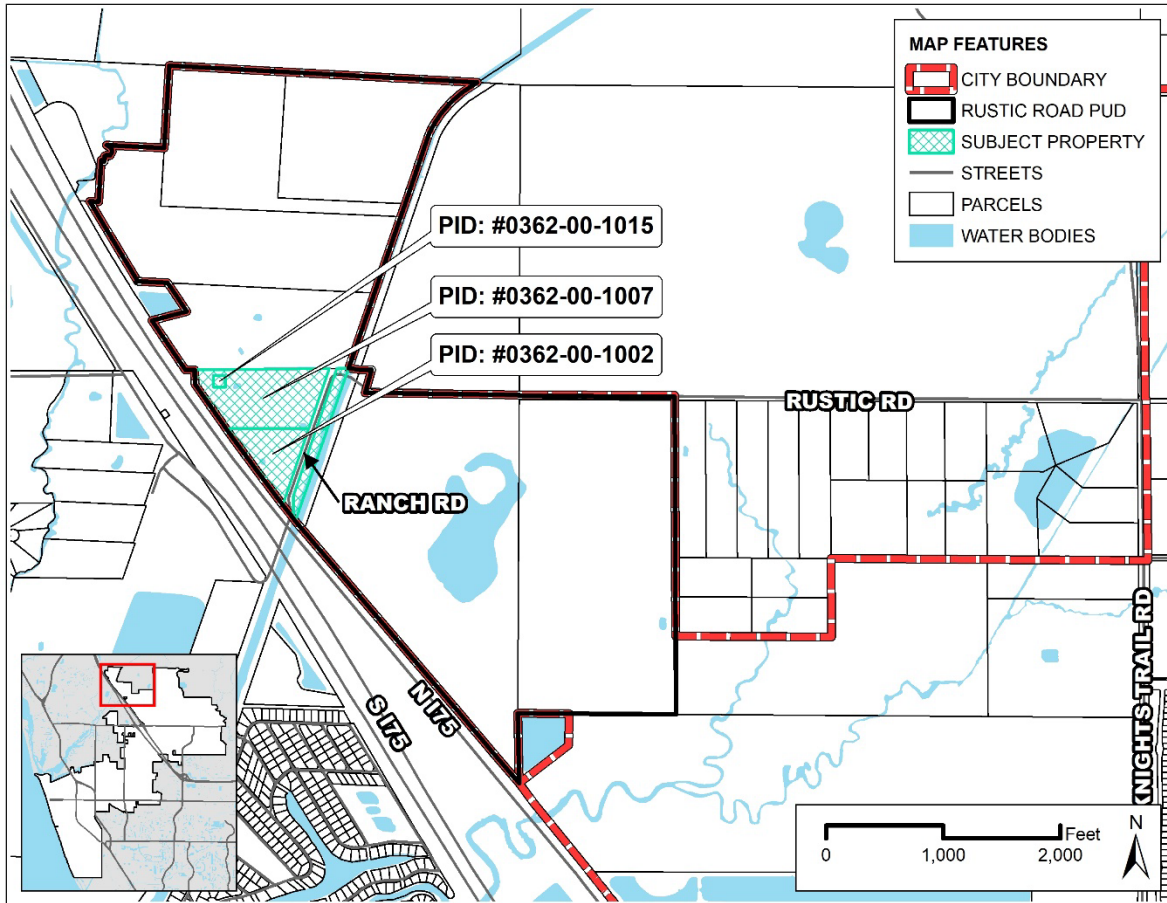


21-63CU Ranch Road Multifamily Staff Report



GENERAL INFORMATION

Address:	2600 Rustic Road & 1700 Ranch Road
Request:	Increase in height for six buildings above 42'
Owners:	AG EHC (MTH) Multi State 1, LLC
Applicant:	South City Partners
Agent:	Bill Conerly, P.E. – Kimley-Horn and Associates
Parcel ID:	0362001007, 0362001015, & 0362001002
Parcel Size:	15.85 ± acres
Future Land Use:	Mixed Use Residential (MUR)
Zoning:	Planned Unit Development (PUD)
Comprehensive Plan Neighborhood:	Knights Trail
Application Date:	December 27, 2021
Associated Petitions:	Site & Development Plan Petition No. 21-61SP Special Exception Petition No. 21-62SE

