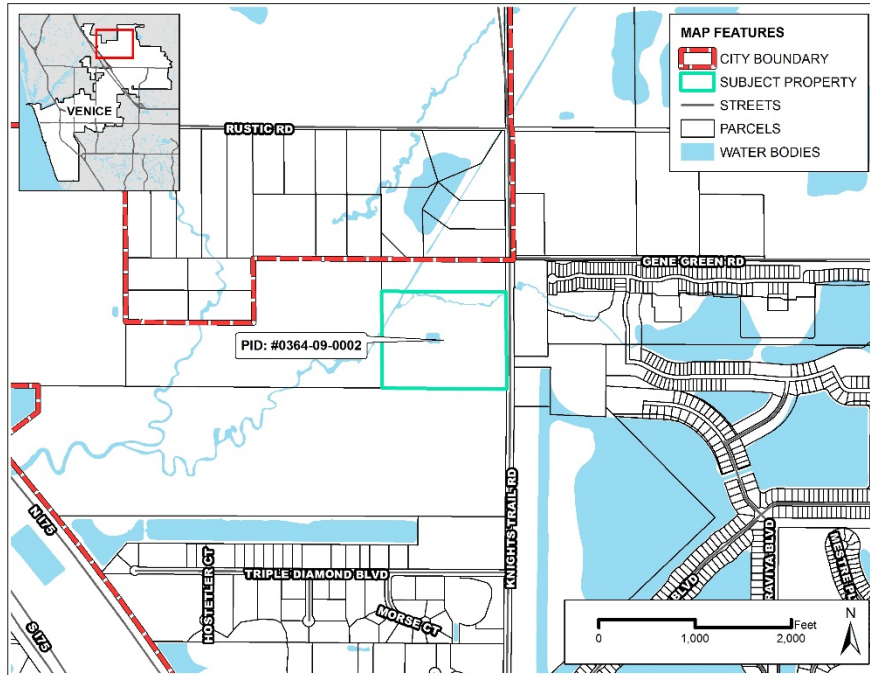




# CONDITIONAL USE STAFF REPORT GENERATION AT VENICE

January 5, 2020  
20-51CU



GENERAL INFORMATION	
<b>Petition Number:</b>	20-51CU
<b>Address:</b>	2201 Knights Trail Road
<b>Request:</b>	A proposal for a gated community
<b>Owners:</b>	Rowco Development Company, LLC
<b>Agent:</b>	Kyle C. Kragel, P.E., Kimley-Horn
<b>Parcel ID:</b>	0364090002
<b>Property Size:</b>	29.87 ± acres
<b>Future Land Use:</b>	Mixed Use Corridor (MUC)
<b>Zoning:</b>	Residential Multi-family 4 (RMF-4)
<b>Comprehensive Plan Neighborhood:</b>	Knights Trail Neighborhood
<b>Associated Petitions:</b>	20-34SP, 20-50SE, 20-56VZ

## ASSOCIATED DOCUMENTS

### A. Application Information (completed petition)

## I. BACKGROUND INFORMATION

The subject property was annexed in 2003, rezoned in 2005 from County Open Use Estate to City Residential, Multi-family 2 (RMF-2). It was rezoned from RMF-2 to RMF-4 twelve years later, through Ordinance No. 2017-20, which contained three stipulations:

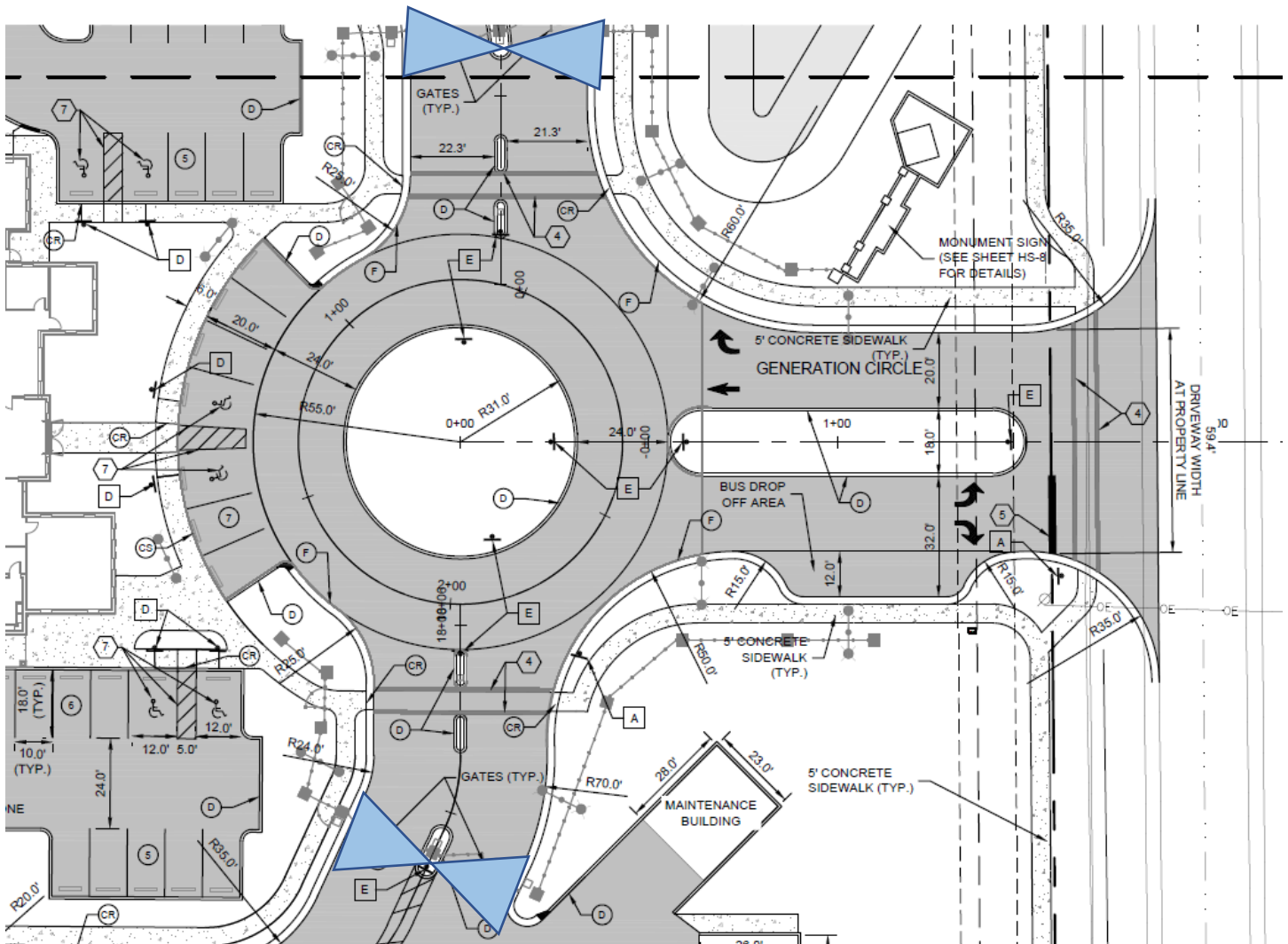
1. The property will only be used for multi-family rental units;
2. The height limit will be 35 feet;
3. There will be no understructure parking.

A subsequent site and development petition and special exception petition were filed and withdrawn in 2017. A conditional use petition accompanied that package, as well. The current site and development plan application for Generation at Venice was received on August 24, 2020. The conditional use petition was received on October 8, 2020, after a review of the site plan application revealed that the proposed gates would necessitate a conditional use petition. The associated petitions are a special exception request for fewer loading zones and excess driveway width, along with a variance for a larger monument sign; these will be treated in separate staff reports.

