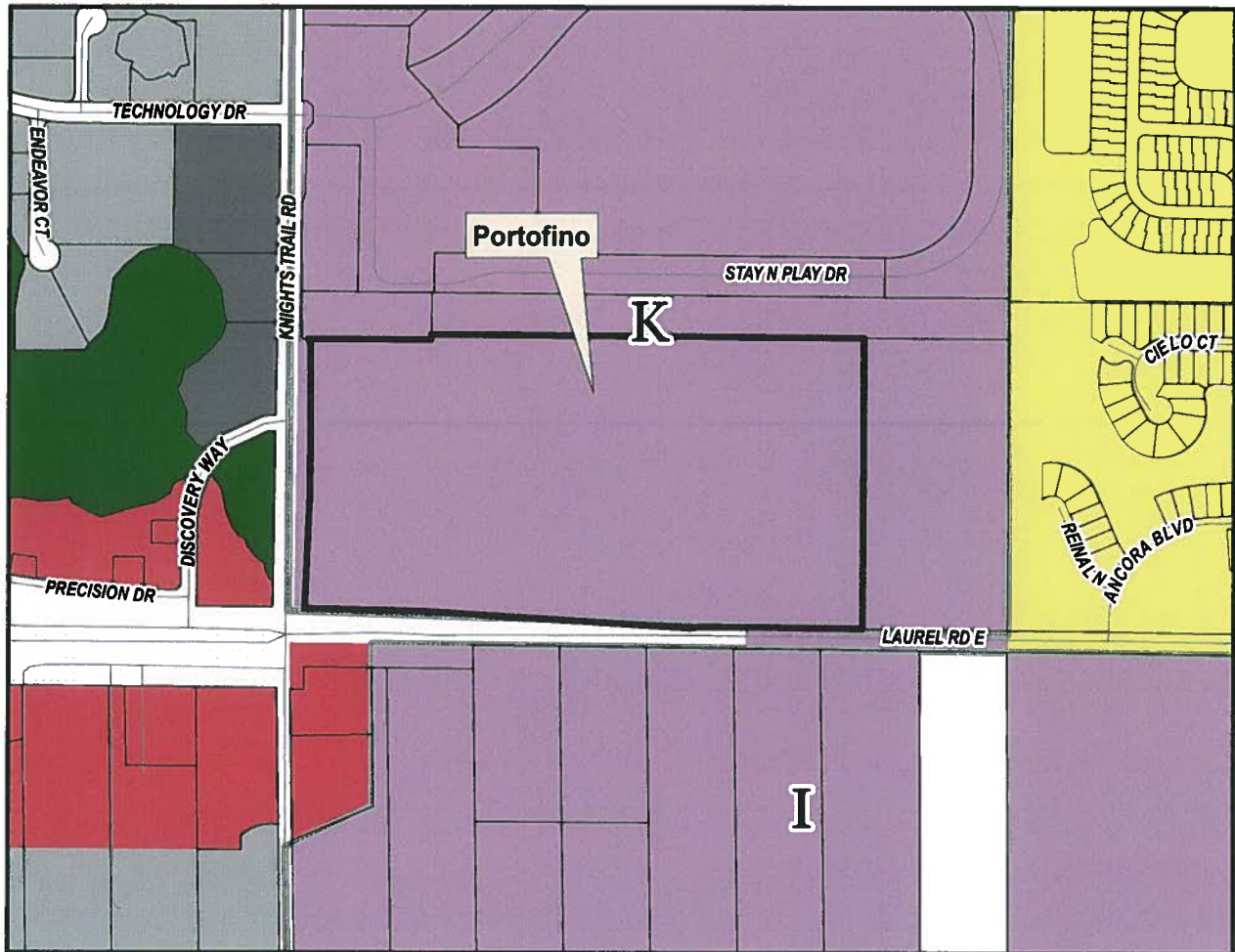
Property Size: 50.68 ± acres

II. LAND USE

A. Existing Land Use: Vacant/undeveloped.



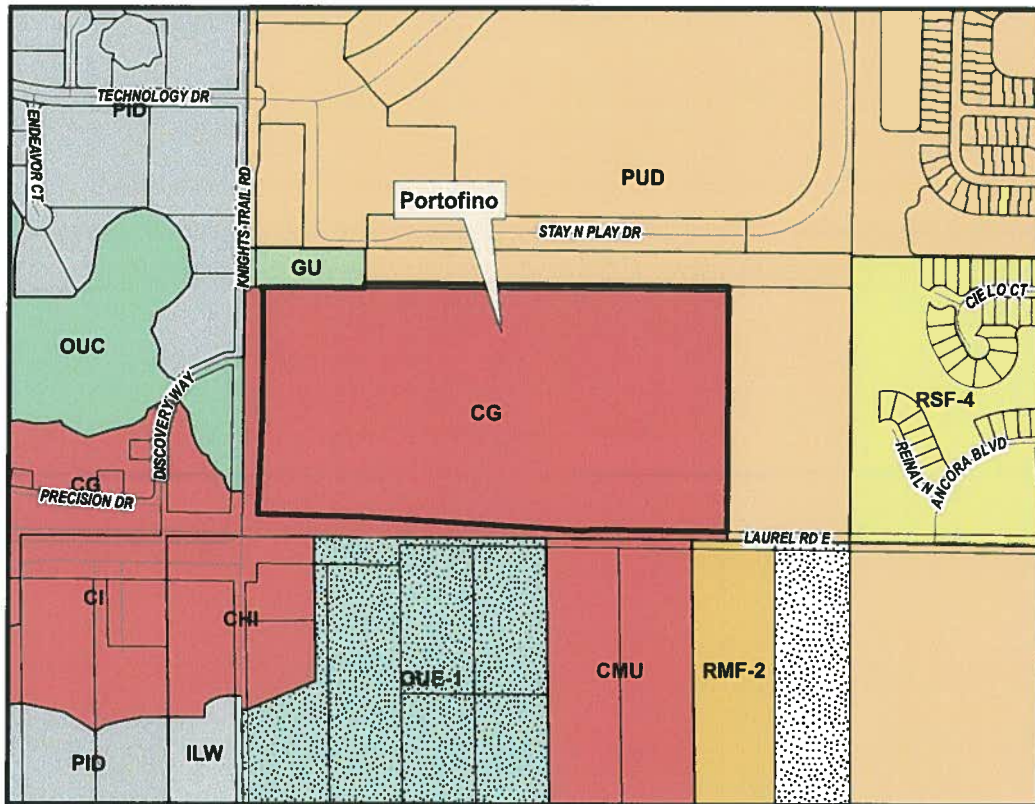
B. Future Land Use Map Designation: Knights Trail Neighborhood, Subarea No. 4



C. Zoning Atlas Map Designation

Current: Commercial, General (CG)
Proposed: Commercial Mixed Use (CMU)

Existing Zoning Map



D. Adjacent Land Uses

Land Use Designations	North	West	South	East
Existing Land Uses	Vacant (Toscana Isles)	Industrial	Mix of commercial, residential & vacant properties	Vacant (Toscana Isles)
Future Land Use Map Designation	Knights Trail Neighborhood Subarea Nos. 2 & 3	Industrial, Commercial and Recreation & Open Space	Commercial and South Laurel Planning Area	Knights Trail Neighborhood, Subarea No. 4
Zoning Map Designation	PUD & GU	PID, OUC and CG	CHI, CMU, RMF-2 and Sarasota County OUE-1	PUD

III. TRANSPORTATION

A. Proposed Access to the Site

As shown on the proposed Master Development Plan (Page 6 of the rezoning application), the following access to the site is proposed:

Laurel Road:

- Right-in/right-out access to the western portion of planned development area 1,
- Right-in/right-out/left-in access to the eastern portion of planned development area 1, and
- Full access to the middle portion of planned development area 2.

Knights Trail Road:

- Right-in/right-out access to the southern portion of planned development area 1 and
- Full access to the northern portion of planned development area 1 aligned with the intersection of Knights Trail Road and Discovery Way.

B. Transportation Concurrency

The traffic analysis (need date and title of analysis) prepared by the applicant has been reviewed and approved by staff with technical support from the City's traffic consultant Wade Trim to satisfy transportation concurrency requirements. The traffic analysis was based on the following proposed uses:

- Up to 378,400 square feet of general retail/commercial,
- 25,000 square feet of general office, and
- A 140 bed assisted living facility.

It should be noted that the uses listed in the traffic analysis as indicated above do not exactly match the application as submitted (425,000 square feet of commercial, retail, and office/services and 650 dwelling units). This difference is notable to the extent that at such time as the development may exceed the transportation impacts as determined by the trip generation in the traffic analysis, additional impact analysis will be required. To simplify tracking of impact based upon the type of development, a conversion chart shall be developed by the applicant and approved by City staff for use in evaluation/tracking of transportation impacts as the project moves toward build-out.

