



**Project: Laurel Road Storage**  
**Site and Development Plan Petition No. 16-01SP**  
**Special Exception Petition No. 16-01SE**

**Staff Report**

**Owner:** Laurel Road Storage, LLC

**Parcel ID #s:** 0387-01-0009 & 0387-01-0005

**Agent:** Jeffery Boone, Boone Law Firm

**Addresses:** 3496 & 3500 Laurel Road East

**Parcel Size:** 5.81 acres

**Existing Zoning Districts:** Commercial, Intensive (CI) & Commercial, Highway Interchange (CHI)

**Future Land Use Designation:** Commercial

**Summary of Site and Development Plan:**

**A proposed self-storage facility which includes the following improvements:**

- A two-story, 53,000 square foot storage building,
- Two one-story storage buildings (3,800 square foot and 4,000 square foot buildings),
- A fenced open storage yard west of the storage buildings, and
- Associated improvement including but not limited to drainage improvements, off-street parking and landscaping.

**Summary of Special Exception Petition:**

- 1) A proposed self-storage facility as a special exception use in the proposed Commercial, Intensive (CI) district.
- 2) In conjunction with the concurrently processed site and development plan petition a request for a modification from Section 122-434(3)h to reduce the minimum required number of off-street parking spaces for the proposed self-storage facility from 30 spaces to seven (7) spaces.

**Concurrent Land Development Applications:**

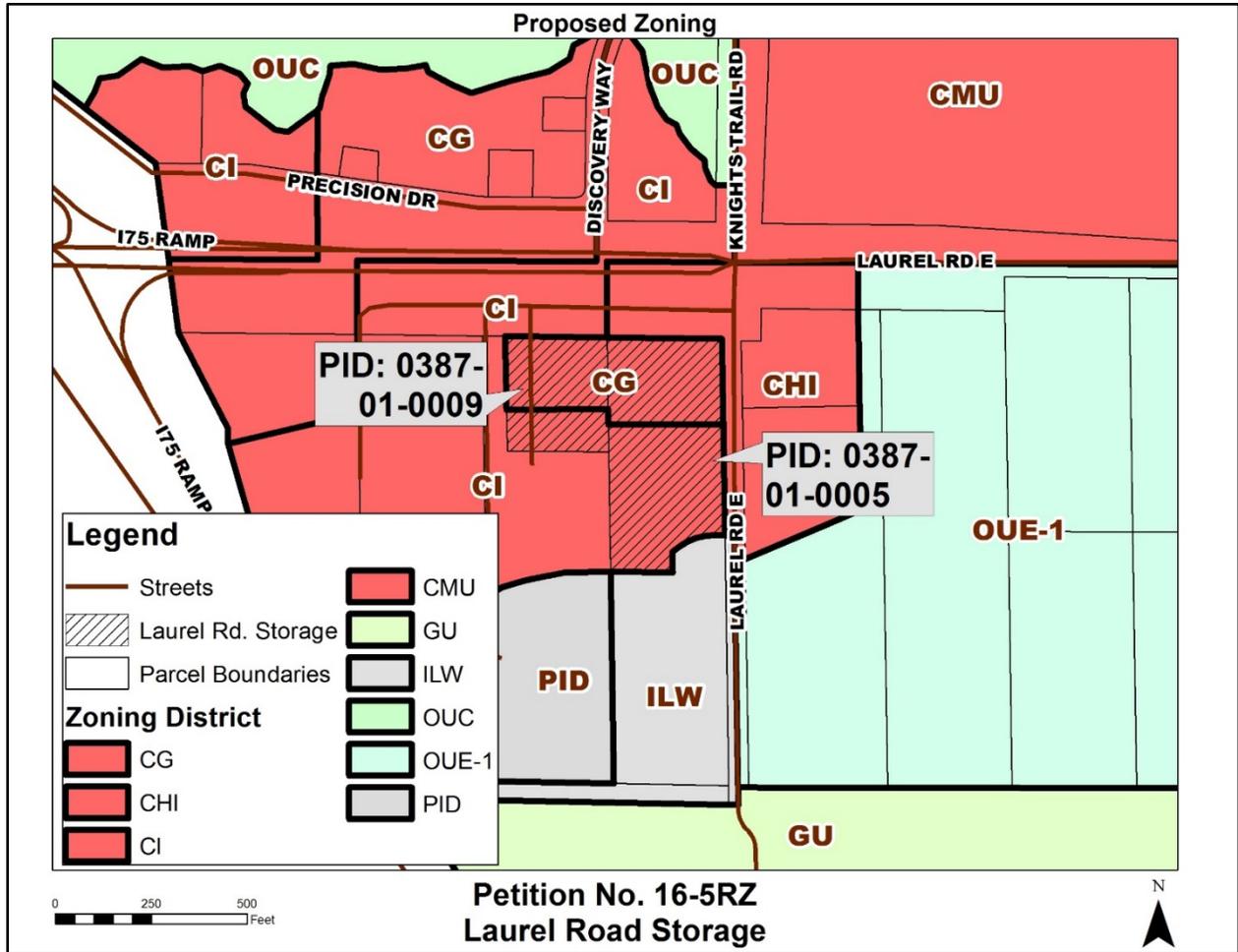
**Zoning Map Amendment 16-05RZ to rezone the subject property from Commercial, Highway Interchange (CHI) and Commercial, Intensive (CI) to CI and Commercial, General (CG)**

**I. INTRODUCTION**

The subject property is comprised of two abutting parcels with a combined area of 5.81 acres located southwest of the Laurel Road East/Knight’s Trail Road intersection. The eastern parcel (parcel id. no. 0387-01-0005) currently has Commercial, Highway Interchange (CHI) zoning, and the western parcel (parcel id. no. 0387-01-0009) currently has Commercial, Intensive (CI) zoning (see Map 4 on page 7).