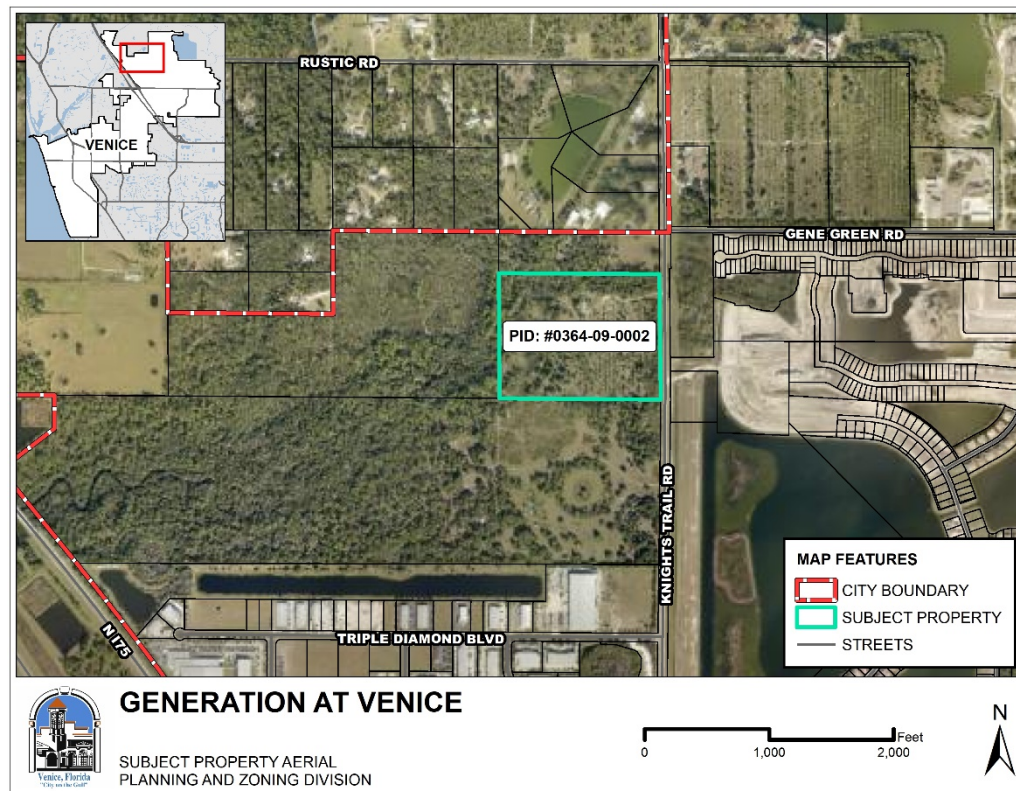
## II. PROJECT DESCRIPTION

### Conditional Use

The subject petition proposes internal vehicular gates. The gates are proposed to be located approximately 150 feet into the development and will provide access to private internal roadways. These gates will regulate vehicular access only, with the intent to create secured parking, and will not restrict other modes of travel such as bicycle and pedestrian traffic. An excerpt from the site and development plans is shown below, highlighting the location of the gates in blue.



