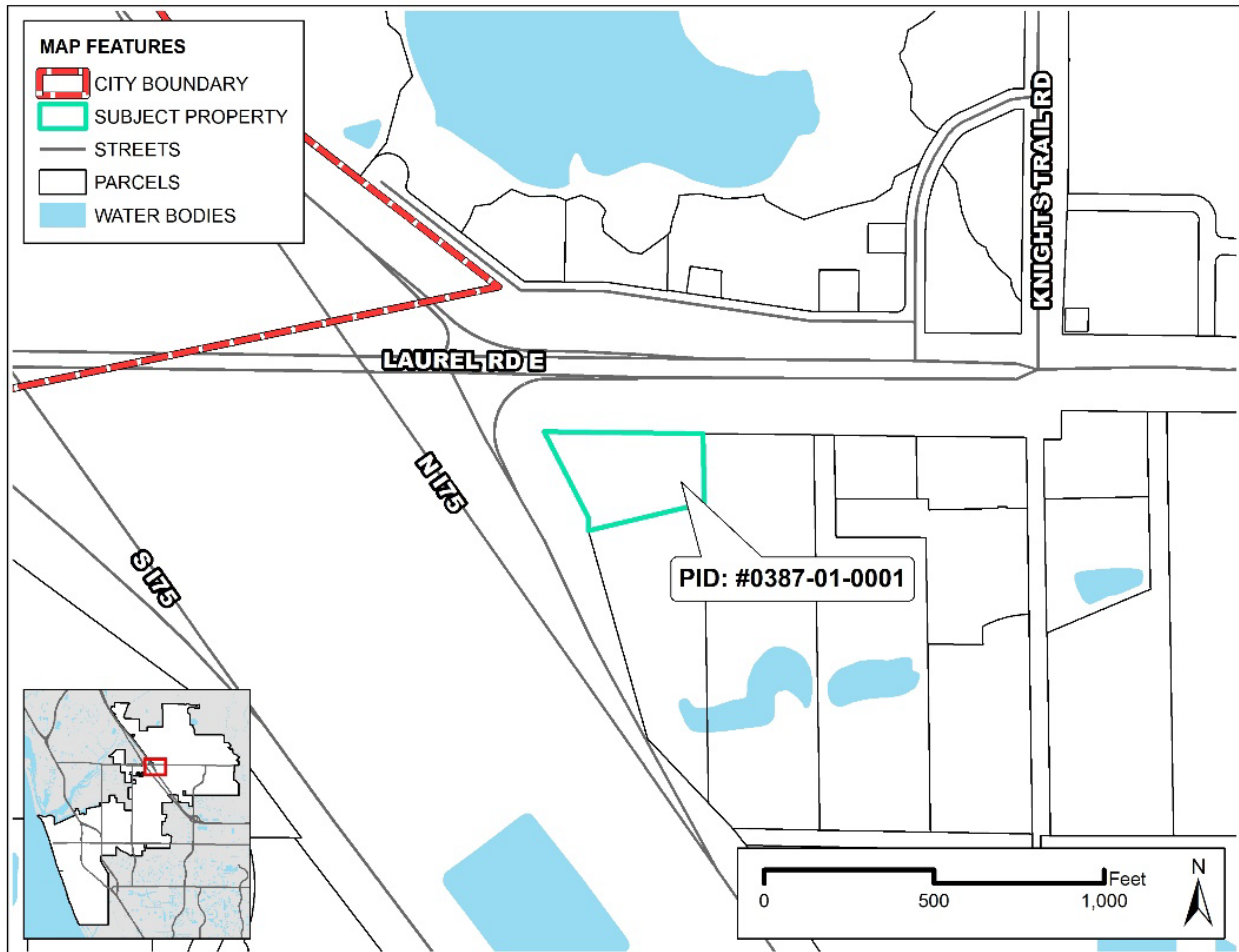


21-52CU I-75 Hotel Staff Report



GENERAL INFORMATION

Petition Number	21-52CU
Address:	3480 E. Laurel Rd.
Request:	Additional height above 35' for a hotel – maximum proposed building height of 39.76'
Owner:	Hotel 75 Investments, LLC
Agent:	Jackson R. Boone, Esq.
Parcel ID:	0387010001
Parcel Size:	2.26 ± acres
Future Land Use:	Mixed Use Corridor
Zoning:	Commercial, General
Comprehensive Plan Neighborhood:	Laurel Road Neighborhood
Application Date:	January 12, 2021