The required transportation improvements identified to meet the city's transportation concurrency requirements include:

Identified Improvements to be completed by the Applicant:

- Northbound right-turn lane along Knights Trail Road at the northern project driveway (across Discovery Way),
- Southbound left-turn lane along Knights Trail Road at the northern project driveway,
- Northbound right-turn lane along Knights Trail Road at the southern project driveway,
- Eastbound left-turn lane along Laurel Road at the middle project driveway,
- Eastbound left-turn lane along Laurel Road at the east project driveway,
- Westbound right-turn lane along Laurel Road at the east project driveway,
- Installation of a traffic signal at the intersection of Knights Trail Road and the northern project driveway (across Discovery Way),

Identified improvements proportionate fair share projects:

- Extension of the eastbound left-turn lane at the intersection of Laurel Road and Knights Trail Road by 125 feet, and
- Extension of the westbound left turn lane at the intersection of Laurel Road and Knights Trail Road by 25 feet.

Identified improvements requiring coordination with Sarasota County:

- Traffic signal cycle length modification to a 100-second cycle for the coordinated signalized intersections along Laurel Road.

To further clarify the proportionate fair-share program contained in Chapter 94 of the City Code of Ordinances, the developer is responsible for only that portion of the two left-turn lane extensions directly attributed to project trips (the proportionate fair share). Based upon the proportion of project impact and the overall estimated costs of the improvements, the traffic analysis indicates that the developer's proportionate fair-share contribution to the extensions of the two left-turn lanes is \$51,224.85. It is noted that if approved, the applicant will need to enter into a proportionate fair-share agreement with the city to further comply with Chapter 94, Concurrency Management Section III, Proportionate Fair-Share Program.

Both Laurel Road and Knights Trail Road are Sarasota County roadways. Driveway locations, spacing and driveway length (internal to the site) will be coordinated with the county at the site and development plan stage of the project to ensure proper access management and to ensure sufficient length to accommodate the exiting vehicular queues.

IV. STAFF ANALYSIS

A. Staff Summary of Findings

Based upon the staff analysis contained in this report for Petition 13-2RZ, staff finds that:

- The petition reflects compliance with the minimum technical standards of the city's land development regulations and consistency with the comprehensive plan.
- There are no outstanding technical issues that would prevent the Planning Commission from taking action on the petition.

B. Background (notable dates for this petition):

- On October 25, 2005, City Council approved the rezoning of the 73 acre Renaissance project at the northeast corner of Laurel Road and Knights Trail Road from PID to CG.
- On April 3, 2007, the Planning Commission approved a special exception to allow multi-family housing, a bank with drive-in facilities and a hotel on the 73 acre property.
- On November 6, 2007, the Planning Commission approved a site and development plan on 15 acres (Phase 1A); the site and development plan included 30,000 square feet of office, a 120 room hotel and 8,000 square feet of retail. The Planning Commission approval was appealed and on March 25, 2008 City Council denied the appeal.
- On November 6, 2007, the Planning Commission approved with conditions a site and development plan for a 200,000 square feet commercial/retail center (Phase 1B). The Planning Commission approval was appealed and on August 12, 2008 City Council denied the appeal.
- On June 12, 2012, City Council approved the rezoning of the easternmost portion of the site including a large stormwater area along the northern boundary consisting of approximately 21.5 acres to Planned Unit Development (PUD) for inclusion into the Toscana Isles PUD.
- In July of 2012, the approved site and development plans for the Renaissance project (Phases 1A and 1B) were amended to account for the removal of the 21.5 acres from the project.
- On November 26, 2013, City Council approved a preliminary plat in order to facilitate the transfer of ownership of the easternmost 14 acres of the property which will be incorporated into a pending Toscana Isles subdivision. The western 50.7 acre lot is the subject property for the rezone request.

C. Policy Considerations and Project Detail

The CMU district is a planned district. As with most planned zoning districts, the applicant is afforded the opportunity to propose zoning standards that would apply specifically to the anticipated type(s) and intensity of development as they relate to the subject property. In its review of the CMU rezoning application, the Planning Commission and City Council need to

determine if the proposed zoning standards are appropriate for this specific property.

