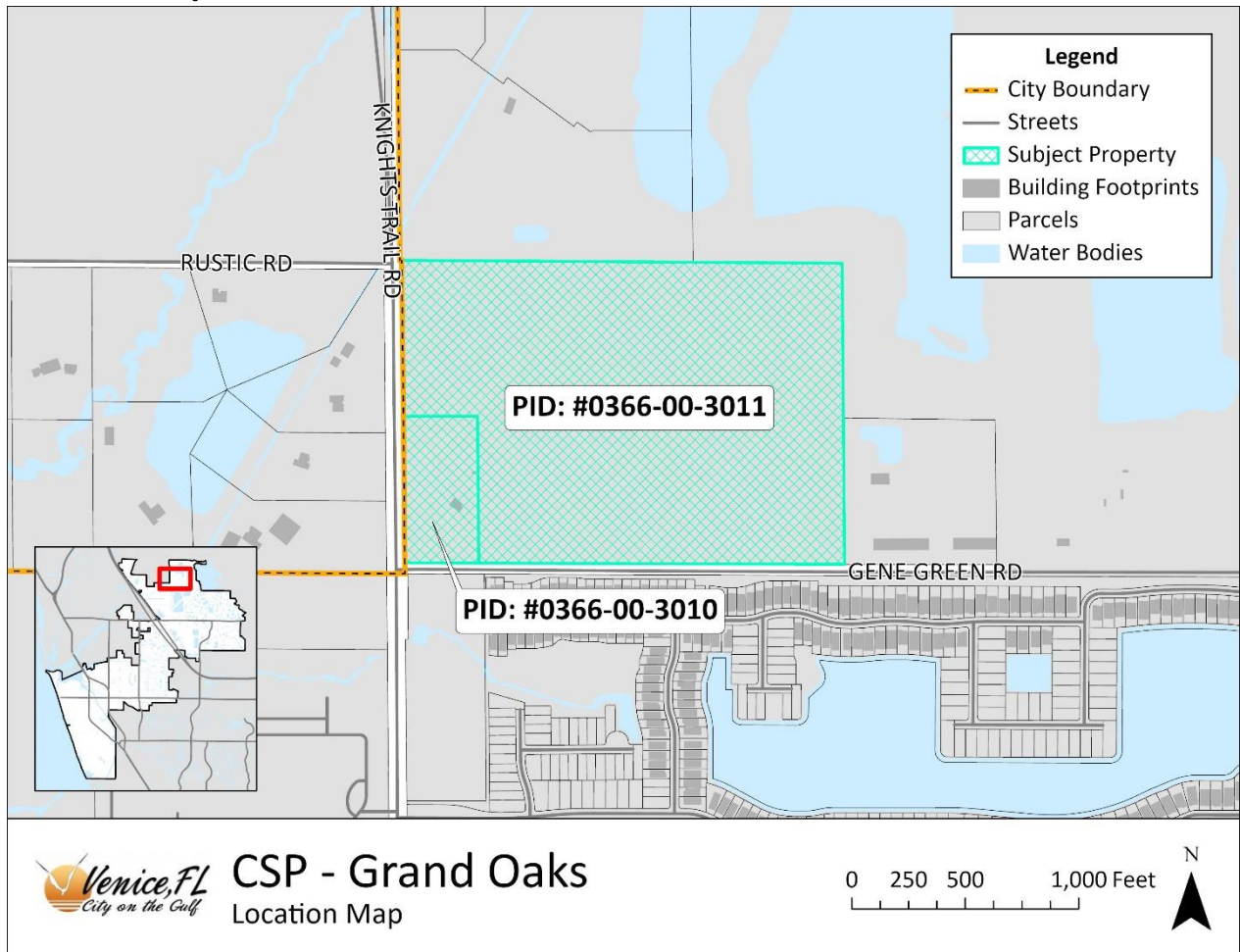


25-42RZ Grand Oaks Staff Report



GENERAL INFORMATION

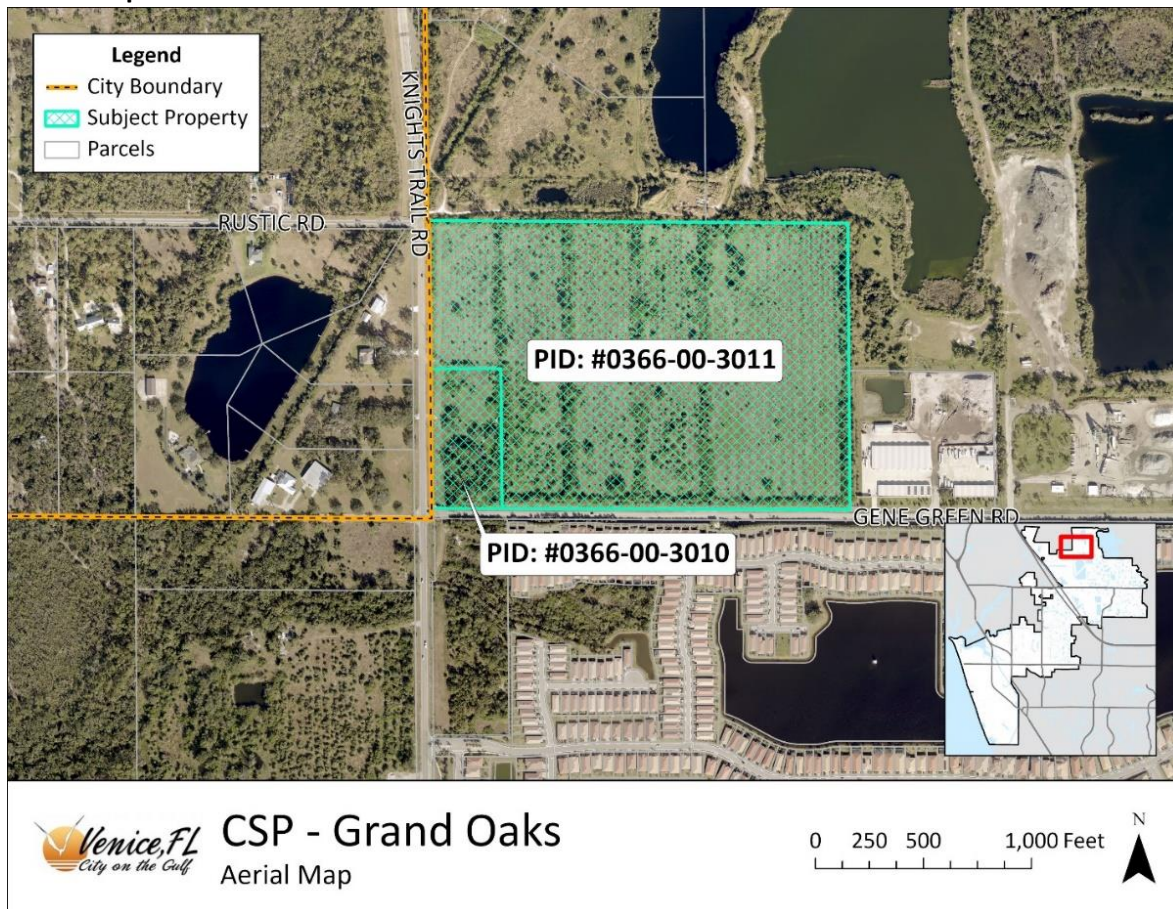
Address:	2100 and 2413 Knights Trail Road
Request:	Changing the zoning on two parcels from CG and CI to KT
Applicant:	CSP-Grand Oaks Venice I, LLC
Agent:	Jackson R. Boone, Esq.
Parcel ID:	0366-00-3010 and 0366-00-3011
Parcel Size:	±60.44 acres
Existing Zoning:	CG and CI
Proposed Zoning:	Knights Trail Mixed Use (KT)
Future Land Use	Mixed Use Corridor (MUC)
Comprehensive Plan Neighborhood:	Knights Trail Neighborhood
Application Date:	June 18, 2025

I. BACKGROUND

This request is to change the zoning district of two parcels located at 2100 and 2413 Knights Trail Road. A previous rezoning application for the property was filed in March of 2022, prior to adoption of the City's updated Land Development Regulations, which resulted in the rezoning of the property to the CG and CI zoning districts. The applicant continued to move forward with a mixed-use development under the old CG and CI zoning districts. The applicant now wishes to rezone the property to the Knights Trail (KT) zoning district, the only Comprehensive Plan consistent implementing zoning district for the property. No other changes will be made through this rezoning. It should be noted that there are three approved Development Orders on file for this property:

- **22-30SP:** Approves 630 Multifamily units to be located behind a future commercial development area.
- **22-14SE:** Allows multi-family use in Commercial, General and reduces number of required parking spaces.
- **23-01PP:** Subdivides the Site & Development Plan area and an adjacent 7.17 acre self-storage site into a Mixed Use Subdivision of five development tracts and a shared access tract.
- **23-79SP:** Administrative Amendment for minor modifications to amenities and addition of a sidewalk adjacent to Knight Trail Road.

