

ZONING MAP AMENDMENT 22-24RZ, KNIGHTS TRAIL MEDICAL COMPLEX

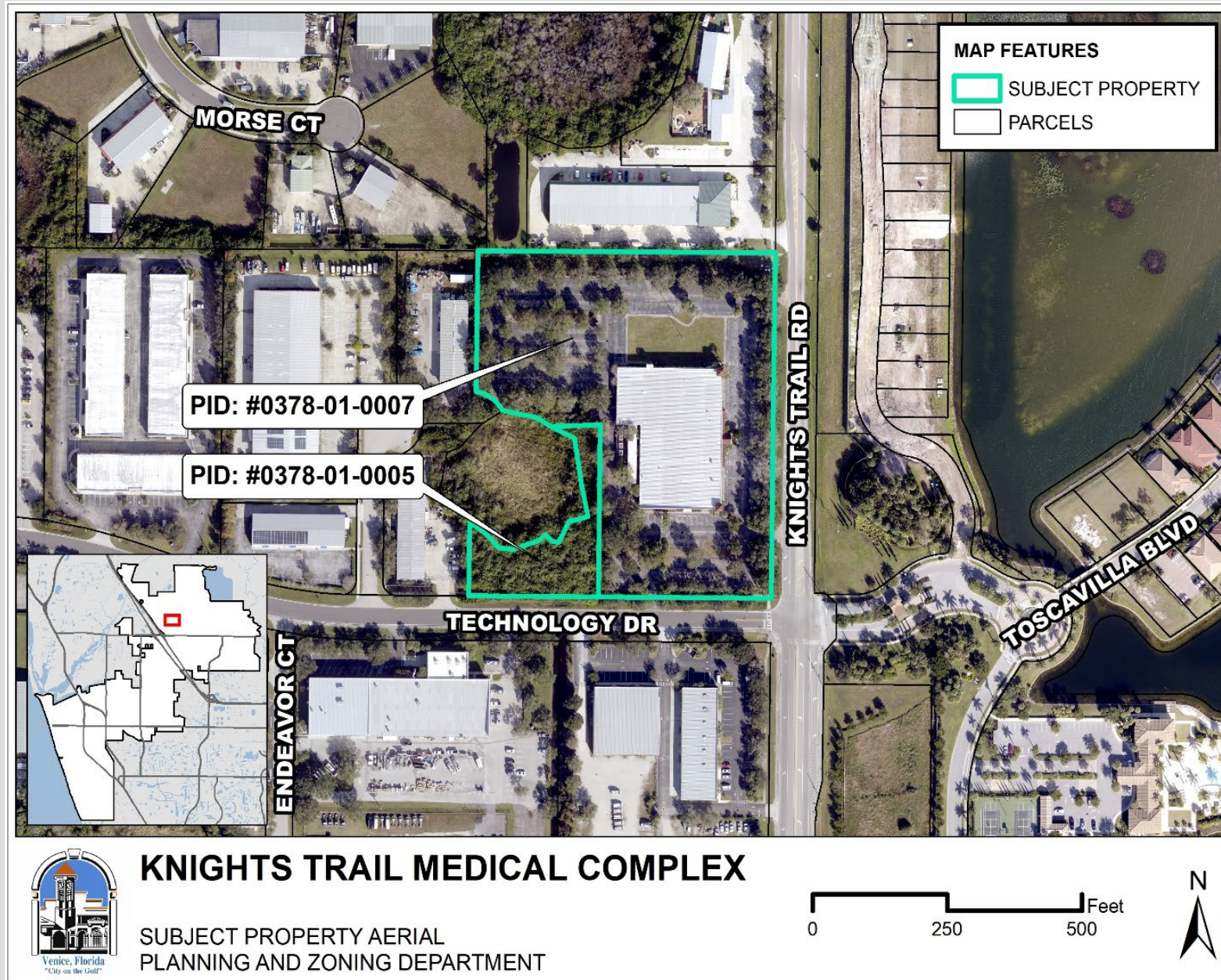
Contract Purchaser/Applicant: Sarasota County Public Hospital
District