CMU Submittal Requirements

For this specific petition, it is important to note that the early discussions between the applicant and the previous Community Development Director were completed in accordance with Chapter 86-97 (P)(2)(a) which provides for “*bringing the overall petition as nearly as possible into conformity with this division or other regulations applying generally to the property involved and/or to define specifically those variations from application of general regulations which appear justified in view of equivalent service of the public purposes of such regulations*”. As a result of ‘bringing the overall petition as nearly as possible to conformity, Planning & Zoning staff had a number of review/comment iterations with the applicant to finally conclude with an agreed upon acceptable petition. Throughout this review process, the majority of comments pertained to the clarification of the overall detail of the project, the appropriateness of proposed zoning standards, and the requested code modifications. Staff consulted with the City Attorney on this matter, where staff compared the application’s level of site improvements detail with the level of detail provided in a similar approved project (Bridges CMU), which is located in the vicinity of this application on the south side of Laurel Road. Upon completion of this review, it was found that the level of site improvements detail was comparable for both projects. As such, staff relied on the established precedence of the Bridges CMU petition in determining that the Portofino CMU petition 13-2RZ is sufficient to proceed to City Commission and City Council for consideration.

Proposed Land Uses

The applicant is requesting a Zoning Map Amendment from Commercial, General (CG) to Commercial Mixed Use (CMU). There are three important aspects to CMU zoning. First, as a mixed use district, the applicant is required to propose a minimum of three land uses. The applicant has agreed to provide the following land uses:

- Residential dwellings, including assisted living facilities (minimum 8% of land area)
- Offices (minimum 2% of land area)
- Commercial, retail and service establishments (minimum 2% of land area)

Binding Master Development Plan

As part of the petition, the applicant is required to submit a binding master development plan. The proposed master development plan, found on page 6 of the CMU rezoning application, shows three planned development areas, proposed access to the site, perimeter buffers and a project identification area. The following are the location, size and proposed uses in each of the planned development areas:

Planned Development Area 1

Location: Western one-half of the subject property
Size: 25 acres
Uses: Any of the 22 permitted uses proposed in the CMU rezoning application.
Individual single user building size is permitted by right up to 190,000 square feet of floor area.

Planned Development Area 2

Location: Eastern one-half of the property less the 5-acre planned development area 3 located in northeastern portion of the property
Size: 20 acres
Uses: Any of the 22 permitted used proposed in the CMU rezoning application.
Individual single user building size is permitted by right up to 120,000 square feet of floor area.

Planned Development Area 3

Location: Northeastern portion of the property
Size: 5 acres
Uses: Residential single family detached homes; residential single family attached, paired villas, townhouses and multifamily homes; and residential assisted living/adult congregate care facilities, nurses' homes, nursing homes, rest homes, convalescent homes, homes for the aged, assisted living facilities and community residential homes.

Proposed Code Modifications

The CMU district allows an applicant to propose modifications to the district's development standards as well as other applicable land development regulations. The CMU district requires the applicant to demonstrate the proposed modifications can serve the public interest to an equivalent degree, including any such value added considerations including tax base diversification, employment, and affordable housing unit expansion. The proposed code modifications, provided on page 21 of the CMU rezoning application, are summarized below:

Section 86-97(d), Permitted principal uses and structures

The applicant has proposed additional permitted land uses that are not included in Section 86-97(d). The additional permitted uses are those that would typically be found in a large commercial center.

Section 86-97(e), Permitted accessory uses and structures

The only proposed modification to this section is the inclusion of a provision that permitted accessory uses and structures not exceed one third of the area of the principal use or structure.

Section 86-97(f), Prohibited uses and structures

Modifications to this section include the addition of pain management clinics and the deletion of sales, service, display or storage of goods except in completely enclosed buildings, unless otherwise permitted.

Section 86-97(j), Maximum lot coverage by all buildings

To achieve consistency with the Knights Trail Neighborhood policy of commercial and residential uses having an internal focus, the applicant is requesting a modification from this section which requires building structures to be designed in such a way that the pedestrian orientation along street frontage is established.

Section 86-97(n), Limitations on signs

The applicant has significantly modified the CMU sign standards. Generally, the existing CMU sign standards, when applied to a large commercial center, are insufficient. For example, ground signs are limited to a maximum size of 20 square feet and a maximum height of 6 feet. In support of the proposed modifications, the applicant states that due to the enhanced perimeter buffers increased sign standards are needed.

