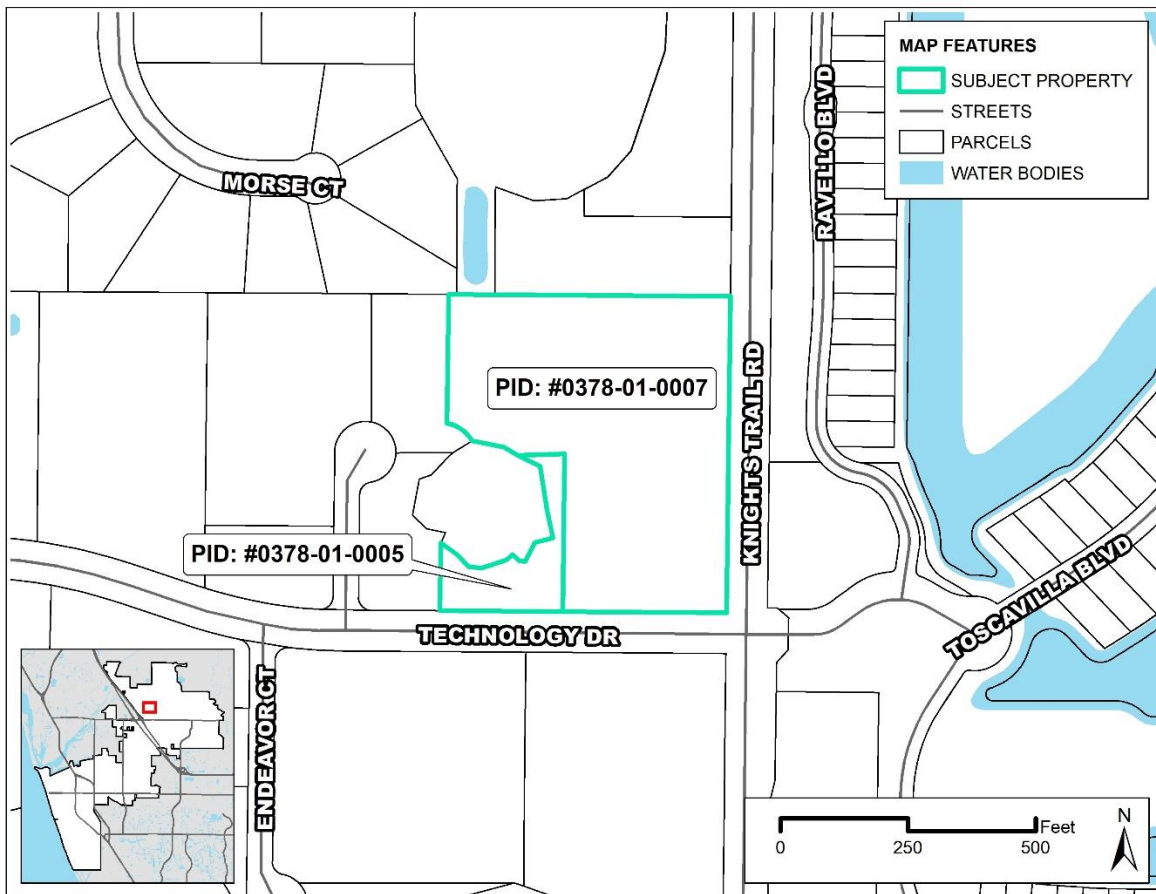


22-24RZ– Knights Trail Medical Complex

Staff Report



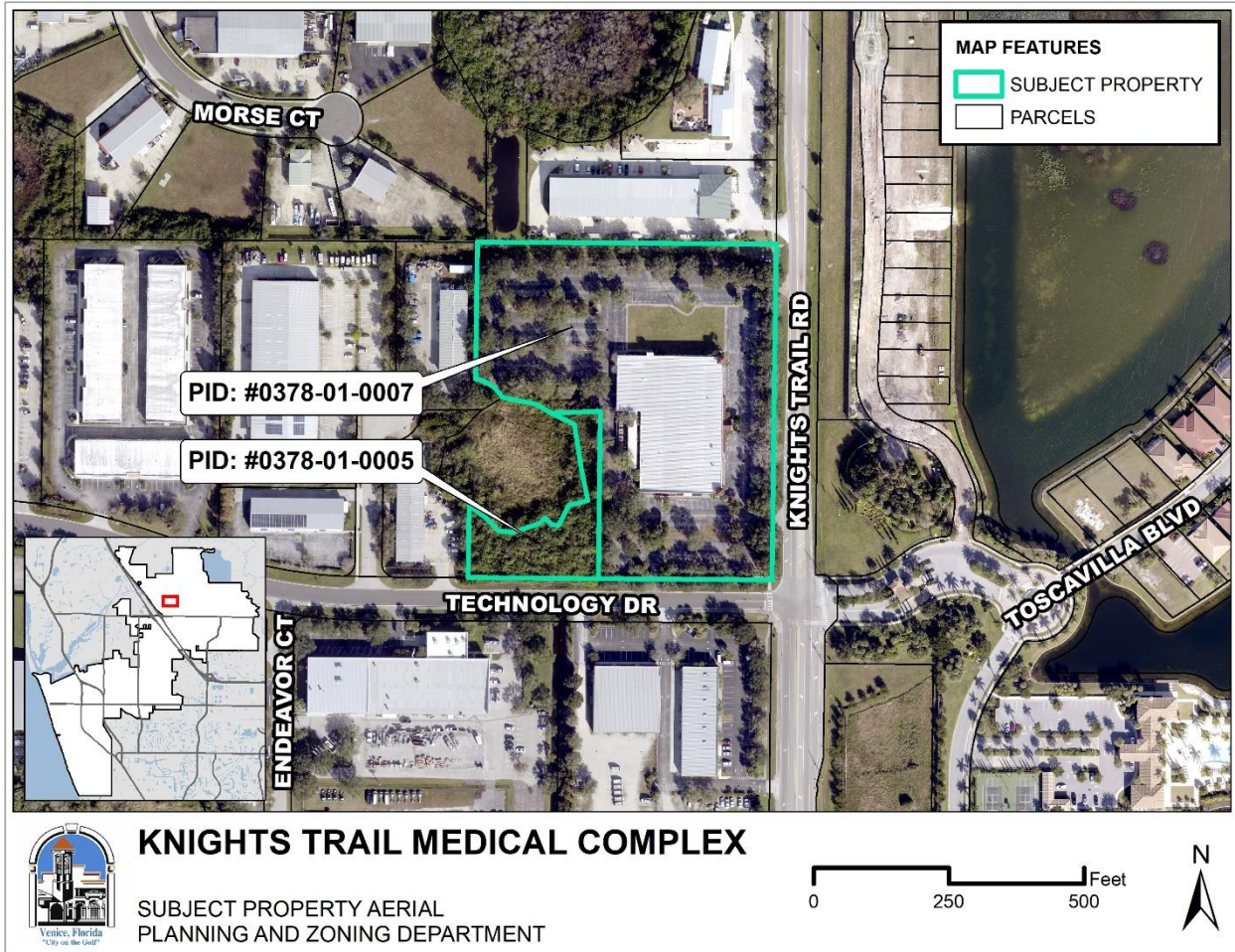
GENERAL INFORMATION

Address:	1080 Knights Trail Rd and 3485 Technology Dr
Request:	To rezone the subject parcels from Planned Industrial Development (PID) to Office, Professional and Institutional (OPI)
Owners:	Edward L. Kalin (TTEE) & Alyce W. Kalin (TTEE)
Applicant/ Contract Purchaser:	Sarasota County Public Hospital District
Agent:	Charles D. (Dan) Bailey, Jr., Esq., Williams Parker Attorneys at Law
Parcel ID:	0378010007, 0378010005
Parcel Size:	7.14 ± acres
Future Land Use:	Industrial
Zoning:	PID
Proposed Zoning:	OPI
Comprehensive Plan Neighborhood:	Knights Trail
Application Date:	April 7, 2022
Related Application:	Comprehensive Plan Amendment Petition No. 22-25CP

I. SUBJECT PROPERTY AND PROJECT DESCRIPTION

One of the subject properties is the former Nielsen Ratings building, now vacant. That parcel has an approximately 45,000 square foot building, and associated parking and landscaping. The second subject property is adjacent to the former Nielsen property and is unimproved land. Both properties are part of the Laurel Interchange Business Center (LIBC).