The project is dependent on a concurrently processed zoning map amendment that rezones the subject property from CHI and CI districts to CI and CG districts. The proposed self-storage facility is located on the portion of the property proposed for CI zoning as shown on the following map provided from the staff report for Zoning Map Amendment Petition No. 16-05RZ.

**MAP 1: Proposed Zoning Map (Proposed CG and CI Zoning)**



The proposed self-storage facility includes the following improvements:

- A two-story, 53,000 square foot storage building,
- Two one-story storage buildings (3,800 square foot and 4,000 square foot buildings),
- A fenced open storage yard west of the storage buildings, and
- Associated improvement including but not limited to drainage improvements, off-street parking and landscaping.

Additional information on the proposed improvements can be obtained from the Planning Commission packets which include engineering drawings, including the proposed site plan drawing, architectural elevation drawings and landscape plans.

## II. SUBJECT PROPERTY/SURROUNDING AREA INFORMATION

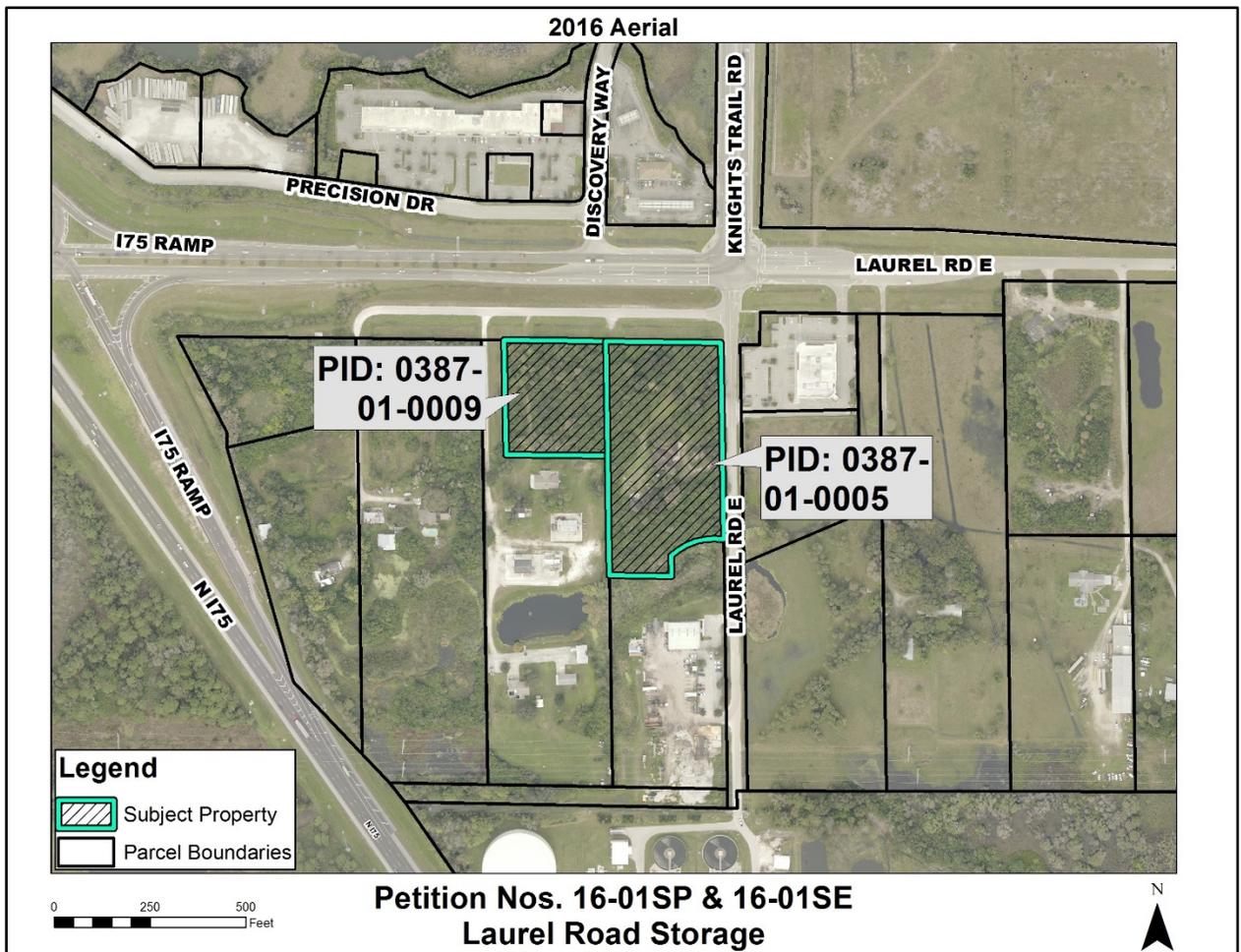
### On- and Off-Site Conditions:

The subject property is comprised of two parcels of land totaling 5.81 acres as shown on Map 2 (see following page). With the recent demolition of a house and associated accessory structures on the eastern parcel (parcel id. no. 0387-01-005), both parcels are vacant.

The property has street frontage on two local streets, both of which are named Laurel Road East (the four-lane arterial roadway immediately to the north is also named Laurel Road East). The north-south local road which provides access to the Laurel Road East (the arterial roadway) at the intersection of Laurel Road East and Knight's Trail Road terminates to the south at the entrance of the City of Venice wastewater treatment plant. The east-west local road is a non-through road providing adjacent properties access to Laurel Road East.

Following Map 2 are a series of photos which show on-site conditions and properties adjacent to the subject property.

### MAP 2: Aerial Photograph





Access to the subject property is from two local roads, both named Laurel Road East



The northern portion of the subject property looking west



Abandoned residential structures on the property recently demolished



A light industrial business abutting the subject property to the south



Two of several buildings on the property abutting the subject property to the west



An adjacent CVS store to the east of the subject property

Existing uses, current zoning and the future land use designation of surrounding properties are provided in the following table.

