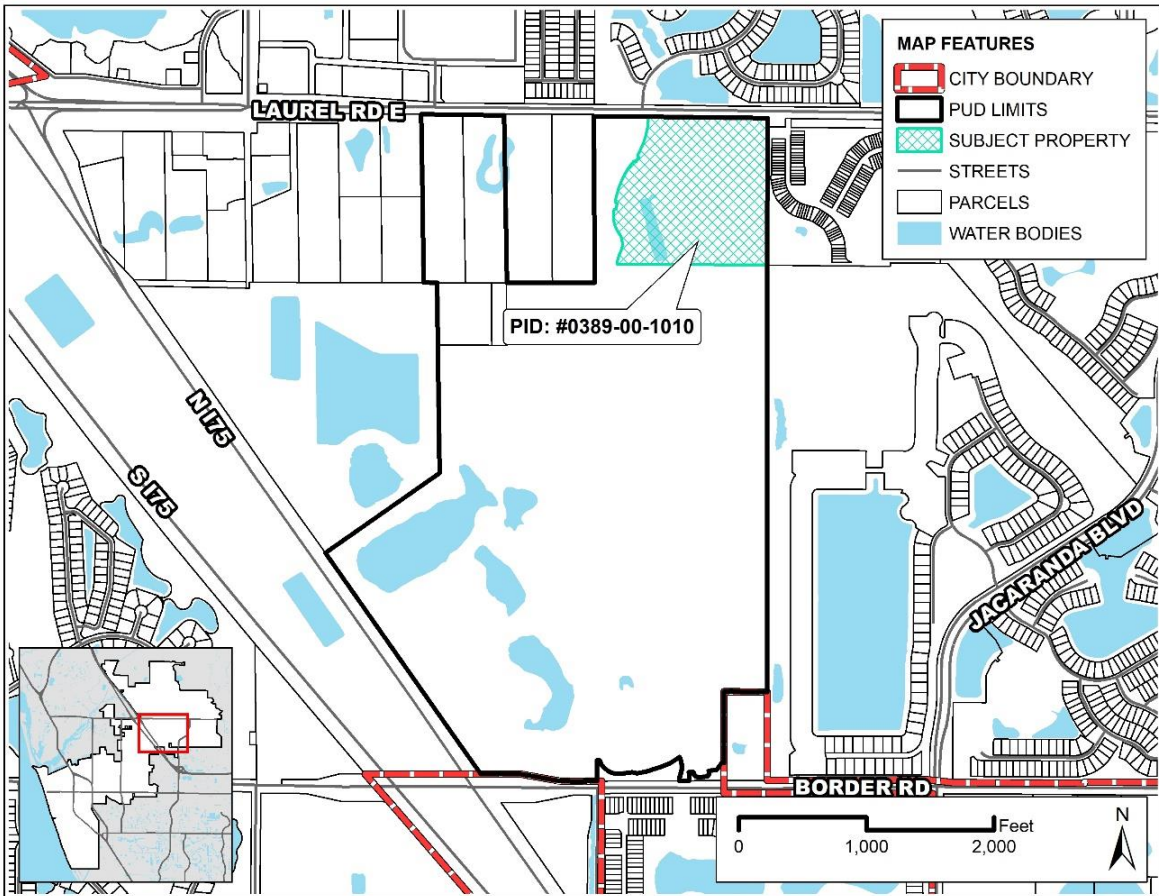


# 21-48CU Vistera of Venice Multi-family Staff Report



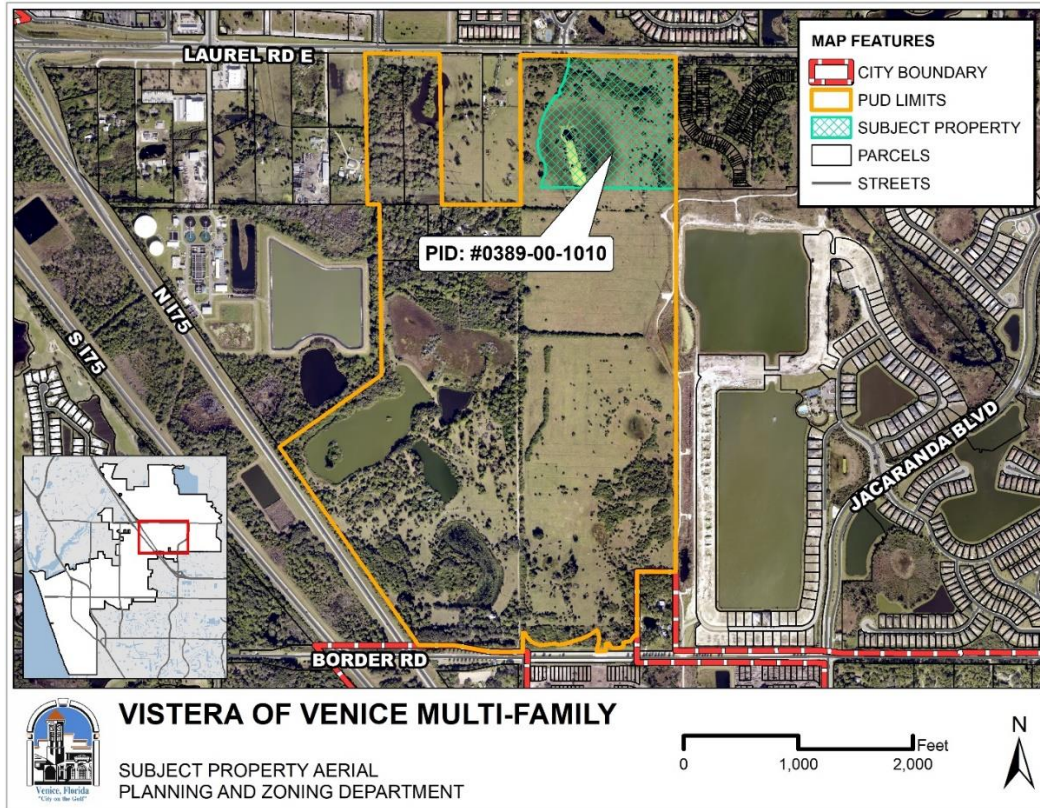
## GENERAL INFORMATION

<b>Address:</b>	Laurel Rd between Jacaranda Blvd and I-75
<b>Request:</b>	Increase in height for four buildings centrally located within the parcel to 54.7'
<b>Owners:</b>	Border Road Investments, LLC; Myarra Property Joint Ventures, LLC
<b>Applicant:</b>	The NRP Group
<b>Agent:</b>	Jeffrey Boone, Esq., Boone Law Firm
<b>Parcel ID:</b>	0389001010
<b>Parcel Size:</b>	27.908± acres
<b>Future Land Use:</b>	Mixed Use Residential (MUR)
<b>Zoning:</b>	Planned Unit Development (GCCF PUD)
<b>Comprehensive Plan Neighborhood:</b>	Northeast
<b>Application Date:</b>	October 20, 2021
<b>Related Petitions:</b>	Site & Development Plan Petition No. 21-47SP Special Exception Petition No. 21-49SE

## I. EXISTING CONDITIONS

The subject property is part of the GCCF Planned Unit Development (PUD) (the overall development has been named Vistera of Venice) and is located in the northeast corner of the overall PUD. The GCCF PUD is located between Laurel Road and Border Road, and between Jacaranda Boulevard and I-75. The subject property is level, vacant land, currently in the process of being worked in preparation for the installation of infrastructure for the single family portion of the development, recently approved through an amendment to the Preliminary Plat for Vistera of Venice.

