

SITE AND DEVELOPMENT PLAN PETITION NO. 25-51SP HOME DEPOT

Agent: Jackson R. Boone, Esq., Boone Law Firm

Owner/Applicant: 2001 Laurel LLC/Home Depot USA, Inc.

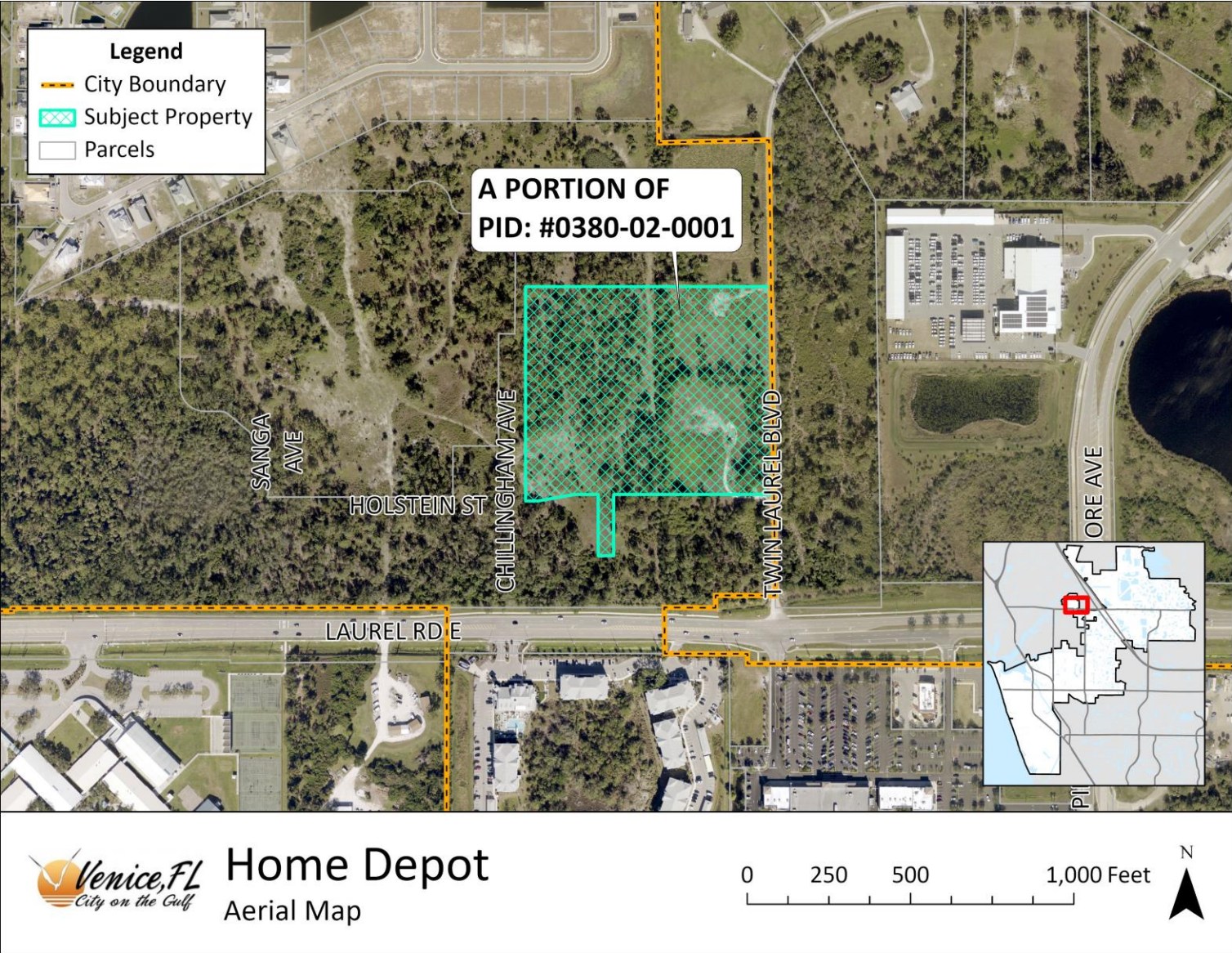
GENERAL INFORMATION

Address:	204 Chillingham Ave
Request:	Construction of a retail home improvement store with outdoor garden center
Owner:	2001 Laurel LLC
Applicant:	Home Depot USA, Inc.
Agent:	Jackson R. Boone, Esq., Boone Law Firm
Parcel ID:	A portion of 0380-02-0001
Parcel Size:	11.29 ± acres
Future Land Use:	Mixed Use Corridor
Current Zoning:	Commercial General
Comprehensive Plan Neighborhood:	Laurel Road Neighborhood
Application Date:	August 6, 2025
Associated Petitions:	25-52CU and 25-53DA