Agent: Charles D. (Dan) Bailey, Jr., Esq., Williams Parker
Attorneys at Law

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

AERIAL MAP



SITE PHOTOGRAPHS

West along Technology Dr

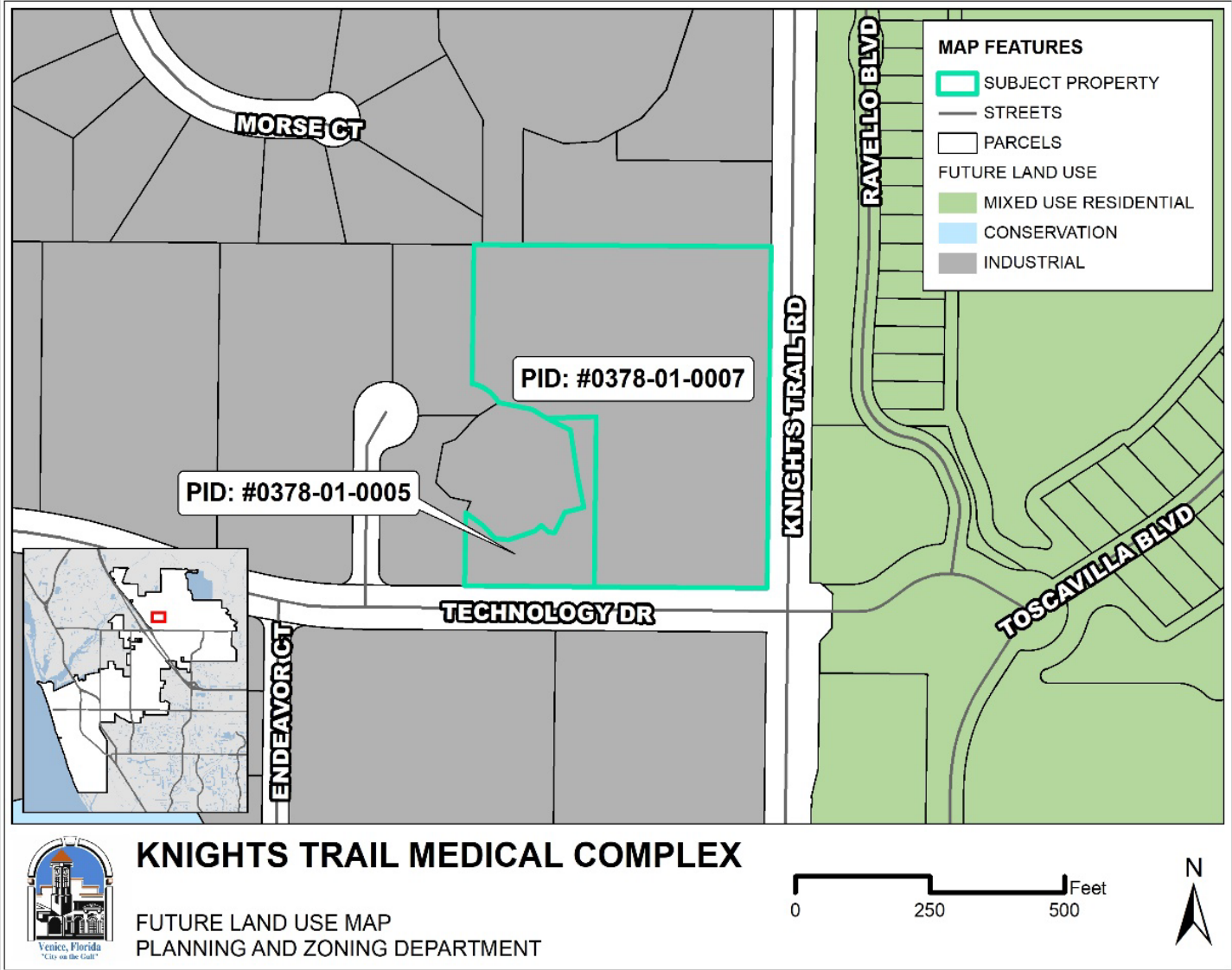


Intersection of Knights Trail Rd & Technology Dr

North along Knights Trail Rd

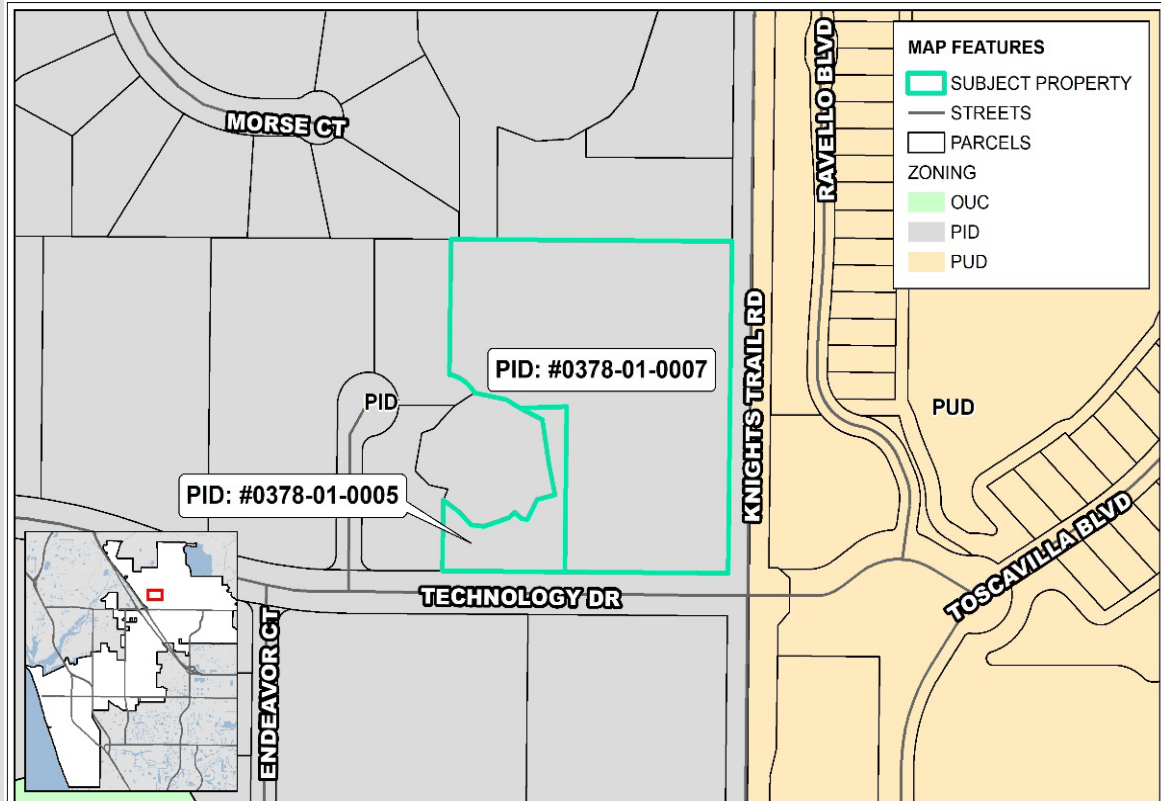


EXISTING FUTURE LAND USE



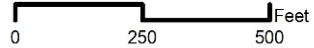
ZONING

Existing

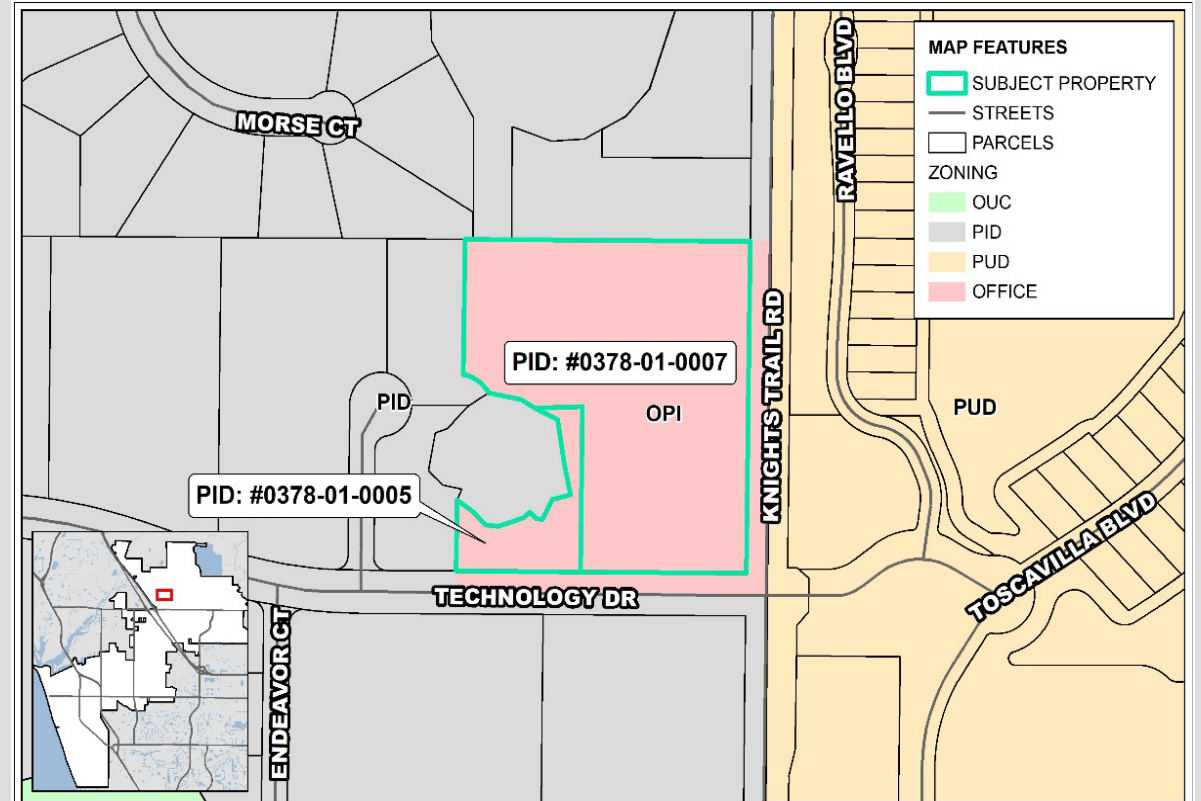


KNIGHTS TRAIL MEDICAL COMPLEX

ZONING MAP
PLANNING AND ZONING DEPARTMENT

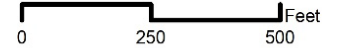


Proposed



KNIGHTS TRAIL MEDICAL COMPLEX

PROPOSED ZONING MAP
PLANNING AND ZONING DEPARTMENT



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

PLANNING ANALYSIS – 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

Policy 8.2 - Land Use Compatibility Review Procedures

Staff responses are available in the staff report

Conclusions/Findings of Fact

Analysis has been provided to determine consistency with the Land Use Element strategies applicable to the land use 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.

PLANNING ANALYSIS – ZONING COMPARISON

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.

*Multifamily allowed through special exception

**Not an exhaustive list, see staff Exhibits A and B in the agenda packet

PLANNING ANALYSIS – COMPLIANCE WITH THE LDC

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.

The applicant has provided a list of responses to Section 86-47(f) in the staff report.

Conclusions/Findings of Fact

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.

PLANNING ANALYSIS – CONCURRENCY & MOBILITY

Concurrency

The applicant is not requesting confirmation of concurrency. 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 (Concurrency):

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

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 for the Planning Commission to make a recommendation to City Council on Zoning Map Amendment Petition No. 22-24RZ.