

# 24-46SP

# AGAPE FLIGHTS

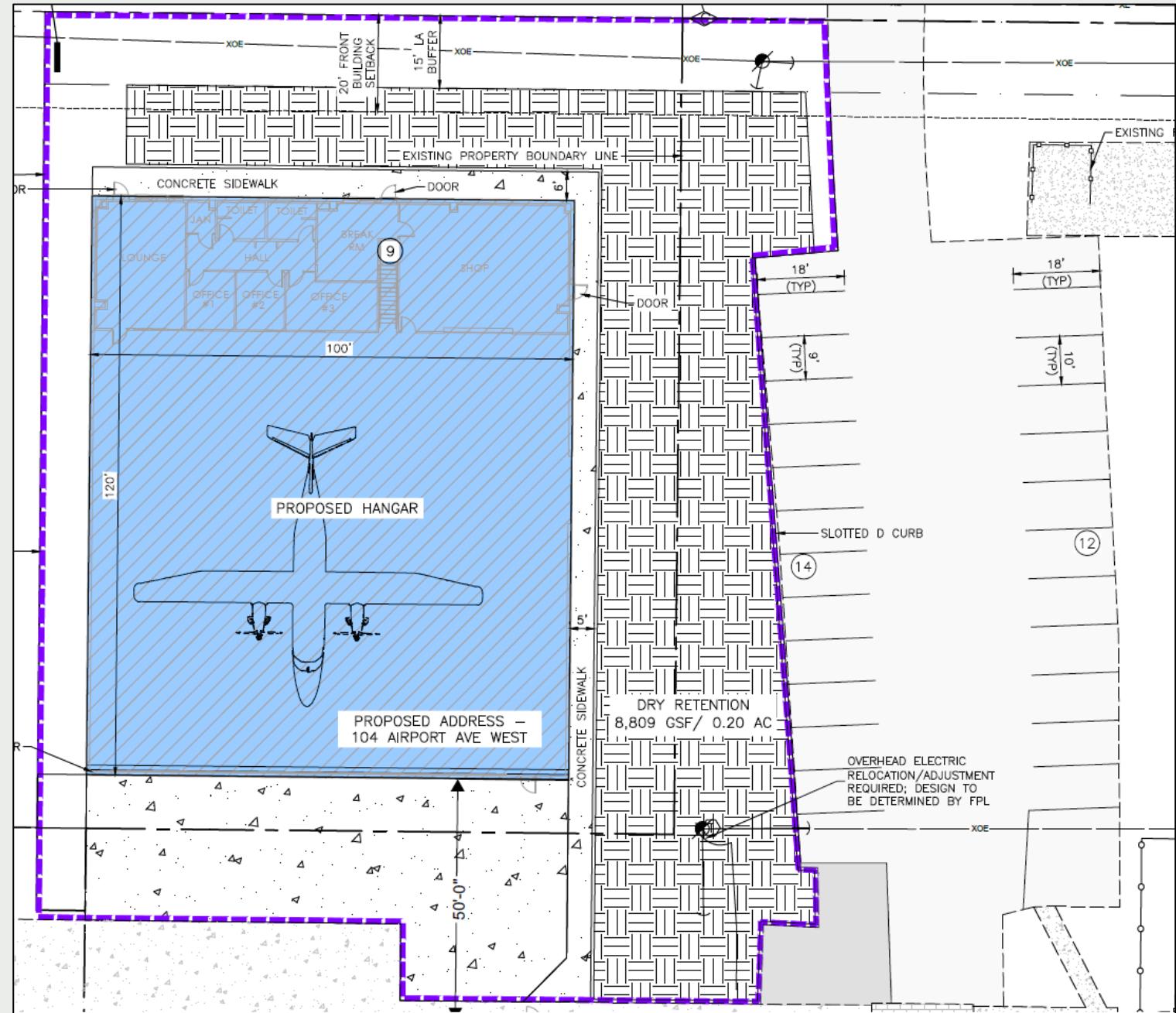
## General Information

<b>Address:</b>	100 & 104 Airport Ave West
<b>Request:</b>	Addition of a new airplane hangar
<b>Owner:</b>	Allen Speer for Agape Flights, Inc.
<b>Agent:</b>	Leonard Anderson, J2 Solutions
<b>Parcel ID:</b>	0431030009 and a portion of 0431060001
<b>Parcel Size:</b>	2.02± acres
<b>Future Land Use:</b>	Mixed Use Airport
<b>Zoning:</b>	Government
<b>Comprehensive Plan Neighborhood:</b>	Island
<b>Application Date:</b>	August 27, 2024

