

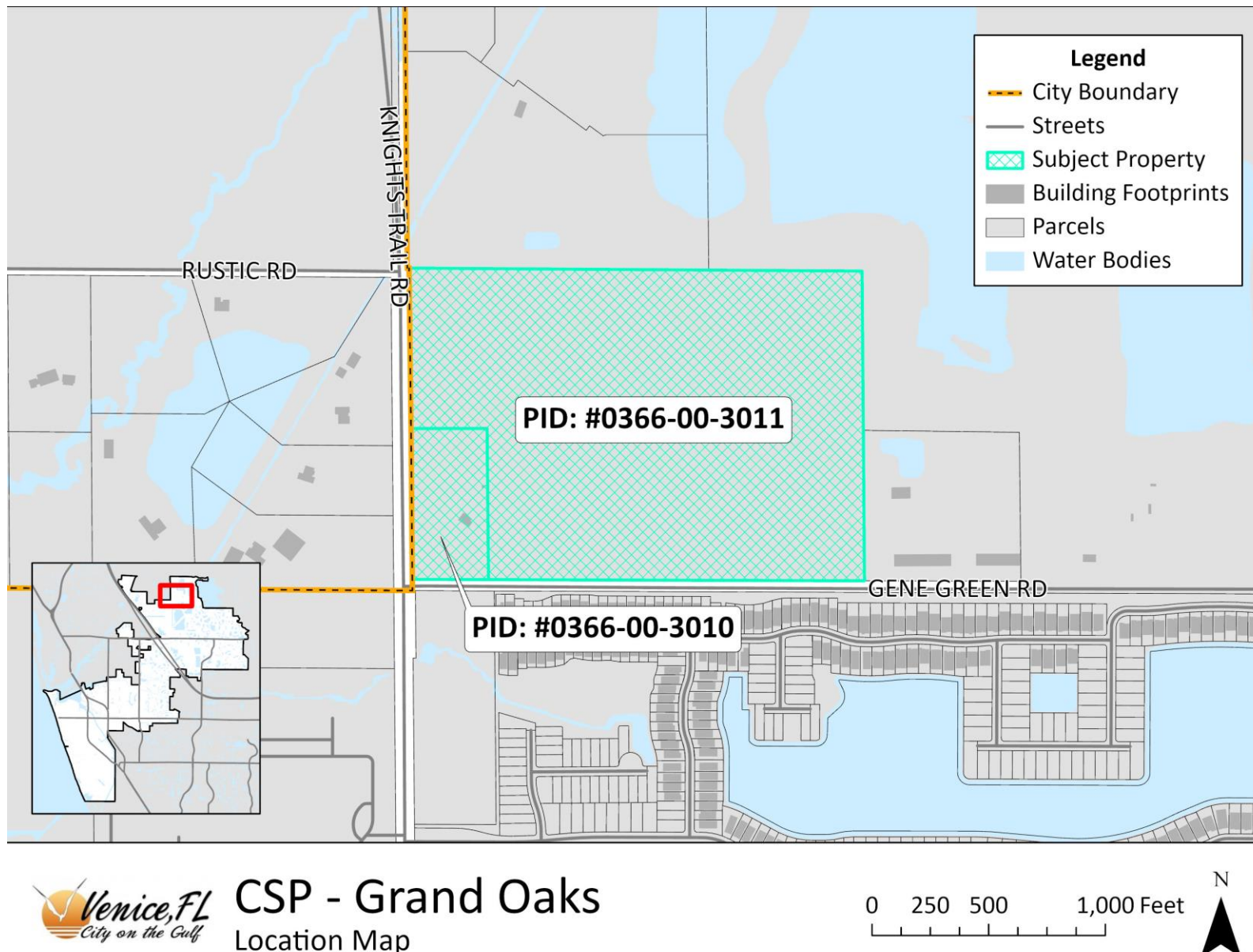
Zoning Map Amendment Petition No. 25-42RZ Grand Oaks

Agent: Jackson R. Boone, Esq. , Boone Law Firm
Owner: CSP-Grand Oaks Venice I, LLC