The request is for a change in Zoning from Planned Industrial Development (PID) to Office, Professional and Institutional (OPI) for a medical office and clinic associated with Sarasota Memorial Hospital (SMH).



Site Photographs



Intersection of Knights Trail Rd and Technology Dr



West along Technology Dr

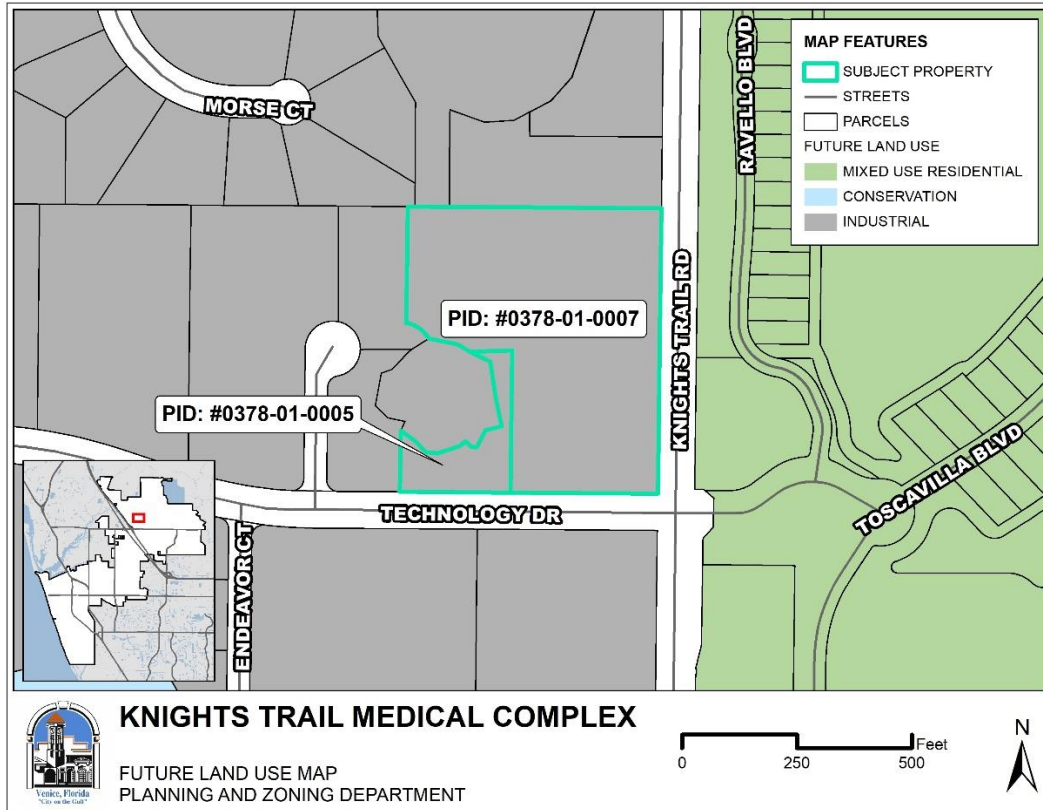


North along Knights Trail Rd