### Aerial Photo



### Surrounding Properties

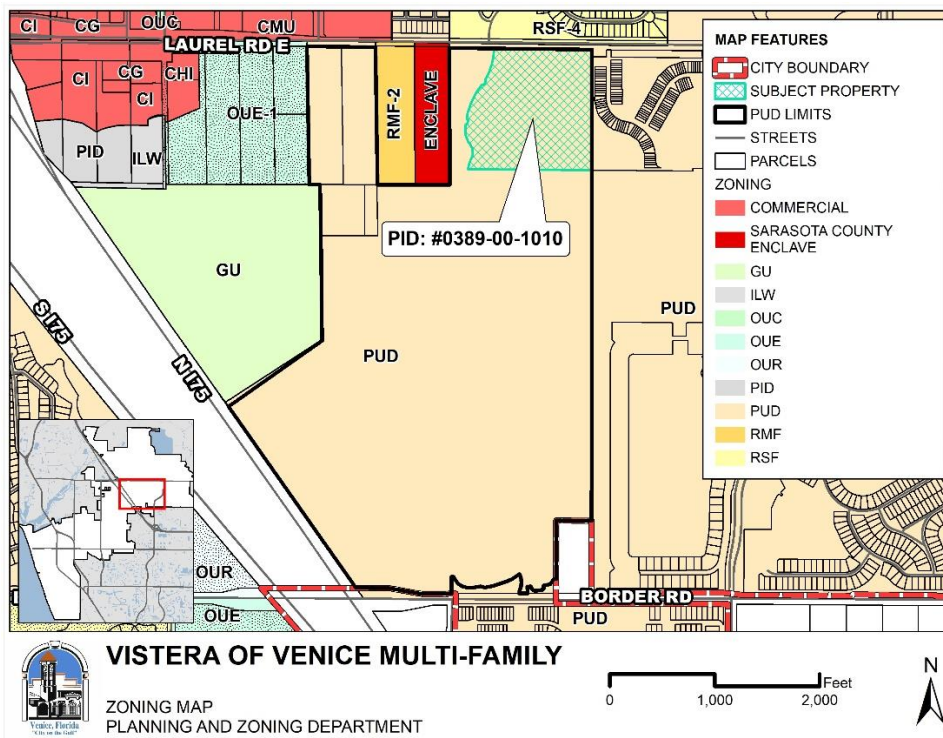
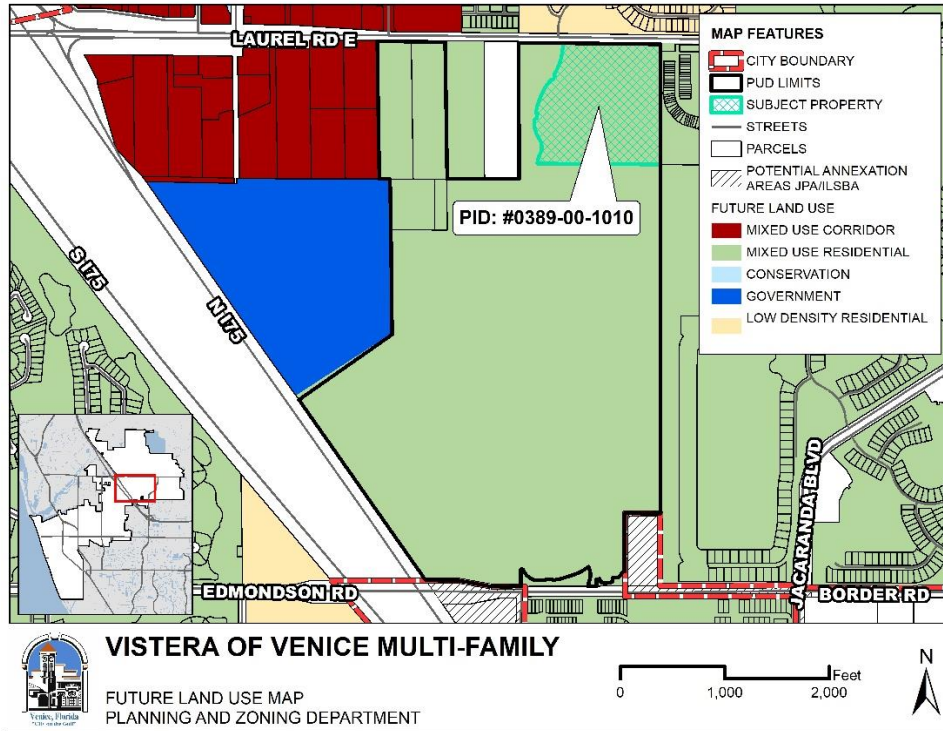
Direction	Existing Land Use(s)	Current Zoning District(s)	Existing Future Land Use Map Designation(s)
North	Residential common areas/elements & single family detached (Willow Chase)	Residential Single Family (RSF-4)	Low Density Residential (RSF-4)
South	Residential vacant site (Vistera of Venice)	PUD	MUR
East	Residential common areas/elements (Milano)	PUD	MUR
West	Residential vacant site (Vistera of Venice)	PUD	MUR

**Site Photographs**



### Future Land Use and Zoning

The Future Land Use (FLU) designation for the subject property is Mixed Use Residential and the zoning is Planned Use Development as depicted on the maps that follow. The property is surrounded to the east, west, and south by the same FLU and zoning. To the north is the FLU of Low Density Residential and the zoning of Single Family Residential (RSF-4).

