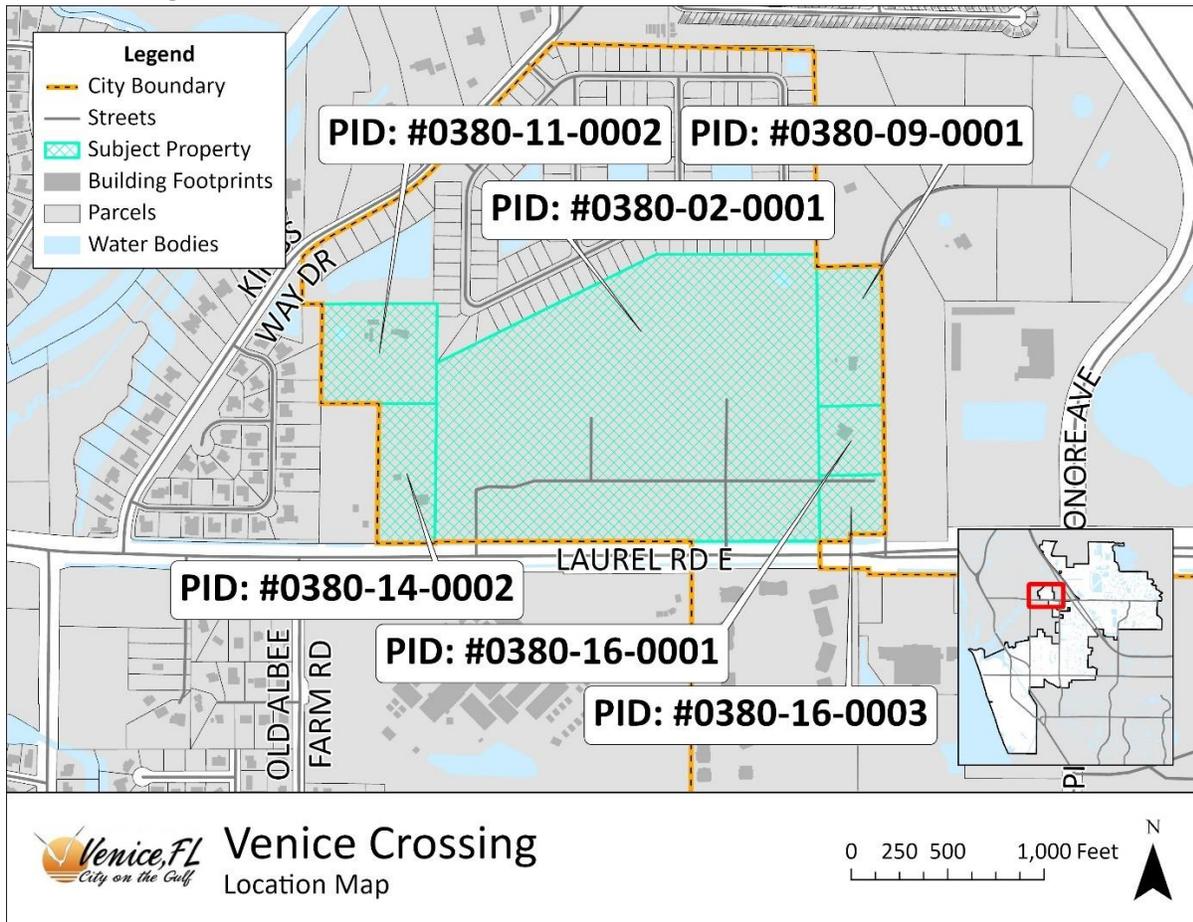


# 25-16PP Venice Crossing Staff Report



## GENERAL INFORMATION

<b>Address:</b>	2001 Laurel Road
<b>Requests:</b>	Modification to Stormwater Ponds, Lots, Buffers and Internal Roads
<b>Owner:</b>	2001 Laurel, LLC and Randall C. Hurt, Joseph W., Hurt and Mary H. McMullen
<b>Agent:</b>	Jackson R. Boone, Esq., Boone Law Firm
<b>Parcel ID:</b>	0380-11-0002, 0380-14-0002, 0380-02-0001, 0380-09-0001, 0380-16-0001 and 0380-16-0003
<b>Parcel Size:</b>	±82.81 acres
<b>Future Land Use:</b>	Mixed Use Corridor
<b>Zoning:</b>	CG
<b>Comprehensive Plan Neighborhood:</b>	Laurel Road Neighborhood
<b>Application Date:</b>	March 27, 2025
<b>Associated Application:</b>	25-17DA