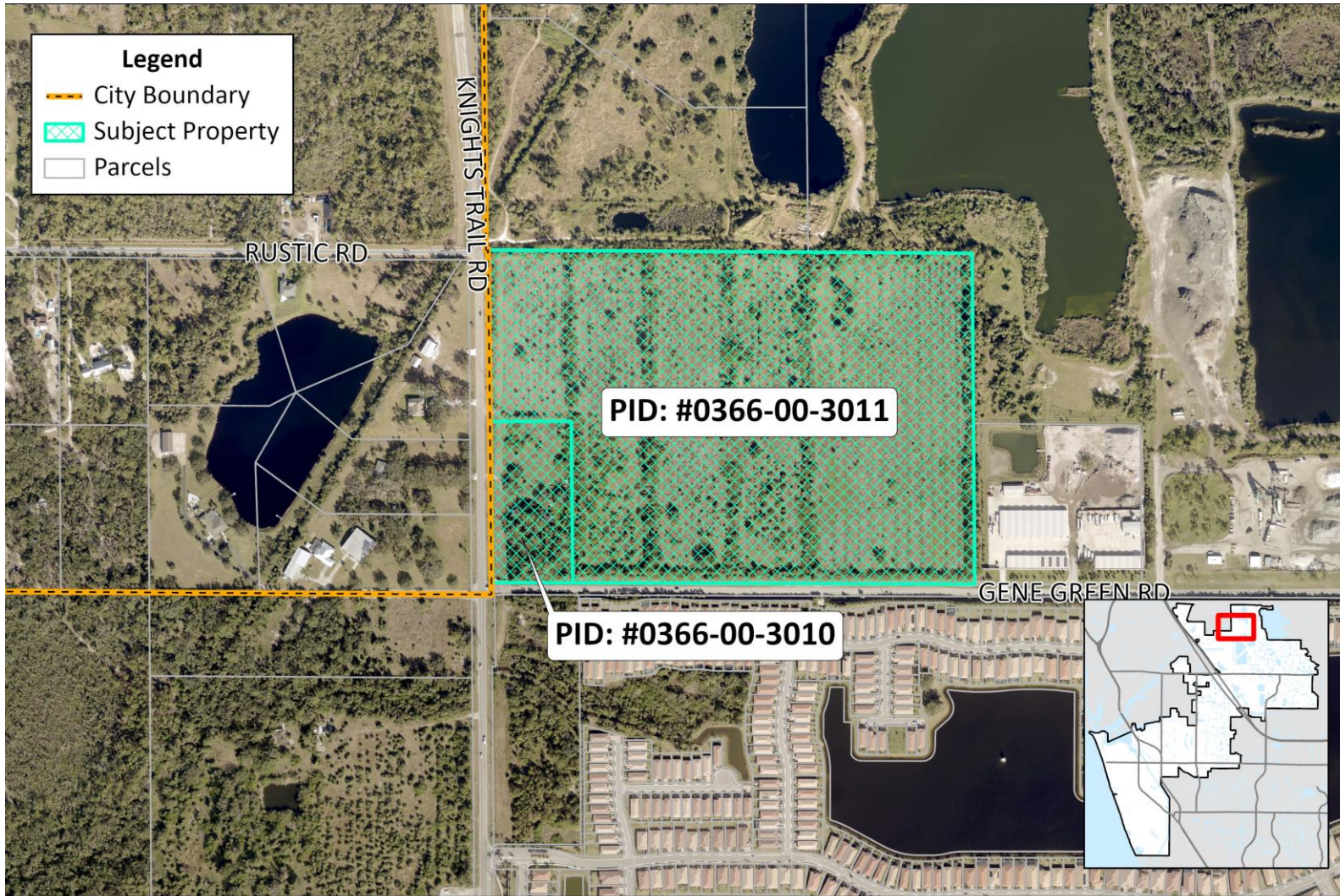
General Information	
Address:	2100 and 2413 Knights Trail Road
Request:	Changing the zoning on two parcels from CG and CI to KT
Applicant:	CSP-Grand Oaks Venice I, LLC
Agent:	Jackson R. Boone, Esq.
Parcel ID:	0366-00-3010 and 0366-00-3011
Parcel Size:	±60.44 acres
Existing Zoning:	CG and CI
Proposed Zoning:	Knights Trail Mixed Use (KT)
Future Land Use	Mixed Use Corridor (MUC)
Comprehensive Plan Neighborhood:	Knights Trail Neighborhood