Direction	Existing Land Use(s)	Existing Zoning District(s)	Future Land Use Map Designation(s)
North	Gas station/convenience store and commercial plaza	Commercial, Intensive (CI) and Commercial, General (CG)	Commercial
West	Mixed use commercial and residential, and vacant land	CI	Commercial
South	Excavation company w/ recycling facility and city wastewater treatment facility	Industrial, Light and Warehousing (ILW) and Planned Industrial Development	Industrial
East	Drug store and vacant land	Commercial, Highway Interchange (CHI)	Commercial

**Flood Zone Information:**

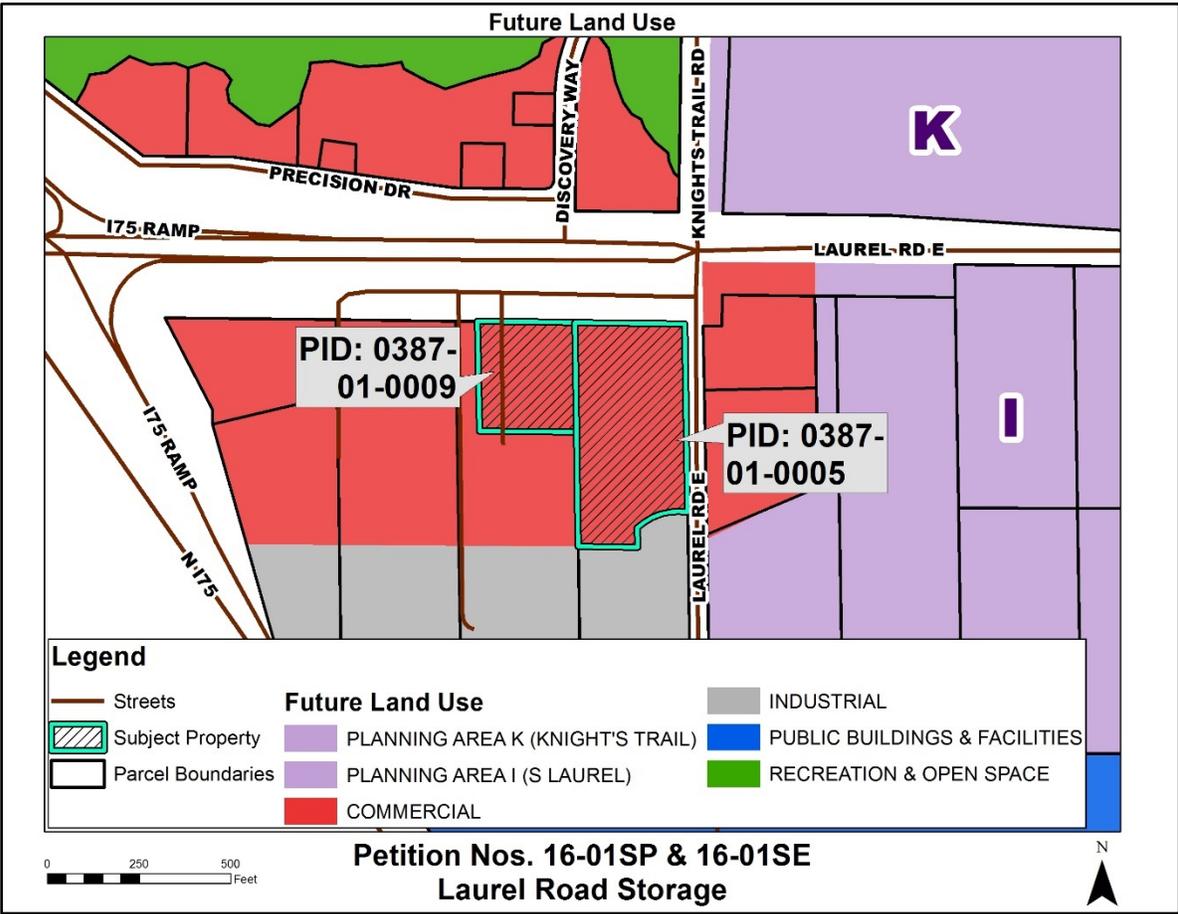
The FEMA Flood Insurance Rate Map (FIRM) shows the subject property with two flood zone designations. Parcel no. 0387-01-0009 has a Zone X FIRM designation with moderate to low flood risk.

The Zone X designation is not identified as a Special Flood Hazard Area and therefore not subject to based flood elevation requirements. Parcel no. 0387-01-0005 has a Zone X and an AE FIRM designation with high to low flood risk. The AE designated portion of the parcel is identified as a Special Flood Hazard Area and is subject to a base flood elevation of 14.7 feet. Any development of the property will be subject to compliance with FEMA requirements.

**Future Land Use:**

Map 3 (see following page) shows the subject property having a Commercial future land use map designation. The commercial designation is planned for multi-purpose activity centers, such as downtowns or central business districts, commercial corridors, and shopping centers that include commercial uses such as retail, office, professional, service, and hotel/motel lodging activities. Total square footage of commercial uses shall not exceed a floor area ratio (FAR) of 1.0. Properties to the north, west and east also have a commercial designation, while property to the south has an industrial future land use map designation.