## I. BACKGROUND AND PROJECT HISTORY

The subject property is located off Laurel Road roughly between Kings Way Drive and Twin Laurel Boulevard in the Laurel Road Neighborhood. The property is Zoned Commercial General (CG) and has a Future Land Use Designation of Mixed-Use Corridor. The requested Preliminary Plat Amendment is running concurrently with a design alternative application, Petition 25-17DA.

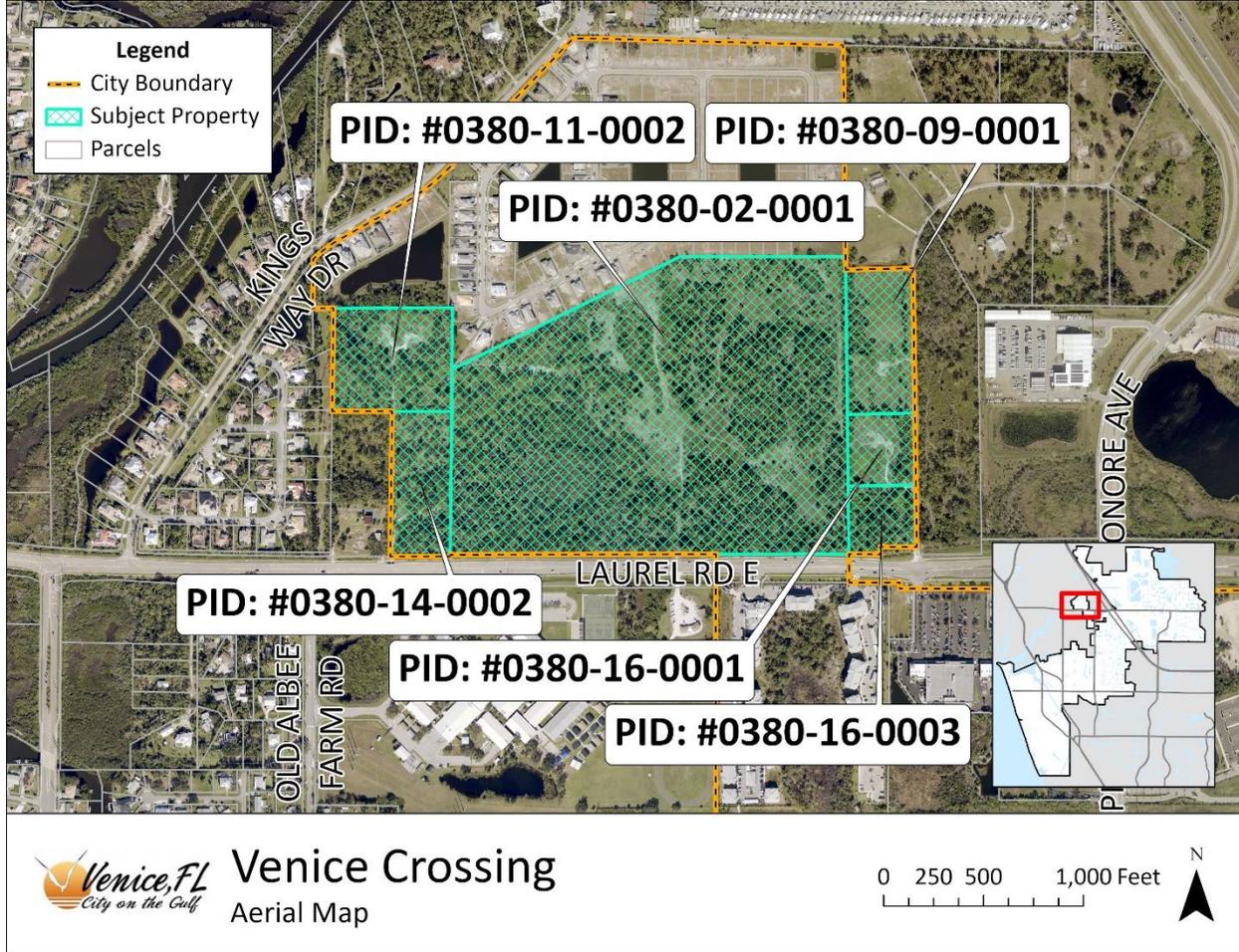
Since the approval of the last Preliminary Plat 24-45PP, the applicant has indicated the need to make some minor adjustments to lot configurations, land use areas, buffering along the northern boundary, modifications to the stormwater ponds, modification to the wetland area 3 (no decrease in size), and minor shifts to the access points along Twin Laurel Boulevard. The requested changes are needed with the elimination of the approved multi-family project and changing market conditions. Most of the modifications are minor and would typically be approved administratively; however, given the public safety purpose of proper access management, combined with the design alternative requested for the northern buffer, the Zoning Administrator has determined that a public hearing for consideration by the Planning Commission is required.