Section 86-97(o), Parking requirement

This section requires that parking standards for all uses within a CMU district be confirmed through a binding parking utilization study. The applicant proposes to modify this standard by proposing parking standards in lieu of a binding parking utilization study. The proposed parking standards are largely consistent with the minimum off-street parking standards contained in the land development code.

Review of Selected Zoning Standards

Generally, staff has no objection to the proposed CMU development standards or any of the eight proposed stipulations found on page 20 of the CMU rezoning application. However, staff would like to highlight four proposed development standards which warrant Planning Commission review and discussion.

Maximum Building Height

Per Knights Trial Neighborhood policy, the maximum building height for the subject property is limited to 4 stories, up to 45 feet including parking. The CMU district limits building height to three stories and 35 feet. However, the district has a provision in which the City Council may allow building height up to 80 feet when the site is deemed to be conducive to additional height without negatively impacting adjacent properties.

In planned development areas 1 and 2, the applicant proposes the maximum building height be 4 stories, up to 45 feet including parking with non-habitable building features including architectural features permitted up to 65 feet in height.

Open Space

Per the CMU rezoning application, open space shall include pocket or linear park area(s), buffers and similar open space areas totaling 100,000 square feet. The amount of open space proposed equals approximately 4% of the total site area. By comparison, the Planned Industrial District and the Planned Commercial District both require a minimum of 20% of landscaped open space.

Ground Signs

The applicant proposes one monument sign at each of the five project entrances and a prominent ground sign at the corner of Laurel Road and Knights Trail Road. The proposed standards for the five monument signs are as follows:

- Maximum height: 20 feet
- Maximum width: 15 feet
- Maximum sign face (copy) on any face of the sign: 200 square feet

The maximum sign face of 200 square feet significantly exceeds any such standard contained in the sign code update.

Landscape Buffers

The applicant proposes landscape buffers along the perimeter of the property. The applicant has elected not to provide interior landscape buffers even in instances where the requirement residential component abuts commercial uses.

V. ACTION REQUIRED BY THE PLANNING COMMISSION

A. Planning Commission Determination

The Zoning Ordinance, Chapter 86, provides the Planning Commission with zoning map amendment review criteria for determining the appropriateness for Zoning Map Amendment approval. The considerations that guide the Planning Commission in making a determination are included in the Zoning Code. Upon review of the petition and associated documents, staff analysis, and public input, the following determination alternatives are available for Planning Commission recommendation to City Council:

1. Petition approval.
2. Petition approval with restrictions, stipulations and safeguards.
3. Petition denial.

The Planning Commission recommendation shall contain competent and substantial evidence based upon the review and application of criteria found in the following section of the City of Venice Land Development Regulations.

The order and action of required public hearings will first be review and recommendation by the Planning Commission. Planning Commission's recommendation, including findings of fact, will be forwarded to City Council for final action. The rezoning shall be approved by ordinance and requires two City Council public hearings for adoption.

B. Planning Commission Findings

The Planning Commission will need to make three separate findings of fact in its action on the subject application. The first finding of fact is specific to the applicant's request to exceed the CMU maximum building height of 35 feet. The second is a finding of finding specific to the requested CMU zoning. The third is a finding of fact that is required for any zoning map amendment.

Sec. 86-97(1)(2). City Council may allow building height up to 80 feet when the site is deemed to be conducive to additional height without negatively impacting adjacent properties. The granting of additional building height greater than 35 feet requires a finding that such granting will not adversely affect the public interest and that satisfactory provision and arrangement has been made concerning the following matters, where applicable:

- a. Compliance with all applicable elements of the comprehensive plan;*
- b. General compatibility with adjacent properties and other properties in the district;*
- c. Scale of development. The relationship of the project or development in terms of its size, height, bulk, massing, intensity, and aesthetics, to its surroundings;*

- d. *Required yards and other open space;*
- e. *Screening and buffering, with reference to type, dimensions and character;*
- f. *Transportation access management and congestion with particular reference to automotive and pedestrian safety and convenience, traffic flow and control;*
- g. *Off-street parking and loading areas, where required;*
- h. *Value added considerations including tax base diversification, employment, and affordable housing unit expansion;*
- i. *Any special requirements set out in the schedule of district regulations of this chapter for the particular use involved;*
- j. *Building height shall transition from the maximum building height to a lower height when directly adjacent to lower intensity residential and commercial land uses, waterways or designated height restrictive overlay zones;*
- k. *Proportion and scale should be considered for taller building structures to create a tapering effect of the building mass for structures greater than 35 feet in height. Buildings greater than 35 feet should have a clear and distinct base and cap to help define and articulate the pedestrian realm at the base of the structure and a crowning top to provide visual interest along the district skyline.*

Sec. 86-97(p)(2)d. Recommendation by planning commission.

