

Planning Commission Report and Recommendations

Section 86-47(f)(1)

When pertaining to the rezoning of land, the report and recommendations of the planning commission to the city council must show that the planning commission has studied and considered the proposed change in relation to the following, where applicable. In that regard, the Applicant submits that the requested rezoning will be compliant with the criteria of Sec. 86-47(f)(1) of the Land Development Code in the following respects:

a. Whether the proposed change is in conformity to the comprehensive plan.

Applicant Response: If the concurrent comprehensive plan amendment is approved, it will have the result of reclassifying Parcels 1 and 2 from Industrial to Institutional Professional on the FLUM, and allowing for 8 acres and 58,371 square feet of Institutional Professional uses in the Knights Trail Neighborhood. Because OPI is an implementing zoning district in the Institutional Professional FLUM; and because the proposed medical uses are permitted in the OPI district, both the OPI rezoning and the intended uses will be consistent with the comprehensive plan.

The proposed rezoning will further Strategy LU 1.2.4b. which calls for areas to be provided within the City for professional offices, educational, healthcare, religious and other uses. If the concurrent comprehensive plan amendment is approved, the rezoning will comply with Strategy LU 1.2.8, and the Compatibility Review Matrix in Figure LU-8, because Institutional Professional is presumed to be compatible with the adjacent Industrial.

The development will be consistent with Strategy LU-KT 1.1.1.B. calling for a maximum Floor Area Ration (FAR) of 0.50 for individual sites in the Knights Trail Neighborhood. The FAR of Parcel 1 in its existing and its proposed condition is 0.158, well under the maximum allowed under this strategy. If Phase II is developed, the FAR will increase to only 0.2046.

The development will also be consistent with Future Land Use Policy 8.2., which addresses compatibility with existing neighborhoods. Per Figure LU-8, the FLU Compatibility Review Matrix, Institutional Professional uses are presumed compatible with the adjacent Industrial uses to the north, west and south; and the residential uses to the east (Toscana Isles) are separated from the subject parcels by the Knights Trail Road right-of-way, and are buffered by a high wall around the perimeter of that subdivision.

b. The existing land use pattern.

Applicant Response: The existing land use patterns are detailed in the foregoing sections dealing with dimensions/features of the property; roadway system; and adjacent uses/zoning. Parcels 1 and 2 are within an attractive business park. The proposed medical office and medical clinic uses will be compatible with the existing light industrial and business center uses; and will provide convenient health care services to the residential areas to the east.

- c. **Possible creation of an isolated district unrelated to adjacent and nearby districts.**

Applicant Response: The proposed OPI uses will be compatible with, and supportive of, the light industrial uses to the north, west and south.

- d. **The population density pattern and possible increase or overtaking of the load on public facilities such as schools, utilities, streets, etc.**

Applicant Response: The proposed medical office and medical clinic uses will include no residential units, and will therefore generate no increase in population.

- *Transportation.* The development is not projected to generate more traffic than the prior research center use.
- *Stormwater.* The existing facilities are compliant with the City stormwater management requirements of post-development runoff not exceeding predevelopment runoff of 24-hour, 25-year storm event and applicable standards of the Southwest Florida Water Management District (SWFWMD) prior to construction.
- *Potable Water/Waste Water/Reuse Water.* The existing facilities are adequate to serve the proposed medical uses, until the Phase II expansion.
- *Parks.* The development will include no residential uses, so it will make no demands on the system of parks.
- *Solid Waste.* No solid waste concurrency issues for the project are anticipated.
- *Schools.* The development will include no residential uses, so it will make no demands on the school system.

- e. **Whether existing district boundaries are illogically drawn in relation to existing conditions on the property proposed for change.**

Applicant Response: The existing district boundaries and zoning classification (PID) are logically drawn, yet it is not illogical to redraw them in order to accommodate the proposed medical uses, since they are presumed to be compatible with the adjacent light industrial/business center uses.

- f. **Whether changed or changing conditions make the passage of the proposed amendment necessary.**

Applicant's Response: Since 1997, when the commercial building was constructed, the Knights Trail Neighborhood has increasingly developed with light industrial and commerce center uses. In addition, the residential population of the nearby Northeast Neighborhood, has increased substantially, thereby adding to the demand for medical services in the two neighborhoods. In order to meet this increased demand, passage of the amendment is necessary.

- g. **Whether the proposed change will adversely influence living conditions in the neighborhood.**

Applicant's Response: The proposed medical uses will meet a growing demand for medical services in the nearby neighborhoods, and will positively influence living conditions.

- h. **Whether the proposed change will create or excessively increase traffic congestion or otherwise affect public safety.**

Applicant's Response: As noted in subsection d., above, the development is not projected to create adverse transportation impacts on any adjacent roadways.

- i. **Whether the proposed change will create a drainage problem.**

Applicant Response: The existing improvements on Parcel 1 comply with the City stormwater management requirements of post-development runoff not exceeding predevelopment runoff of 24-hour, 25-year storm event and applicable standards of the Southwest Florida Water Management District (SWFWMD).

- j. **Whether the proposed change will seriously reduce light and air to adjacent areas.**

Applicant Response: The proposed medical uses will utilize the existing commercial building on Parcel 1, which is only one-story in height; so, there is no likelihood it will reduce light and air to adjacent areas. Moreover, the residential subdivision to the east is buffered by a high wall.

- k. **Whether the proposed change will adversely affect property values in the adjacent area.**

Applicant Response: On the contrary, the proposed shift from business park to medical use will make it possible for the value of the adjacent properties to remain stable.

- l. Whether the proposed change will be a deterrent to the improvement or development of adjacent property in accord with existing regulations.**

Applicant Response: No, the proposed change to OPI will not be a deterrent to the improvement or development of adjacent property in accord with existing regulations.

- m. Whether the proposed change will constitute a grant of special privilege to an individual owner as contrasted with the public welfare.**

Applicant Response: The proposed change is consistent with, and will implement, the future land use map (assuming it is amended) and applicable comprehensive plan policies; so, there is no possibility of it granting a special privilege to the Applicant as contrasted with the public welfare. In fact, the Applicant is a public entity, meeting a public need.

- n. Whether there are substantial reasons why the property cannot be used in accord with existing zoning.**

Applicant Response: The property could continue to be used for business park purposes; but medical uses are even a higher and better use.

- o. Whether the change suggested is out of scale with the needs of the neighborhood or the city.**

Applicant Response: The proposed change from business park to medical uses will not significantly alter the scale of the activities on the site.

- p. Whether it is impossible to find other adequate sites in the city for the proposed use in districts already permitting such use.**

Applicant Response: It may be possible to find sites in the city that are already zoned OPI, but none that are in such favorable proximity to the new Sarasota Memorial Hospital – Venice.