



City of Venice
Planning & Zoning Department

MEMORANDUM

To: Lori Stelzer, City Clerk
From: Scott Pickett, AICP, Senior Planner
Date: April 24, 2017
Re: **Transmittal of Petition for Council Action
Land Development Code Text Amendment Petition No. 17-01AM.1**

On April 18, 2017, the Planning Commission, sitting as the local planning agency, found the request consistent with the Comprehensive Plan and in compliance with the Land Development Regulations and voted to recommend to City Council **APPROVAL** of Land Development Code (LDC) Text Amendment Petition No. 17-01AM.1. The vote was 5-0, with two absences.

As you know, subject Zoning Code Text Amendment petition was sent to Planning Commission public hearings in two parts. On March 21, 2017, the Planning Commission held a public hearing on the proposed child care center permitted use in the Planned Industrial Development (PID) district. On April 18, 2017, the Planning Commission held a public hearing on the proposed principal parking permitted use in the PID district and the new definition of parking, principal.

The applicant offered and the Planning Commission approved a revised definition of parking, principal which reads as follows:

Parking, principal means any parking garage or surface level parking lot at which the parking of vehicles is the principal use of the lot or parcel, whether operated by commercial or private purposes and is directly associated with a permitted use on abutting property or both parcels are under common ownership.

Your office has agreed to combine the two parts of the proposed text amendment into one ordinance for City Council action. As such, the petition number will revert back to the original 17-01AM. However, due to the processing of the subject petition, multiple staff reports were prepared for the Planning Commission. To avoid confusion regarding what staff reports should be transmitted to City Council, we will forward to you via e-mail the two staff reports that need to be transmitted. In addition to the proposed ordinance the only other item that needs to be transmitted to City Council is the Applicant Materials which is an attachment to the Planning Commission March 21, 2017 Legistar agenda.

The Planning and Zoning Division may receive written correspondence on this Petition, which we will forward to your office.

Cc: File 17-01AM.1
Attachments: April 3, 2017 Staff Report/Memo to Planning Commission RE Parking
March 27, 2017 Staff Report/Memo to Planning Commission RE Child Care

CITY OF VENICE
Planning & Zoning Department

Memorandum

TO: Planning Commission
FROM: Scott Pickett, AICP, Senior Planner
THRU: Jeff Shrum, AICP, Development Services Director
SUBJECT: Land Development Code Text Amendment (No. 17-01AM.1)
DATE: April 3, 2017

Petition Request Overview

PGT Industries, Inc. submitted the subject Land Development Code (LDC) text amendment application to:

1. Amend the Planned Industrial Development (PID) zoning district use regulations (Section 86-132(c)) to add principal parking as a new permitted use, and
2. Amend the Definitions section of the LDC to add the following new definition for the term principal parking.

Parking, principal means any parking garage or surface level parking lot at which the parking of vehicles is the principal use of the lot or parcel and whether operated by commercial or private purposes.

The proposed text amendment is requested to allow PGT Industries, Inc. to move forward with its plans to develop a stand-alone parking facility on two Triple Diamond Commerce Park lots which is needed in conjunction with PGT Industries, Inc. manufacturing plant expansion in the Laurel Interchange Business Center.

The requested new PID district permitted use (principal parking), if approved, would apply to all PID zoned property in the city. The requested new definition of principal parking, if approved, would apply to all properties in the city.

Consistency with the Comprehensive Plan

There are no comprehensive plan policies that specifically address principal parking in planned industrial future land use designations. However, Policy 13.3 of the Future Land Use & Design Element provides the following policy on industrial future land uses.

Policy 13.3 **Industrial Future Land Uses.** Industrial future land uses are intended to support existing and future industrial areas. The City’s industrial areas are designed to provide community members sustainable employment centers and necessary services. These areas are intended to be accessible via a variety of transportation alternatives.

Allowing principal parking or stand-alone parking, as defined by the proposed definition of principal parking, on an industrial lot or parcel can advance the sustainability of expanding employment centers. When manufacturing facilities expand, that physical expansion is intended to expand capacity and enhance operations. Such expansion does not necessarily occur with development progressing from one lot or parcel to the next. Depending on the nature

and configuration of an existing manufacturing plant, expansion of the existing plant may be the most efficient way to grow. Such expansion may then displace ancillary facilities on the property such as parking or drainage facilities. In this case, allowing a PID-zoned lot or parcel to developed as a parking facility facilitates manufacturing plant expansions and thereby enhances the sustainability of the city’s employment centers.

Staff Finding: *Based on the above planning analysis, the proposed text amendment is consistent with the comprehensive plan.*

Compliance with the Land Development Code (LDC)

To be found in compliance with the LDC, the proposed text amendment needs to be found consistent with the intent and purpose of the PID district, which is found in Section 86-132(a) and provided below:

(a) *Intent and purpose.* A zoning district classification, to be designated as a planned industrial development district (PID), is hereby established. It is the intent of this district that it be used for industrial activity, promoting thereby, in connection with such industrial activity, more efficient and economical land use, harmony in physical design and industrial relationships, variety and amenity in industrial development, and the protection of adjacent and nearby existing and future nonindustrial uses and activities. It is further the intent of this district that it be so located in relation to major thoroughfares that resulting traffic generated by industrial activity will not be channeled through residential areas or unduly interfere with traffic on major thoroughfares.