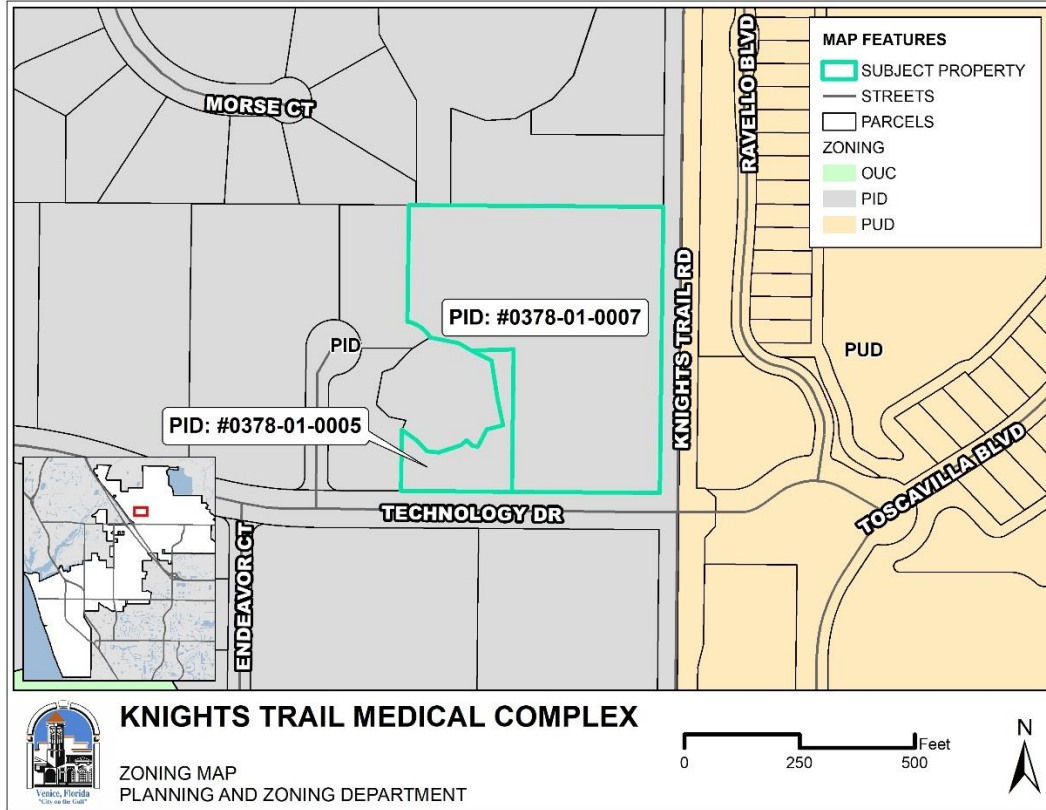
Future Land Use and Zoning

The Future Land Use designation for the subject property is Industrial, with a related application request to amend the Future Land Use to Institutional-Professional. The proposal in this petition is to change the Zoning district from Planned Industrial Development (PID) to Office, Professional and Institutional (OPI), as shown on the maps below.