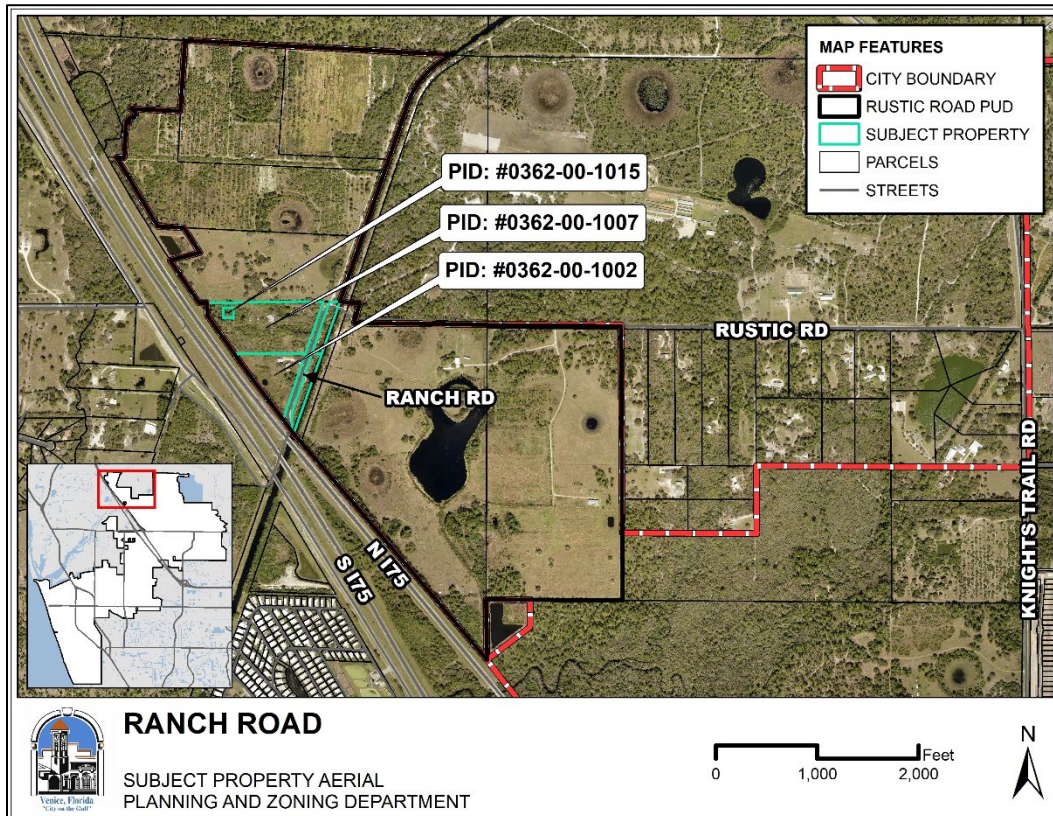
I. BACKGROUND

This project is part of the Rustic Road Planned Unit Development (PUD), which was approved through rezoning ordinance 2019-25. A variance was granted for this property specifically through development order 19-34VZ, which allows building heights up to 42' in the Ranch Road (multifamily) section of the Rustic Road PUD.

II. PROJECT DESCRIPTION

The subject petition proposes an increase in height for six of the ten residential buildings in the Ranch Road neighborhood. This proposal includes a mix of two-, three-, and four-story buildings. The three-story buildings are proposed at 43' and the four-story buildings are proposed at 53'6½". Two-story buildings are noted on the plans as "carriage homes" and are not included in the conditional use request at 27'5¼". The buildings are arranged so that the tallest (four stories) are interior to the development, and the three-story buildings are along the north/northeast sides of the property, interior to the PUD.