Associated Documents

- A. Application Information (completed petitions)
- B. Site and Development Plans
- C. Landscape Plans
- D. Building Height Exhibit
- E. Site and Development Petition No. 21-51SP
- F. Special Exception Petition No. 21-53SE

I. PROJECT DESCRIPTION

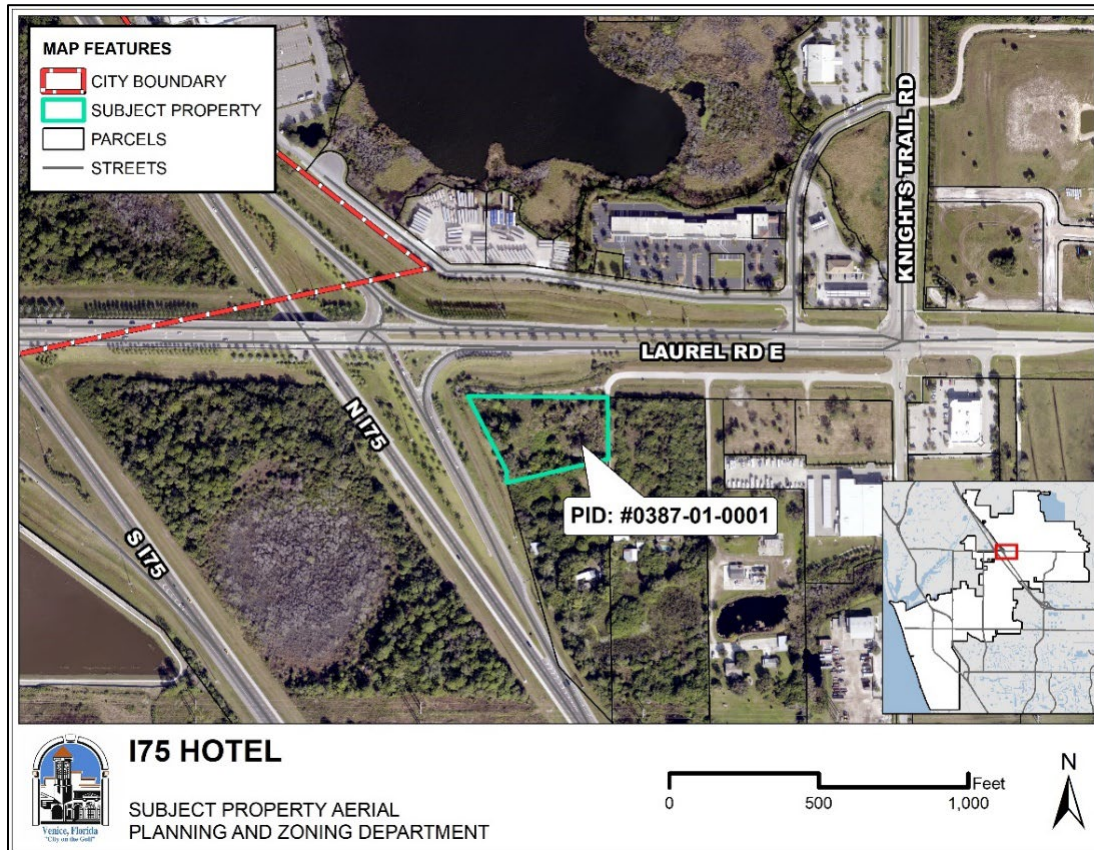
Conditional Use

The applicant is requesting an additional 4.76' of building height above the maximum allowed in the Commercial, General zoning district. This request is made per Sec. 86-92(k), which allows up to 50' in additional height to be approved by City Council after a recommendation from Planning Commission.