**MAP 3: Future Land Use Map**



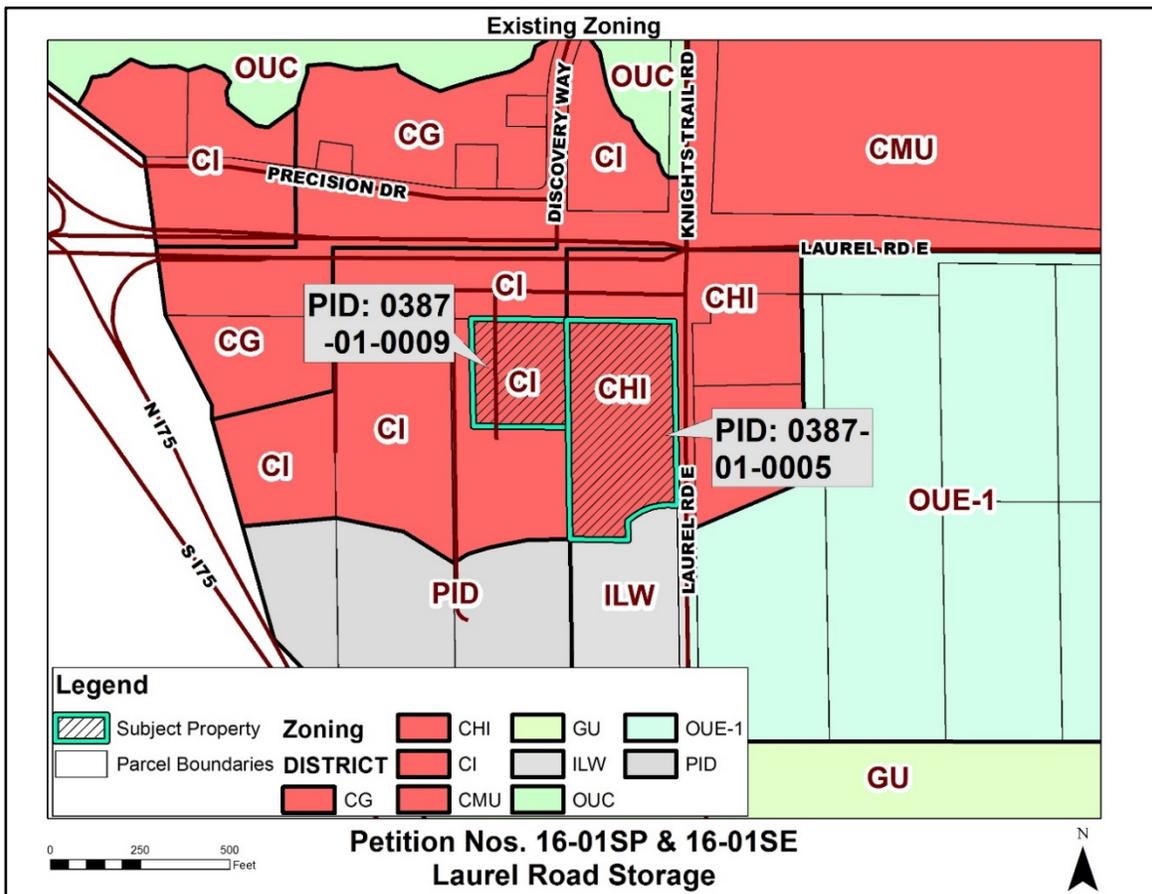
**Existing Zoning:**

Map 4 (see following page) shows the existing zoning of the subject and surrounding properties. The eastern parcel (parcel id. no. 0387-01-0005) currently has Commercial, Highway Interchange (CHI) zoning, and the western parcel (parcel id. no. 0387-01-0009) currently has Commercial, Intensive (CI)

zoning. Parcel no. 0387-01-0005 was rezoned from Sarasota County Open Use, Estate 1 (OUE-1) to City of Venice Commercial, Highway Interchange (CHI) on May 14, 2002 through the adoption of Ordinance No. 2002-25. Parcel no. 0387-01-0005 was rezoned from Sarasota County Open Use, Estate 1 (OUE-1) to City of Venice Commercial, Intensive (CI) on March 26, 1996 through the adoption of Ordinance No. 96-07 which included the following two stipulations:

1. The CI district is limited to automotive service stations, automotive convenience centers, convenience stores, restaurants, gift shops catering to the traveling public, transient accommodations, and banks with drive-up facilities.
2. Truck stops shall be allowed upon the granting of a special exception.

**MAP 4: Existing Zoning Map**



Surrounding properties to the north, west and east have either existing CHI, CI or CG zoning, while properties to the south have existing industrial zoning (Industrial, Light and Warehousing (ILW) and Planned Industrial Development (PID)).

### III. PLANNING ANALYSIS FOR SITE AND DEVELOPMENT PLAN PETITION NO. 16-01SP

This section of the report evaluates the site and development plan petition for 1) consistency with the comprehensive plan, 2) compliance with the Land Development Code, and 3) compliance with the city's concurrency management regulations and the project's expected impacts on public facilities. For each of the three evaluations staff provides its finding and staff comments are provided for each of the required findings for site and development plan approval contained in Section 86-23(n).

1. Consistency with the Comprehensive Plan:

The subject property has a Commercial future land use map designation. The commercial designation is planned for multi-purpose activity centers, such as downtowns or central business districts, commercial corridors, and shopping centers that include commercial uses such as retail, office, professional, service, and hotel/motel lodging activities. Total square footage of commercial uses shall not exceed a floor area ratio (FAR) of 1.0.

The proposed self-storage facility is a service business that is consistent with the land uses planned for the commercial future land use designation. The proposed facility has a total floor area of 60,800 square feet which over the entire 5.81-acre property represents a FAR of 0.24, less than the maximum FAR of 1.0 allowed in the commercial future land use map designation.

Policy 8.2, Land Use Compatibility Review Procedures, requires a land use compatibility review of the following:

- 1) Protection of single-family neighborhoods from the intrusion of incompatible uses,
- 2) Prevention of the location of commercial or industrial uses in areas where such uses are incompatible with existing uses,
- 3) The degree to which the development phases out nonconforming uses in order to resolve incompatibilities with existing uses, and
- 4) Densities and intensities of proposed uses as compared to densities and intensities of existing uses.

