

**VENICE CROSSING**  
**MINOR PRELIMINARY PLAT**  
**&**  
**DESIGN ALTERNATIVE**  
**PETITION NO. 25-16PP&25-17DA**

OWNER/APPLICANT: 2001 LAUREL, LLC AND RANDALL C. HURT, JOSEPH W., HURT AND MARY H. MCMULLEN  
AGENT: JACKSON R. BOONE, ESQ., BOONE LAW FIRM

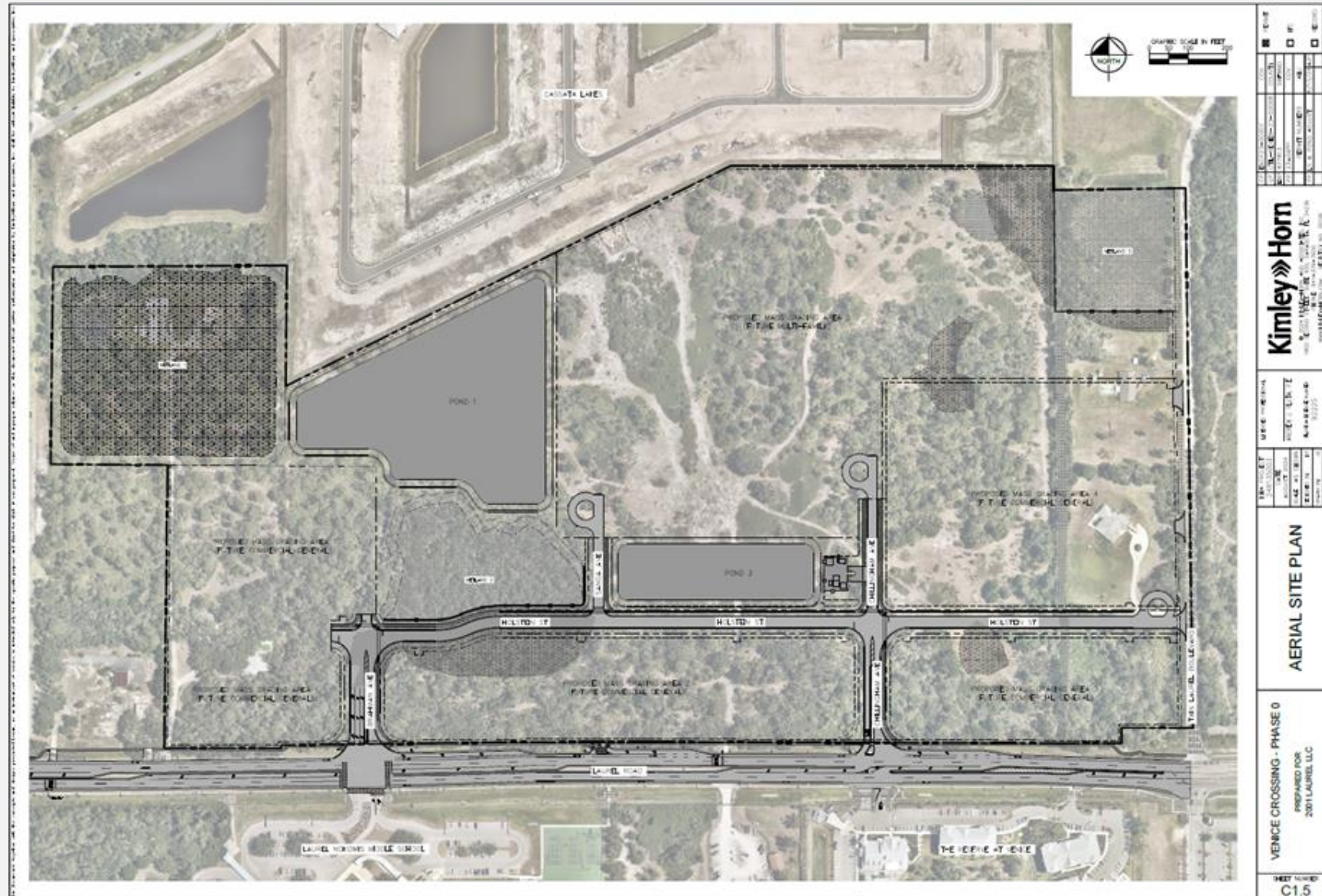
# GENERAL INFORMATION

<b>Address:</b>	<b>2001 Laurel Road</b>
<b>Request Design Alternative:</b>	<b>Requesting Amendment to Type 1 Buffer Along Northern property line approved through Design Alternative Petition 23-60DA</b>
<b>Request Minor Preliminary Plat Amendment:</b>	<b>Modification to Stormwater Ponds, Lots, Buffers and Internal Roads</b>
<b>Applicant:</b>	<b>2001 Laurel, LLC and Randall C. Hurt, Joseph W., Hurt and Mary H. McMullen</b>
<b>Agent:</b>	<b>Jackson R. Boone, Esq, Boone Law Firm</b>
<b>Parcel ID:</b>	<b>0380-11-0002, 0380-14-0002, 0380-02-0001, 0380-09-0001, 0380-16-0001 and 0380-16-0003</b>
<b>Parcel Size:</b>	<b>82.81 ± acres</b>
<b>Future Land Use:</b>	<b>Mixed Use Corridor</b>
<b>Zoning:</b>	<b>Commercial, General (CG)</b>
