

Curry Lane Apartments Rezoning

1.7.4 Decision Criteria

A. Council and the Commission shall consider the following:

- 1. Whether the amendment is compatible with the existing development pattern and the zoning of nearby properties.**

The existing land use pattern along Curry Lane is currently primarily residential and professional office in character and the zoning is consistent with higher intensity multifamily development and professional office uses. The proposed Curry Lane Zoning Map Amendment to change from RMF-1 to RMF-3 zoning complements the existing land use patterns through an appropriate mix of land uses, land use intensities, and buffering, consistent with the City's adopted Comprehensive Plan and land development regulations.

- 2. Changes in land use or conditions upon which the original zoning designation was based.**

A number of significant changes in land uses and zoning have occurred in this area but by far has to be existing and ongoing expansion of the Sarasota Memorial Hospital. This is a tremendously influential land use which serves as the catalyst for more offices and the demand for apartments to satisfy the demand for nearby housing opportunities for employees. The recent annexation of other properties along Curry Lane in Area 6 of the JPA/ILSBA also allowed for rezoning of properties to RMF-3 and OPI which has served to substantially change the existing land use patterns along Curry Lane.

- 3. Consistency with all applicable elements of the Comprehensive Plan.**

The proposed rezoning from RMF-1 to RMF-3 for apartments along Curry Lane Rezoning is consistent with and implements the standards of the City's adopted Comprehensive Plan for similarly situated properties along the south side of Curry Lane.

- 4. Conflicts with existing or planned public improvements.**

No conflicts with existing or planned public improvements have been identified. The proposed Apartment use permitted in the RMF-3 zoning will permit a maximum of 65 apartment units and the existing infrastructure is already in place to support this level of development.

- 5. Availability of public facilities, analyzed for the proposed development (if any) or maximum development potential, and based upon a consideration of the following factors:**

- a. Impact on population density or development intensity such that the demand for schools, sewers, streets, recreational areas and facilities, and other public facilities and services are affected.**

The Applicant has prepared both a Comprehensive Plan level analysis and rezoning analysis and determined Curry Lane and the surrounding road network is capable of supporting the proposed development without adversely impacting LOS.

The impact of the proposed development is not anticipated to adversely impact population density or development intensity such that the demand for schools, sewers, streets, recreational areas and facilities, and other public facilities and services are affected.

- b. Impact on public facilities currently planned and funded to support any change in density or intensity pursuant to the requirements of the Comprehensive Plan and applicable law.**

The impact of the proposed development is not anticipated to adversely impact public facilities currently planned and funded to support any change in density or intensity pursuant to the requirements of the Comprehensive Plan and applicable law.

- C . Impact on public facilities currently planned and funded to support any change in density or Intensity pursuant to the requirements of the Comprehensive Plan and applicable law.**

(i) Infrastructure Preliminary provisions have been made for streets, water, wastewater, stormwater and solid waste as required by the City of Venice Land Development Code. Water and wastewater infrastructure is presently available at the property by extension of facilities along Curry Lane. At present, the City's water and wastewater infrastructure has capacity to serve the project.

(ii) Water service sufficient to serve the project will be provided by the City of Venice by connection to an existing 4" water main on the north side of Curry Lane. A single tap into the existing 4" water main would be required to serve the subject property to meet City fire flow requirements of 1,000 gallons per minute with a 20-psi residual pressure. There is an existing fire hydrant located on Curry Lane at the northwest corner of the site. For the proposed development, a lift station and force main extension/connection may be required to serve the property. will be provided by construction of onsite lift stations which will pump to an existing City of Venice 6" force main on Knight's Trail Road.

(iii) Stormwater will be detained and treated onsite prior to discharge into the appropriate connecting systems. The finish floor elevations of the structures shall be based on the engineering principal of providing adequate flood protection based on the site drainage system.

6. Effect on health, safety and welfare of the neighborhood and City.

There will be a deminimus impact on any public facilities to the site. Rather, the location of housing close by employment opportunities such as the SMH Campus and the industrial areas east of I-75 and west of Knights Trail Road will facilitate the opportunity to walk or ride their bikes to work or be transported by vans from the various employers which will serve to remove vehicles from the area roadways. This will serve to improve the overall neighborhood.

7. Conformance with all applicable requirements of this LDR.

Development of the Curry Lane Apartments will meet the screening and separation standards of the City for sources of light, noise, mechanical equipment, reuse areas, delivery and storage areas, as well as landscaping, buffers and other design standards of the City's LDR's. Off-street parking and loading areas will be designed and constructed within the standards of the City.

8. Potential expansion of adjacent zoning districts.

The proposed rezoning of the subject property from RMF-1 to RMF-3 reflects the City's acknowledgement of RMF-3 zoning to the west along Curry Lane. Furthermore, the adopted City Plan has identified mixed use zoning and land uses in the Pinebrook Neighborhood and the Applicant has relied upon the City's approval of these designations in moving forward with its development petitions.

9. Findings of the Environmental Assessment Report, consistent with Chapter 89.

The environmental assessment prepared by Kimley Horn report in July 2023 and submitted with the application confirmed Approximately 90% of the project site is classified as upland habitats, most of which is designated as residential low density and Brazilian pepper. Overall, the site contains a total of 0.28 acres of streams and waterways or reservoirs. Nothing in the report indicated the property is not suitable for the intensity of multi-family apartment development and the property contains limited regulated environmental features.

10. Any other applicable matters pursuant to this LDR, the Comprehensive Plan or applicable law.

Additional details regarding internal traffic flow, proposed placement of structures, and location and type of municipal amenities will be provided as part of subsequent site and development plan submittal. The subsequent site and development plan will also include demonstration of compliance with the applicable development intensity, design and architectural standards of the City.