In conducting the above review, land use density and intensity, building heights and setback, character or type of use proposed, and site and architectural mitigation design techniques are to be evaluated. If a potential incompatibility is identified the policy lists a several techniques which can be used to mitigate the potential incompatibility.

The following is a review of each of the four land use compatibility topics listed above.

- 1) Protection of single-family neighborhoods from the intrusion of incompatible uses

Based on the profile of existing land uses that surround the subject site, it is reasonable to conclude there is no single-family neighborhood in the vicinity of the subject property. Existing land uses adjacent to the subject property are either commercial, industrial or vacant commercial. The one exception is the 6.9-acre property which abuts the subject property to the south and west. This is a mixed use property with multiple residential structures and storage structures from which multiple businesses are conducted, including but not limited to a lawn service business and pool contractor.

- 2) Prevention of the location of commercial or industrial uses in areas where such uses are incompatible with existing uses

All properties surrounding the subject property have non-residential zoning. Except for the 6.9-acre property noted above, all properties adjacent to the subject property have existing land uses which are either commercial, industrial or vacant commercial. The 6.9-acre property is best characterized as a mixed commercial/residential use, with commercial activities present on the

site. The self-storage facility has been designed to minimize impacts on the abutting commercial/residential property, with the more intensive components of the site plan (the two-story storage building and parking facility) being located furthest from the abutting property. In addition, compared to other uses allowed in the CI district, the proposed self-storage use has less frequent patronage and associated externalities (traffic, noise, etc.). For these reasons, the proposed self-storage facility is not considered incompatible with existing uses in the vicinity.

- 3) The degree to which the development phases out nonconforming uses in order to resolve incompatibilities with existing uses

This topic is not applicable, there are no nonconforming uses on the subject property.

- 4) Densities and intensities of proposed uses as compared to densities and intensities of existing uses

Compared to other non-residential uses in the area which include an excavation business with a recycling facility, a city wastewater treatment facility, drug store, commercial plaza and the gas station/convenience store/car wash business, the proposed self-storage can be considered less intensive in terms of traffic, noise and odor. In addition, the proposed self-storage facility is designed at a 0.24 FAR, considerably less than maximum FAR of 1.0 required in the commercial future land use designation.

***Finding of Fact (Comprehensive Plan):*** *The proposed site and development plan is consistent with the commercial future land use designation and Policy 8.2 regarding land use compatibility.*

## 2. Compliance with the Land Development Code:

In a concurrently processed zoning map amendment, the applicant has requested a Commercial, Intensive (CI) zoning district for the portion of the property in which the self-storage facility is proposed to be developed. Without the zoning map amendment, the applicant cannot develop the proposed facility because the existing Commercial, Highway Interchange (CHI) zoning does not allow any type of storage facility. Staff's review for Land Development Code (LDC) compliance is based on the proposed CI zoning.

Self-storage facilities are a special exception use in the CI district, hence the concurrently processed special exception petition. The self-storage facility includes indoor storage in three buildings and an outdoor storage area. Unlike other uses in the CI district which are specifically restricted to be within a completely enclosed building, self-storage facilities have no such restriction. As such, the proposed self-storage facility, as designed, is an allowable special exception use in the CI district.

Staff has reviewed all submitted plan drawings for compliance with the CI district regulations and all other applicable LDC regulations. Except for the requested code modification from Section 122-434(3)h to reduce the minimum required number of off-street parking spaces from 30 spaces to 7 spaces, staff confirms the site and development plan is in compliance with all applicable standards contained in the Land Development Code (LDC).

***Staff Finding:*** *Subject to the approval of the requested code modification, staff finds the site and development plan in compliance with the LDC.*

3. Concurrency/Adequate Public Facilities:

The applicant has submitted a concurrency determination application and a concurrency review has been completed by staff. The following table shows the expected public facility impacts and the status of the departmental concurrency reviews.

Department	Facility	Project's Estimated Impact	Status
Utilities	Potable Water	3.30 ERUs	Concurrency confirmed by Utility Department
Utilities	Sanitary Sewer	3.78 ERUs	Concurrency confirmed by Utility Department
Public Works	Solid Waste	N/A	There is no adopted level of service for non-residential uses.
Public Works	Parks & Recreation	N/A	There is no adopted level of service for non-residential uses.
Engineering	Drainage	Compliance with SWFWMD permit	Concurrency confirmed by Engineering Department
Planning and Zoning	Transportation	9 p.m. peak hour trips	Concurrency confirmed by Planning & Zoning Division
School Board	Public Schools	N/A	The project is non-residential therefore not subject to school concurrency

***Finding of Fact (Concurrency):*** *Adopted minimum levels of service for the above public facilities will be maintained after taking into account the estimated public facility impact of the proposed self-storage facility.*

4. Planning Commission Findings of Fact for the Site and Development Plan

Section 86-23(n) specifies the Planning Commission's role in taking action on a site and development plan application and reads in part, "..... the planning commission shall ..... be guided in its decision and exercise of its discretion to approve, approve with conditions, or to deny by the following standards".

In addition to providing the applicant's response to each standard or finding, staff has provided commentary on each to facilitate the Planning Commission's review and evaluation of the site and development plan application.

- (1) Sufficiency of statements on ownership and control of the development and sufficiency of conditions of ownership or control, use and permanent maintenance of common open space, common facilities or common lands to ensure preservation of such lands and facilities for their intended purpose and to ensure that such common facilities will not become a future liability for the city.