<b>Comprehensive Plan Neighborhood:</b>	<b>Laurel Road Neighborhood</b>
<b>Application Date:</b>	<b>March 27, 2025</b>

## BACKGROUND PRELIMINARY PLAT

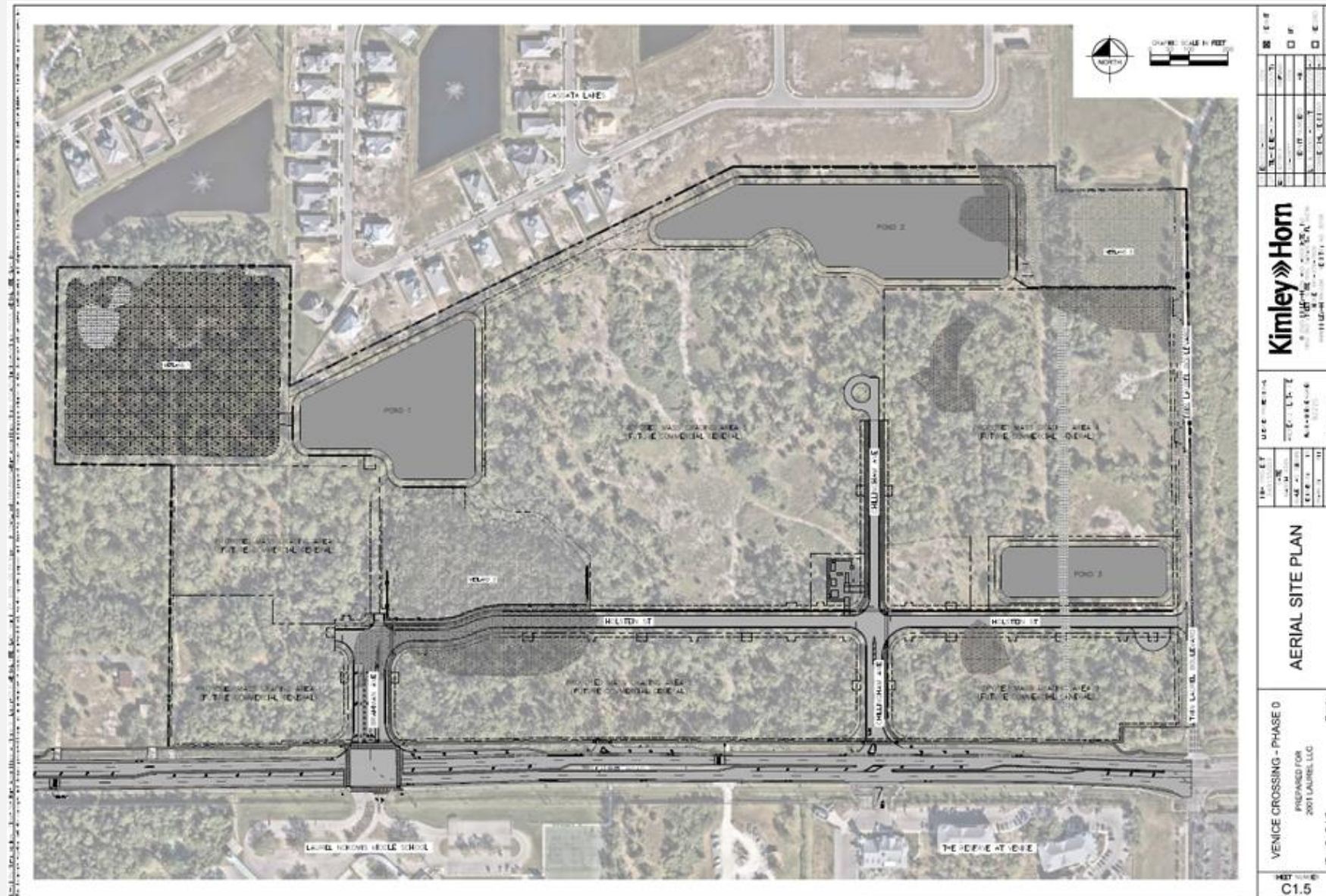
- Since the approval of the last Minor Preliminary Plat Amendment 24-45PP, the applicant has indicated the need to make some minor adjustments:
  - Lot configurations and land use areas;
  - Buffering along the northern boundary;
  - Modifications to the stormwater ponds and wetland area 3 (no decrease in size), and;
  - Minor shifts to the access points along Twin Laurel Boulevard.
- The requested changes are needed with the elimination of the approved multi-family project and changing market conditions.
- These modifications are minor and would typically be approved administratively; however, given the public safety purpose of proper access management, combined with the design alternative requested for the northern buffer, the Zoning Administrator has determined that a public hearing for consideration by the Planning Commission is required.