Aerial Photo

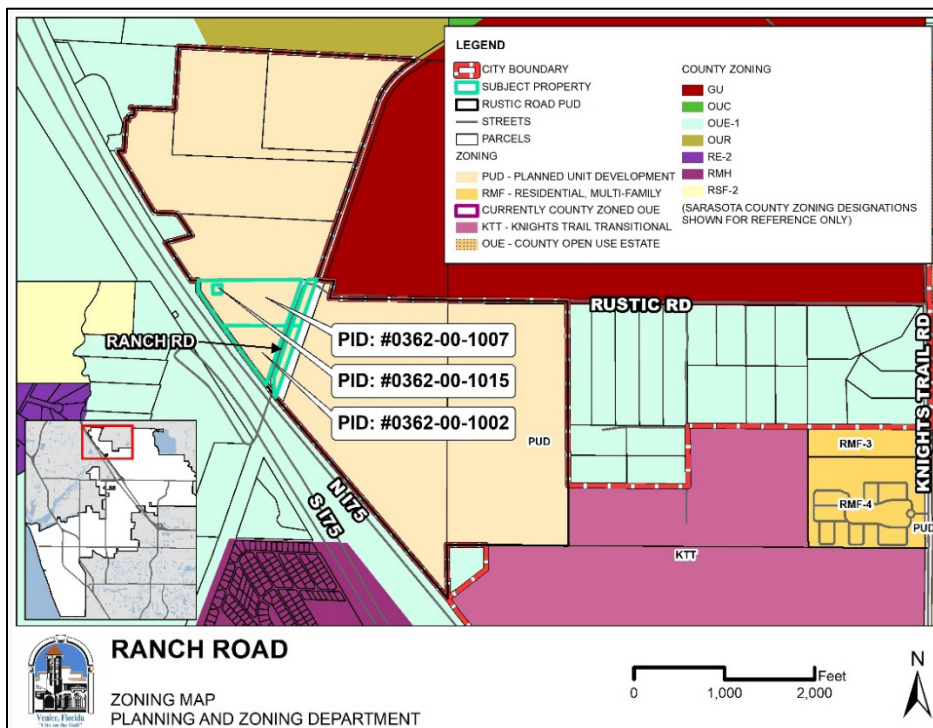
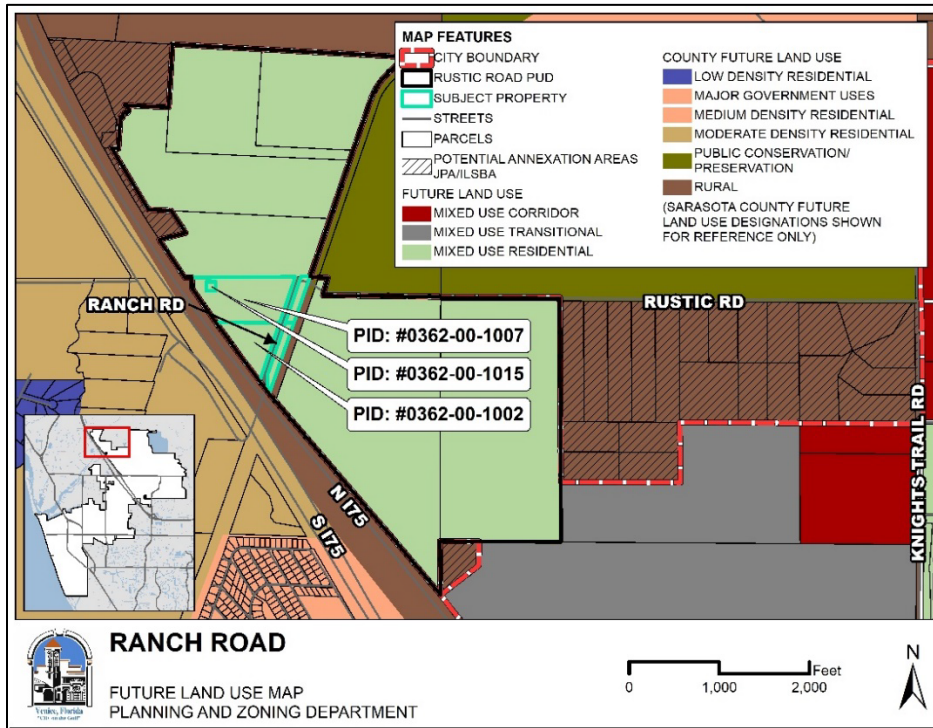


Site Photographs



Future Land Use and Zoning

The Future Land Use (FLU) designation for the subject property is Mixed Use Residential and the zoning is Planned Unit Development (PUD), as depicted on the maps below. To the north and southeast are the same designations, as all these properties are part of the Rustic Road PUD. To the southwest is County Rural FLU and County Open Use Estate zoning. The northeast corner of the property is adjacent to a County Public Conservation/Preservation FLU and County Government zoning.



