



Venice Booster Pump Station

Petition Nos. 21-06RZ, 21-07SP, 21-08SP

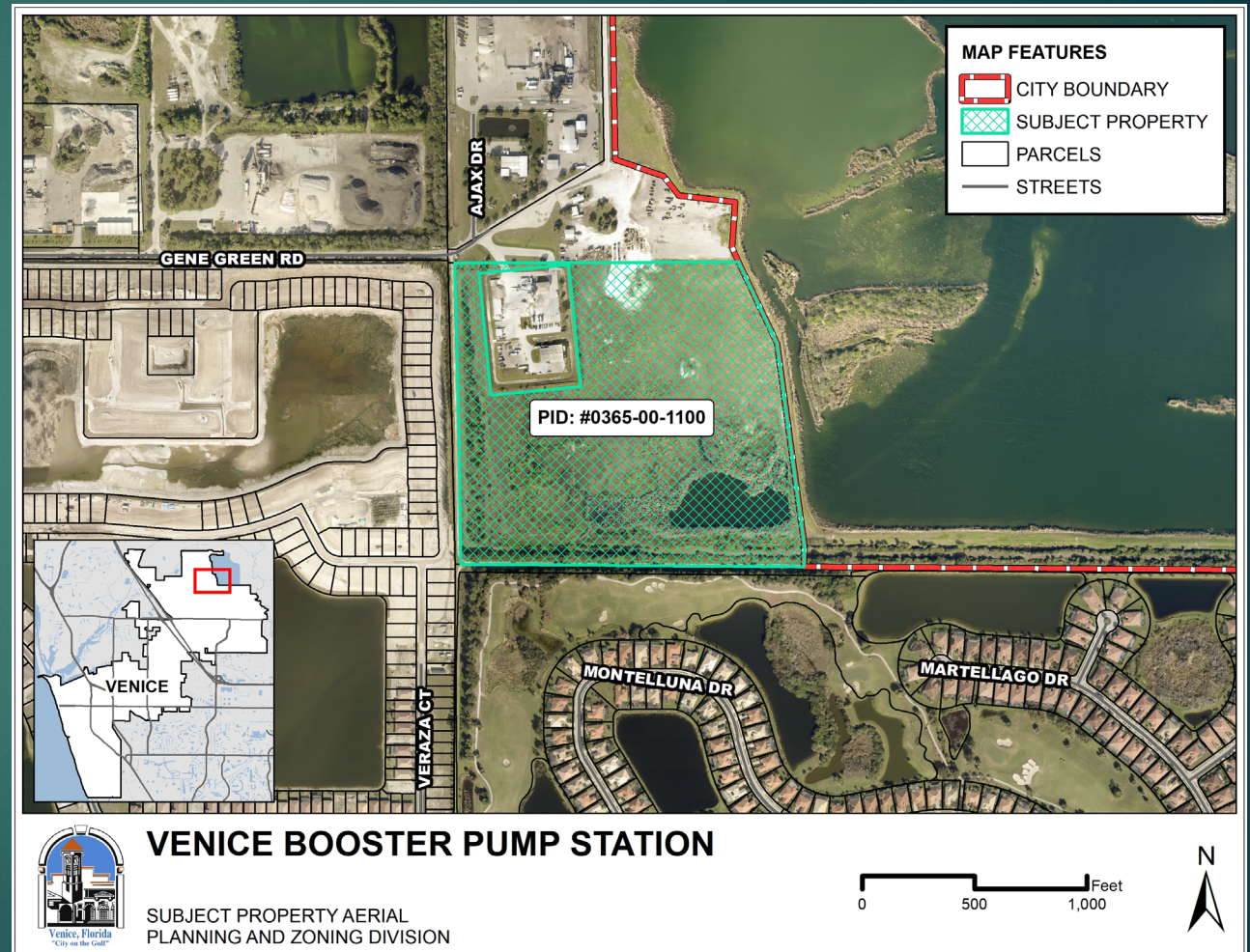
OWNER: CITY OF VENICE

AGENT: BRUCE FRANKLIN - LAND RESOURCE STRATEGIES, LLC

GENERAL INFORMATION	
Petition Numbers:	21-06RZ
Address:	Eastern terminus of Gene Green Road
Request:	Rezoning the subject property from Planned Industrial Development (PID) to Government Use (GU)
Owner:	City of Venice
Agent:	Bruce E. Franklin – Land Resource Strategies, LLC
Parcel IDs:	0365001100
Property Size:	44.34 ± acres
Future Land Use:	Government
Existing Zoning:	Planned Industrial Development
Proposed Zoning:	Government Use
Comprehensive Plan Neighborhood:	Knights Trail Neighborhood
Application Date:	April 13, 2021