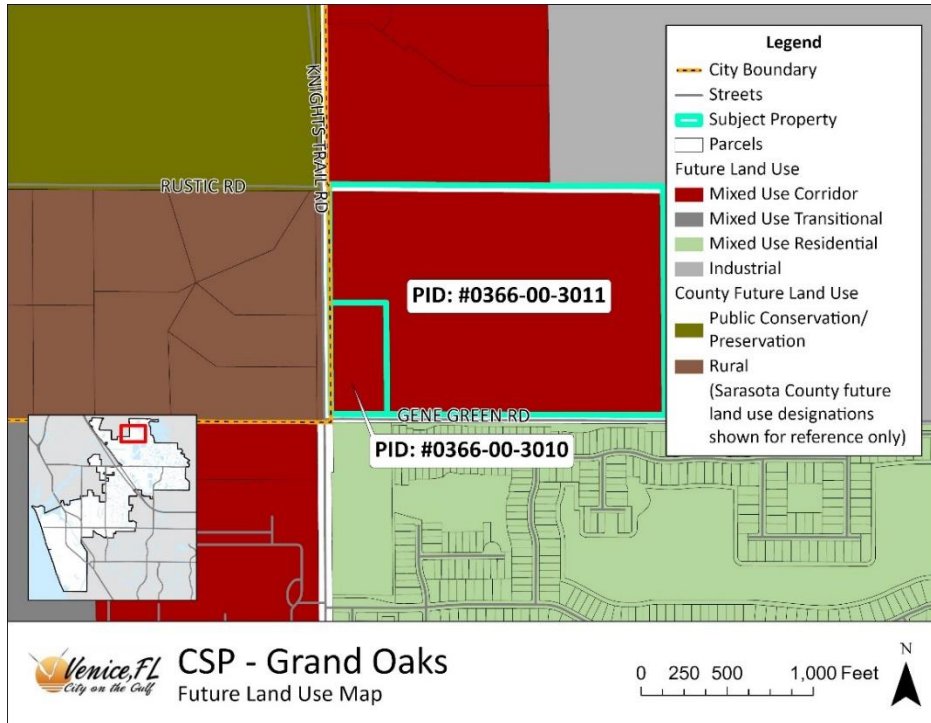
Aerial Map



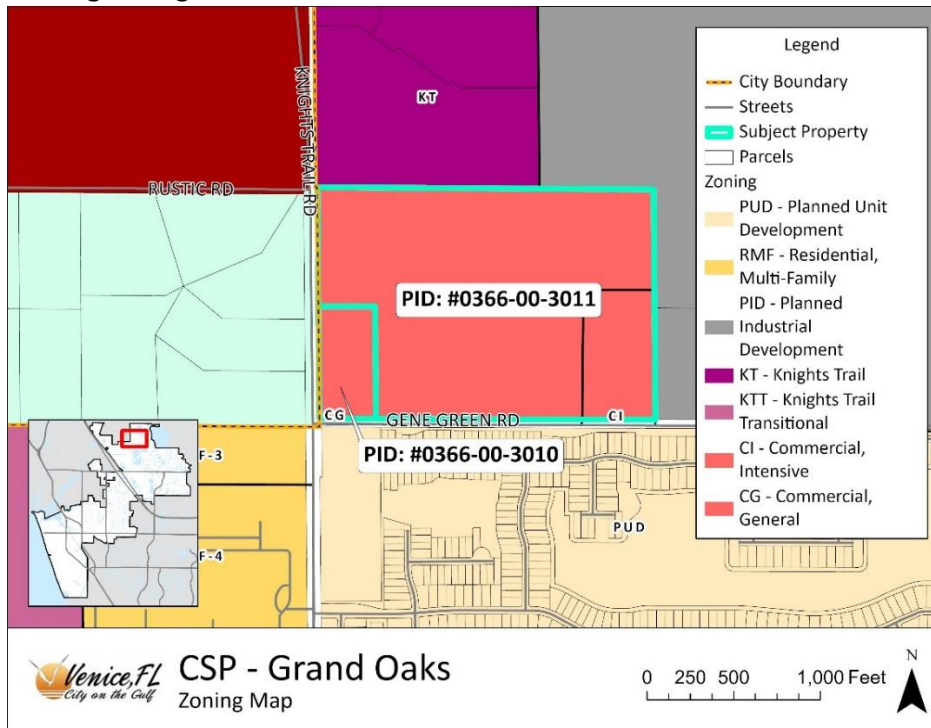
Future Land Use and Zoning

The Future Land Use (FLU) designation for the subject property is Mixed Use Corridor (MUC). The current zoning designation is Commercial General (CG) and Commercial Intensive (CI) proposed to be Knights Trail Mixed Use (KT).

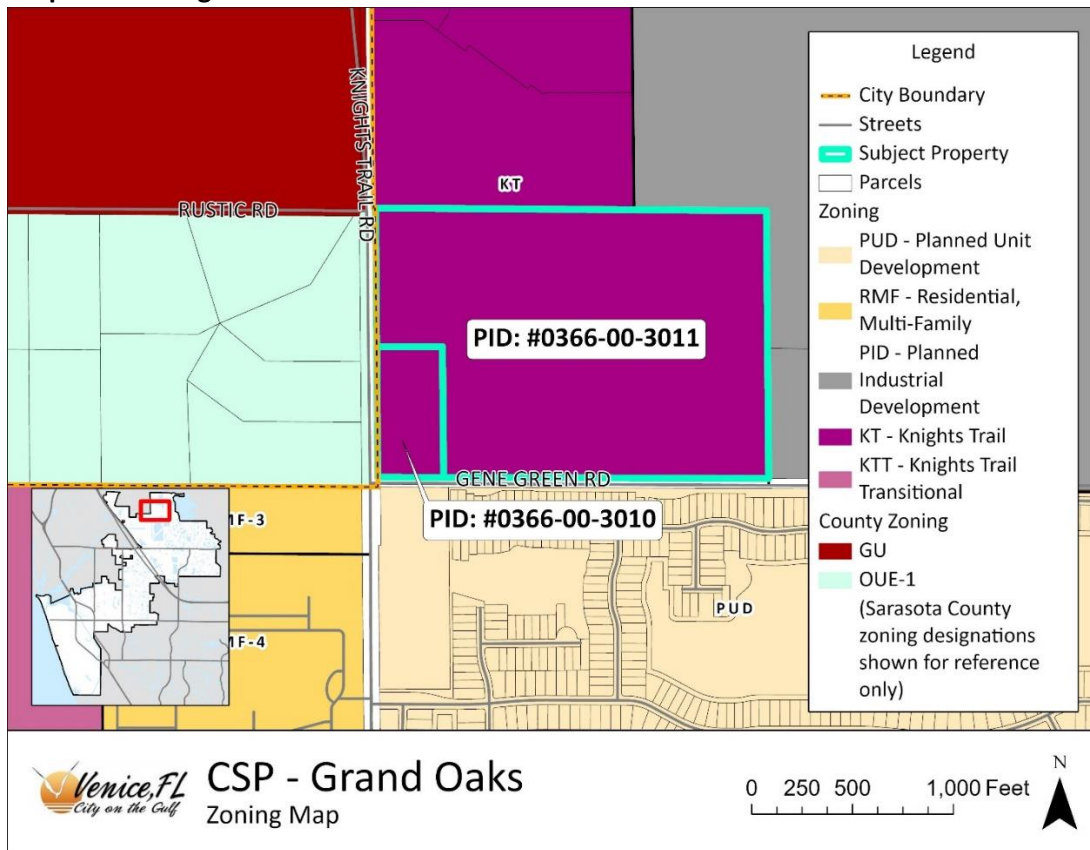
Future Land Use



Existing Zoning



Proposed Zoning



Surrounding Land Uses

Direction	Existing Land Use(s)	Current Zoning District(s)	Future Land Use Map Designation(s)
North	Agricultural grazing land, cement plant	Knights Trail (KT) and Planned Industrial Development (PID)	Mixed Use Corridor (MUC), Industrial
South	Single family detached (Toscana Isles) and undeveloped Commercial/Multi-family parcel	PUD	MUR
East	Cement plant	PID	Industrial
West	Single family detached	County OUE-1	County Rural

II. PLANNING ANALYSIS

In this section of the report, analysis of the subject zoning map amendment petition evaluates 1) consistency with the Comprehensive Plan and 2) compliance with the City's Land Development Code (LDC).