# CURRENT APPROVED PRELIMINARY PLAT





# MODIFICATION TO PRELIMINARY PLAT



# PLANNING ANALYSIS

- Minor Preliminary Plat Amendments, per Chapter 87, Section 1.15.4, shall be required for changes to lot size, street layout/design, lakes, open space, landscaping, and land use areas associated with an approved preliminary plat.
- Since this is a minor modification to the already approved preliminary plat, analysis of the Comprehensive Plan and the Land Development Regulations is minimal.
- All changes resulting from minor amendments must be complaint with the applicable zoning district requirements. No issue have been identified.
- Major review will occur when a site and development plan is proposed that involves the subject parcels.
- The Director did request that the applicant provide additional information on traffic, the assessment provided found that there was a reduction in PM peak hour trips. Additional information on traffic will be required at the time of Site and Development Plan for each user.

## CONCLUSION

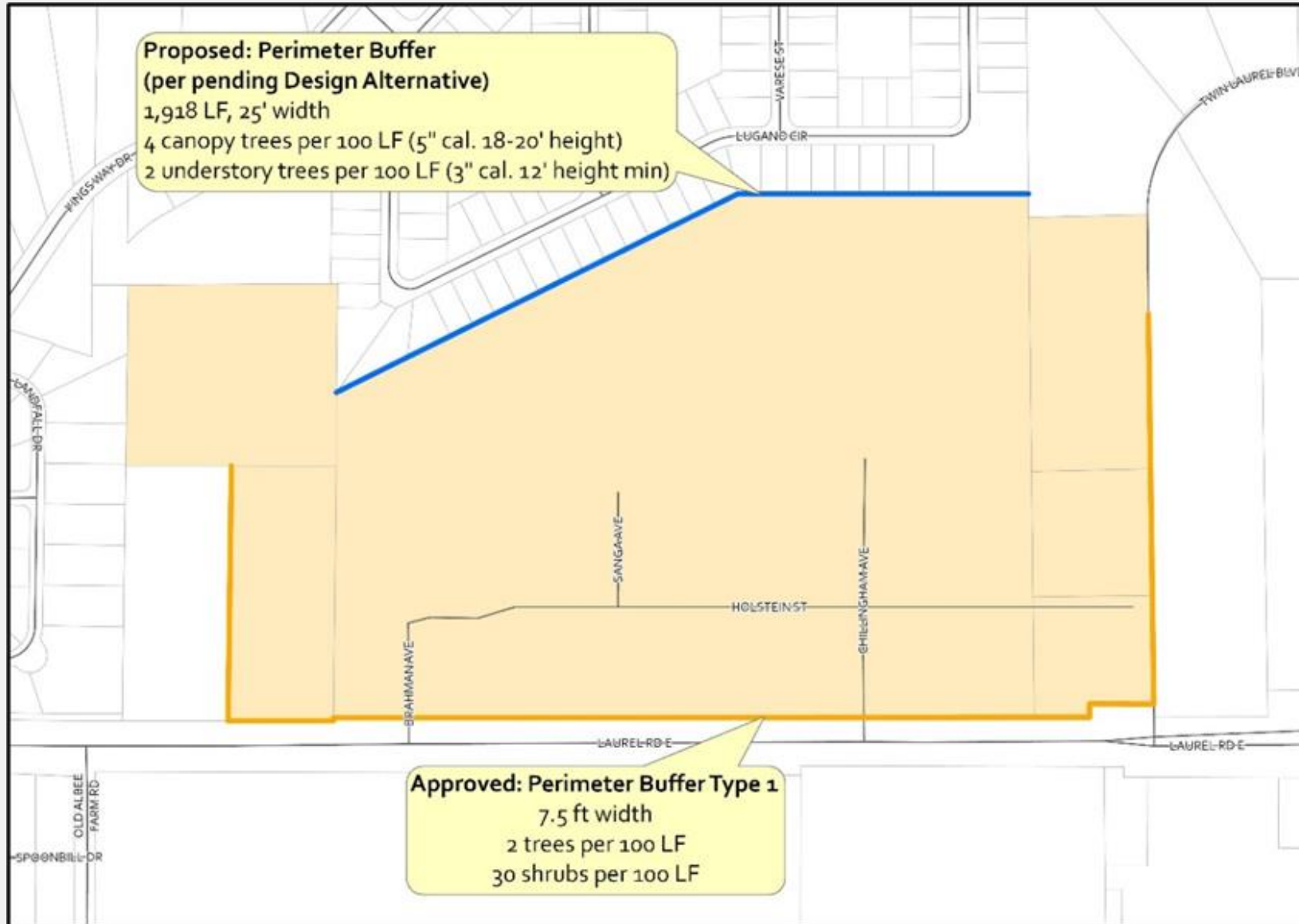
Upon review of the petition and associated documents, Comprehensive Plan, Land Development Code, staff report and analysis, and testimony provided during the public hearing, there is sufficient information on the record to take action on Minor Preliminary Plat Amendment Petition No. 25-16PP.