Surrounding Land Uses

Direction	Existing Land Uses(s)	Current Zoning District(s)	Future Land Use Map Designation(s)
North	-Magnolia Bay North (Rustic Road PUD) -Sarasota County Gun Range	-Planned Unit Development (PUD) -Government Use (GU)	- Mixed Use Residential (MUR) - Public Conservation/Preservation
South	I-75	County Rural	County OUE
East	Magnolia Bay South (Rustic Road PUD)	PUD	MUR
West	I-75	County Rural	County OUE

III. 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 Rustic Road Binding Master Plan, and 3) compliance with requirements for Concurrency/Mobility.

Consistency with the Comprehensive Plan

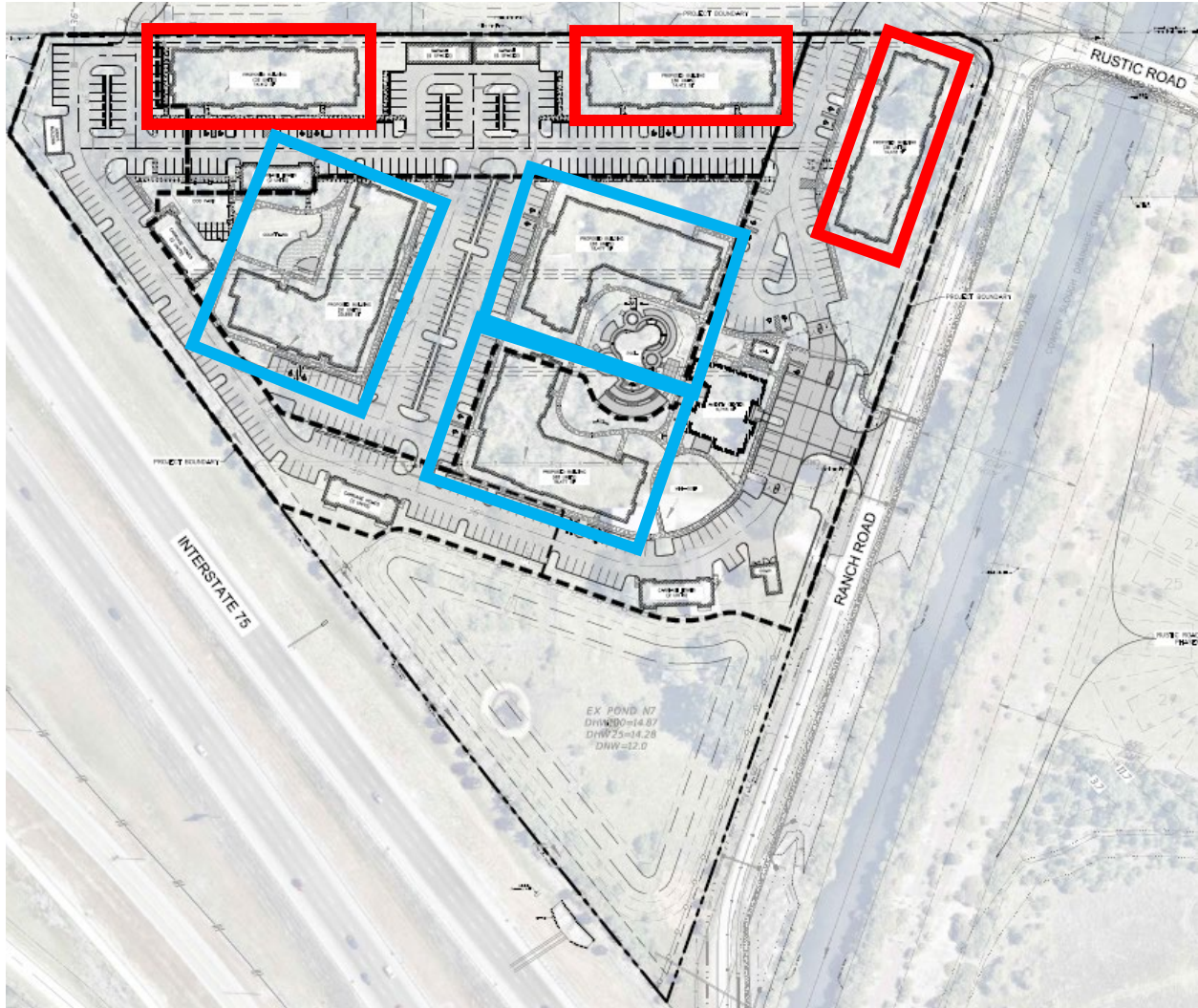
A review of elements and strategies did not produce any relevant considerations for the conditional use request, and no inconsistencies have been identified with this proposal.