In this proposal, two northern access points shift slightly north and will still not be available until a site and development plan is approved for the applicable tract. The southernmost access point will still include bollards to prevent use until such time as Twin Laurel Blvd. is improved. Any development adjacent to Twin Laurel Blvd. will require the road to be improved. A list of the associated prior petitions is provided below:

### Prior Associated Petitions

Petition #	Petition Type	Petition Name	Approval Date	Approved By
06-3AN	Annexation	Hurt Annexation	5/22/2007	CC
20-18RZ	Zoning (CG)	Hurt Laurel Rd	12/8/2020	CC
22-44AN	Annexation	Laurel Road Assemblage West	1/24/2023	CC
22-43AN	Annexation	Laurel Road Assemblage East	1/24/2023	CC
22-46RZ	Zoning	Laurel Road Assemblage	1/24/2023	CC
22-45CP	Comprehensive Plan	Laurel Road Assemblage (small scale)	1/24/2023	CC
23-35CU	Conditional Use	Hurt Assemblage Multi-Family	9/19/2023	PC
23-59PP	Preliminary Plat	Hurt Assemblage Multi-Family	2/6/2024	PC
23-60DA	Design Alternative	Hurt Assemblage Multi-Family	2/6/2024	PC
24-14SP	Site and Development Plan	Hamlet at Venice Crossing	4/2/2024	PC
24-22DA	Design Alternative	Hamlet at Venice Crossing	4/2/2024	PC
24-45PP	Preliminary Plat	Venice Crossing Amendment	10/15/2024	PC

