

25-57AM Advenir Knights Trail Permitted Uses

Staff Report

I. REQUEST DESCRIPTION

The applicant is requesting a text amendment to the City's Land Development Regulations (Ordinance No. 2022-15), to allow single family detached, single family attached, and two family/paired villas as permitted uses in the Knights Trail Mixed Use district. The amendment also proposed building placement and lot standards for these uses, as well as eliminating the form-based code requirements for encroachments and entrances for these lower density residential uses.

II. PLANNING ANALYSIS

In this section of the report, relevant strategies in the comprehensive plan are analyzed in relation to the subject text amendment petition.

CONSISTENCY WITH THE COMPREHENSIVE PLAN

The strategies identified below are relevant to the proposed project:

Strategy LU 1.2.9.c- Corridor (MUC) is envisioned to be located in and support the Island Neighborhood, Laurel Road Corridor, Gateway, and Knights Trail Neighborhood. The strategy supports mixed use, form-based code and a 'campus-style' design. The request is to provide for residential uses including single family, townhouses, and duplexes that do not use form-based code. Future developments would still be required to meet the density range of 5.1-13.0 dwelling units per acre.

Strategy LU 1.2.11 - Mixed Use Development Principles.

Mixed use developments should generally provide non-residential (such as retail, eating establishments, food stores, and banks), and other uses such as office and residential within walking distance of each other. Mixed uses should be arranged in a compact and pedestrian-friendly form. All uses permitted internal/within a mixed use category shall be deemed to be compatible.

This proposal is to allow single family residential developments in addition to or instead of non-residential and multifamily uses in a mixed-use neighborhood.

CONCLUSIONS/FINDINGS OF FACT (CONSISTENCY WITH THE COMPREHENSIVE PLAN)

Analysis has been provided for all relevant elements and strategies of the Comprehensive Plan. This analysis should be taken into consideration upon determining Comprehensive Plan consistency.

REVIEW OF THE LAND DEVELOPMENT CODE

Pursuant to Ch.87, Sec.1.6.2, the applicant has provided the required information to process a text amendment, which has been uploaded as agenda attachments.

- A. An amendment to the LDR may be proposed by the City Council, the Planning Commission, the City Manager, any other department or board of the City, or a member of the public. The application must contain the following, as part of or in addition to the requirements set out in Section 1.2:
 1. A narrative describing the need and justification for the change.
 2. The consistency of the proposed text amendment with the Comprehensive Plan with reference to specific Visions, Intentions, and Strategies.
 3. A copy of the original text language, a strike-through and underline of original and proposed text language, and a clean copy of the proposed new text language.

CONCLUSIONS/FINDINGS OF FACT (COMPLIANCE WITH THE LAND DEVELOPMENT REGULATIONS):

The Text Amendment to the Land Development Code has been reviewed and deemed compliant by the Technical Review Committee (TRC); any issues identified during TRC review have been addressed through the process.

III. PROPOSED TEXT AMENDMENT

Table 2.3.11

Table 2.3.11. Knights Trail Development Standards

Knights Trail Development Standards Table				
Standard		Measurement Requirement		
Building Height		35' by right 46' through Height Exception		
Building Placement (min/max)	Front (Street)	<u>Non-Res. /Multi- Family</u>	<u>Single Family Detached</u>	<u>Single Family Attached and Two Family/ Paired Villas</u>
		15'/100'	<u>15'</u>	<u>15'</u>
	Side	10'/50'	<u>5'</u>	<u>0'</u>
	Rear	10'/50'	<u>10'</u>	<u>10'</u>
Lot	Length (min)	100'	<u>100'</u>	<u>90'</u>
	Width (min)	50'	<u>40'</u>	<u>20'</u>
	Coverage (min/max)	10%/75%	<u>75%</u>	<u>75%</u>
Building Frontage Requirement	% Requirement	Not Restricted		
	Encroachments	Maximum Length: 25' or 50% of building frontage, whichever is less Maximum Encroachment: 6' Minimum Clearance: 8'	<u>N/A</u>	
	Active Use Area (AUA)	Active Use Areas defined by/as Design Alternative. As part of <u>Design</u> Alternative request, building placement and building frontage requirements may be modified to accommodate the Active Use Area.		
	Entrances	Oriented to <u>primary</u> street. Direct pedestrian access is required from	<u>N/A</u>	

		the public sidewalk to the street-facing entrance of the building.	
Architecture	Style	The following Venice Historic Precedent standards are required: 7.10.3. Facades and Exterior Walls 7.10.5. Roofs 7.10.7. Other Building Features (2 or more categories A—D)	
	Blank Wall Area	Blank wall area is prohibited when the wall is adjacent to a street. Where applicable, design elements of the Venice Historic Precedent may be found in Secs. 7.10.6. through 7.10.7.	
Parking	Placement	Not restricted. On-street parking may be permitted on internal streets.	
	Percentage of Minimum Parking Required	100%	
	Access	Access to internal street only; access directly <u>into parking</u> from Knights Trail prohibited where an alternative exists.	
	Loading	See Section 3.6.5: Design Standards	

IV. CONCLUSION

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 Land Development Regulations Text Amendment No. 25-57AM.