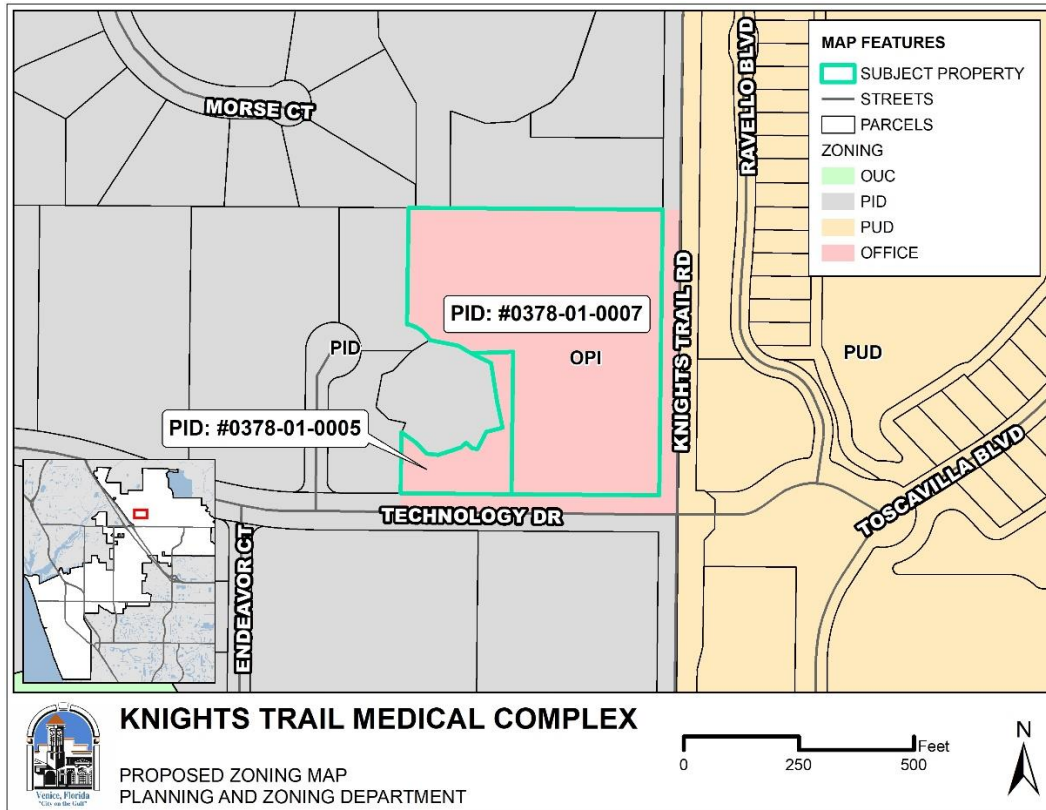
Existing Future Land Use



Existing Zoning



Proposed Zoning



Surrounding Land Uses

Direction	Existing Land Uses(s)	Current Zoning District(s)	Future Land Use Map Designation(s)
North	Industrial common areas/elements (Knights Trail Business Suites, Triple Diamond Commerce Plaza)	Planned Industrial Development (PID)	Industrial
South	Warehouse and office, Light manufacturing (Laurel Interchange Business Center (LIBC))	PID	Industrial
East	Residential (Toscana Isles)	PUD	Mixed Use Residential (MUR)
West	Industrial common areas/elements, Warehouse and office, Light manufacturing (LIBC)	PID	Industrial

II. PLANNING ANALYSIS

In this section of the report, analysis of the subject zoning map amendment petition evaluates 1) how the existing Planned Industrial Development (PID) zoning compares to the proposed Office, Professional, and Institutional (OPI) zoning with regard to allowed uses and development standards, 2) consistency with the Comprehensive Plan, 3) compliance with the City's Land Development Code (LDC), and 4) compliance with requirements for Concurrency/Mobility.

1) Comparison of Existing PID Zoning and Proposed OPI Zoning

The applicant has submitted a zoning map amendment application to rezone the subject property from PID to OPI, and has indicated an intent to develop the property for medical uses. The table below provides a comparison of the districts' development standards and permitted uses.

Zoning Standard	Existing Zoning – PID	Proposed Zoning – OPI
Density Limit	None (prohibited)	9/ac (multifamily)*
Intensity Limit	2.0 FAR	0.5 FAR
Height	85'	35', additional height up to 85' with conditional use
Principal Uses*	Experimental laboratories, helicopter landing pads, wholesaling, warehousing, storage or distribution, light manufacturing, printing, lithographing, publishing, bulk storage yards (no flammable liquids), outdoor storage yards and lots (no wrecking yards, junkyards or salvage yards), retail and repair establishments (automobiles, etc.), service establishments, etc.	Professional and business offices, hospitals, housing for the aged, medical and dental clinics, existing 1- and 2- family dwellings, townhouses, art galleries, research laboratories, houses of worship, dance/art/music studios, funeral homes, private clubs, animal hospitals (no exterior boarding), banks, etc.