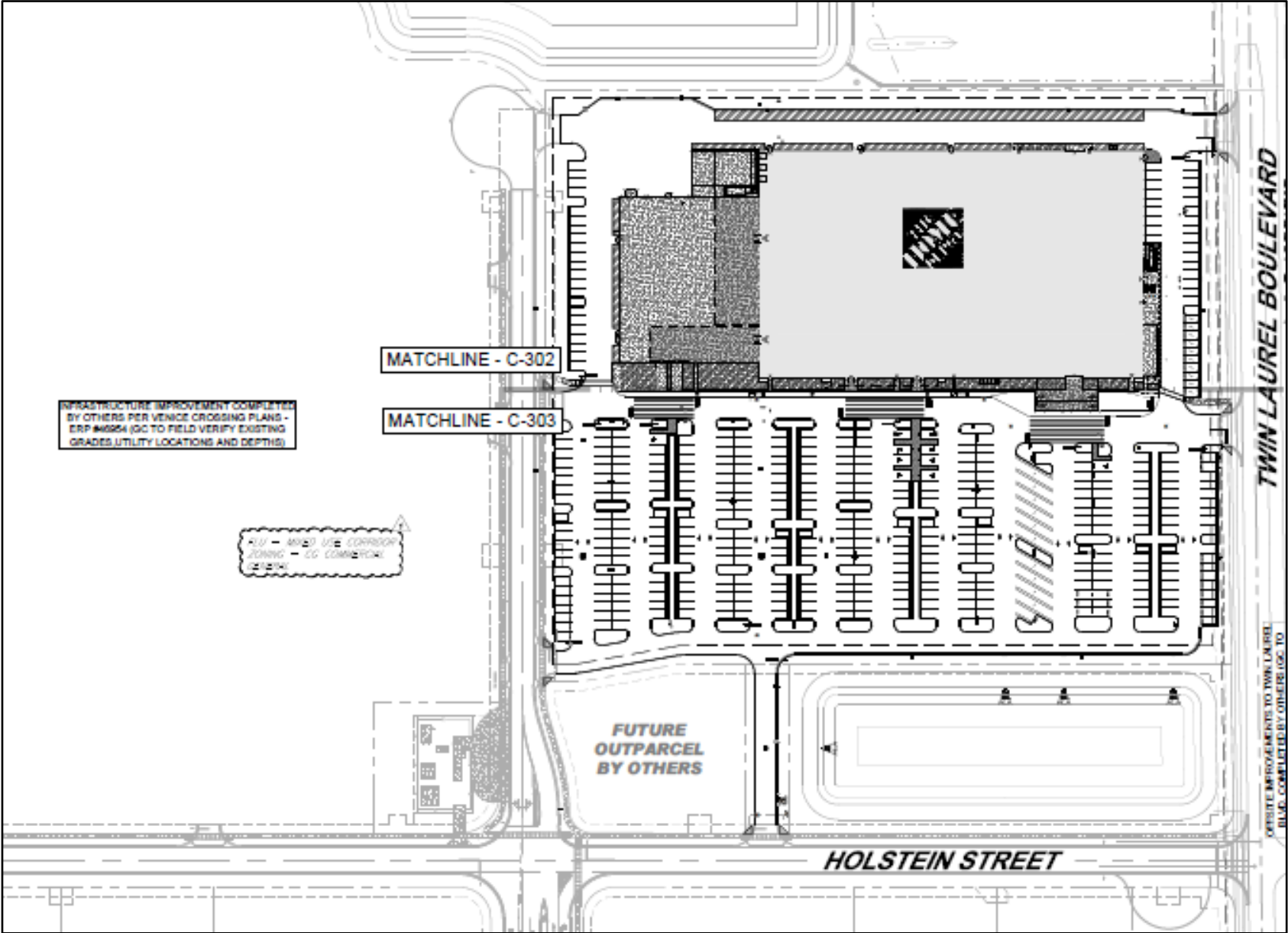
BACKGROUND AND EXISTING CONDITIONS

- ▶ Proposed 106,651 square foot Home Depot
- ▶ 28,156 square foot outdoor garden center
 - ▶ Concurrent petitions for outdoor storage and display use and design alternatives to landscaping, signage, and lighting
- ▶ Property retained CG zoning (inactive zoning district)