II. BACKGROUND

This site was previously approved for a similar 106-room hotel through Petition No. 08-2SP, which has since expired. The approved plans at that time also included approval of a special exception request to reduce parking space width from 10' to 9' (06-7SE) and a conditional use request for a building height of 58.5' (06-2CU). Building height at this time was measured from grade to the midline of the roof, which differs from today's method of measurement laid out in the LDC, but the previously approved hotel was also planned to be five stories.

III. EXISTING CONDITIONS



Site Photographs

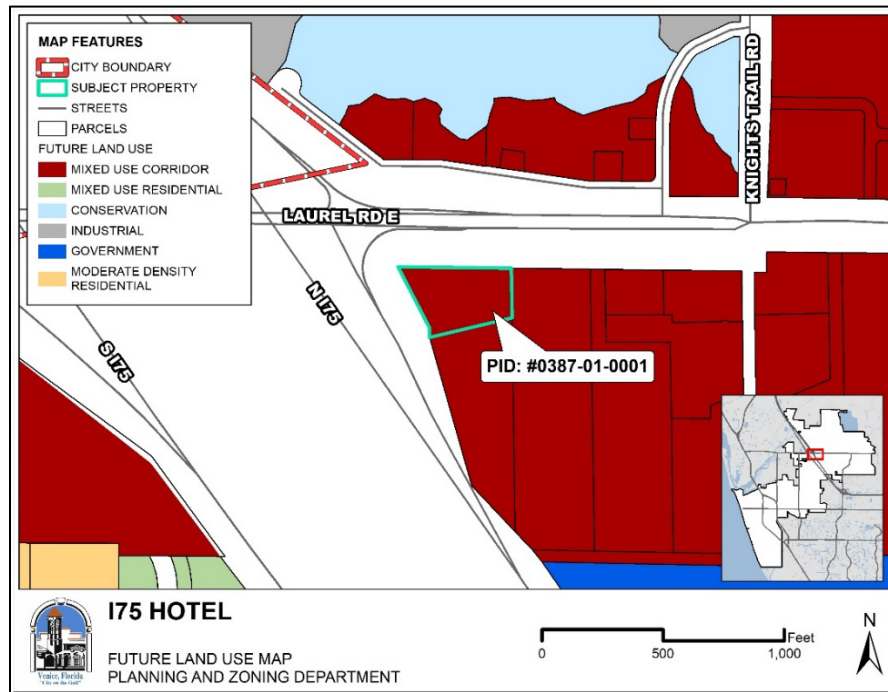




Views toward Laurel Road from property entrance

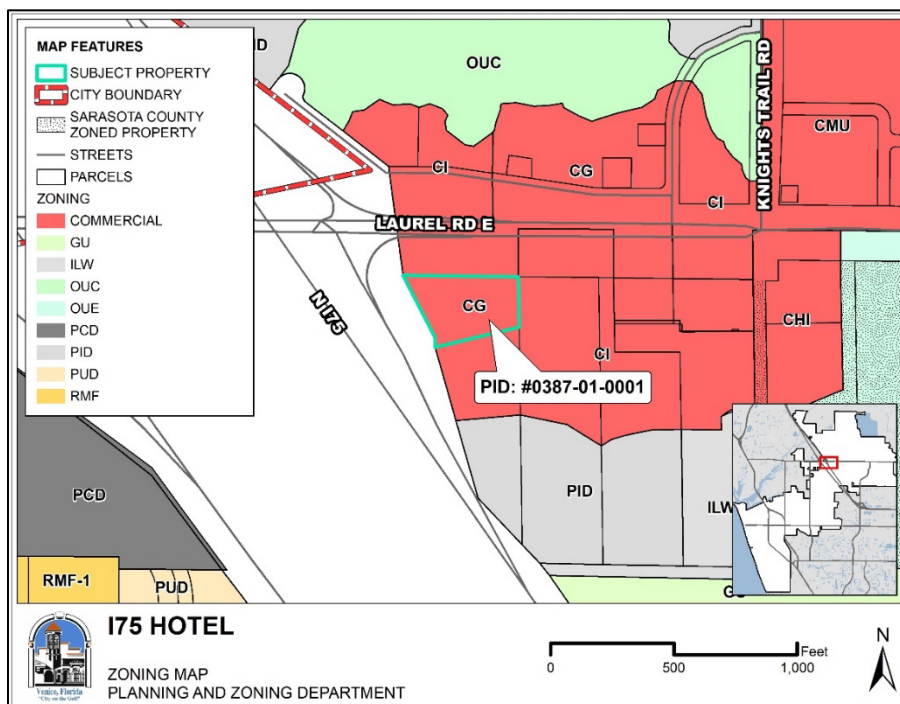
Future Land Use

The Future Land Use (FLU) designation on the subject property is Mixed Use Corridor. Surrounding property on all sides is also designated Mixed Use Corridor (MUC), with significant space dedicated to right-of-way for Laurel Road to the north and Interstate 75 to the west.



Zoning

This property is zoned Commercial, General (CG). Surrounding properties are primarily Commercial, Intensive (CI), with Planned Commercial Development across Interstate 75 to the west.



Surrounding Land Uses

Direction	Existing Land Use	Current Zoning Districts	Future Land Use Map Designation(s)
