

ZUKNIK BORDER ROAD

ZONING AMENDMENT APPLICATION **DECISION CRITERIA RESPONSES**

Decision Criteria (Section 1.7.4)

1. Whether the amendment is compatible with existing development pattern and the zoning of nearby properties.

The proposed rezone to RSF-3 will serve to limit density to 5.0 units per acre (maximum of 54 units) is compatible with the existing development pattern as residential developments are built surrounding the proposed development site. The GCCF PUD is under construction to the east across I-75 and is entitled to 1300 dwelling units with the existing Waterford PUD to the west built out with a total of over 400 units.

The general area is reflective of a mix of primarily multifamily and single family uses but this site is distinguished from others by its proximity to Interstate 75 and the Waterford Golf Club maintenance complex. The proposed rezoning is a request to redesignate the subject parcel to be consistent with the existing City Comprehensive Plan that designates this parcel for 5 dwelling units per acre, Low Density Residential.

This request proposes to have an RSF-3 zoning with density limited to low density development at 5.0 units per acre petition to ensure compatibility with nearby residential areas on Border and Jacaranda. Recently a contract purchaser proposed a Future Land Use Map amendment and rezoning with a proposed yield of 72 units, this new petition reflects a reduction of 18 units and is made in response to comments from the public and City during that review.

The Zuknik zoning map amendment complements the existing land use patterns through an appropriate mix of land uses, land use intensities, and buffering and implementation of the City's adopted Comprehensive Plan and land development regulations.

2. Changes in land use or conditions upon which the original zoning designation was based.

There has been a substantial change in the existing land use pattern and approved development patterns along Border Road and Jacaranda Boulevard since nearby property was included in the Joint Planning Agreement between the City of Venice and Sarasota County, these include changes to the existing land use development pattern and improvements to Jacaranda Boulevard.

3. Consistency with all applicable elements of the comprehensive plan.

The proposed intensity of development within Zuknik Border Road Rezoning is consistent with and implements the standards of the City's adopted Comprehensive Plan, particularly through the compatibility with the residential areas near the property along Border Road and Jacaranda Boulevard in both Sarasota County and the City of Venice. The proposed rezoning is a request to redesignate the subject parcel to be consistent with the existing City Comprehensive Plan that designates this parcel for 5 dwelling units per acre, Low Density Residential.

4. Conflicts with existing or planned public improvements.

No conflicts with existing or planned public improvements have been identified.

5. Availability of public facilities, analyzed for the proposed development (if any), or maximum development potential, and based upon a consideration of the following factors:

a. impact on the traffic characteristics related to the site.

Site access will be from Border Road since this is the only viable access to the property and there is already access to the property from Border Road to minimize adverse impacts to existing development and to be consistent with other planned development in the area.

b. Impact on population density or development intensity, such that the demand for schools, sewers, streets, recreational areas and facilities, and other public facilities and services are affected.

Preliminary provisions have been made for streets, water, wastewater, stormwater and solid waste as required by the City of Venice Land Development Code. Water and Wastewater infrastructure is presently available at the property from the City of Venice and the City's water and wastewater infrastructure has capacity to serve the project. Stormwater will be detained and treated on site prior to discharge into the appropriate connecting systems. The finish floor elevations of the structures shall be based on the engineering principle of providing adequate flood protection based on the site drainage system.

c. Impact on public facilities currently Planned and funded to support any change in density or intensity pursuant to the requirements of the Comprehensive Plan and applicable law.

There will be a de minimus impact on any public facilities to the site.

6. Effect on health, safety and welfare of the neighborhood and City.

No adverse impact would be expected from the proposed development of the site consistent with the zoning and mix of uses in the Jacaranda Boulevard and Border Road corridors.

7. Conformance with all applicable requirements of this LDR.

Development within the Zuknik Border Road rezoning will meet the screening and separation standards of the City for sources of light, noise, mechanical equipment, refuse areas, delivery and storage areas, as well as landscaping buffers, architectural design standards and other design standards of the City's LDR's. Off-street parking and loading areas will be designed and constructed with the standards of the City.

8. Potential expansion of adjacent zoning districts.

The proposed rezoning is a request to redesignate the subject parcel to be consistent with the existing City Comprehensive Plan that designates this parcel for 5 dwelling units per acre, Low Density Residential.

9. Findings of the Environmental Assessment Report , consistent with Chapter 89.

An Environmental assessment report has been conducted and all information is attached.

10. Any other applicable matters pursuant to this LDR, the comprehensive plan or applicable law.

Additional details regarding internal traffic flow, proposed placement of structures, architectural design of future development and location and type of amenities will be provided as part of subsequent site and development planning. The development plan will also include demonstration of compliance with the applicable development intensity, design and architectural standards of the City.