



Border Road Storage City Council Public Hearing

**PROPOSED ZONING MAP AMENDMENT No. 22-57RZ FROM OUE-1 TO COM WITH A
PRELIMINARY SITE AND DEVELOPMENT PLAN**

October 10, 2023

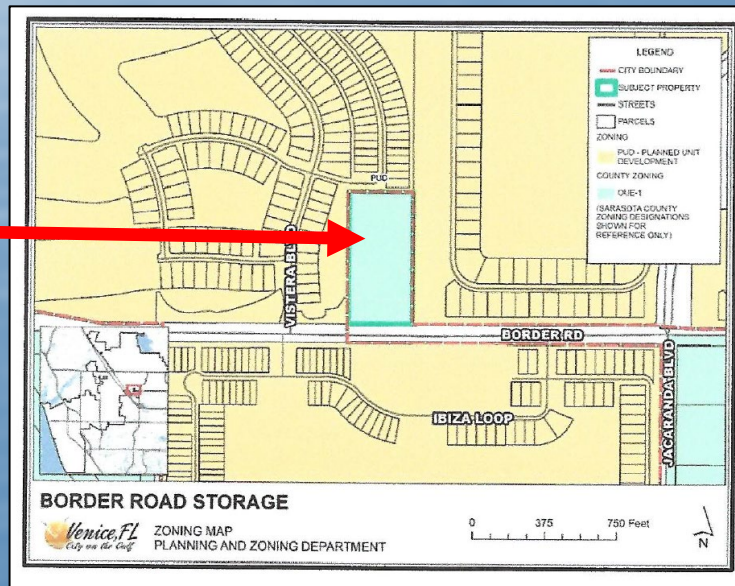
PROPOSED MAJOR PROJECT COMPONENTS:

- **Request Parcel Size – Approximately 5.35 Acres +/-**
- **Annexation Consistent with Joint Planning Area Agreement**
- **Proposed Comprehensive Plan Amendment from Major Employment Center to Commercial**
- **Proposed Rezone Petition From OUE-1 Open Use Estate, 1 Dwelling Unit Per 5 Acres) to COM (Commercial)**
- **Located within the Urban Service Area**
- **Annexation Consistent with Joint Planning Area Agreement**
- **Adequate Water Service is Available & Future Sewer Will be available and Capacity on the Area Arterial Road Network is available to Support the Proposed Future Development**
- **Approximately 28% Open Space Is Provided Including the Preservation Of An Existing Wetland Area Located on the Southeast Corner of the property**

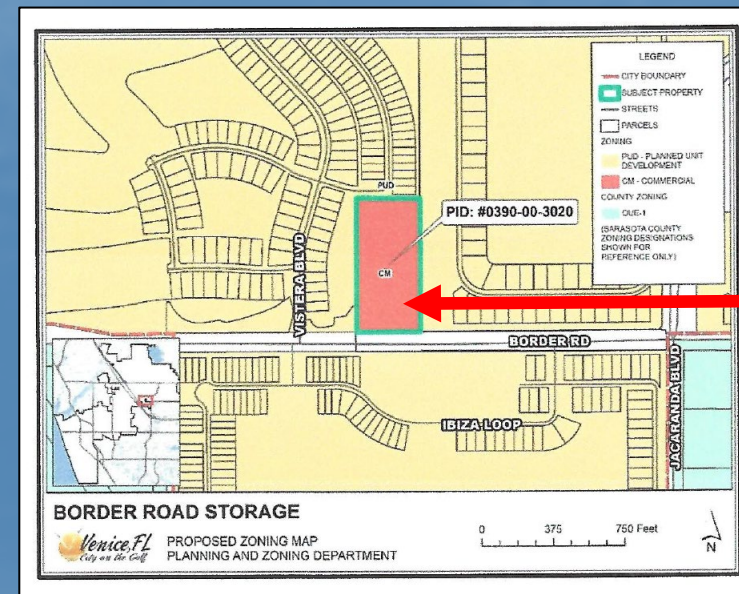
ZONING MAP AMENDMENT

- Property contains a single family home and is zoned OUE-1 (Open Use Estate, 1 DU Per 5 Acres)
- Proposed zoning is Commercial (COM)
- Surrounding properties are part of a PUD and designated Mixed Use Residential (MUR)
- Proposed low impact use of self storage is consistent with City Comprehensive Plan Policies for Compatibility and Mix of Uses
- Subject petition complies with all applicable Land Development Code Requirements