**Aerial Photo**



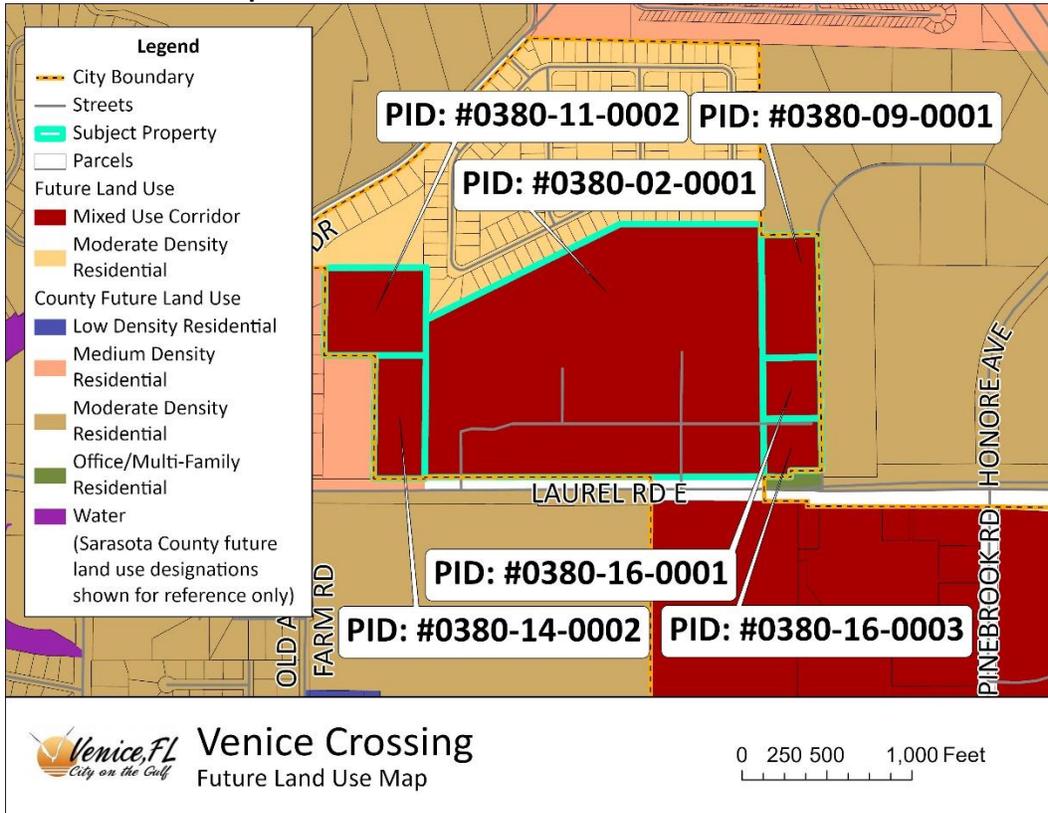
**Surrounding Land Uses**

Direction	Existing Land Uses(s)	Current Zoning District(s)	Future Land Use Map Designation(s)
North	Residential	RSF-4	Moderate Density Residential
South	Laurel Nokomis School and Multi-Family Residential	County GU and City Laurel East	County Moderate Density Residential and City MUR
East	Vacant Land	County OUE-1	County Moderate Density Residential
West	Single Family Home and Vacant Land	County OUE-1	County Medium Density Residential

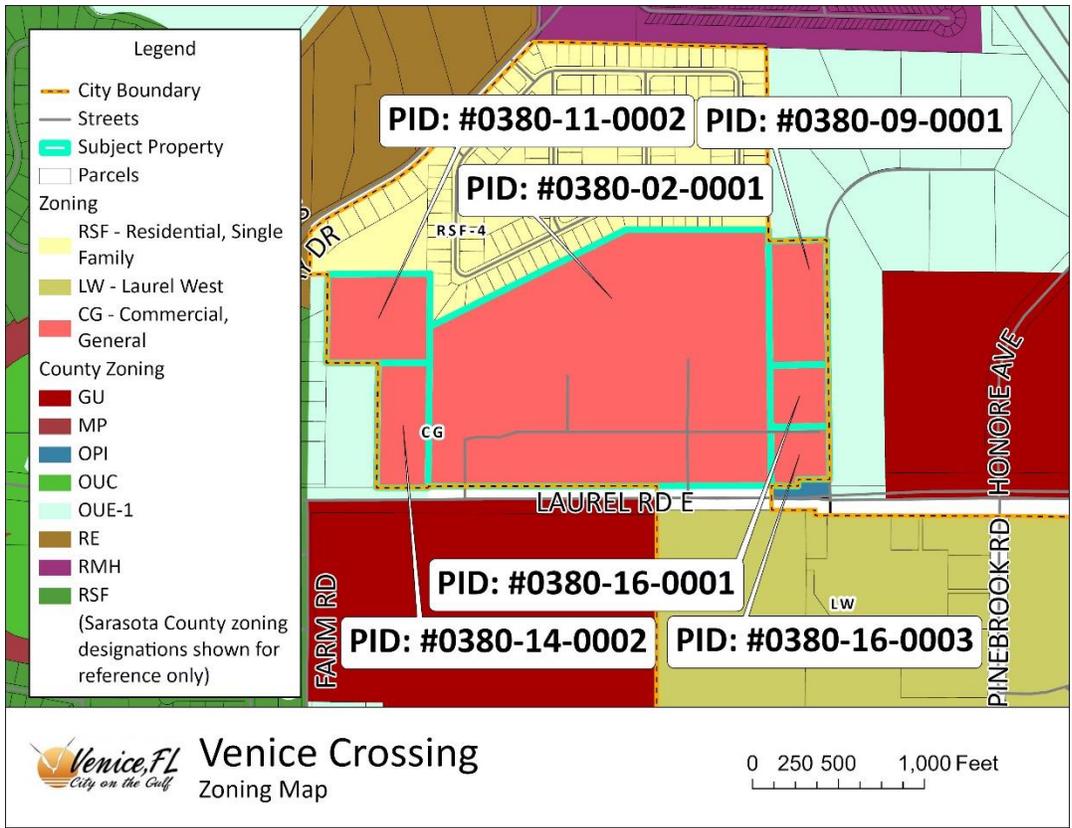
**Future Land Use and Zoning**

The Future Land Use designation for the subject property is Mixed Use Corridor and the Zoning is Commercial, General (CG).