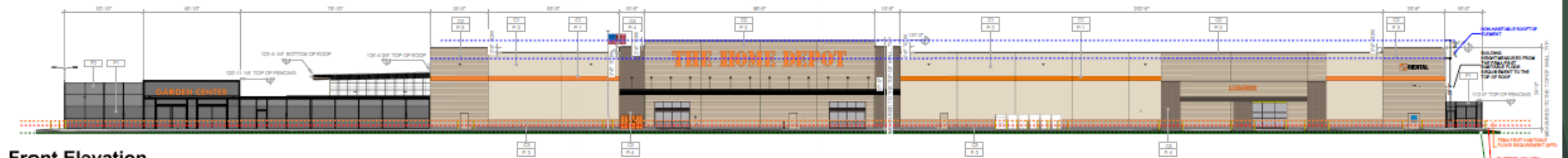
AERIAL MAP



SITE PLAN



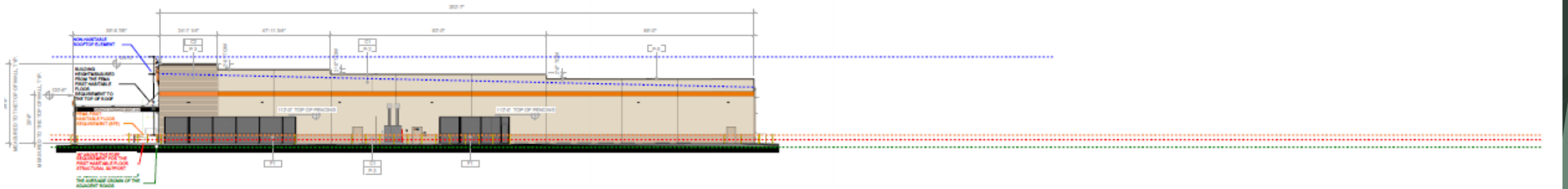
ELEVATIONS



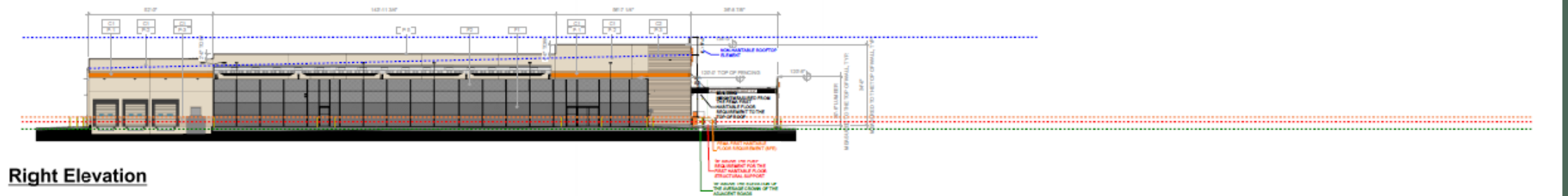
Front Elevation



Rear Elevation



Left Elevation

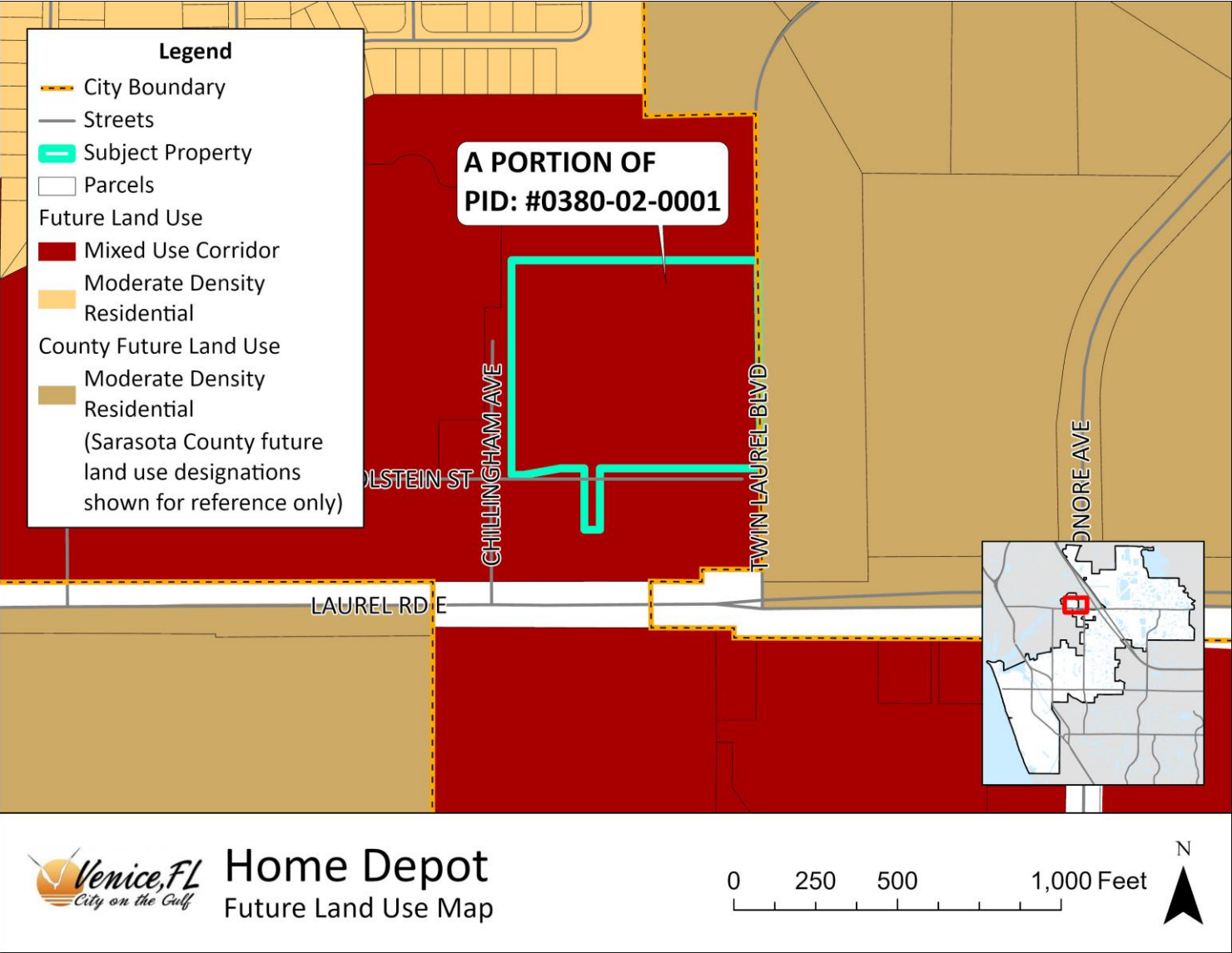


Right Elevation

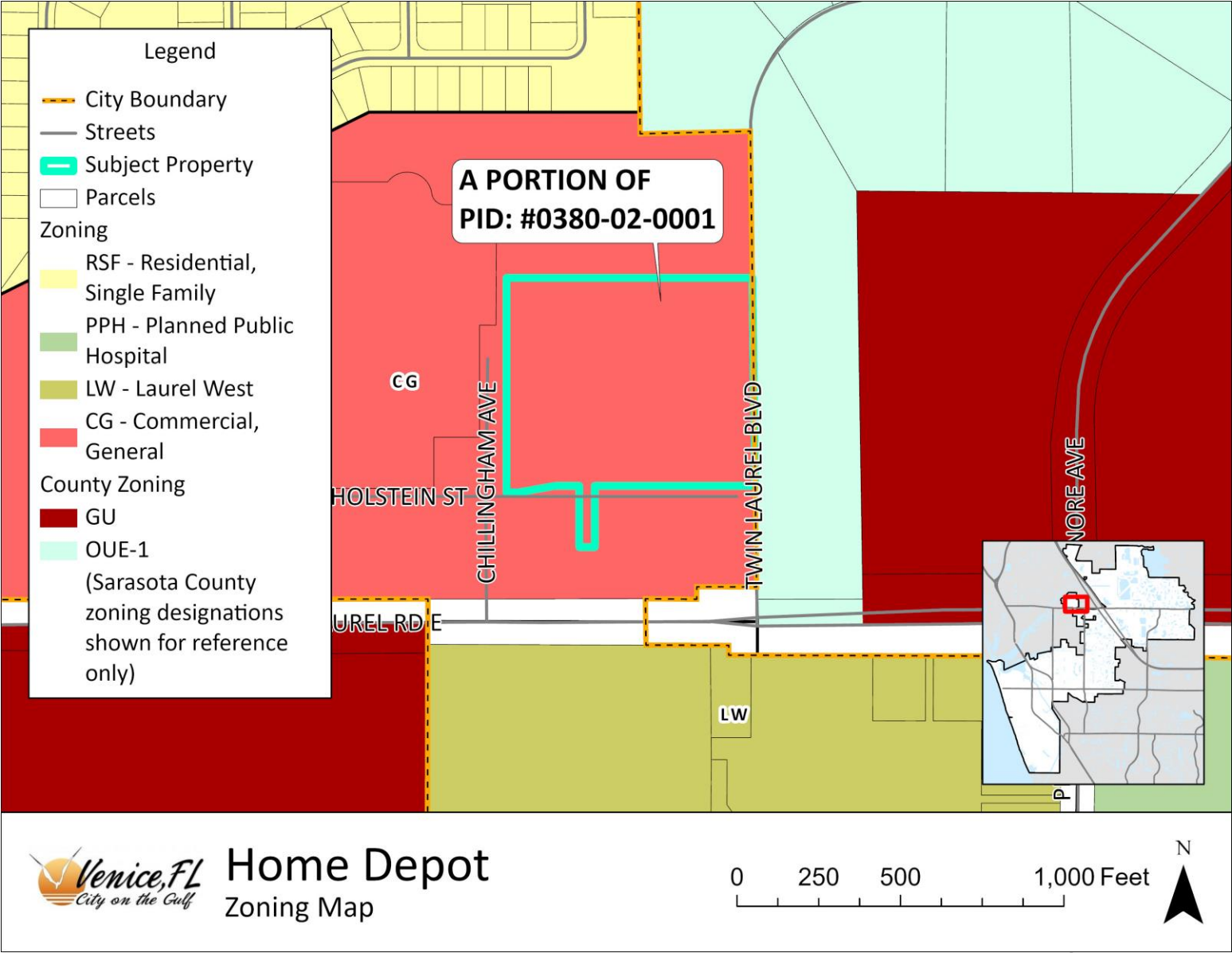
EXISTING AND PROPOSED CONDITIONS

Future Land Use and Zoning Maps and Surrounding Land Uses

FUTURE LAND USE MAP



ZONING MAP



SURROUNDING LAND USES

Direction	Existing Land Uses(s)	Current Zoning District(s)	Future Land Use Map Designation(s)
North	Vacant	Commercial General (CG)	Mixed Use Corridor (MUC)
South	Vacant	CG	MUC
East	Vacant	OUE-1	Moderate Density Residential
West	Vacant	CG	MUC

PLANNING ANALYSIS

Comprehensive Plan Consistency, Land Development Code Compliance,
Concurrency/Mobility

COMPREHENSIVE PLAN CONSISTENCY

- ▶ 1. Envisioned to be located in and support the Island Neighborhood, Laurel Road Corridor, Gateway and Knights Trail Neighborhood. **Staff comment:** *This project is in the Laurel Road Neighborhood.*