Comparison of Zoning Districts

The table below provides a comparison of the districts' development standards and permitted uses.

Zoning Development Standards		
CG	CI	KT
Uses: Retail commercial; personal and business services; indoor commercial recreation and entertainment; professional, medical, and business offices; banks; restaurants; vocational, trade, and business schools; marinas, docks, and piers; institutional; civic service organizations; commercial parking; and existing single- and two- family dwellings	Uses: Retail commercial; automobile, vehicular, marine & manufactured home, sales, service & rental; machinery & equipment sales, rental & service; building & landscaping supplies & equipment sales; automotive service stations; automotive repair & cleaning services; restaurants; building contractors w/o outside storage; motorbus terminals; boat liveries; palmists; auditoriums; wholesaling; worship establishments; animal boarding; printing; upholstery; pawnshops; outdoor recreation; and brewpubs	Uses: Multi-family; Upper story residential; Assisted living facility; Independent living facility; Community care facility; Daycare, home; Group living; Essential Services; Cultural Facility; Lodge; Post office; University; Government use; Retail Services; Site down restaurant; quick service restaurant; Bar and Tavern; Brewpub; Microbrewery; Theater; Artist studio; Hotel; Daycare center; Fitness club; Commercial parking lot; Commercial parking structure; Professional office; Personal & Financial services; Medical/Dental; Veterinarian; Research and Development; Warehouse Storage-indoor only; Flex
Density: 18 du/ac* Limited by MUC to 13 du/ac *Multi-family allowed through special exception Intensity: 1.0 FAR	Density: 18 du/ac Limited by MUC to 13 du/ac Intensity: 1.0 FAR	Density: 5.1-13 du per gross acre Intensity: 1.0 FAR
Open Space: N/A	Open Space: N/A	Open Space: N/A
Lot Area: None	Lot Area: None	Lot Area: None
Lot Width: 100' multi-family	Lot Width: 100' multi-family	Lot Width: 50'
Lot Length: N/A	Lot Length: N/A	Lot Length: 100'
Yards Front: 20' Side: 8' (15' multi-family) Rear: 10' (15' multi-family) Buildings above 35' shall provide additional side and rear yards.	Yards Front: 20' Side: 10' (15' multi-family) Rear: 15'	Building Placement (min/max) Front:15'/100' Side:10'/50' Rear:10'/50'
Height: 35' + 10' for parking, additional height with conditional use	Height: 35'	Height: 35' by right 46' through Height Exception
Building Coverage: None; multi-family 30%	Building Coverage: None; multi-family 30%	Building Coverage: 10%/75%
Architectural: None	Architectural: None	Architectural: 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)
Percentage of Minimum Parking Required: N/A	Percentage of Minimum Parking Required: N/A	Percentage of Minimum Parking Required: 100%

Note: Not an exhaustive list of district uses

CONSISTENCY WITH THE COMPREHENSIVE PLAN

The following strategies are considered applicable to the project proposal:

Strategy LU 1.2.9.c- Corridor (MUC):

- Envisioned to be located in and support the Island Neighborhood, Laurel Road Corridor, Gateway and Knights Trail Neighborhood.
- Supports Mixed Use.
- Typically developed utilizing form based code concepts and standards for building placement, design, and parking; “campus style” design may be used.

Any future Site and Development Plan or Preliminary Plat will need to be consistent with all applicable future land use strategies.

Conclusions / Findings of Fact (Comprehensive Plan Analysis):

Analysis has been provided to determine consistency with the Land Use Element strategies applicable to the MUC land use designation, strategies found in the Knights Trail Neighborhood, and other plan elements. This analysis should be taken into consideration upon determining Comprehensive Plan consistency.