North	PGT Industries	Commercial, Intensive (CI)	Mixed Use Corridor (MUC)
West	Sarasota Memorial Hospital	Planned Commercial Development (PCD)	MUC
South	Residential	CI	MUC
East	Residential	CI	MUC

IV. PLANNING ANALYSIS

In this section of the report, analysis of the subject site and development plan and special exception petitions evaluates 1) consistency with the Comprehensive Plan, and 2) compliance with the City’s Land Development Code (LDC), and 3) compliance with requirements for Concurrency/Mobility.

Consistency with the Comprehensive Plan

A review of the Comprehensive Plan does not produce any strategies or intents that would relate to this proposal for 4.76’ of additional building height, either in the Land Use Element or in the Laurel Road Neighborhood element.

Comprehensive Plan Inconsistencies

No inconsistencies have been identified with this proposal.

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

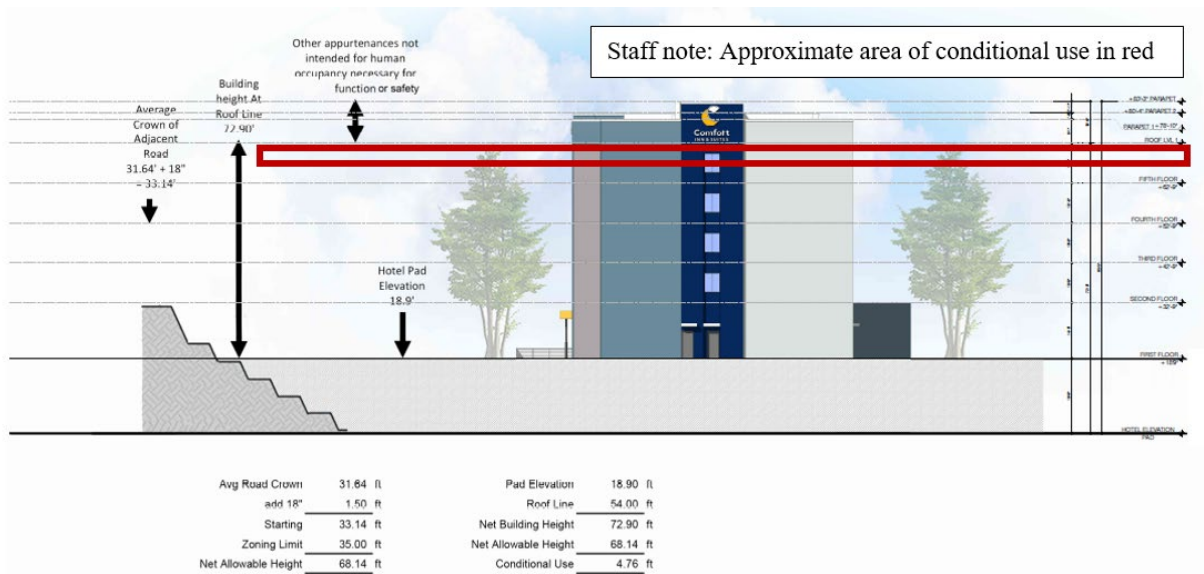
Analysis has been provided to determine consistency with the Land Use Element strategies applicable to the Mixed Use Corridor future land use designation, strategies found in the Laurel Road Neighborhood, and other plan elements. As indicated above, no inconsistencies have been identified. This analysis should be taken into consideration upon determining Comprehensive Plan consistency.