- ▶ 2. Supports mixed use (horizontal and vertical). **Staff comment:** *Mixed Use Development is defined in the code as a type of development that combines a mix of uses that may include residential, commercial and/or office uses within one building or multiple buildings with direct pedestrian access between uses. This project provides a pedestrian pathway to adjacent parcels/roadways.*
- ▶ 3. Moderate to Medium Density Residential uses are permitted; low density uses are not permitted. Dwelling units may be conveyed through common ownership, subdivision platting, or condominium platting under City regulations or State statutes. **Staff comment:** *At this time no residential uses are proposed.*
- ▶ 4. Non-Residential uses are limited to Commercial and Institutional-Professional. **Staff comment:** *This project is for a commercial use.*
- ▶ 5. Industrial Uses are not permitted except as noted below. **Staff comment:** *No industrial use is being proposed at this time.*
- ▶ 6. Designation Total Development (Min/Max Percentages) as follows:
 - ▶ a) Non-Residential: See Specific Neighborhood for Min/Max Percentages
 - ▶ b) Residential: See Specific Neighborhood for Min/Max Percentages **Staff Comment:** *MUC within the Laurel Road Neighborhood has over 4 million square feet of developable non-residential intensity that would be remaining if this petition moves forward.*
- ▶ 7. Intensity/Density:
 - ▶ a) Non-Residential Intensity (FAR): 0.5 (average) Designation-Wide; 1.0 maximum per individual property, except for PPH zoned properties which shall be limited to a FAR of 3.0
 - ▶ b) Residential Density: 5.1 - 13.0 **Staff comment:** *The FAR of the proposed project is .27 which is below the allowable FAR.*
- ▶ 8. Typically developed utilizing form based code concepts and standards for building placement, design, and parking; “campus-style” design may be used. **Staff comment:** *The proposed project has retained Commercial, General Zoning which is a traditional zoning district. Form based code concepts and standards have not been applied, nor are they required under this section of the comprehensive plan.*
- ▶ 9. Except for MUC located within the Laurel Road Corridor, Large-scale, single use commercial buildings and uses including those requiring outdoor display of goods are not permitted within this Designation. **Staff Comment:** *This project is within the Laurel Road Corridor and therefore this proposed large-scale commercial building with outdoor display would be considered allowable with this future land use.*