Project Description – Zoning Map Amendment

- ▶ Property is owned by the City of Venice
- ▶ Included in Capital Improvement Program, Capital Improvement Schedule & Water Supply Plan
- ▶ Request is to change zoning on the property from Planned Industrial Development to Government Use (GU)
- ▶ Future Land Use is currently Government; GU is the only implementing district



General Information	
Petition Numbers:	21-07SE & 21-08SP
Address:	Eastern terminus of Gene Green Road
Request:	21-07SE: Allowing a booster pump station in a GU zoning district and waiving a requirement for landscaping adjacent to property lines 21-08SP: Developing the subject property for use as a booster pump station
Owner:	City of Venice
Agent:	Bruce E. Franklin – Land Resource Strategies, LLC
Parcel IDs:	0365001100
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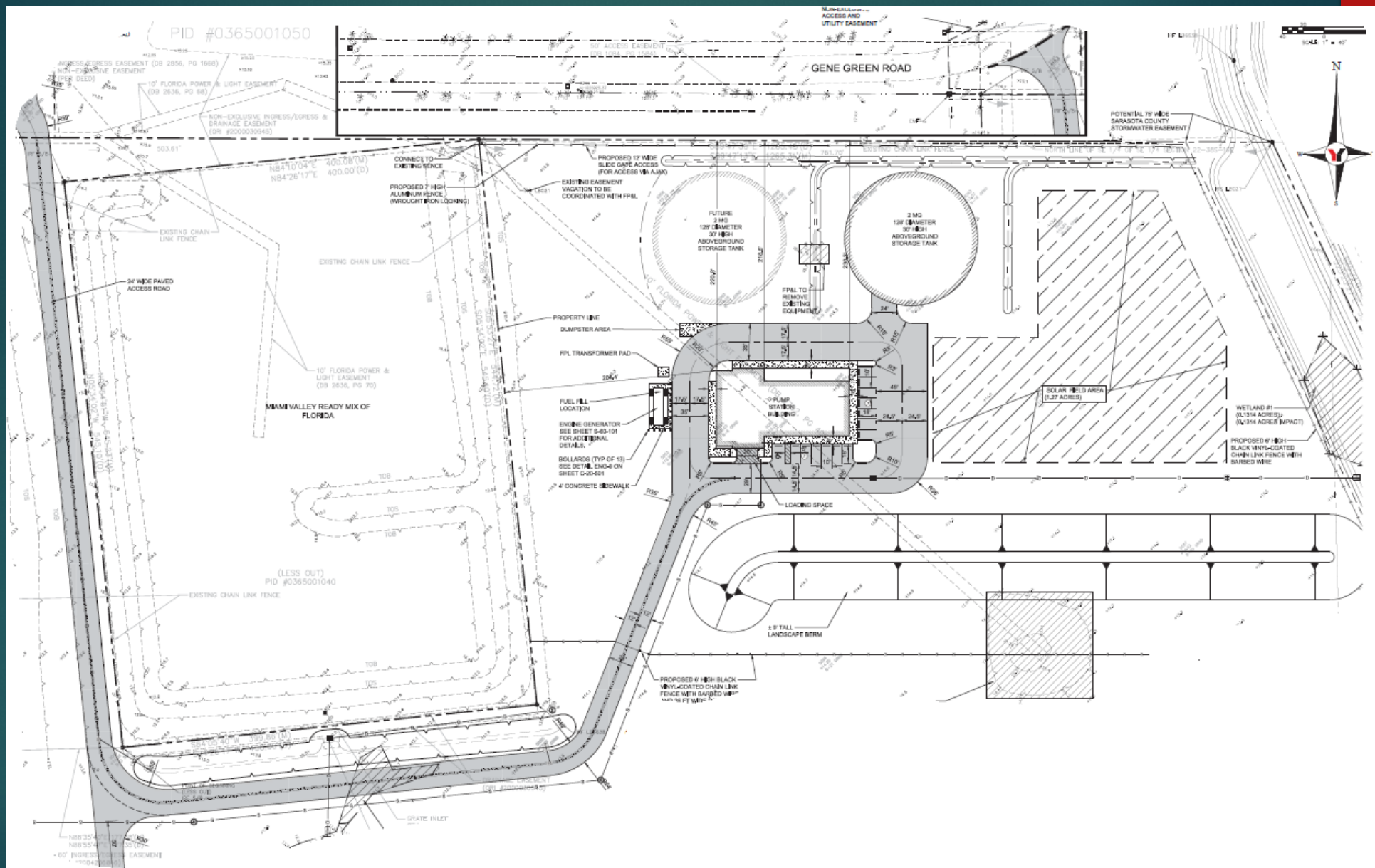
Project Description – Special Exception and Site Plan