***Applicant's Response:*** *Statements of ownership and control have been provided with the application. No common open space is proposed.*

**Staff Comment:** *A deed and survey have been submitted confirming ownership and control of the subject property.*

- (2) Intensity of use and/or purpose of the proposed development in relation to adjacent and nearby properties and the effect thereon; provided, however, that nothing in this subsection shall be construed as granting the planning commission the authority to reduce residential densities below that permitted by the schedule of district regulations set out in article IV, division 2 of this chapter.

**Applicant's Response:** *The proposed self-storage facility will provide an appropriate transition between the CG zoning district along Laurel Road and the more intensive ILW zoning to the south. The proposed self-storage use is an ideal commercial use for transition between commercial and industrial zoning.*

**Staff Comment:** *The intensity of the proposed project in relation to adjacent and nearby properties and the effect thereon is studied in detail in evaluation of the project's consistency with the comprehensive plan (See Section III of this report, Consistency with the Comprehensive Plan, beginning on pages 8 and 9). Analysis has been provided to evaluate this consideration and conclude that the project is compatible with adjacent and nearby properties.*

- (3) Ingress and egress to the development and proposed structures thereon, with particular reference to automotive and pedestrian safety, separation of automotive traffic and pedestrian and other traffic, traffic flow and control, provision of services and servicing utilities and refuse collection, and access in case of fire, catastrophe or emergency.

**Applicant's Response:** *Road access to the self-storage facility has been located to minimize adverse impacts, if any.*

**Staff Comment:** *Ingress and egress to the development has been designed in compliance with LDC standards. The Public Works Department raised no concern regarding solid waste collection and the Fire Department identified no issues related to access in case of fire, catastrophe or emergency.*

- (4) Location and relationship of off-street parking and off-street loading facilities to thoroughfares and internal traffic patterns within the proposed development, with particular reference to automotive and pedestrian safety, traffic flow and control, access in case of fire or catastrophe, and screening and landscaping.

**Applicant's Response:** *Off-street parking and loading facilities have been located to maximize pedestrian safety, traffic flow and fire access. The screening of parking and loading facilities meet or exceeds the code requirements.*

**Staff Comment:** *The design of the proposed off-street parking and loading facilities have been reviewed for compliance with applicable LDC standards. No concerns were raised regarding pedestrian safety, traffic flow and control and access in case of fire or catastrophe. The proposed screening and landscaping of the parking areas is in compliance with LDC standards.*

- (5) Sufficiency of proposed screens and buffers to preserve internal and external harmony and compatibility with uses inside and outside the proposed development.

**Applicant's Response:** *The proposed self-storage facility is sufficiently screened to preserve harmony and compatibility with uses inside and outside the proposed development. Additional screening will occur with development of the future development area along Laurel Road in front of the proposed self-storage facility.*

**Staff Comment:** *The parking lot was designed and constructed in compliance with all applicable Land Development Code screening and landscaping standards.*

- (6) Manner of drainage on the property, with particular reference to the effect of provisions for drainage on adjacent and nearby properties and the consequences of such drainage on overall public drainage capacities.

**Applicant's Response:** *The proposed drainage plan meets all City of Venice requirements without any negative impacts on adjacent and nearby properties.*

**Staff Comment:** *The Engineering Department confirmed compliance with applicable drainage requirements.*

- (7) Adequacy of provision for sanitary sewers, with particular relationship to overall city sanitary sewer availability and capacities.

**Applicant's Response:** *Adequate sanitary sewer capacity is available to serve the site.*

**Staff Comment on Sanitary Sewer:** *The project will tie into an existing sanitary sewer line located within the right-of-way of Laurel Road East (the north-south road). The Utilities Department in its concurrency review confirmed there is adequate sanitary sewer capacity to serve the proposed city project.*

- (8) Utilities, with reference to hook-in locations and availability and capacity for the uses projected.

**Applicant's Response:** *Utilities locations are consistent with all City of Venice requirements and capacity is available to serve the property.*

**Staff Comment on Potable Water:** *The project will tie into existing water line located within the right-of-way of Laurel Road East (the north-south road). The Utilities Department in its concurrency review confirmed there is adequate water capacity to serve the proposed city project.*

- (9) Recreation facilities and open spaces, with attention to the size, location and development of the areas as to adequacy, effect on privacy of adjacent and nearby properties and uses within the proposed development, and relationship to community or citywide open spaces and recreational facilities.

**Applicant's Response:** *Not applicable.*

**Staff Comment:** *There are no recreation or open space standards in the Land Development Code that apply to the project. The proposed setbacks for the storage buildings exceed the minimum front, side and rear yard requirements.*

- (10) General site arrangement, amenities and convenience, with particular reference to ensuring that appearance and general layout of the proposed development will be compatible and harmonious with properties in the general area and will not be so at variance with other development in the area as to cause substantial depreciation of property values.

**Applicant's Response:** *The proposed self-storage facility will provide an appropriate transition between the CG zoning district along Laurel Road and the more intensive ILW zoning to the south. The proposed self-storage use is an ideal commercial use for transition between commercial and industrial zoning. The site layout will further insure compatibility and harmony with properties in the general area.*

**Staff Comment:** *The compatibility of the proposed project in relation to properties in the general area and the effect thereon is studied in detail in evaluation of the project's consistency with the comprehensive plan (See Section III of this report, Consistency with the Comprehensive Plan, beginning on pages 8 and 9). Analysis has been provided to evaluate this consideration and conclude that the project is compatible with adjacent and nearby properties. The proposed use is consistent with comprehensive plan and implementation of the comprehensive plan is generally expected to positively affect property values.*

- (11) Such other standards as may be imposed by this chapter on the particular use or activity involved.

**Applicant's Response:** *Not applicable.*

**Staff Comment:** *There are no other development standards in the Land Development Code that specifically apply to the proposed project.*

- (12) In the event that a site and development plan application is required, no variance to the height, parking, landscape, buffer or other standards as established herein may be considered by the Planning Commission. The Planning Commission may consider modifications to these standards under the provisions and requirements for special exceptions.