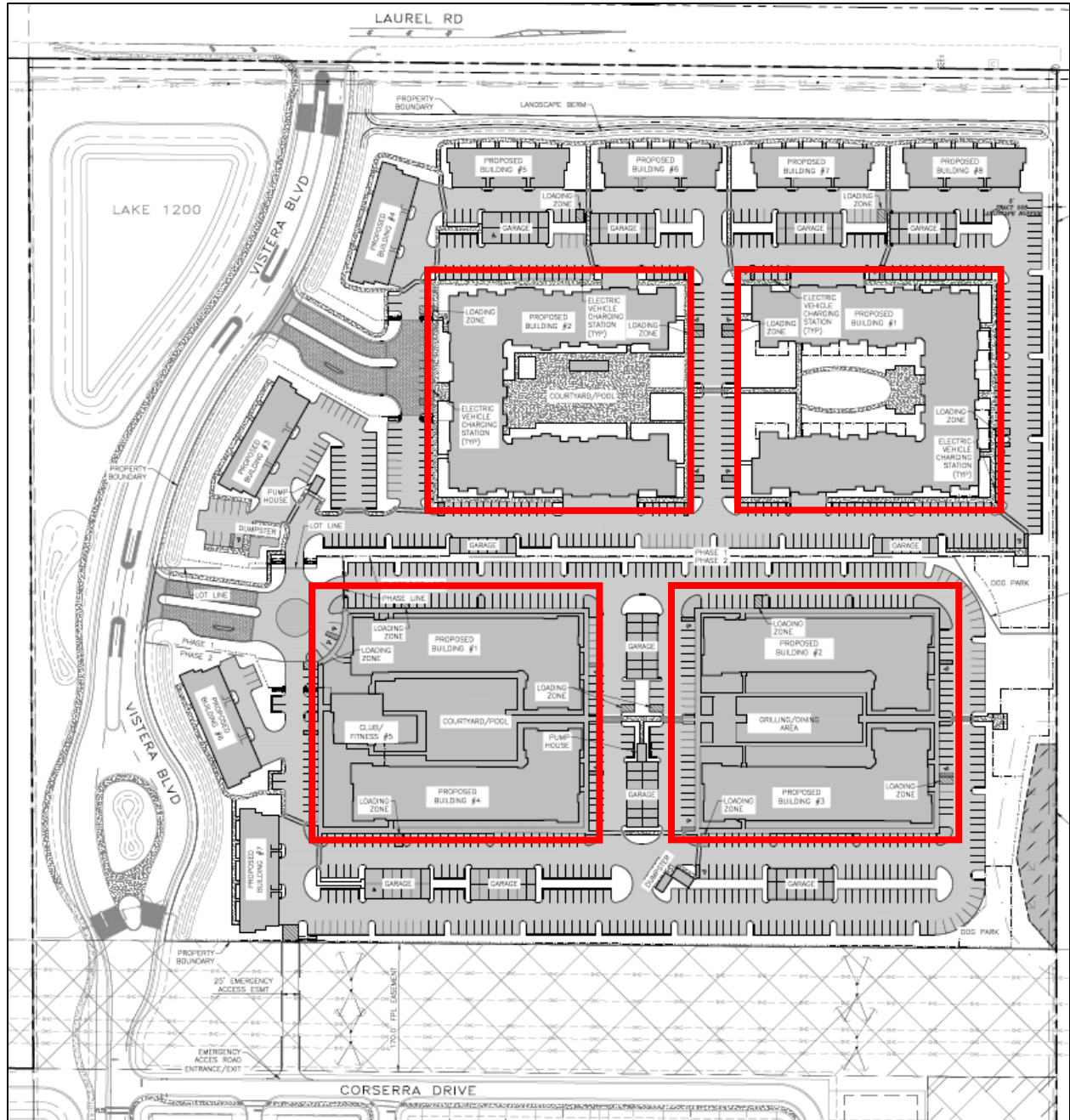


## II. PROJECT INFORMATION

### Conditional Use

The subject petition proposes an increase in height for four buildings (circled in red below). Townhomes and garages will be located mostly along the perimeter of the development, acting as a buffer for the four taller buildings. Buffering is also provided through distance from parcel perimeters, berms, and landscaping.