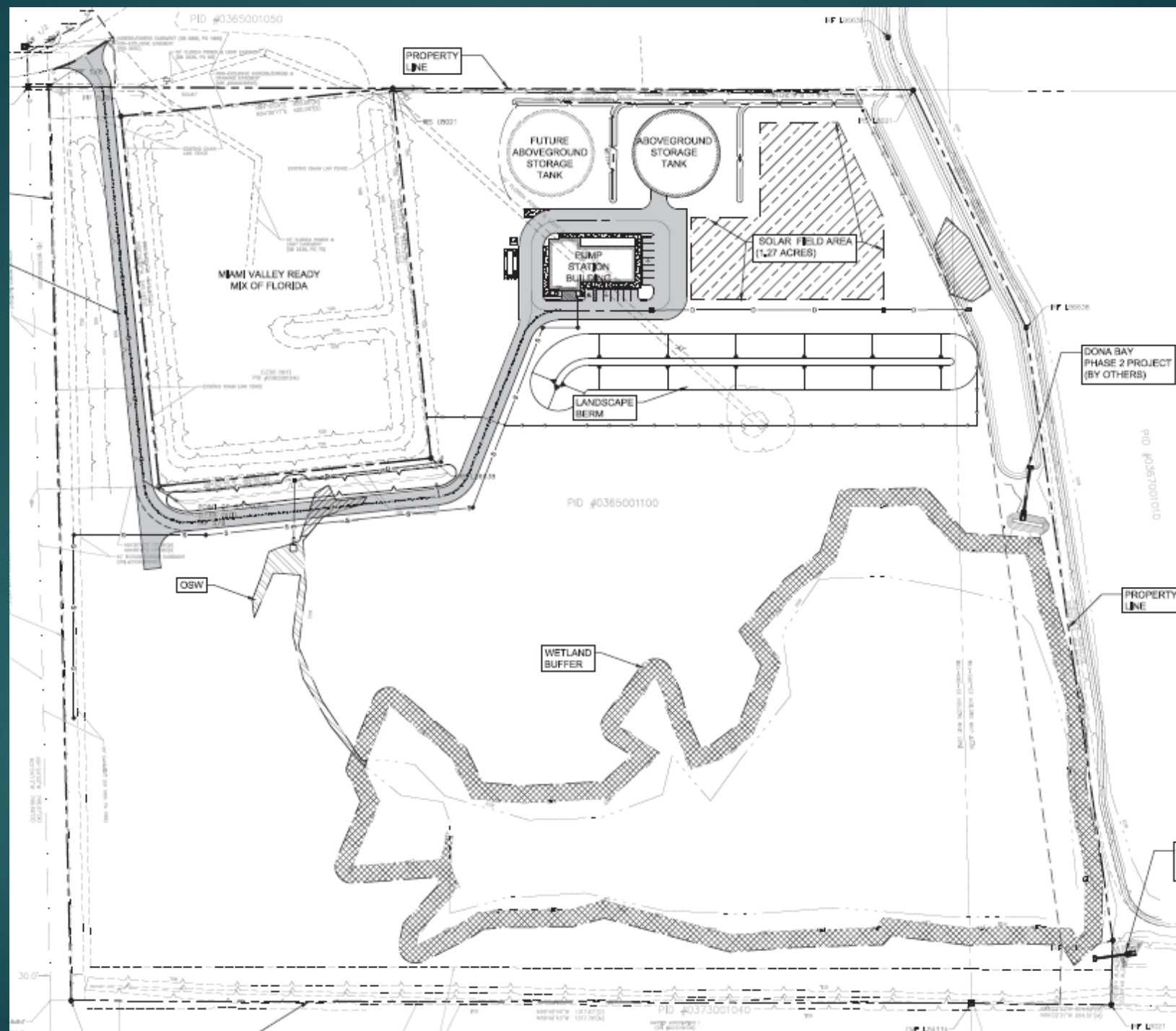
▶ Special Exception

- ▶ Allow the proposed booster pump station as a land use in the Government Use zoning district (Sec. 86-112(e)(2))
 - ▶ Applies the special exception for public utility use to the entire 44-acre project site
- ▶ Relief from requirement to provide landscaping adjacent to the western property line and the property line of the neighboring Titan America concrete plant (formerly known as Miami Valley)

▶ Site Plan

- ▶ A booster pump station, access and parking, fencing, and landscaping – limited to ~11 acres in the northern section of the property
- ▶ Intended to improve the Level of Service and maintain adequate water pressure during peak demand times
- ▶ Includes two 30' high storage tanks with a capacity of two million gallons each (one to be provided now, and the other to be provided in the future)
- ▶ Solar array to produce electricity