**Applicant's Response:** *A concurrent special exception application has been filed to vary parking standards (Sec. 122-434(3)h).*

**Staff Comment:** *As part of a concurrently processed special exception petition, the applicant has requested code modifications from Section 122-434(3)h to reduce the minimum required number of off-street parking spaces for the proposed self-storage facility from 30 spaces to seven (7) spaces. Staff's analysis of the requested special exception is provided in Sections V and VI of this staff report.*

Based upon the above analysis, staff has determined that sufficient information has been provided for the Planning Commission to make findings on each of the above considerations.

#### **IV. SUMMARY OF STAFF FINDINGS**

Based on the planning analysis provided in Section III of this report, staff has made the following findings regarding the site and development plan petition.

1. **Consistency with the Comprehensive Plan:** *The proposed site and development plan is consistent with the comprehensive plan.*
2. **Compliance with the Land Development Code:** *Subject to approval of the requested code modification, the proposed site and development plan is in compliance with the Land Development Code.*
3. **Concurrency:** *The proposed site and development plan is in compliance with the city's concurrency management regulations. If approved, staff will issue the project a concurrency certificate.*

## **V. PLANNING ANALYSIS FOR SPECIAL EXCEPTION PETITION NO. 16-01SE**

This section of the report evaluates the special exception petition's consistency with the comprehensive plan, and provides the applicant's response and staff's comments on the required findings for special exception approval contained in Section 86-43(e). The special exception petition includes the following two components:

- 1) A self-storage facility as a special exception use in the CI district
- 2) Modification from Section 122-434(3)h to reduce the minimum required number of off-street parking spaces for the proposed self-storage facility from 30 spaces to seven (7) spaces. It is important to note that the site plan drawing parking calculation (which states that 24 space are required) does not accurately account for the applicable parking standard which is based on gross floor area of the proposed buildings. The applicant mistakenly exempted floor area which, in this case, should not have been exempted. The total proposed building floor area is 60,800 square feet; applying the one space per 2,000 square feet of gross floor area standard yields a total of 30 required parking spaces.

Regarding the requested code modification, in the project narrative which is included in the Planning Commission materials on this petition, the applicant provided the following justification for the requested code modification.

“The request is justified based upon the unique nature of the proposed self-storage use. The City's code does not distinguish between the typical warehouse storage use and the retail type self-storage use. However, in other jurisdictions where the different types of storage are distinguished the standard is typically based upon the square footage of the retail square footage of the use and excludes the storage garage. A typical standard for self-storage is 1 space per 250 square feet of non-storage area. The non-storage area of the proposed self-storage facility is 1,155 square feet which would typically require 5 parking spaces. The proposed plan is for 7 parking spaces.”

Having the appropriate number of off-street parking spaces on a property is one factor for ensuring automotive and pedestrian safety and convenience, traffic flow and control and emergency access. Section 122-434(3)h requires wholesale, warehouse or storage uses provide a minimum of one off-street parking space for every 2,000 square feet of gross floor area, plus one space for each vehicle based at the facility. There are no vehicles planned to be based at the facility so the 60,800 square foot self-storage facility is required to have a minimum of 30 off-street parking spaces. The requested code modification is to provide seven (7) off-street parking spaces.

In the justification for the requested code modification, the applicant correctly notes that Section 122-434 does not include a parking standard for self-storage facilities. As a consequence, the parking standard for wholesale, warehouse and storage uses is applied to the proposed self-storage facility. The applicant also correctly notes that other jurisdictions has specific parking standards for self-storage facilities. Due to its unique operational characteristics, it is common current planning practice to provide off-street parking standards for self-storage facilities. Less current parking standards, like those for the City of Venice and other municipalities in the county, do not recognize self-storage facilities as an individual use.

The Sarasota County Zoning Code does have an off-street parking standard for self-storage facilities. It requires one off-street parking space for each 250 square feet of non-storage area. The proposed facilities will have 1,155 square feet of non-storage area (typically office and retail space). Applying the county standard to the proposed non-storage area would result in the requirement of five (5) off-street parking spaces. The requested code modification is to allow a total of seven (7) off-street parking spaces.

Staff conducted additional research to further evaluate the adequacy of the proposed number of off-street parking spaces. The Institute of Transportation Engineers (ITE) prepares a Parking Generation report which summarizes parking utilization studies for various types of land uses. Self-storage facility is one of the uses studied. Based on the 3<sup>rd</sup> Edition of the ITE Parking Generation report prepared in 2004, the average peak period parking demand on a weekday per 1,000 square feet of gross floor area of self-storage facility is 0.16 vehicles. Applying this finding to the 60,800 square foot self-storage facilities results in an average peak period parking demand of 9.7 vehicles.

It should also be noted that from an operational perspective, some if not most of the customers that already have rented storage units will park their vehicles inside the gates (beyond the parking area) next to their storage unit to load and unload items.

Based on the above analysis, it appears the seven (7) parking spaces proposed for the self-storage facilities should be sufficient to accommodate the expected parking demand so as to not create issues related to automotive and pedestrian safety and convenience, traffic flow and control and emergency access.

1. Consistency with the Comprehensive Plan:

The subject property has a Commercial future land use map designation. The commercial designation is planned for multi-purpose activity centers, such as downtowns or central business districts, commercial corridors, and shopping centers that include commercial uses such as retail, office, professional, service, and hotel/motel lodging activities. Total square footage of commercial uses shall not exceed a floor area ratio (FAR) of 1.0.

Self-Storage Facility Special Exception Use

The proposed self-storage facility special exception use is a service business that is consistent with the land uses planned for the commercial future land use designation.