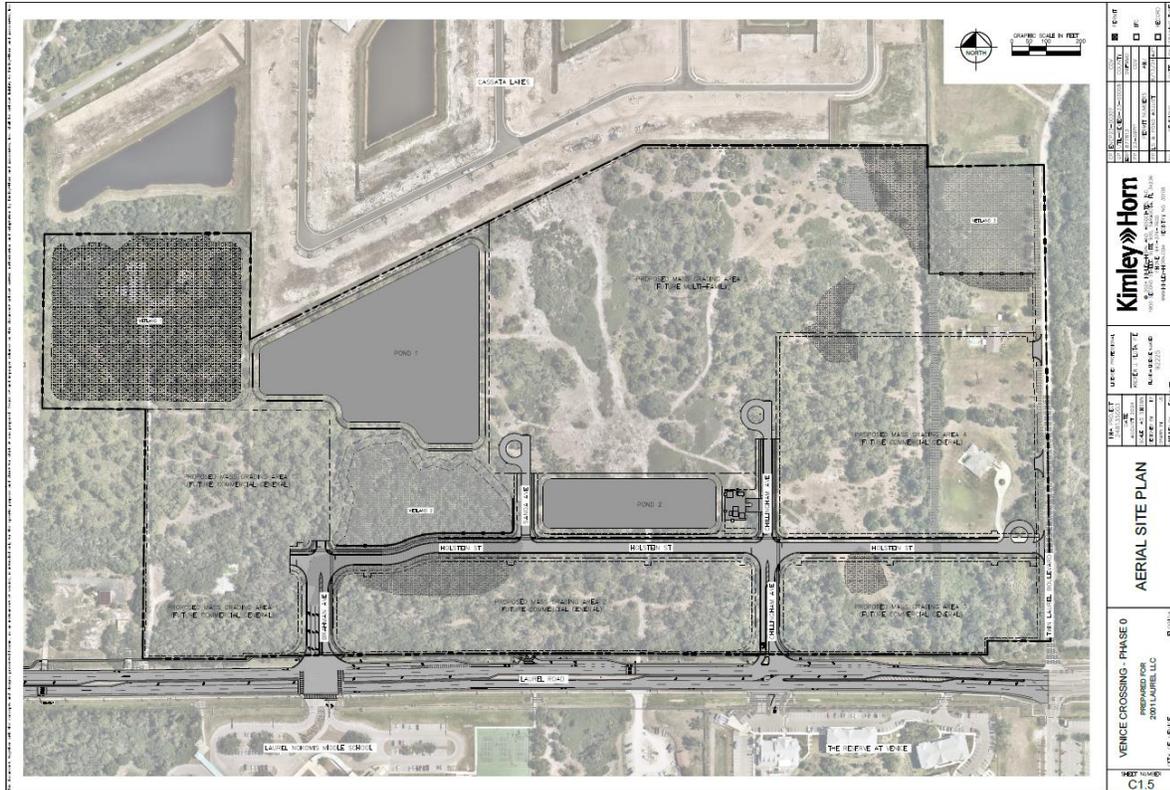
### Future Land Use Map



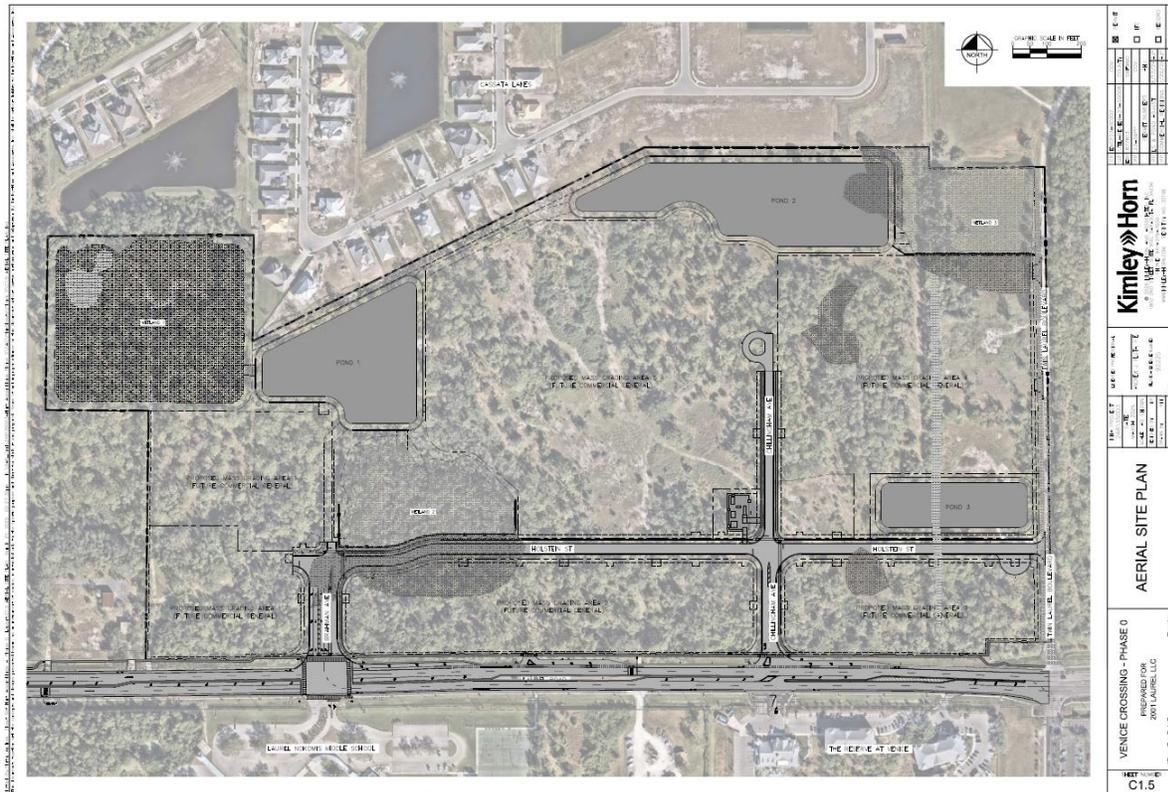
### Zoning Map



**Current Approved Preliminary Plat**



## Proposed Modification to Preliminary Plat



### III. PLANNING ANALYSIS

Since this is a minor modification to the already approved preliminary plat, analysis of the Comprehensive Plan and the Land Development Regulations is minimal. The purpose of a minor preliminary plat amendment is to allow for changes in an approved subdivision without requiring a replat. All changes resulting from minor amendments must be compliant with the applicable zoning district requirements. There have been no conflicts discovered with either the comprehensive plan or the code during the staff review. Major review will occur when a site and development plan is proposed that involves the subject parcels.

Minor Preliminary Plat Amendments, per Chapter 87, Section 1.15.4, shall be required for changes to lot size, street layout/design, lakes, open space, landscaping, and land use areas associated with an approved preliminary plat. Revisions and adjustments to these features may be permitted by the Director. In this case, since the minor adjustments are to the access points and there is a concurrent design alternative for the northern perimeter buffer, the Director has determined that it is appropriate for the petition to go to public hearing for Planning Commission to make determination on the petition.

#### MOBILITY

Facility	Department	Estimated Impact	Status
Transportation	Planning & Zoning	1,238 PM peak hour trips (down from prior 1,494 of original Preliminary Plat)	Compliance Confirmed by Traffic Engineering Consultant

**CONCLUSIONS/FINDINGS OF FACT (MOBILITY):** The applicant provided traffic analysis that was reviewed by the City’s transportation consultant. No issues were identified at that time.

#### **IV. CONCLUSION**

##### **Planning Commission Report and Action**

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 Preliminary Plat Amendment Petition No. 25-16PP.