The above provision does not contain language which directly addresses the new proposed permitted use and new proposed definition, nor is there language which suggests that principal parking is not an appropriate use in the PID district.

In part, the intent and purpose of the PID district is to promote industrial activity through more efficient and economical land use. As discussed in the comprehensive plan consistency portion of this report, the principal use of a PID district lot or parcel as a parking facility can support the efficient use of land in when a manufacturing plant expands.

Staff Finding: *Based on the above planning analysis, the proposed text amendment is in compliance with the Land Development Code.*

Review for Conflict with Previously Approved PID Districts

Staff reviewed existing PID districts to ensure that the proposed text amendment does not conflict with any provision of PID rezone approvals. Staff found no such conflict.

Staff Finding: *The proposed text amendment does not conflict with any existing PID rezone approval.*

Text Amendment

The attached draft ordinance is presented in a legislative ~~striketrough~~/underline format. The proposed amendment to the PID district includes only the addition of principal parking as new permitted uses in the district. All other PID district regulations are unchanged. In addition, the definition section of the LDC is amended by add a new definition for the term “parking, principal”.

CITY OF VENICE
Planning & Zoning Department

Memorandum

TO: Planning Commission
FROM: Scott Pickett, AICP, Senior Planner
THRU: Jeff Shrum, AICP, Development Services Director
SUBJECT: Planned Industrial Development (PID) District Text Amendment (No. 17-01AM)
DATE: March 24, 2017, Revised March 27, 2017

Petition Request Overview

PGT Industries, Inc. submitted the subject text amendment application to amend the Planned Industrial Development (PID) zoning district use regulations to add child care centers as a new permitted use. The proposed text amendment is requested to allow PGT Industries, Inc. to move forward with its plans to develop a child care center in the PID-zoned Triple Diamond Commerce Park. The requested text amendment, if approved, would apply to all PID zoned property in the city.

Consistency with the Comprehensive Plan

There are no comprehensive plan policies that specifically address child care centers in planned industrial future land use designations. However, Policy 13.3 of the Future Land Use & Design Element provides the following policy on industrial future land uses.

Policy 13.3 **Industrial Future Land Uses.** Industrial future land uses are intended to support existing and future industrial areas. The City’s industrial areas are designed to provide community members sustainable employment centers and necessary services. These areas are intended to be accessible via a variety of transportation alternatives.

The proposed permitted use (child care center) is a use which tangibly promotes the sustainability of an existing employment center in the city. Having a child care center in the same PID district as expanding businesses allows those businesses to provide a valuable service to its employees which, in turn, promotes the businesses’ employee recruitment and retention efforts. As such, child care can be seen as a necessary service to advance the sustainability of an expanding employment center.

Staff Finding: *Based on the above planning analysis, the proposed text amendment is consistent with the comprehensive plan.*

Compliance with the Land Development Code (LDC)

To be found in compliance with the LDC, the proposed text amendment needs to be found consistent with the intent and purpose of the PID district, which is found in Section 86-132(a) and provided below:

(a) *Intent and purpose.* A zoning district classification, to be designated as a planned industrial development district (PID), is hereby established. It is the intent of this district that it be used for

industrial activity, promoting thereby, in connection with such industrial activity, more efficient and economical land use, harmony in physical design and industrial relationships, variety and amenity in industrial development, and the protection of adjacent and nearby existing and future nonindustrial uses and activities. It is further the intent of this district that it be so located in relation to major thoroughfares that resulting traffic generated by industrial activity will not be channeled through residential areas or unduly interfere with traffic on major thoroughfares.

The above provision does not contain language which directly addresses the new proposed permitted use, nor is there language which suggests that child care centers are not appropriate uses in the PID district.

The intent and purpose of the PID district makes reference to amenity in industrial development. Amenities in the PID district include but are not limited to master planned stormwater management systems and the minimum landscaped open space requirement intended for the district to have a “park-like character”. Amenities are not necessarily limited to the physical design of industrial development. A child care center intended to directly serve employees in the district and support the human resource goals of employers can also be viewed as an amenity for the zoning district.

Staff Finding: Based on the above planning analysis, the proposed text amendment is in compliance with the Land Development Code.

Review for Conflict with Previously Approved PID Districts

Staff reviewed existing PID districts to ensure that the proposed text amendment does not conflict with any provision of PID rezone approvals. Staff found no such conflict.

Staff Finding: The proposed text amendment does not conflict with any existing PID rezone approval.

Text Amendment

The attached draft ordinance is presented in a legislative ~~strike through~~/underline format. The proposed amendment to the PID district include only the addition of child care centers as a new permitted use in the district. All other PID district regulations are unchanged.