### Site and Development Plan



Color Elevations (red rectangle shows approximate area of Conditional Use request)



### III. PLANNING ANALYSIS

Analysis of the subject conditional use evaluates consistency with the Comprehensive Plan, compliance with the GCCF PUD, and with the City's Land Development Code (LDC).

#### **Consistency with the Comprehensive Plan**

A review of the Comprehensive Plan produced no strategies or intents that would conflict with the proposed conditional use of increasing the building height of four buildings.

Vision LU-13: Planning Areas Summary (table)

The applicant's request is supported by an allowance for a maximum building height of 55' within the South Laurel Neighborhood (Planning Area I) if granted by City Council.

#### **Comprehensive Plan Inconsistencies**

No inconsistencies have been identified with this proposal.

#### **Conclusions/Findings of Fact (Consistency with the Comprehensive Plan):**

Analysis has been provided to determine consistency with the Land Use Element strategies applicable to the Mixed Use Residential future land use designation, strategies found in the Northeast Neighborhood element, and other plan elements. As indicated above, no inconsistencies have been identified. This analysis should be taken into consideration upon determining Comprehensive Plan consistency.

#### **GCCF Binding Master Development Plan**

The Binding Master Plan calls for multi-family development at this location within the overall PUD. Height was not clearly stated.

#### **Conclusions/Findings of Fact (Compliance with the GCCF PUD Binding Master Plan)**

The conditional use has been deemed compliant with the GCCF PUD Binding Master Development Plan.

#### **Land Development Code (LDC) Compliance**

The subject petitions have been processed with the procedural requirements for considering a conditional use petition. In addition, the petition has been reviewed by the Technical Review Committee and no issues were identified regarding compliance with the Land Development Code.

The applicant has provided responses, shown verbatim below, to Sec. 86-42(e)1-9, addressing the Planning Commission's basis for decisions on this petition type:

- (1) Compliance with all applicable elements of the comprehensive plan;  
Applicant Response: The proposed conditional use is in compliance with all applicable elements of the Comprehensive Plan.
- (2) General compatibility with adjacent properties and other properties in the district;  
Applicant Response: The proposed conditional use will allow for tiered building heights, with building heights below permitted heights along the perimeter of the property, thereby ensuring compatibility with adjacent property in the district.
- (3) Scale of development. The relationship of the project or development in terms of its size, height, bulk, massing, intensity, and aesthetics, to its surroundings;

Applicant Response: The increased building height internal to the project allows for the reduction in building heights along the perimeter. Combined with substantial setbacks and buffering, and northern Italian architecture consistent with the surrounding area, the proposed development is appropriately scaled for its surroundings.

(4) Required yards and other open space;

Applicant Response: The proposed development meets or exceeds the requirement for yards and open space.

(5) Screening and buffering, with reference to type, dimensions and character;

Applicant Response: The proposed development will have substantial landscape buffers along Laurel Road to buffer the potential impact, additionally, the two-story townhouses on the perimeter will screen the four-story buildings located internally.

(6) Transportation access management and congestion with particular reference to automotive and pedestrian safety and convenience, traffic flow and control;

Applicant Response: All direct access to the site will be via Visterra Boulevard. There will be no direct access to Laurel Road, thereby ensuring safe and convenient access.

(7) Off-street parking and loading areas, where required;

Applicant Response: Off-street parking and loading areas will be provided by a combination of garage and surface parking. The proposed conditional use will allow for a project layout which screens parking from Laurel Road.

(8) Value added considerations including tax base diversification, employment, and affordable housing unit expansion;

Applicant Response: The proposed conditional use will allow for a development that provides a variety of market rate housing types which will increase housing affordability.

(9) Any special requirements set out in the schedule of district regulations of this chapter for the particular use involved.

Applicant Response: Not applicable.

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

No inconsistencies have been identified with the LDC.

#### IV. CONCLUSION

Upon review of the petition and associated documents, Comprehensive Plan, Binding Master Plan, Land Development Code, staff report and analysis, and testimony provided during the public hearing, there is sufficient information on the record to take action on Conditional Use Petition No. 21-48CU.