*By Special Exception approval

**Not an exhaustive list, see staff Exhibit A in the agenda packet

2) Consistency with the Comprehensive Plan

The subject property has the existing Comprehensive Plan Future Land Use designation of Industrial and lies within the Knights Trail neighborhood. The following is an analysis of the subject property related to the Comprehensive Plan.

Per Strategy LU 1.2.4. – Non-Residential, the proposed zoning designation of OPI is identified as an implementing zoning district for the proposed Institutional-Professional land use designation.

Strategy LU 4.1.1 includes Policy 8.2, Land Use Compatibility Review Procedures. At the point of rezoning of property, evaluation is required to ensure compatibility with adjacent uses.

Policy 8.2 Land Use Compatibility Review Procedures. Ensure that the character and design of infill and new development are compatible with existing neighborhoods. Applicant responses are provided verbatim in italics with staff comments where applicable.

A. Land use density and intensity.

Applicant Response: The proposed OPI zoning district will allow for office uses, which are less intense than uses permitted under the current PID zoning.

B. Building heights and setbacks.

Applicant Response: The existing PIO zoning allows for building heights up to 85 feet, the same as the proposed OPI zoning district.

C. Character or type of use proposed.

Applicant Response: The proposed medical uses will not differ substantially from the prior use by Nielsen Media Research at Waterford North which utilized telephone banks to conduct consumer research, compile data and provide customers with analytics.

D. Site and architectural mitigation design techniques.

Applicant Response: The intended medical uses will be conducted in the existing building, and there are no plans to alter the architectural features of the building.

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

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

Applicant Response: 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.

Staff Comment: The only residential is to the east of the project. The proposed use would be less intrusive than many options available through industrial.

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

Applicant Response: 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.

Staff Comment: No industrial uses are proposed through this rezoning. The proposal is for office and a future medical clinic. Properties in the area have a mixture of zoning designations, including industrial, residential, government, commercial, and County open use conservation.

G. 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: There are no nonconforming use in the neighborhood, that are in need of being phased out.

Staff Comment: Staff is not aware of any nonconforming uses existing on the property.

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

Applicant Response: The proposed medical uses will involve no residential uses, so there will be no change in density. Nor will there be an increase in intensity, since the proposed medical uses will be no more intense than the previous research use by Nielson.

Staff Comment: The FAR for this property under the proposed would be lower than existing.

Based on the above evaluation there is adequate information to make a determination regarding compatibility with the surrounding properties and to make a finding on considerations E. thru H.

The following mitigation techniques provided in Policy 8.2 I through N may be considered. Doing so would ensure the application of appropriate mitigation measures in response to specific development characteristics of the development proposal.

I. Providing open space, perimeter buffers, landscaping and berms.

Applicant Response: The site, which was developed on in the late 90s, met the City's open space, buffer and berm requirements when developed, and still does.

J. Screening of sources of light, noise, mechanical equipment, refuse areas, delivery and storage 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. Locating road access to minimize adverse impacts.

Applicant Response: Parcel 1 has two driveways on Knights Trail Road (one is right-in/right out only) and one driveway on Technology Drive. Parcel 2 has 240± feet of frontage on Technology Drive, and no driveway at present.

L. Adjusting building setbacks to transition between different uses.

Applicant Response: The existing building observes a setback of 97 feet adjacent to Knights Trail, which is within an 80 foot right of way, providing more than adequate buffer between the existing building and residential uses to the east.

M. Applying step-down or tiered building heights to transition between different uses.

Applicant Response: The existing building is only one story in height.

N. Lowering density or intensity of land uses to transition between different uses.

Applicant Response: The proposed medical uses will involve no residential uses, so there will be no change in density. Nor will there be an increase in intensity, since the proposed medical uses will be no more intense than the previous research use by Nielson.

Conclusions/Findings of Fact (Consistency with the Comprehensive Plan):

Analysis has been provided to determine consistency with the Land Use Element strategies applicable to the Mixed Use Corridor designation, Policy 8.2 regarding compatibility, and strategies found in the Knights Trail Neighborhood and other plan elements. No inconsistencies have been identified. This analysis should be taken into consideration upon determining Comprehensive Plan consistency.