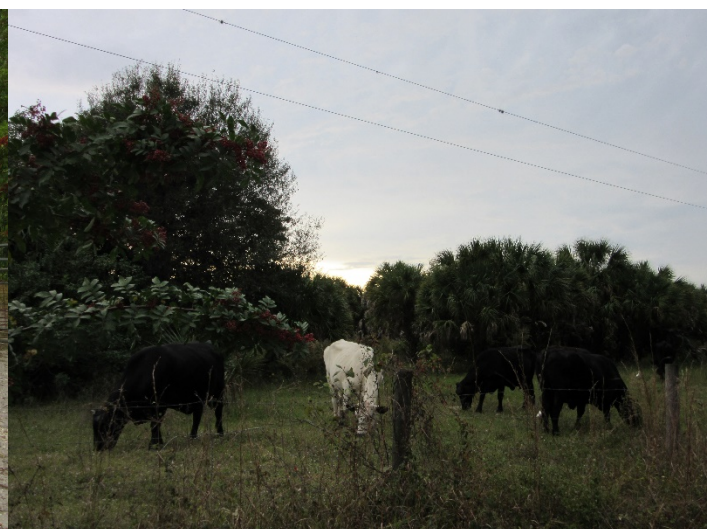
### III. Existing Conditions



### Site Photos



*Access Point near Gene Green Rd*



*Agriculture use on property*





*View of property looking south*



*View across Knights Trail Rd*

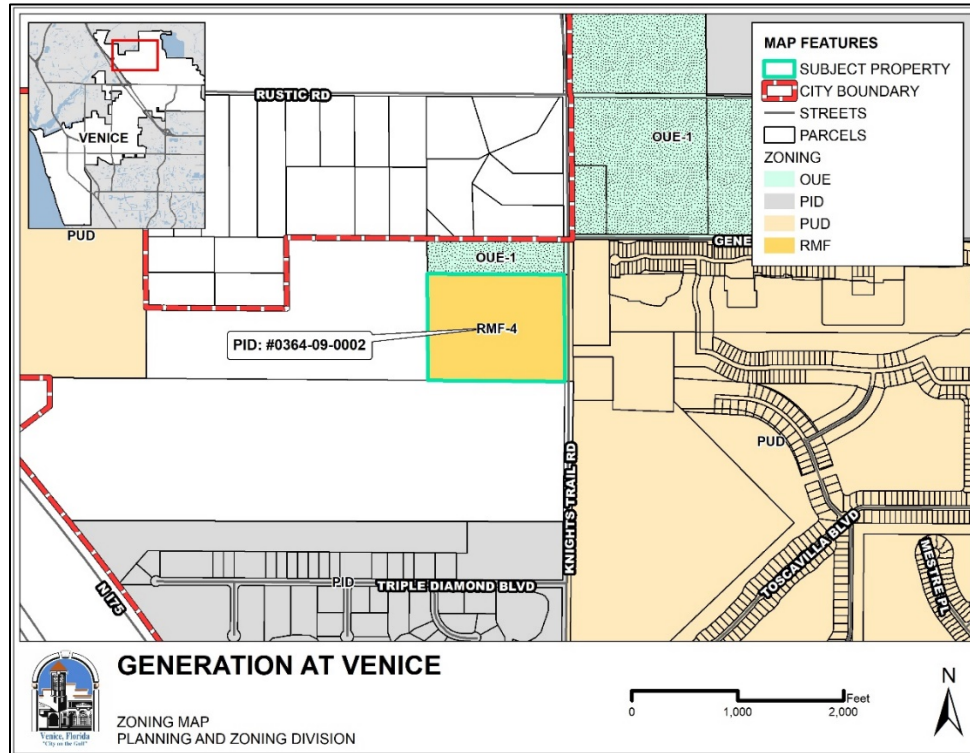


*View of Toscana Isles buffer wall across Knights Trail Rd*

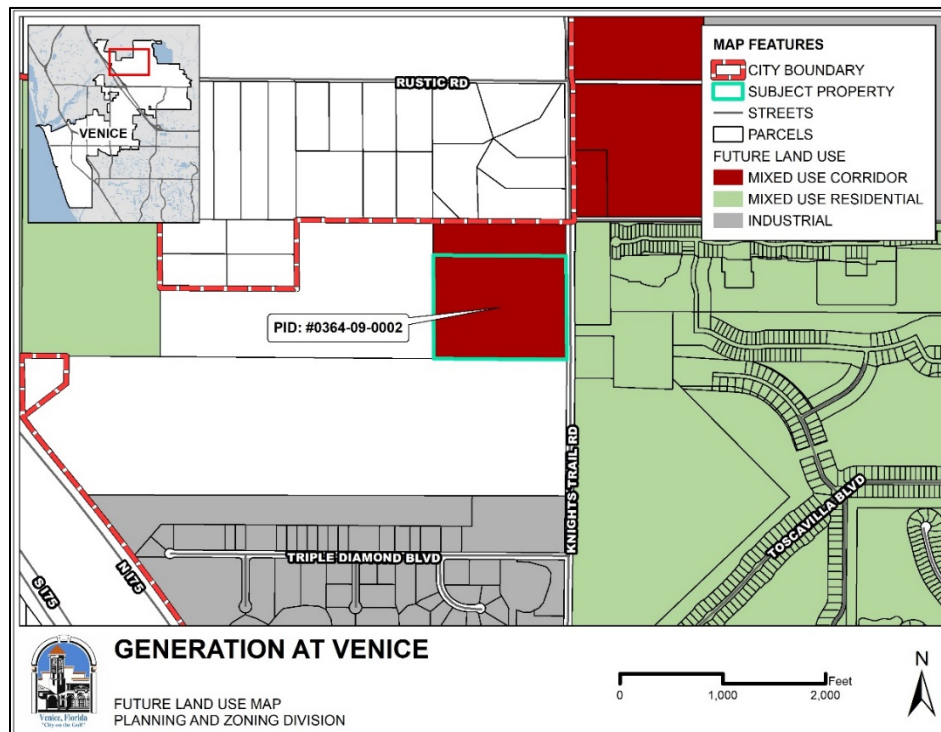
### **Zoning and Future Land Use**

This property is zoned Residential, Multi-family 4 (RMF-4). To the north is County-zoned Open Use Estate (OUE) single family residential; this property was recently recommended for approval for RSF-3 zoning. To the east is the Toscana Isles Planned Unit Development (PUD), and to the south and west are vacant parcels zoned County OUE but pending new City zoning designations of Commercial, General and RMF-3, respectively. The Future Land Use (FLU) designation on the subject property is Mixed Use Corridor, and the property to the north has the same FLU. To the east is Mixed Use Residential. To the south and west is Sarasota County Rural, but these properties are also undergoing changes to FLU designations and will become Mixed Use Transitional.

## Residential, Multi-Family 4



## Mixed Use Corridor



Direction	Existing Land Use(s)	Current Zoning District(s)	Future Land Use Map Designation(s)
North	Residential (Single family home)	Sarasota County Open Use Estate 1 (OUE-1), Proposed RMF-3	Mixed Use Corridor (MUC)
West	Vacant	County OUE-1 (pending change to RMF-3)	Sarasota County Rural (pending change to Mixed Use Transitional)
South	Vacant	County OUE-1 (pending change to Commercial, General)	Sarasota County Rural (pending change to Mixed Use Transitional)
East	Residential (Toscana Isles PUD)	Planned Unit Development (PUD)	Mixed Use Residential (MUR)

## IV. PLANNING ANALYSIS

In this section of the report, analysis of the subject conditional use petition 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 produced no strategies or intents that would conflict with the proposed conditional use of a gated community.

#### **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 Knights Trail Neighborhood, and other plan elements. 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 petition. In addition, the petition has been reviewed by the Technical Review Committee and no issues regarding compliance with the Land Development Code were identified.

The applicant has provided responses to Sec. 86-42(e)1-9, addressing the Planning Commission's bases for decisions on this petition type:

#### ***(1) Compliance with all applicable elements of the comprehensive plan:***

*Future Land Use Objective 7, Policy 7.2.E. calls for incorporation of Crime Prevention through Environmental Design (CPTED) features to promote safety within development projects. Access control is one of the six CPTED principles.*

**Staff Comment:** a review of the Comprehensive Plan has not produced any strategies or intents that would conflict with the proposed conditional use.

#### ***(2) General compatibility with adjacent properties and other properties in the district;***

*A gated community at this location would be compatible with other nearby gated residential communities such as Venetian Golf & River Club, Villages of Milano, Windward, Sawgrass, etc.*

***(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;***

*The proposed gates will have no effect on the scale of the project.*

***(4) Required yards and other open space;***

*The twenty five-foot buffer, depicted on the Site Plan and Landscape Plan.*

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

*The proposed gates will not require special screening or buffering features. The gates do not face the street frontage and will not be visible from Knights Trail Road.*

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

*The proposed gates are located inside the development with no expectations of vehicle queuing due to multiple gates and internal roadway network and traffic circle; and will not restrict pedestrian access.*

**Staff Comment:** The City's transportation consultant has reviewed this project and no issues have been identified regarding access management, safety, traffic flow, or control.

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

*The proposed gate will be unmanned and will therefore generate no requirements for additional off-street parking or loading areas.*

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

*The proposed gates, which will be unmanned, will have no effect on tax base diversification, employment, or affordable housing unit expansion.*

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

*This criteria would not appear to be applicable to community gates.*

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

*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 concurrency for the site and development plan has been performed by the City's traffic consultant and has been deemed compliant per this review. The conditional use petition did not impact the transportation 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 that has been reviewed by the City's transportation consultant. No additional 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. 20-51CU.