Background & Project Description

- Request is to change the zoning district of two parcels located at 2100 and 2413 Knights Trail Road
- Rezoned to CG and CI in 2022, prior to adoption of the City's updated Land Development Regulations
- Applicant requests to rezone the property to the Knights Trail (KT) zoning district, the only implementing zoning district for the property



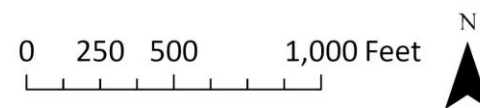
Location Map



Aerial Map

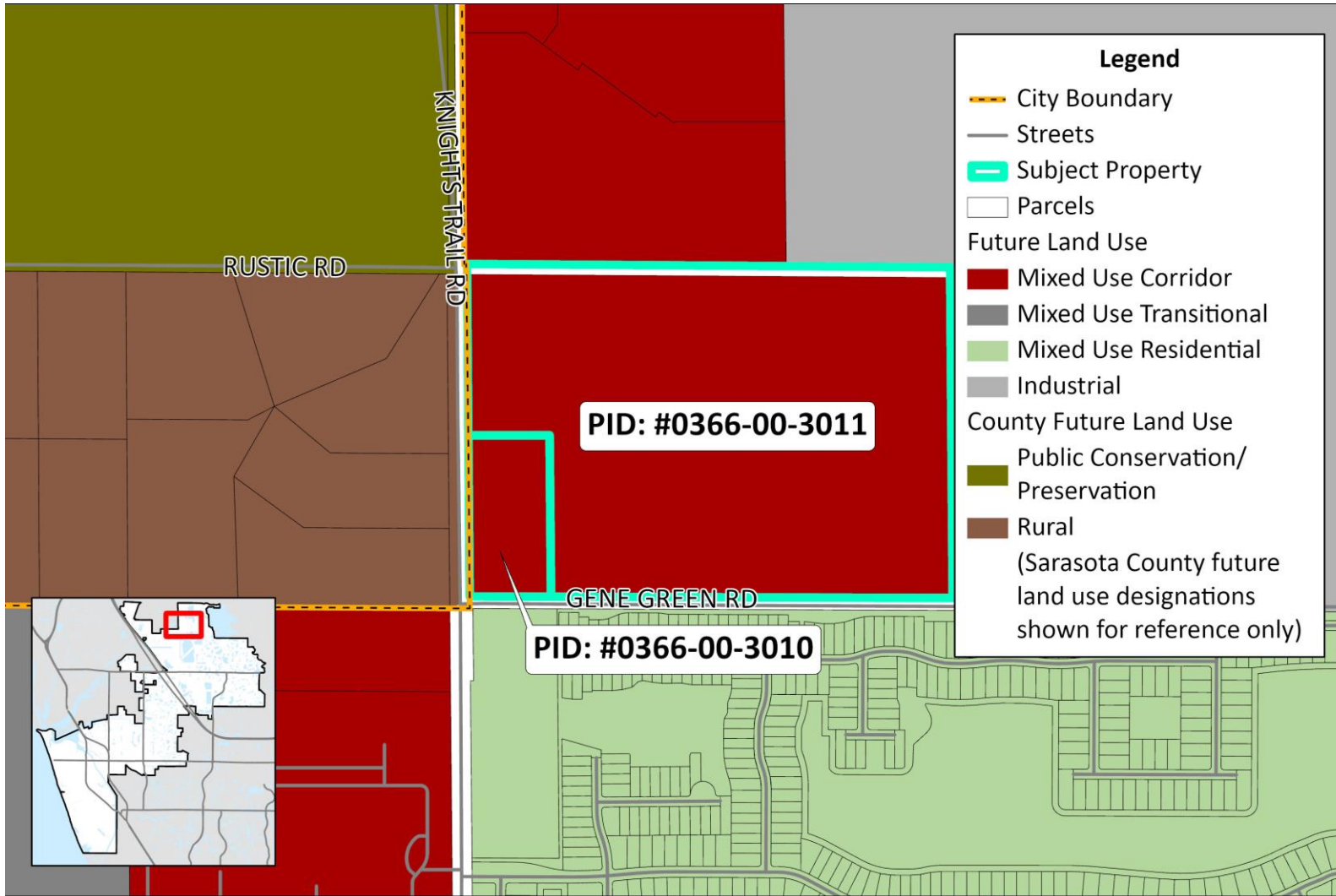


CSP - Grand Oaks
Aerial Map



EXISTING CONDITIONS

FUTURE LAND USE MAP, ZONING MAP,
SURROUNDING LAND USES



Future Land Use Map

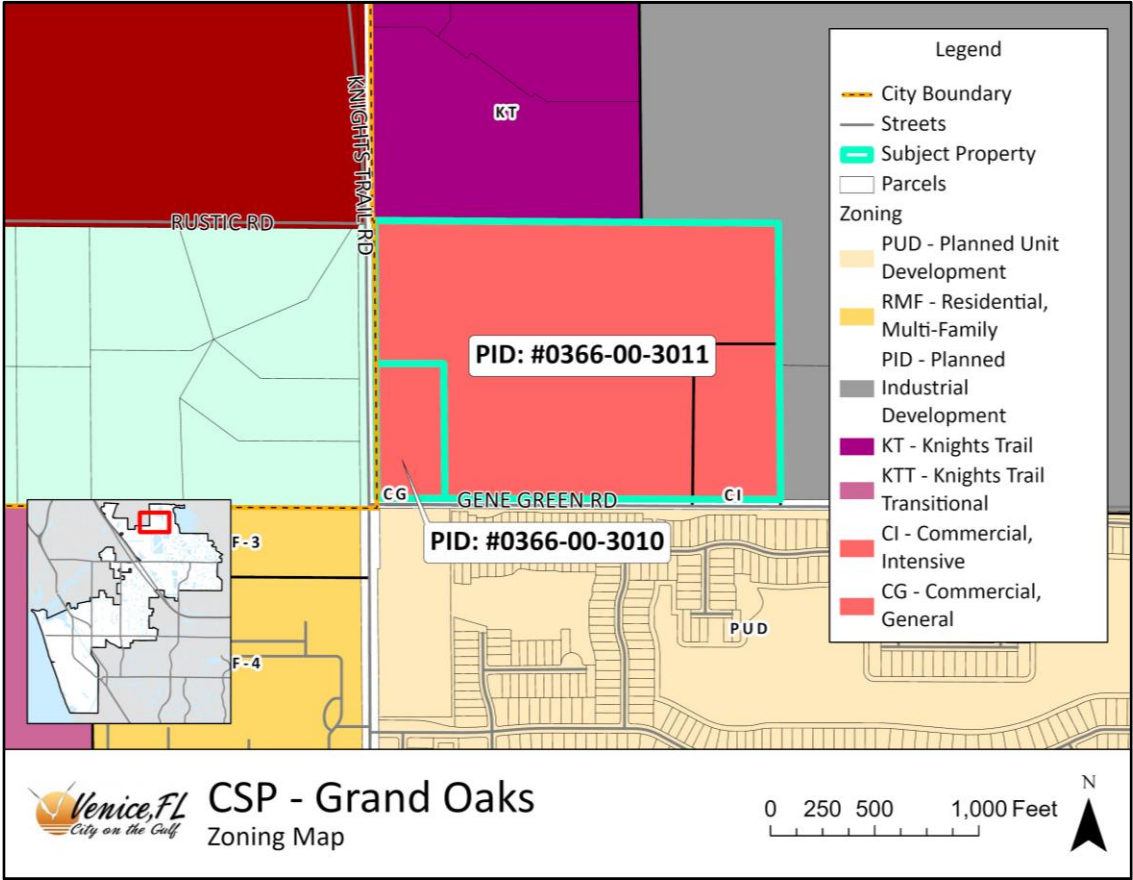


CSP - Grand Oaks
Future Land Use Map

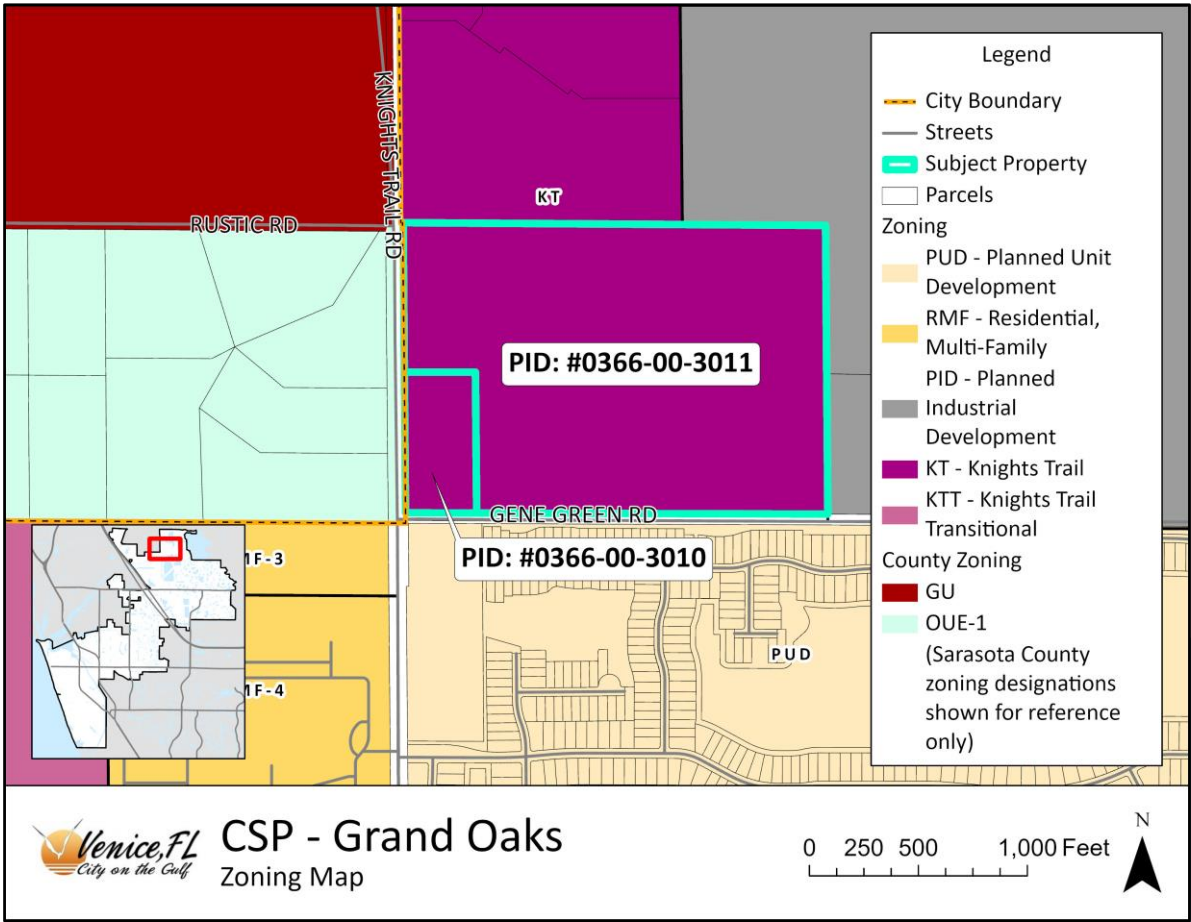
0 250 500 1,000 Feet



Existing Zoning Map



Proposed Zoning Map



Surrounding Land Uses

Direction	Existing Land Uses(s)	Current Zoning District(s)	Future Land Use Map Designation(s)
North	Agricultural grazing land, cement plant	Knights Trail (KT) and Planned Industrial Development (PID)	Mixed Use Corridor (MUC), Industrial
South	Single family detached (Toscana Isles) and undeveloped Commercial/Multi-family parcel	PUD	MUR
East	Cement plant	PID	Industrial
West	Single family detached	County OUE-1	County Rural