3) Compliance with the Land Development Code

The subject petition has been processed with the procedural requirements contained in Section 86-47 of the Land Development Code (LDC). In addition, the petition has been reviewed by the Technical Review Committee and no issues regarding compliance with the Land Development Code were identified. Future development of the subject property will require confirmation of continued compliance with all applicable LDC standards.

Section 86-47(f) of the Land Development Code states that, when pertaining to the rezoning of land, the report and recommendations of the Planning Commission to the City Council shall show that the Planning Commission has studied and considered the proposed change in relation to the considerations listed below. The Planning Commission materials include the applicant's response to each of the considerations in italics. Staff comments have also been provided where applicable.

(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 1.2.46. 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.

Staff Comment: OPI is listed in the comprehensive plan as an implementing district of the Institutional-Professional Future Land Use designation.

(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.

Staff Comment: Compatibility is addressed in the previous section, Consistency with the Comprehensive Plan. The existing land use pattern includes industrial, commercial, and residential uses, which may be found incompatible with industrial uses according to Strategy LU 1.2.8 in the Land Use Element.

(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.

Staff Comment: The proposed zoning will not be the same as adjacent districts, but may be considered related to area commercial zoning districts.

(d) The population density pattern and possible increase or overtaxing 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.*

Staff Comment: However, the Technical Review Committee has reviewed the project and no issues with demand on public facilities has been identified.

(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.

Staff Comment: The district boundaries are drawn logically relating to existing conditions on the subject property.

(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).

Staff Comment: TRC has reviewed this project and has identified no issues. Further analysis will take place at the point of development, if such a plan is submitted in the future.

(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.

Staff Comment: The building height and density will be regulated through zoning. No changes to the properties are requested through this application.

(k) Whether the proposed change will adversely affect property values in the adjacent area.

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

Staff Comment: This application does not propose specific development of the property, nor does staff have access to recent market studies of the area, so it is difficult to determine the impact to surrounding property values.

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

Applicant's 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.

Staff Comment: No deterring effects are expected from this proposal.

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

Applicant's 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.

Staff Comment: There is no evidence of special privilege being granted through this request.

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

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

Staff Comment: Generally, the need of the neighborhood and the City is development of the subject property consistent with the Comprehensive Plan and in compliance with the Land Development Code.

Land use compatibility mitigation techniques will be evaluated at the point of site and development, if such a plan is submitted, to ensure future development of the subject property is not out of scale with the needs of the surrounding neighborhood.

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

Applicant's 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.

Conclusions / Findings of Fact (Compliance with the Land Development Code):

The subject petition complies with all applicable Land Development Code standards and there is sufficient information to reach a finding for each of the rezoning considerations contained in Section 86-47(f) of the Land Development Code.

4) Concurrency/Mobility Compliance

Concurrency

The applicant is not requesting confirmation of concurrency as part of the proposed zoning map amendment. Concurrency will be reviewed with a development proposal, should such a proposal be submitted in the future, and a full review will be provided at that time. However, the proposed zoning map amendment was reviewed by the City's Technical Review Committee (TRC) and no issues were identified regarding facilities capacity.

Conclusion / Findings of Fact (Concurrency):

As indicated, the applicant is not seeking confirmation of concurrency with the subject application. However, the proposed zoning map amendment was reviewed by the City's Technical Review Committee (TRC) and no issues were identified regarding facilities capacity.

Transportation Mobility

The applicant is not seeking confirmation of concurrency through this application. However, the proposed zoning map amendment was reviewed by the City's Technical Review Committee (TRC) and no issues were identified regarding facilities capacity.

Conclusion / Findings of Fact (Mobility):

No development has been proposed through this application. However, a Traffic Impact Analysis will be required with submittal of a development proposal in the future, should that occur.

III. CONCLUSION

Upon review of the petition and associated documents, Comprehensive Plan, Land Development Regulations, 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 Zoning Map Amendment Petition No. 22-24RZ.