Existing Conditions

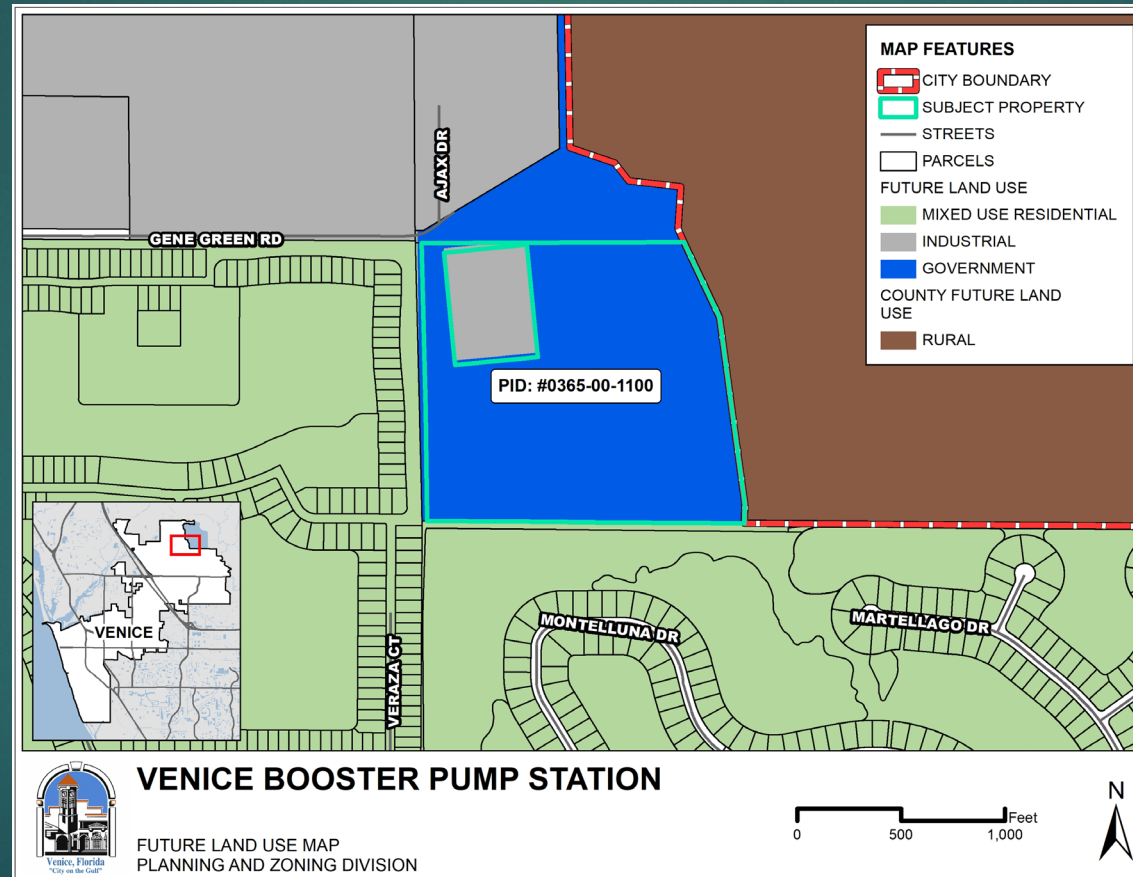
SITE PHOTOS, FUTURE LAND USE & ZONING MAPS, SURROUNDING USES



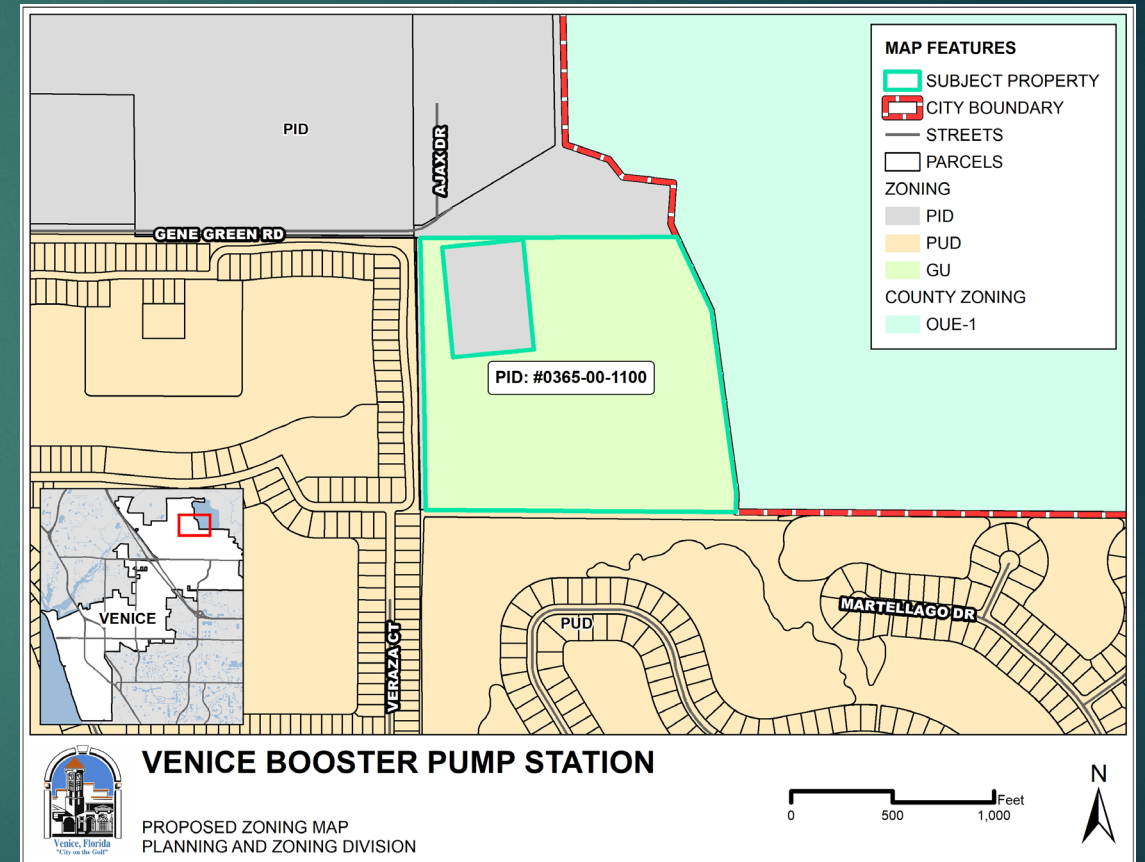
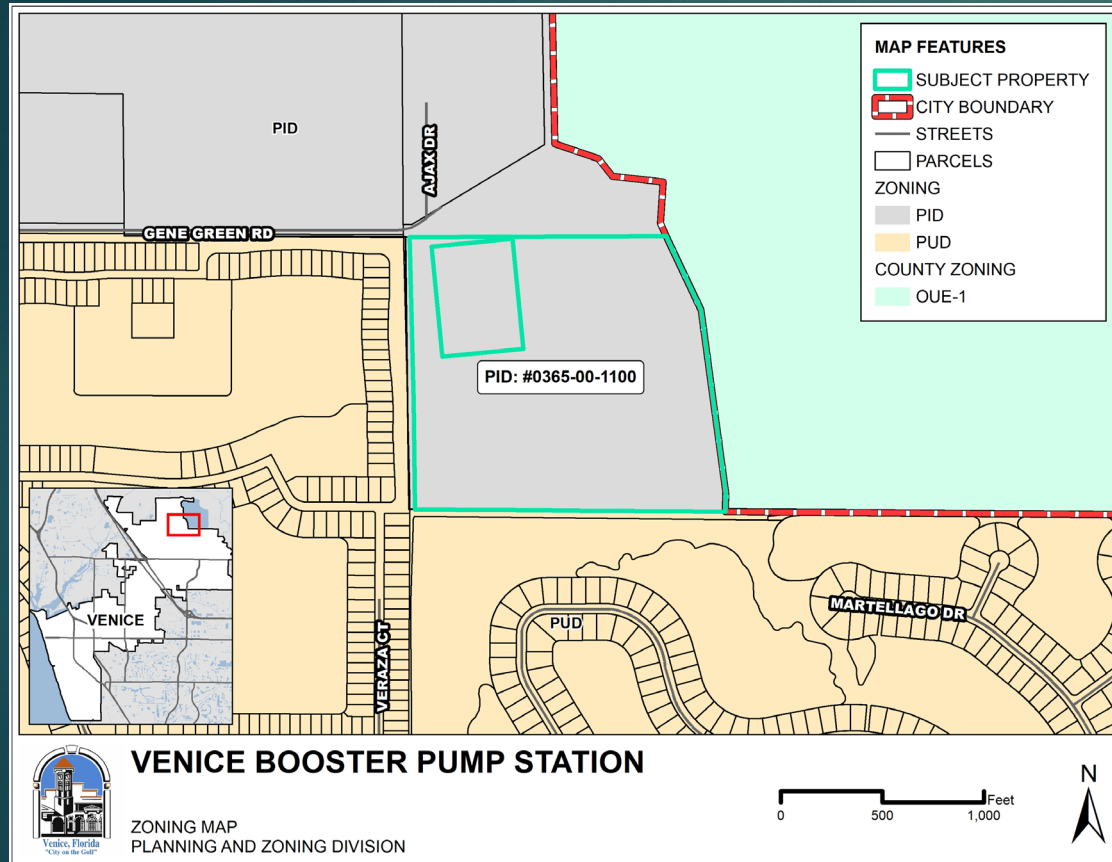
Site Photos



Future Land Use Map



Existing & Proposed Zoning Maps



Surrounding Land Uses

Direction	Existing Land Use(s)	Current Zoning District(s)	Future Land Use Map Designation(s)
North	Industrial (Titan America concrete – fka Miami Valley, Ajax Paving)	Planned Industrial Development (PID)	Industrial and Government
West	Residential (Toscana Isles)	Planned Unit Development (PUD)	Mixed Use Residential (MUR)
South	Residential (Venetian Golf & River Club)	PUD	MUR
East	Open Use (Dona Bay Surface Water Storage Facility)	County OUE-1	County Rural