PLANNING ANALYSIS

COMPARISON OF EXISTING AND PROPOSED
ZONING, COMPREHENSIVE PLAN CONSISTENCY,
AND LAND DEVELOPMENT CODE COMPLIANCE

Zoning Standards Comparison Table

CG	CI	KT
Uses: Retail commercial; personal and business services; indoor commercial recreation and entertainment; professional, medical, and business offices; banks; restaurants; vocational, trade, and business schools; marinas, docks, and piers; institutional; civic service organizations; commercial parking; and existing single- and two- family dwellings	Uses: Retail commercial; automobile, vehicular, marine & manufactured home, sales, service & rental; machinery & equipment sales, rental & service; building & landscaping supplies & equipment sales; automotive service stations; automotive repair & cleaning services; restaurants; building contractors w/o outside storage; motorbus terminals; boat liveries; palmists; auditoriums; wholesaling; worship establishments; animal boarding; printing; upholstery; pawnshops; outdoor recreation; and brewpubs	Uses: Multi-family; Upper story residential; Assisted living facility; Independent living facility; Community care facility; Daycare, home; Group living; Essential Services; Cultural Facility; Lodge; Post office; University; Government use; Retail Services; Site down restaurant; quick service restaurant; Bar and Tavern; Brewpub; Microbrewery; Theater; Artist studio; Hotel; Daycare center; Fitness club; Commercial parking lot; Commercial parking structure; Professional office; Personal & Financial services; Medical/Dental; Veterinarian; Research and Development; Warehouse Storage-indoor only; Flex
Density: 18 du/ac*	Density: 18 du/ac	Density: 5.1-13 du per gross acre
Limited by MUC to 13 du/ac *Multi-family allowed through special exception	Limited by MUC to 13 du/ac	Intensity: 1.0 FAR
Intensity: 1.0 FAR	Intensity: 1.0 FAR	
Open Space: N/A	Open Space: N/A	Open Space: N/A
Lot Area: None	Lot Area: None	Lot Area: None
Lot Width: 100' multi-family	Lot Width: 100' multi-family	Lot Width: 50'
Lot Length: N/A	Lot Length: N/A	Lot Length: 100'
Yards	Yards	Building Placement (min/max)
Front: 20'	Front: 20'	Front:15'/100'
Side: 8' (15' multi-family)	Side: 10' (15' multi-family)	Side:10'/50'
Rear: 10' (15' multi-family)	Rear: 15'	Rear:10'/50'
Buildings above 35' shall provide additional side and rear yards.		
Height: 35' + 10' for parking, additional height with conditional use	Height: 35'	Height: 35' by right
		46' through Height Exception
Building Coverage: None; Multi-family 30%	Building Coverage: None; Multi-family 30%	Building Coverage: 10%/75%
Architectural: None	Architectural: None	Architectural: The following Venice Historic Precedent standards are required: 7.10.3 Facades and Exterior Walls,7.10.5 Roofs,7.10.7 Other Building Features (2 or more categories A-D).
Percentage of Minimum Parking Required:	Percentage of Minimum Parking Required:	Percentage of Minimum Parking Required: 100%

Consistency with the Comprehensive Plan

Strategy LU 1.2.9.c- Corridor (MUC):

- *Envisioned to be located in and support the Island Neighborhood, Laurel Road Corridor, Gateway and Knights Trail Neighborhood.*
- *Supports Mixed Use.*
- *Typically developed utilizing form based code concepts and standards for building placement, design, and parking; “campus style” design may be used.*

Conclusions/ Findings of Fact (Comprehensive Plan):

- Analysis has been provided to determine consistency with the Land Use Element strategies applicable to the MUC 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.

Compliance with the Land Development Code

- Processed according to procedural requirements contained in Ch. 87, Sec. 1.7 of the Land Development Code (LDC)
- Reviewed by the Technical Review Committee and no issues were identified
- Responses to Compatibility Analysis and Decision Criteria are included in staff report and in the agenda attachments.

**Conclusions/
Findings of Fact
(Land
Development
Code):**

- Analysis has been provided by staff to determine consistency with the standards of the Land Development Code. The subject petition is consistent with all applicable standards and there is sufficient information on the record to reach a finding for each of the rezoning considerations contained in Ch. 87, Sec. 1.7.4 of the Land Development Code.

CONCLUSION

- 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 Planning Commission to make a recommendation to City Council on Zoning Map Amendment Petition No. 25-42RZ.