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

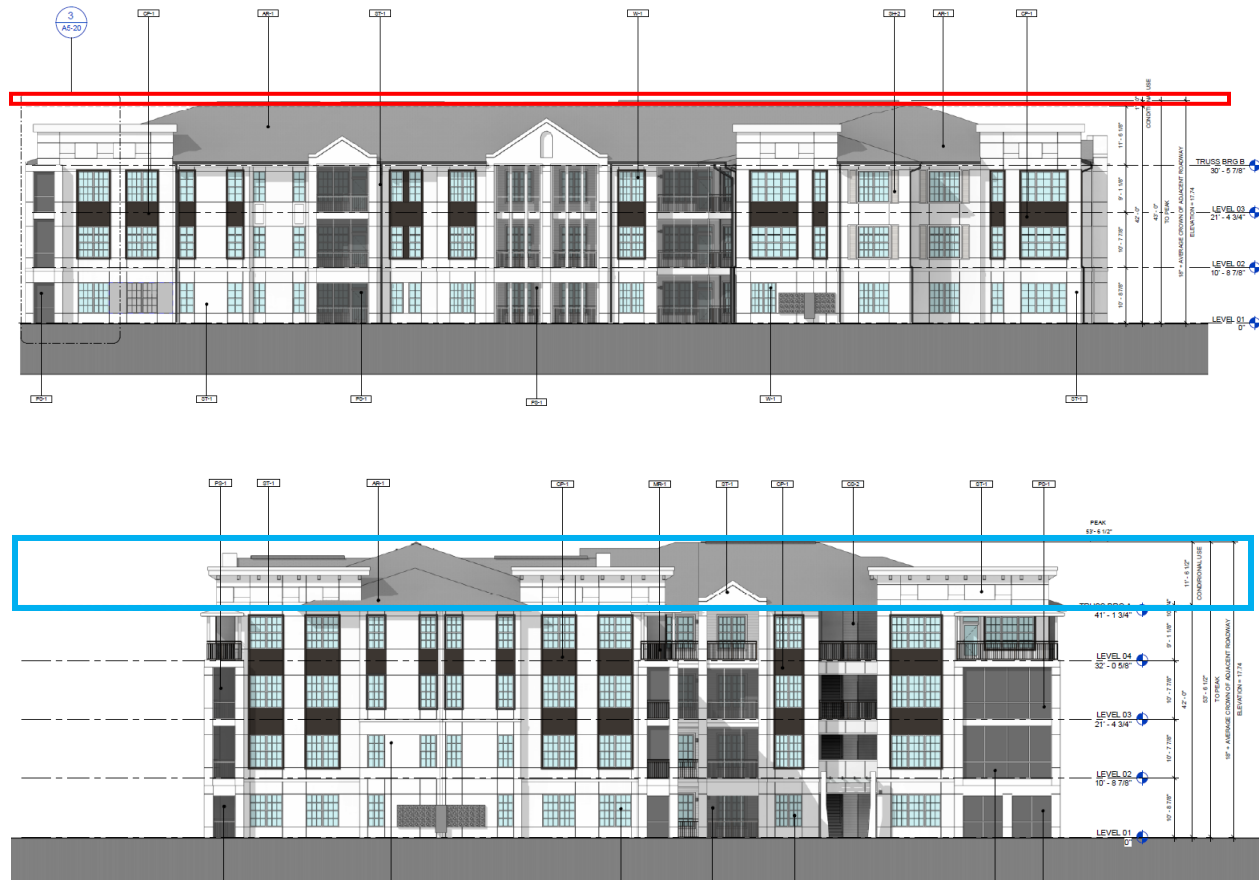
Analysis has been provided to determine consistency with the Land Use Element strategies applicable to the Mixed Use Residential future land use designation, strategies found in the Knights Trail Neighborhood, and other plan elements. As indicated above, no inconsistencies have been identified. This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

