

# BORDER ROAD REZONING

## Decision Criteria (Section 1.7.4)

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

*The existing land use pattern along Border Road is currently primarily residential in character despite the area being primarily designated in the City plan as Mixed Use Residential. The proposed Border Road 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.*

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

*The subject site is subject to a pre-annexation agreement that requires rezoning of the property from its legacy County zoning of OUE-1 to a city approved zoning classification. In addition, there has been a substantial change in the existing land use pattern and approved development patterns along Border Road since the properties were annexed into the City.*

3. Consistency with all applicable elements of the Comprehensive Plan.

*The proposed low impact intensity of proposed development within Border Road Rezoning is consistent with and implements the standards of the City's adopted Comprehensive Plan*

4. Conflicts with existing or planned public improvements.

*No conflicts with existing or planned public improvements have been identified. The proposed low intensity self storage use permitted in the CM zoning will be a low intensity use permitted under the proposed CM zoning and will be consistent with the other approved single family and multifamily and non-residential uses approved within PUDs along Border Road.*

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.

*We have limiting site access to one access point to Border Road at a location 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.

*(i) Infrastructure Preliminary provisions have been made for streets, water, wastewater, stormwater and solid waste as required by the City of Venice Land Development Code. Water*

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*and wastewater infrastructure is presently available at the property by extension of facilities along Border Road. At present, the City's water and wastewater infrastructure has capacity to serve the project.*

*(ii) Water service sufficient to serve the project will be provided by the City of Venice by connection to an existing 12" water main on the north side of Border Road. A single tap into the existing 12' water main would be required to serve the subject property to meet City fire flow requirements of 1,000 gallons per minute with a 20-psi residual pressure. There is an existing fire hydrant located on Border Road at the southwest corner of the site. Wastewater service in accordance with the JPA/ILSBA wastewater collection and transmission will be provided by Sarasota County utilities. For the proposed development, a lift station and force main extension/connection will be required to serve the property. will be provided by construction of onsite lift stations which will pump to an existing City of Venice 6" force main on Knight's Trail Road.*

*(iii) Stormwater will be detained and treated onsite prior to discharge into the appropriate connecting systems. The finish floor elevations of the structures shall be based on the engineering principal 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.

*The existing natural and manmade features that surround the property includes a large 170' FPL easement along the eastern side of the property. To the south is a preserved wetland area. To the north and west is an approved PUD that has built in buffers to accommodate the site which had a Major Employment Center designation on the County Future Land Use Plan Map when these developments were approved by the City. No adverse impact would be expected from a low impact use such as self-storage on any surrounding developments.*

- 7. Conformance with all applicable requirements of this LDR.

*Development within the Border Road Self Storage will meet the screening and separation standards of the City for sources of light, noise, mechanical equipment, reuse areas, delivery and storage areas, as well as landscaping, buffers 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.

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*The proposed rezoning of the subject property reflects the City's identified implementing zoning for mixed uses as contained the adopted Comprehensive Plan and Future Land Use Map and the applicant has relied upon the City's approval of these designations in moving forward with its development petitions.*

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

*The environmental assessment prepared by Ardurra in July 2021 and submitted with the application confirmed that the property is suitable for low intensity commercial development and that the property contains limited regulated environmental features. Approximately 99% (5.21 acres) of the project site is classified as upland habitats, most of which is designated as residential low density, open land, pine flatwoods and water. Overall, the site contains a total of 0.15 acres of wetlands in the southeast corner identified as Wetland Scrub. Tat the request of Sarasota County, this area is proposed to be preserved as a conservation area.*

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, and location and type of municipal amenities will be provided as part of subsequent site and development plan. The subsequent site and development plan will also include demonstration of compliance with the applicable development intensity, design and architectural standards of the City.*