Compliance with the Land Development Code

The subject petition has been processed with the procedural requirements to consider a conditional use. In addition, the petition has been reviewed by the Technical Review Committee and no issues regarding compliance with the Land Development Code were identified in this conditional use request.

The applicant has provided an exhibit demonstrating how measurements used in the definition of building height from Sec. 86-570 apply to the project and where the area of additional height is requested. The building’s height measurement here begins at 18” above the average crown of the adjacent road, which is appropriate based on the definition of height in the LDC:

Building, height of means the vertical distance measured from the greater of the following; FEMA first habitable floor requirement, 18 inches above the Florida Department of Environmental Protection requirement for the first habitable floor structural support, 18 inches above the elevation of the average crown of the adjacent roads, or the average natural grade unaltered by human intervention; to the peak of the roof or the highest point of any non-exempt appurtenance attached to the roof.



The applicant has also provided responses to the conditional use criteria contained in Sec. 86-42 of the City's Land Development Code. These responses are reproduced verbatim below.

(1) Compliance with all applicable elements of the comprehensive plan.

Applicant Response: *The proposed conditional use for height is consistent with all applicable elements of the Comprehensive Plan.*

(2) General compatibility with adjacent properties and other properties in the district.

Applicant Response: *The proposed building height is compatible with adjacent properties in the district and appropriate based upon the location of the building which is significantly below the elevation of the adjacent Laurel Road and I-75 ramps.*

(3) Scale of development. The relationship of the project or development in terms of its size, height, bulk, massing, intensity, and aesthetics, to its surroundings.

Applicant Response: *The proposed scale of the building is appropriate based upon the location of the building which is significantly below the elevation of the adjacent Laurel Road and I-75 ramps.*

(4) Required yards and other open space.

Applicant Response: *The proposed conditional use will allow for a development plan that meets or exceeds all standards for yards and open space.*

(5) Screening and buffering, with reference to type, dimensions, and character.

Applicant Response: *The proposed hotel is sufficiently screened and buffered with landscaping buffers which meet or exceed code requirements.*

(6) Transportation access management and congestion with particular reference to automotive and pedestrian safety and convenience, traffic flow and control.

Applicant Response: *The proposed hotel development is designed to provide safe and convenient traffic flow for automotive and pedestrian traffic.*

(7) Off-street parking and loading areas, where required.

Applicant Response: *The proposed conditional use will allow for the proposed development to meet the code required number of parking spaces for the proposed hotel use.*

(8) Value added considerations including tax base diversification, employment, and affordable housing unit expansion.

Applicant Response: *The proposed conditional use will allow for the proposed hotel use, a use that will diversify the City tax base and provide opportunities for employment.*

(9) Any special requirements set out in the schedule of district regulations of this chapter for the particular use involved.

Applicant Response: *N/A*

Summary Staff Comment: *The subject property is adjacent to an interstate and provides significant setbacks from neighboring properties. The additional height requested does not affect traffic flow or access, and may allow more area on the site to meet parking requirements. Buffering is provided compliant with requirements set out in the LDC.*

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

The proposed conditional use is compliant, and no inconsistencies have been identified with the LDC.

Concurrency/Mobility

Regarding public facilities concurrency, no issues were identified by the Technical Review Committee regarding the conditional use request.

An analysis of transportation mobility for the site and development plan has been reviewed by the City's traffic consultant and has been deemed compliant, and the conditional use request does not affect this review.

Conclusions / Findings of Fact (Concurrency):

No issues have been identified regarding adequate public facilities capacity to accommodate the development of the project per Chapter 94 of the Land Development Regulations

Conclusions/Findings of Fact (Mobility):

The applicant has provided traffic analysis for the site and development plan that has been reviewed by the City's transportation consultant. No traffic impacts are expected to result from the approval of additional height through a conditional use petition, and no other related issues have been identified.

V. CONCLUSION

Planning Commission Report and Action

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 the Planning Commission to take action on Conditional Use Petition No. 21-52CU.