

CITY OF VENICE
Planning & Zoning Department
Memorandum

TO: Venice Art Center, Petition No. 15-8SP File

FROM: Scott Planner, Senior Planner

SUBJECT: Administrative Approval of Site and Development Plan Amendment
Petition No. 15-8SP

DATE: May 23, 2016

Based upon review of the criteria established in accordance with Section 86-49 (c)(1-3) regarding amendments to site and development plans, staff provides the following justification for a minor site and development plan review as follows:

Project Description: A 1,161 square foot addition to the existing Venice Art Center building.

- (1) Do not meet the thresholds of subsection (b) above (Section 86-49 (b)(1-8));**
Staff Comment: Staff has reviewed the proposed project in accordance with the Section 86-49 (b)(1-8) and have determined that the project does not meet the requirements for a major site and development plan amendment. Specifically regarding criteria (4), the 1,161 square foot addition, represents 6.9% of the existing floor area. Regarding criteria (8), on April 14, 2016, the Architectural Review Board approved the architectural design of the proposed building addition.
- (2) Clearly meet the requirements of the comprehensive plan and land development code; and**
Staff Comment: The Technical Review Committee reviewed the proposed building addition and found it to be consistent with the comprehensive plan and in compliance with all applicable Land Development Code standards.
- (3) Are unlikely, in the opinion of the zoning administrator, to have an impact on neighboring properties.**
Staff Comment: The project does not alter existing access to public streets and the building addition maintains the 44-foot front yard setback along Turin Street. There will be no impact to neighboring properties.