Planning Analysis

COMPREHENSIVE PLAN, LAND DEVELOPMENT CODE, CONCURRENCY & MOBILITY

Comprehensive Plan Compliance

- ▶ Strategy LU 1.2.4.d – Government
 - ▶ No intensity limits or other restrictions
 - ▶ Government Use (GU) is the only implementing zoning district for the Government FLU designation Former Planning Area L – Gene Green Neighborhood
 - ▶ No requirements associated
- ▶ Strategy IN 1.1.2 – Government Designations, the project has been deemed compliant with the Land Development Code and the appropriate review processes were completed

Comprehensive Plan Compliance

- ▶ Included in Capital Improvement Program, Capital Improvement Schedule and 2019 Water Supply Work Plan (Intent IN 2.1)
- ▶ Implements Strategy IN 1.1.4 – Resource and Energy Efficient Practices
- ▶ Policy 8.2 – Applicant Responses available in staff report
 - ▶ *(21-06RZ) Summary Staff Comment: Potential mitigation needs for development of this site are being reviewed through the concurrent site and development and special exception plans.*
 - ▶ *(21-07SE & 21-08SP) Summary Staff Comment: There is no mix of uses internal to the property. Buffering and landscaping have been provided according to Land Development Code requirements, with the exception of the request for relief from landscaping along the access road. Building setbacks are not regulated by the GU district, but the setbacks proposed are all greater than 204', which would be in excess of setbacks required for any district.*

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 Government future land use designation, strategies found in the Knights Trail Neighborhood, Infrastructure 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.*

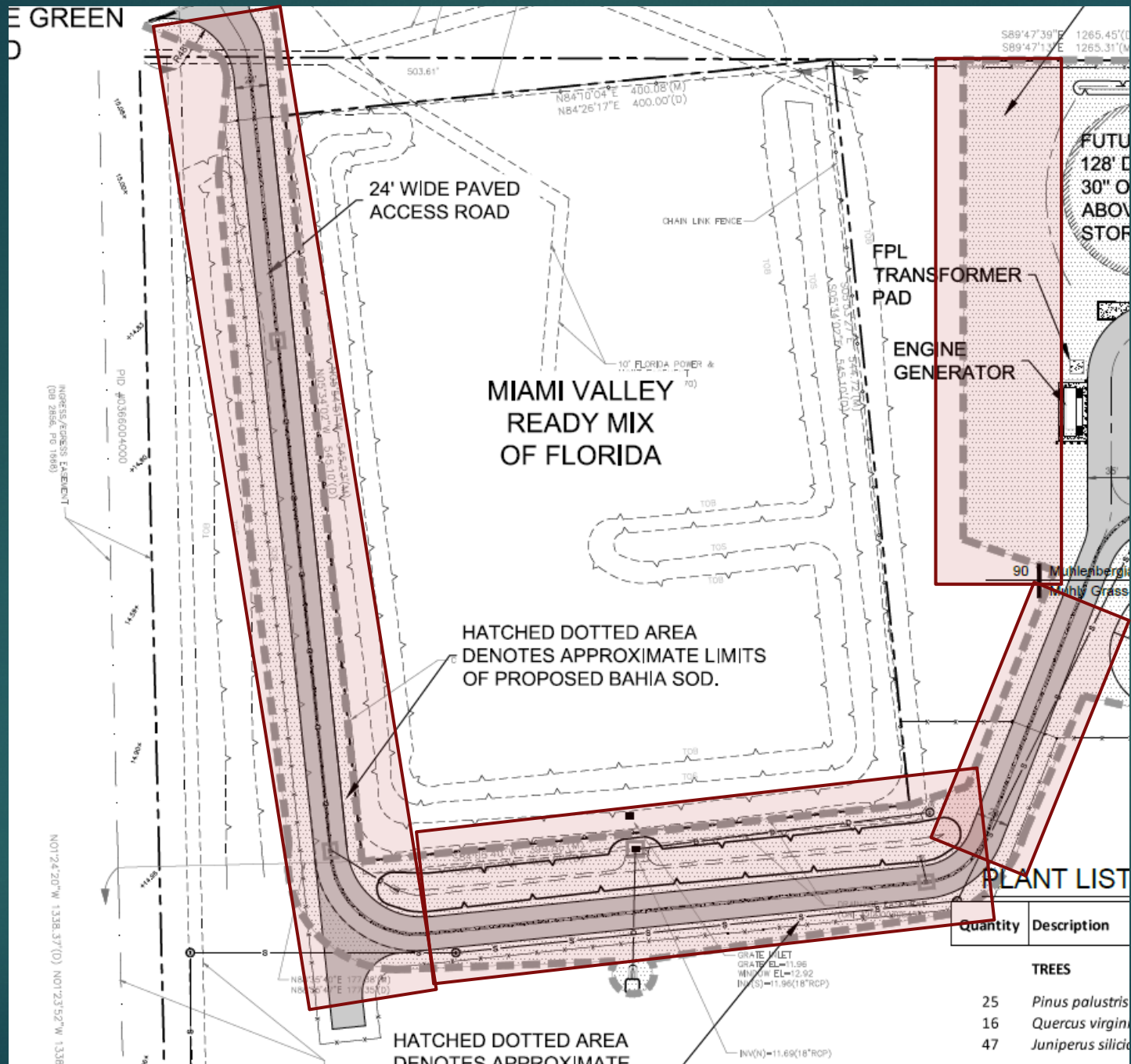
Land Development Code Compliance – 21-06RZ