In making its recommendation, the planning commission shall find that the plans, maps and documents submitted by the applicant and presented at the public hearing do or do not establish that the applicant has met the requirements applicable to rezoning generally, in addition that:

- 1. *The requirements of unified control and agreement have been met.*
- 2. *The locational standards have been met.*
- 3. *The internal CMU standards have been met.*
- 4. *The tract for the proposed CMU is suitable in terms of its relationship to the comprehensive plan and that the area surrounding the proposed CMU can continue to be developed in coordination and substantial compatibility with the CMU proposal.*
- 5. *The desirable modifications of general zoning or CMU regulations, as applied to the particular case, justify such modification of regulations and meet to at least an equivalent degree the regulations modified based on the design and amenities incorporated in the site and development plan.*
- 6. *The deed restrictions or covenants or conditions of lease proposed will afford substantial aid in accomplishing the intent and purpose of the district.”*

Sec. 86-47(f). Contents of Planning Commission Report.

- (1) *Rezoning amendments. When pertaining to the rezoning of land, the report and recommendations of the Planning Commission to the City shall show that the Planning Commission has studied and considered the proposed change in relation to the following, where applicable:*
- (a) *Whether the proposed change is in conformity to the comprehensive plan.*
 - (b) *The existing land use pattern.*
 - (c) *Possible creation of an isolated district unrelated to adjacent and nearby districts.*
 - (d) *The population density pattern and possible increase or overtaxing of the load on public facilities such as schools, utilities, streets, etc.*
 - (e) *Whether existing district boundaries are illogically drawn in relation to existing conditions on the property proposed for change.*
 - (f) *Whether changed or changing conditions make the passage of the proposed amendment necessary.*
 - (g) *Whether the proposed change will adversely influence living conditions in the neighborhood.*
 - (h) *Whether the proposed change will create or excessively increase traffic congestion or otherwise affect public safety.*
 - (i) *Whether the proposed change will create a drainage problem.*
 - (j) *Whether the proposed change will seriously reduce light and air to adjacent areas.*
 - (k) *Whether the proposed change will adversely affect property values in the adjacent area.*
 - (l) *Whether the proposed change will be a deterrent to the improvement or development of adjacent property in accord with existing regulations.*
 - (m) *Whether the proposed change will constitute a grant of special privilege to an individual owner as contrasted with the public welfare.*
 - (n) *Whether there are substantial reasons why the property cannot be used in accord with existing zoning.*
 - (o) *Whether the change suggested is out of scale with the needs of the neighborhood or the city.*
 - (p) *Whether it is impossible to find other adequate sites in the city for the proposed use in districts already permitting such use.*

VI. CONSISTENCY WITH COMPREHENSIVE PLAN**A. Future Land Use Designation**

The subject property is located in Subarea No. 4 of the Knights Trail Neighborhood Planning Area. The proposed zoning map amendment is required to be consistent with the following Knights Trail Neighborhood policies as well as other applicable comprehensive plan policies.

Policy 16.21 KnightsTrailNeighborhood.

Planning Intent: The Knights Trail Neighborhood is designed to accommodate industrial-commercial; office and low intensity retail space; multi-family residential properties; and conservation/open space. The Neighborhood will be connected via a diverse transportation system that connects existing and new roadways, bikeways, sidewalks, and urban trails. The result is an industrial/commercial based, mixed use neighborhood that interconnects with the surrounding Venice community. For planning purposes, this neighborhood shall be divided into two subareas:

- A. Subarea No. 1: The area north of Gene Green Road.*
- B. Subarea No. 2: The area south of Gene Green Road, excluding Subarea No. 3.*
- C. Subarea No. 3: The area consisting of approximately two acres fronting Knights Trail Road, located approximately 0.2 miles north of Laurel Road.*
- D. Subarea No. 4: The area consisting of approximately 72 acres fronting Laurel Road, located south of Subarea No. 2 and southeast of Subarea No. 3.*

Policy 16.22 KnightsTrailNeighborhoodStandards. Development in the Knights Trail Neighborhood area shall reflect the following development scenario:

