

BAKER TRUST EWING

1.2.C.8 Land Use Compatibility Analysis

- a. Demonstrate that the character and design of infill and new development are compatible with existing neighborhoods. The compatibility review shall include the evaluation of the following items with regard to annexation, rezoning, height exception, conditional use, and site and development plan petitions:

- i. Land use density and intensity.

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.

- ii. Building heights and setbacks.

The proposed development will comply with the adopted building height and setback standards of the proposed RMF-3 zoning.

- iii. Character or type of use proposed.

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.

- iv. Site and architectural mitigation design techniques.

The proposed development will comply with the adopted building height, setback, buffer and other related development standards of the City of Venice Land Development Regulations.

b. Considerations for determining compatibility shall include, but are not limited to, the following:

i. Protection of single-family neighborhoods from the intrusion of incompatible uses.

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ii. Prevention of the location of commercial or industrial uses in areas where such uses are incompatible with existing uses.

Not applicable.

iii. The degree to which the development phases out nonconforming uses in order to resolve incompatibilities resulting from development inconsistent with the current Comprehensive Plan.

The existing single family use is inconsistent with the adopted Joint Planning Agreement between the City of Venice and Sarasota County. With the proposed annexation, Comprehensive Plan amendment and rezoning, the proposed residential intensity will be consistent with the adopted City of Venice Comprehensive Plan.

iv. Densities and intensities of proposed uses as compared to the densities and intensities of existing uses.

The existing single family use is inconsistent with the adopted Joint Planning Agreement between the City of Venice and Sarasota County. With the proposed annexation, Comprehensive Plan amendment and rezoning, the proposed residential intensity will be consistent with the adopted City of Venice Comprehensive Plan.

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.