- ▶ Proposed so that the Future Land Use designation, zoning district, and use of the property will be consistent
- ▶ Processed according to LDC procedures for reviewing a zoning map amendment
 - ▶ Review responses to 86-47(f) in staff report
- ▶ Reviewed by TRC and has been deemed compliant

Land Development Code

Compliance – 21-07SE & 21-08SP

- ▶ Intent statement for the GU district (Sec. 86-110(a)): “...intended to apply to those lands where national, state or local governmental activities are conducted and where governments hold title to such lands. Any lawful government activity is permitted in these districts. It is not the intent to classify all lands owned by government into this district, but only those lands particularly and peculiarly related to the public welfare.”
 - ▶ A booster pump station would be a public utility; Sec. 86-110(e)(2) lists “public utility facilities” as a use permitted by special exception
- ▶ Sec. 86-437 requires landscaping adjacent to property lines
 - ▶ Justification states that such landscaping would not be useful and would require maintenance that could be avoided



Conclusions/Findings of Fact

Compliance with the Land Development Code:

- ▶ *The proposed zoning map amendment is compliant, and no inconsistencies have been identified with the LDC.*
- ▶ *The proposed special exception and site and development plan are compliant with exception of the request for reduced landscaping, and no inconsistencies have been identified with the LDC.*

Concurrency/Mobility

Facility	Department	Estimated Impact	Status
Potable Water	Utilities	90 ERUs	Compliance confirmed by Utilities
Sanitary Sewer	Utilities	162 ERUs	Compliance confirmed by Utilities
Solid Waste	Public Works	6.8 lbs/day	Compliance confirmed by Public Works
Parks & Rec	Public Works	Non-residential	N/A
Drainage	Engineering	Will not exceed 25-year, 24-hour storm event	Compliance confirmed by Engineering
Public Schools	School Board	Non-residential	N/A

Transportation	Planning & Zoning	1 PM Peak Hour Trips	Does not require traffic study
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Conclusions/Findings of Fact

Concurrency:

- ▶ *No issues have been identified regarding adequate public facilities capacity to accommodate the associated project per Chapter 94 of the Land Development Regulations.*

Mobility:

- ▶ *No transportation issues have been identified.*

Planning Commission Report and Recommendation – 21-06RZ

- ▶ Upon review of the petition and associated documents, comprehensive plan, land development code, staff report and analysis, and testimony provided during the public hearing, there is sufficient information on the record for the Planning Commission to make a recommendation to City Council on Zoning Map Amendment Petition No. 21-06RZ.

Planning Commission Report and Action – 21-07SE & 21-08SP

- ▶ Upon review of the petition and associated documents, comprehensive plan, land development code, 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 Special Exception Petition No. 21-07SE and Site and Development Plan Petition No. 21-08SP to include the following staff recommended stipulation:
 - ▶ The Special Exception and the Site & Development Plan are contingent on approval of Zoning Map Amendment Petition No. 21-06RZ by City Council.