- A. The maximum residential density in this neighborhood shall be:*
 - 1. Subarea No. 1: Up to 13 units per acre, calculated on a gross acreage basis.*
 - 2. Subarea No. 2: Up to 8 units per acre, calculated on a gross area basis.*
 - 3. Subarea No. 3: Up to 18 units per acre, calculated on a gross area basis.*
 - 4. Subarea No. 4: Up to 13 units per acre, calculated on a gross area basis.*
- B. Up to 35% of the acreage in Subarea No. 1, Subarea No. 2, and Subarea No. 3 will be allowable for retail, office, and commercial uses. The square footage of commercial uses allowed in Subarea No. 1 shall not exceed a floor area ratio (FAR) of 1.0. The square footage of commercial uses allowed in Subarea No. 2 shall not exceed a FAR of 0.5 and the square footage of commercial uses allowed in Subarea No. 3 shall not exceed a FAR of 2.0.*
 - 1. The residential, office, and commercial uses are intended to provide convenient access and walk/bikeability for residents of the area to these services.*
 - 2. Residential, office, and retail use may be adjusted according to the needs of the community.*

3. In Subarea No. 1 and Subarea No. 2, conversion between residential and commercial land uses may be made on an equivalent dwelling unit basis of 1 dwelling unit per 2,000 square feet commercial space, gross acreage.
 4. In Subarea No. 3, conversion between residential and commercial land uses may be made on an equivalent dwelling unit basis of 1 dwelling unit per 4,000 square feet commercial space, gross acreage.
 5. With the exception of Subarea No. 3, commercial (retail/office) uses shall be directed toward Knights Trail Road in the area of Stay-N-Play Drive; industrial and/or conservation uses should be directed toward Gene Green Road; and residential uses should be directed toward adjacent existing residential areas, with appropriate buffering between different land uses.
- C. Up to 75% of the acreage in Subarea No. 4 will be allowable for commercial uses. The square footage of commercial uses allowed in this subarea shall not exceed a FAR 1.0.
1. The commercial and residential uses are intended to provide convenient access for walking and bicycling for residents of the area.
 2. Commercial and residential uses may be adjusted according to the needs of the community.
 3. Conversion between residential and commercial land uses may be made on an equivalent dwelling unit basis of 1 dwelling unit per 2,000 square feet commercial space, gross acreage.
 4. Commercial and residential uses shall be directed to have an internal focus.
- D. Integrated transportation network:
1. Prior to issuance of a final Development Order which singularly or cumulatively with other Development Orders for the neighborhood area permits more than 3.5 units per acre and/or FAR 0.5 for commercial uses, the Applicant shall provide the City an updated transportation analysis and a plan to support the change in land use intensity and density.
 2. Construction of a collector roadway system through the neighborhood which provides for a series of interconnections between Laurel Road and Knights Trail Road as depicted on Map TRANS-1, Future Traffic Circulation Plan, of the Transportation Infrastructure & Service Standards Element.
 3. Provide transportation alternatives including transit, pedestrian access, and bikeways.
 4. Expand established pedestrian linkages between the surrounding neighborhoods.
- E. Building envelope:
1. Subarea No. 1, Subarea No. 2, and Subarea No. 3: Maximum height shall be limited to 3 stories, up to 42' including parking.
 2. Subarea No. 4: Maximum height shall be limited to 4 stories, up to 45' including parking.
 3. Mitigating techniques as described in Objective 8, Policy 8.2 of this Element shall be required to ensure compatibility with adjacent uses.

F. Parking:

- 1. Permitted as part of a mixed use building either above active first level uses or on the first floor.*
- 2. Rear parking lots permitted in mixed use, multi-family, and commercial areas.*
- 3. Front driveways and garages allowed in single-family areas.*
- 4. On-street parking allowed throughout.*
- 5. Alternative parking standards that allow for reduced parking lot size and shared parking spaces shall be encouraged.*

G. Parks, public space, and conservation areas shall be at least 135 acres and shall address the following considerations:

- 1. Include a variety of community places and public spaces including but not limited to pocket parks, courtyards, plazas, open air sitting areas, urban trails, and playgrounds.*
- 2. Urban trails and sidewalks shall be utilized as connectors between commercial and residential areas.*
- 3. A minimum buffer width shall be determined and enforced to protect the Shakett Creek watershed from adjacent uses.*

H. Architectural design style:

- 1. Northern Italian Renaissance or Northern Mediterranean architectural design standards are to be applied to new and redevelopment projects.*