CONCLUSIONS/FINDINGS OF FACT (CONSISTENCY WITH THE COMPREHENSIVE PLAN):

Analysis of the Land Use Element strategies applicable to the Mixed Use Corridor future land use designation, strategies found in the Laurel Road Neighborhood, and other plan elements has been provided. This analysis should be taken into consideration upon determining Comprehensive Plan consistency.

LAND DEVELOPMENT CODE COMPLIANCE

- ▶ Processed with procedural requirements contained in the code and reviewed by the TRC
- ▶ The proposed plan, outside of the requested design alternatives and conditional use petitions concurrently in process, has been reviewed for compliance with regulations, including but not limited to, use, parking, setbacks, land area, height, lot coverage, lighting, and landscaping requirements.
- ▶ Responses to Land Use Compatibility Analysis and Decision Criteria have been included in the staff report and agenda

► This property may be considered for additional mitigation standards based on the special considerations listed in 87-4.4.B, as it is adjacent to a property that has Sarasota County zoning and is included in the Joint Planning Area. The mitigation standards are as follows:

1. Lowering density and intensity;
2. Increasing building setbacks;
3. Adjusting building step-backs (see Section 4.4.B. below);
4. Requiring tiered buildings;
5. Adjusting onsite improvements to mitigate lighting, noise, mechanical equipment, refuse and delivery and storage areas;
6. Adjusting road and driveway locations; and
7. Increasing buffer types and/or elements of the buffer type

LAND DEVELOPMENT CODE COMPLIANCE

Standard	Required/Allowed by CM Zoning	Provided
Front Setback	20'	316.4'
Side Setback East	20'	89.2'
Side Setback Interior	8'	84'
Rear Setback	10'	67'
Building Height	35'	34'
Parking (min- max)	3-6/1000 square feet 320 min/640 max	401

CONCLUSIONS/FINDINGS OF FACT (COMPLIANCE WITH LAND DEVELOPMENT REGULATIONS):

► The Site and Development Plan has been reviewed and deemed compliant by the Technical Review Committee (TRC); any issues identified during TRC review have been addressed through this process.

CONCURRENCY

Facility	Department	Estimated Impact	Status
Potable Water	Utilities	N/A	County Services
Sanitary Sewer	Utilities	N/A	County Services
Solid Waste	Public Works	N/A	Compliance confirmed by Public Works
Parks & Rec	Public Works	N/A	Compliance confirmed by Public Works
Drainage	Engineering	Will not exceed 25-year, 24-hour storm event	Compliance confirmed by Engineering

CONCURRENCY AND MOBILITY

- ▶ No issues have been identified regarding adequate public facilities capacity to accommodate the development of the project per Section 5 of the Land Development Regulations.
- ▶ Applicant provided traffic impact statement comparing approved trips for Venice Crossing (1,208 PM Peak hour trips) to this project (115 PM Peak hour trips)
 - ▶ A full traffic study was conducted at the time of the Preliminary Plat with a significant amount of coordination with Sarasota County, Florida Department of Transportation and the Sarasota County School District.
 - ▶ This has been reviewed by City staff and the City's traffic consultant no additional issues have been identified.

CONCLUSION

► Upon review of the petition and associated documents, Comprehensive Plan, Land Development Regulations, staff report and analysis, and testimony provided during the public hearing, there is sufficient information on the record for the Planning Commission to take action on Site and Development Plan Petition No. 25-51SP.