Existing Zoning is OUE-1



Proposed Zoning is Commercial



Subject Property

Subject Property



Property Location Map



Subject Parcel Is Located North of Border Road & West of Jacaranda Blvd. Venice, Florida



NORTH

Areawide Aerial of the Border Road Area



Enlarged Aerial of Subject 5.35 Acre Site

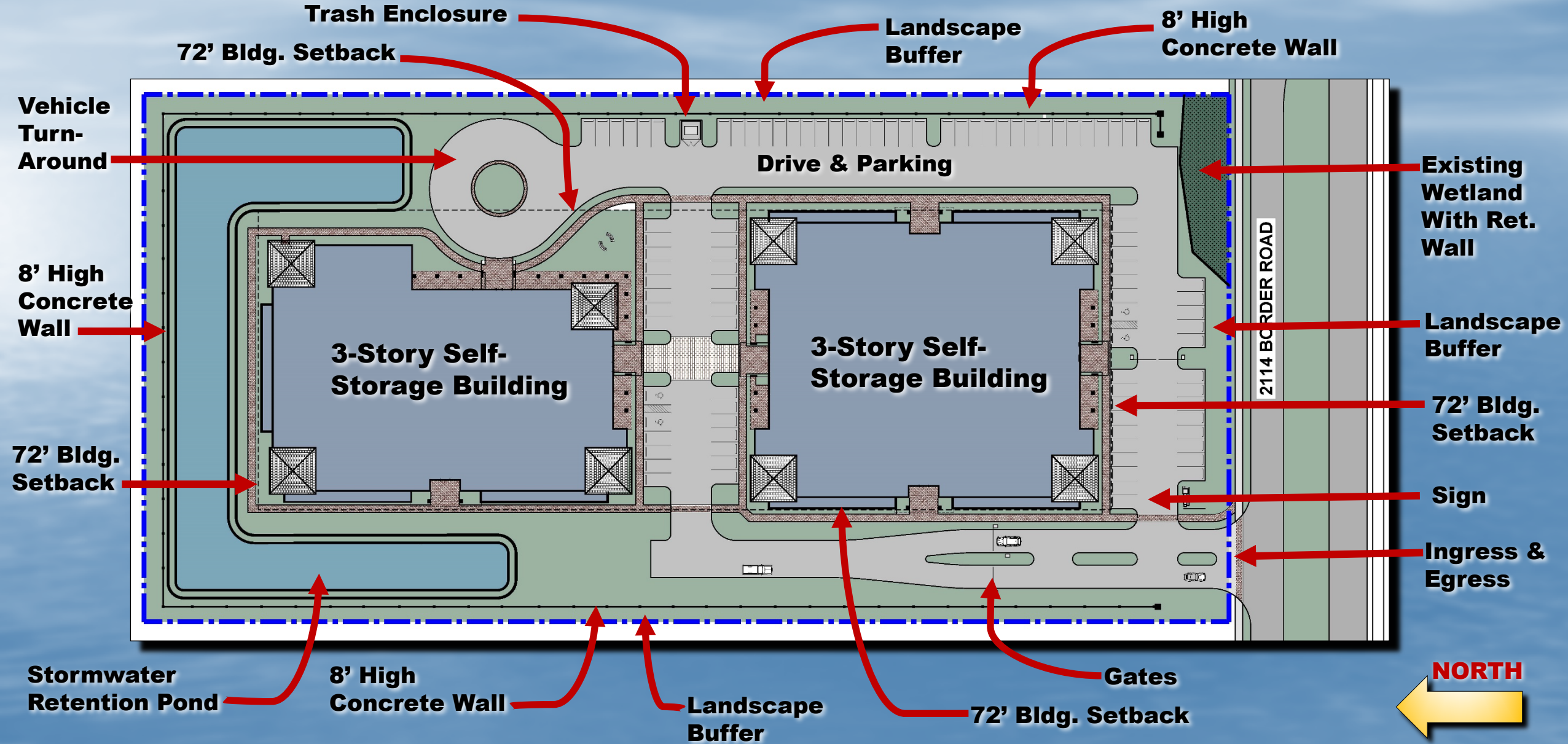


**Proposed
Future
Development
Shown on
Aerial Photo**



NORTH

Preliminary Site and Development Plan For Border Road Storage



Rendering of Elevated View From Visterra Residential Community

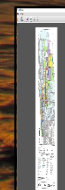


Rendering of View From Vistera Residential Community



Any Questions?

**“Border Road Storage ”
Planning Commission Public Hearing**



**Vision Planning &
Design, LLC**