## BACKGROUND DESIGN ALTERNATIVE

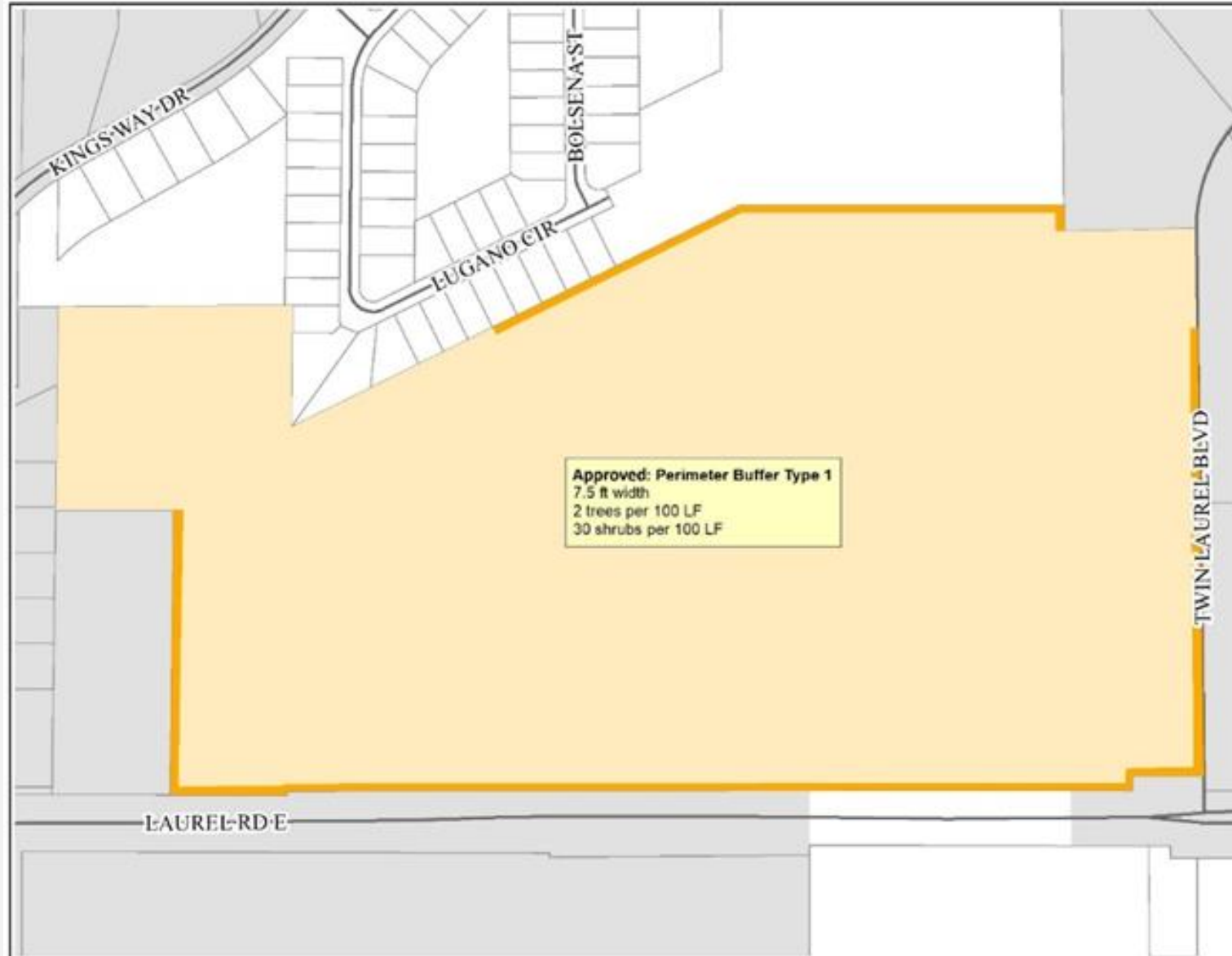
- The Design Alternative is requesting relief from the perimeter buffers of Section 4.2 and 4.3 Perimeter Buffer Types for the commercial subdivision.
- The applicant proposes maintaining a Type 1 buffer along the south, east and west boundaries of the subdivision. For the wetland areas no perimeter buffer would be required, consistent with the approved Design Alternative No. 23-60DA.
- For the north boundary adjacent to Cassata Lakes, the applicant proposes a 25' wide buffer. In this buffer, the applicant is proposing to plant canopy and understory trees that are twice the caliper required by the code in lieu of a 6' wall, as well as shrubs, which would typically be required by a greater perimeter buffer type, while maintaining the standard of no required buffer in areas where a wetland is located on the perimeter.



# DEPICTION OF AREAS REQUESTED FOR DESIGN ALTERNATIVE



# DEPICTION OF APPROVED DESIGN ALTERNATIVE 23-60DA



# CONSISTENCY WITH THE COMPREHENSIVE PLAN

- Strategy LU 1.2.13 Mixed Use Development Transitions. Mixed Use designations are deemed to be compatible with the adjacent land use designations. For the purpose of this Strategy, perimeter is deemed to include the Future Land Use designation boundary only.
  - From the prospective of FLU the project is compatible with the surrounding land use designations, though a more intensive perimeter buffer would still be required for the northern property boundary through the code.
- **Conclusions/Findings of Fact (Comprehensive Plan):** Analysis has been provided to determine consistency with Land Use Element strategies, the Laurel Road Neighborhood strategies, and other plan elements. As previously indicated, no inconsistencies have been identified. This analysis should be taken into consideration upon determining Comprehensive Plan consistency.

# LAND DEVELOPMENT CODE

- Design Alternatives are available for perimeter buffer requirements Per Section 4.1.D.
- Applicant has provided justification for the proposed design alternative, which is also included in the narrative and is provided in the staff report.

## CONCLUSIONS/FINDINGS OF FACT (COMPLIANCE WITH LDRs)

- The proposed design alternative includes all the required information for a decision to be made.

## CONCLUSION

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 to take action on Design Alternative Petition No. 25-17DA.