Code Modification from Section 122.434(3)h

There is no policy or development standard for the Commercial future land use designation nor in the comprehensive plan in general that 1) establishes off-street parking standards for specific uses or 2) addresses the subject of modifications off-street parking standards. Many of the planning areas have parking policy that provides for alternative parking standards. However, the Commercial future land use map designation has no such policy on parking.

**Staff Finding:** *The proposed self-storage facility is a land use which is consistent with the Commercial future land use map designation. The comprehensive plan has no policy or development standards specific to off-street parking standards in the Commercial future land use designation. Therefore, staff finds the special exception petition consistent with the comprehensive plan.*

2. Required Planning Commission Findings for Special Exception Approval:

In accordance with Section 86-43(e), before any special exception shall be approved, the planning commission shall make a written finding that the granting of the special exception will not adversely affect the public interest and certify that the specific requirements governing the individual special exception, if any, have been met by the petitioner and that, further, satisfactory provision and arrangement has been made concerning the following matters, where applicable.

In addition to providing the applicant's response to each standard or finding, staff has provided commentary on each to facilitate the Planning Commission's review and evaluation of the special exception application.

1. Compliance with all applicable elements of the comprehensive plan.

**Applicant's Response:** *The proposed special exception is in compliance with all applicable elements of the comprehensive plan.*

**Staff Comment:** *Based on the comprehensive plan consistency analysis provided on this and the previous page, the special exception petition is consistent with the comprehensive plan.*

2. Ingress and egress to property and proposed structures thereon with particular reference to automotive and pedestrian safety and convenience, traffic flow and control, and access in case of fire or catastrophe.

**Applicant's Response:** *Ingress and egress to the property is consistent with all City of Venice regulations and has been designed to ensure automotive and pedestrian safety and convenience.*

**Staff Comment:** *Based on the planning analysis on this subject provided on pages 14 and 15, it appears the seven (7) parking spaces proposed for the self-storage facilities should be sufficient to accommodate the expected parking demand so as to not create issues related to automotive and pedestrian safety and convenience, traffic flow and control and emergency access.*

3. Off-street parking and loading areas, where required, with particular attention to the items listed in subsection (e)(2) of this section and the economic, noise, glare or odor effects of the special exception on adjoining properties and properties generally in the district.

**Applicant's Response:** *Off-street parking and loading is consistent with all City of Venice regulations and has been designed to ensure automotive and pedestrian safety and convenience while limiting any impacts to adjoining properties resulting from the proposed storage use.*

**Staff Comment:** *The proposed off-street parking and loading areas and the proposed self-storage facility are not expected to impact adjoining properties and properties generally in the district with regard to economic, noise, glare or odor.*

4. Refuse and service areas, with particular reference to the items listed in subsections (e)(2) and (e)(3) of this section.

**Applicant's Response:** *Refuse area have been located to limit impacts on automotive and pedestrian safety, or impacts to adjoining properties.*

**Staff Comment:** *The Public Works staff have no objection to the project's design and method for solid waste collection.*

5. Utilities, with reference to location, availability and compatibility.

**Applicant's Response:** *Utilities are available to the site and are located consistent with City of Venice requirements.*

**Staff Comment:** *The project will tie into existing city water and sewer lines with the Laurel Road East right-of-way. The Utilities Department in its concurrency review confirmed there is adequate water and sewer capacity to serve the proposed project.*

6. Screening and buffering, with reference to type, dimensions and character.

**Applicant's Response:** *The proposed storage facility will be screened from surrounding properties by a 6 foot high fence and landscaping to buffer any potential impacts of the proposed use.*

**Staff Comment:** *The proposed landscape plan complies with all applicable screening and buffering requirements. In addition, the landscape plan includes additional landscaping not required by code.*

7. Signs, if any, and proposed exterior lighting with reference to glare, traffic safety, economic effects, and compatibility and harmony with properties in the district.

**Applicant's Response:** *Signs and lighting have been designed consistent with City of Venice regulations and in harmony with other properties in the district.*

**Staff Comment:** *A 4' x 8' ground sign is proposed and will be required to comply with all applicable sign code standards.*

8. Required yards and other open space.

**Applicant's Response:** *The proposed storage facility meets or exceeds all City of Venice requirements for yards and open space.*

*Staff Comment: The CI district does not have an open space standard and the Commercial future land use designation has no specific policy language on open space. The proposed self-storage buildings are setback more than the minimum setback required for front, side and rear yards.*

9. General compatibility with adjacent properties and other property in the district.

*Applicant's Response: The proposed use is compatible with adjacent properties and is an ideal use to provide transition from the industrial uses to the south and the proposed commercial general uses to the north.*

*Staff Comment: The compatibility of the proposed project in relation to adjacent properties and other property in the district is studied in detail in evaluation of the project's consistency with the comprehensive plan (See Section III of this report, Consistency with the Comprehensive Plan, beginning on pages 8 and 9). Analysis has been provided to evaluate this consideration and conclude that the project is compatible with adjacent and nearby properties. In addition, the proposed use is consistent with comprehensive plan and implement the comprehensive plan future land use map.*

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

*Applicant's Response: None.*

*Staff Comment: There are no CI district standards that specifically apply to the proposed self-storage facility, including the project's off-street parking facility.*

## **VI. SUMMARY OF STAFF FINDINGS FOR SPECIAL EXCEPTION PETITION**

Based on the planning analysis provided in Section V of this report, staff finds the following regarding the subject special exception petition.

1. **Consistency with the Comprehensive Plan:** *The special exception petition is consistent with the comprehensive plan.*
2. **Required Planning Commission Findings for Special Exception Approval:** *Staff finds the special exception petition:*
  - *Will not adversely affect the public interest,*
  - *Satisfactory provision and arrangement have been made concerning the matters listed in Section 86-43(e), and*
  - *There is a reasonable and legitimate basis to allow the requested modification from Section 122-434(3)h.*