CONSISTENCY WITH THE LAND DEVELOPMENT CODE

The subject petition has been processed with the procedural requirements contained in Ch. 87, Sec. 1.7 of the Land Development Code (LDC). In addition, the petition has been reviewed by the City’s Technical Review Committee and no issues regarding compliance with the LDC were identified.

Land Use Compatibility Analysis- Chapter 87 Section 1.2.C.8

Demonstrate that the character and design of infill and new development are compatible with existing neighborhoods. The compatibility review shall include the evaluation of the following items with regard to annexation, rezoning, height exception, conditional use, and site and development plan petitions:

- i. Land use density and intensity.

Applicant Response: The land use density and intensity under the KT zoning is compatible with the existing neighborhoods and is consistent with the Comprehensive Plan.

Staff Comment: *The existing allowable density and intensity under CG and CI are very similar to what KT zoning would allow for.*

- ii. Building heights and setbacks.

Applicant Response: The proposed rezoning will not result in changes to the permitted building heights and setbacks.

Staff Comment: *Building height by right would not change. Under KT zoning the property would be able to apply for height exception up to 46’.*

iii. Character or type of use proposed.

Applicant Response: The character and type of use proposed is compatible with the existing neighborhoods.

iv. Site and architectural mitigation design techniques.

Applicant Response: Site and architectural mitigation design techniques, if required, will be addressed at the time of a Site & Development Plan or preliminary Plat which proposes development of the property.

Staff Response: *Any Site and Development Plan or Preliminary Play, including amendment to the existing approved Site and Development Plan would require that VHP elements included in the KT zoning district are applied to development.*

b. Considerations for determining compatibility shall include, but are not limited to, the following:

i. Protection of single-family neighborhoods from the intrusion of incompatible uses.

Applicant Response: Not applicable.

ii. Prevention of the location of commercial or industrial uses in areas where such uses are incompatible with existing uses.

Applicant Response: Not applicable. The proposed KT zoning is consistent with the Comprehensive Plan.

iii. The degree to which the development phases out nonconforming uses in order to resolve incompatibilities resulting from development inconsistent with the current Comprehensive Plan.

Applicant Response: Not applicable.

iv. Densities and intensities of proposed uses as compared to the densities and intensities of existing uses.

Applicant Response: The proposed rezoning will not result in any change to the allowable land use density and intensity.

Chapter 87, Section 1, Decision Criteria 1.7.4

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.

Applicant Response: The proposed rezoning implements the MUC land use designation of the Comprehensive Plan and pursuant to LU 1.2.13 is deemed to be compatible with the adjacent land use designations.

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

Applicant Response: The proposed rezoning is place the KT zoning district, specifically envisioned for this property via the updated Land Development Regulations, on the property.

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

Applicant Response: The proposed rezoning is consistent with all applicable elements of the Comprehensive Plan. The proposed KT zoning district is the only Comprehensive Plan consistent zoning district for the property.

4. Conflicts with existing or planned public improvements.

Applicant Response: Not applicable.

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 the traffic characteristics related to the site.
 - b. 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.
 - 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.

Applicant Response: The proposed rezoning will not result in additional impacts to public facilities.

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

Applicant Response: The proposed rezoning will not have an effect on the health, safety and welfare of the neighborhood.

7. Conformance with all applicable requirements of this LDR.

Applicant Response: The proposed rezoning is in conformance with all applicable requirements of the Comprehensive Plan.

8. Potential expansion of adjacent zoning districts.

Applicant Response: Not applicable.

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

Applicant Response: Not applicable.

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

Applicant Response: Not applicable.

Summary staff comment: *If an amendment to the existing site and development plan (22-30SP, 23-01PP, 23-79SP) or a new site and development plan or preliminary plat is submitted it will be reviewed to the current land development regulations. As the prior environmental assessment states, a 100% gopher tortoise survey will be required prior to construction as suitable habitat is located on site.*

Conclusions/Findings of Fact (Land Development Code Consistency):

Analysis has been provided by staff to determine consistency with the standards of the Land Development Code. The subject petition is consistent with all applicable standards and there is sufficient information on the record to reach a finding for each of the rezoning considerations contained in Ch. 87, Sec. 1.7.4 of the Land Development Code.

III. CONCLUSION

Planning Commission Action for Recommendation

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 Planning Commission to make a recommendation to City Council on Zoning Map Amendment Petition No. 25-42RZ.