Land Development Code and Rustic Road PUD Binding Master Plan

The approved Binding Master Plan combined with the approval of variance petition no. 19-34VZ allows buildings up to 42' in height. This conditional use request covers six of the ten residential buildings proposed, with the carriage homes (and garages) excluded from the request at less than 42' high. The three-story buildings are outlined in red on the aerial below, and the four-story buildings are outlined in blue.



The area of the conditional use request is also outlined below for two of the elevations: the three-story conditional use area is in red, and the four-story conditional use area is in blue.



The petition has been processed according to the procedures for a conditional use in Sec. 86-42 of the Land Development Code. The applicant has provided responses to each of the criteria for the planning commission recommendation contained in Sec. 86-42(e)(1-9), which are reproduced below with a summary staff comment.

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

Applicant Response: The proposed conditional use is in compliance with all applicable elements of the Comprehensive Plan.

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

Applicant Response: The proposed conditional use will allow for tiered building heights, with lower building heights along the perimeter of the property, thereby ensuring compatibility with adjacent properties in the district. The proposed gates are consistent with other similar developments in the area.

(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 increased building height internal to the project allows for lower building heights along the perimeter. Combined with substantial setbacks and buffering, and separation from adjacent properties, the proposed development is appropriately scaled for its surroundings.

(4) Required yards and other open space;

Applicant Response: The proposed development meets or exceeds the requirement for yards and open space.

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

Applicant Response: The proposed development will have substantial landscape buffers along Ranch Road and I-75 to mitigate any the potential impacts. The single-family homes to the north within the Rustic Road PUD will also be separated by a substantial setback/buffer area to mitigate the any potential impacts.

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

Applicant Response: Access to the site will be via Ranch Road/Rustic Road and has been designed to ensure safe and convenient access for automotive and pedestrian traffic flow.

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

Applicant Response: Off street parking and loading areas will be provide by a combination of garage and surface parking. The proposed conditional use will allow for a project layout which screens parking from the single-family residential development to the north within the Rustic Road PUD.

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

Applicant Response: The proposed conditional use will allow for a development which provides for a variety of market rate housing types which will increase housing affordability.

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

Applicant Response: Not applicable.

Summary Staff Comment: The applicant has provided buffers in accordance with the PUD Binding Master Plan and has placed the buildings above 42' to the interior of the development where practical. The three-story buildings are not interior to Ranch Road but are interior to the PUD. These are adjacent to the single-family Magnolia Bay north neighborhood, with over 60' of separation and landscaping between these buildings and the platted single-family lots to the north. The additional height requested will not impact parking or access to the site. These units are not proposed to be affordable housing but will add to the existing housing stock in the city.

Conclusions/Findings of Fact (Compliance with the Land Development Code and Rustic Road PUD Binding Master Plan):

The proposed conditional use has been deemed compliant, and no inconsistencies have been identified with the LDC or the Rustic Road PUD Binding Master Plan.

Concurrency/Mobility

Regarding public facilities concurrency, no issues were identified by the Technical Review Committee regarding the conditional use request. Concurrency is sought through the associated site and development plan petition no. 21-61SP.

An analysis of transportation mobility for the Rustic Road PUD was reviewed by the City's traffic consultant and deemed compliant during the rezoning process and is being confirmed again through the site and development process.

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 through the rezoning petition for this property (petition no. 18-07RZ/ordinance no. 2019-25) that has been reviewed by the City's transportation consultant and Sarasota County. No additional issues have been identified.

IV. CONCLUSION

Planning Commission Report and Recommendation

Upon review of the petitions and associated documents, Comprehensive Plan, Land Development Code and Rustic Road PUD Binding Master Plan, 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 conditional use petition no. 21-63CU.