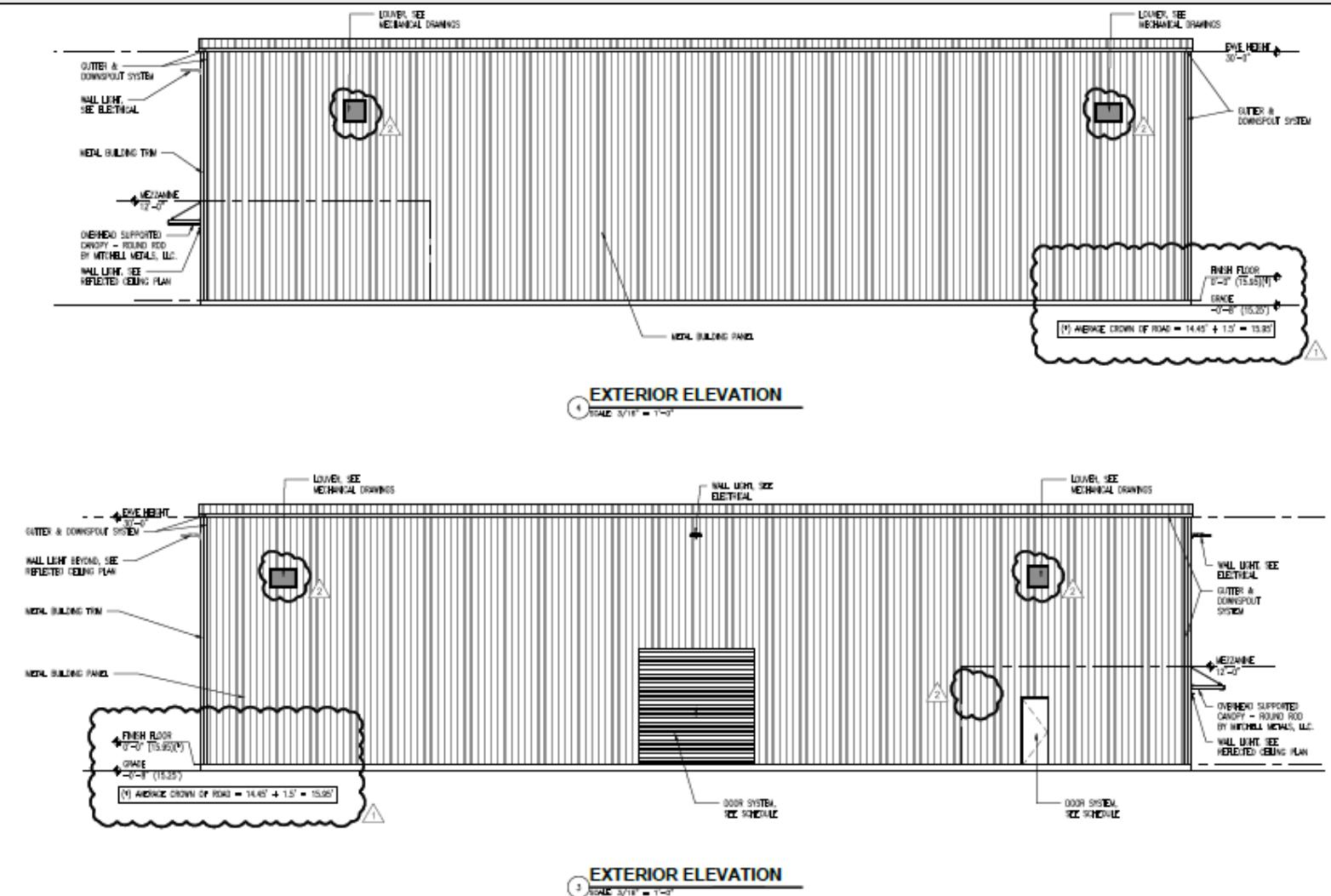
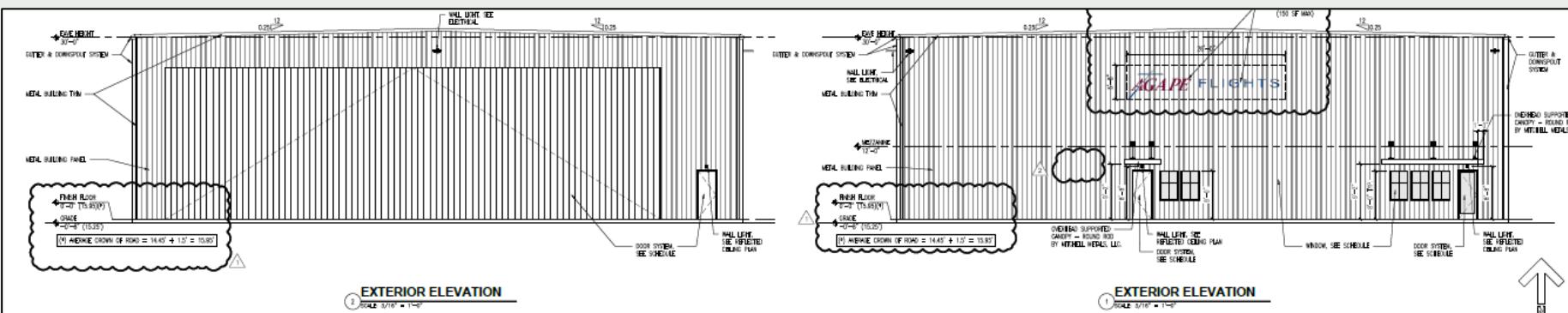
# Project Description

- ▶ Proposed plan is for a new 12,000 square foot hangar for Agape Flights
  - ▶ No new parking or access changes proposed
  - ▶ Alternative parking plan approved administratively (10% reduction from code requirement)

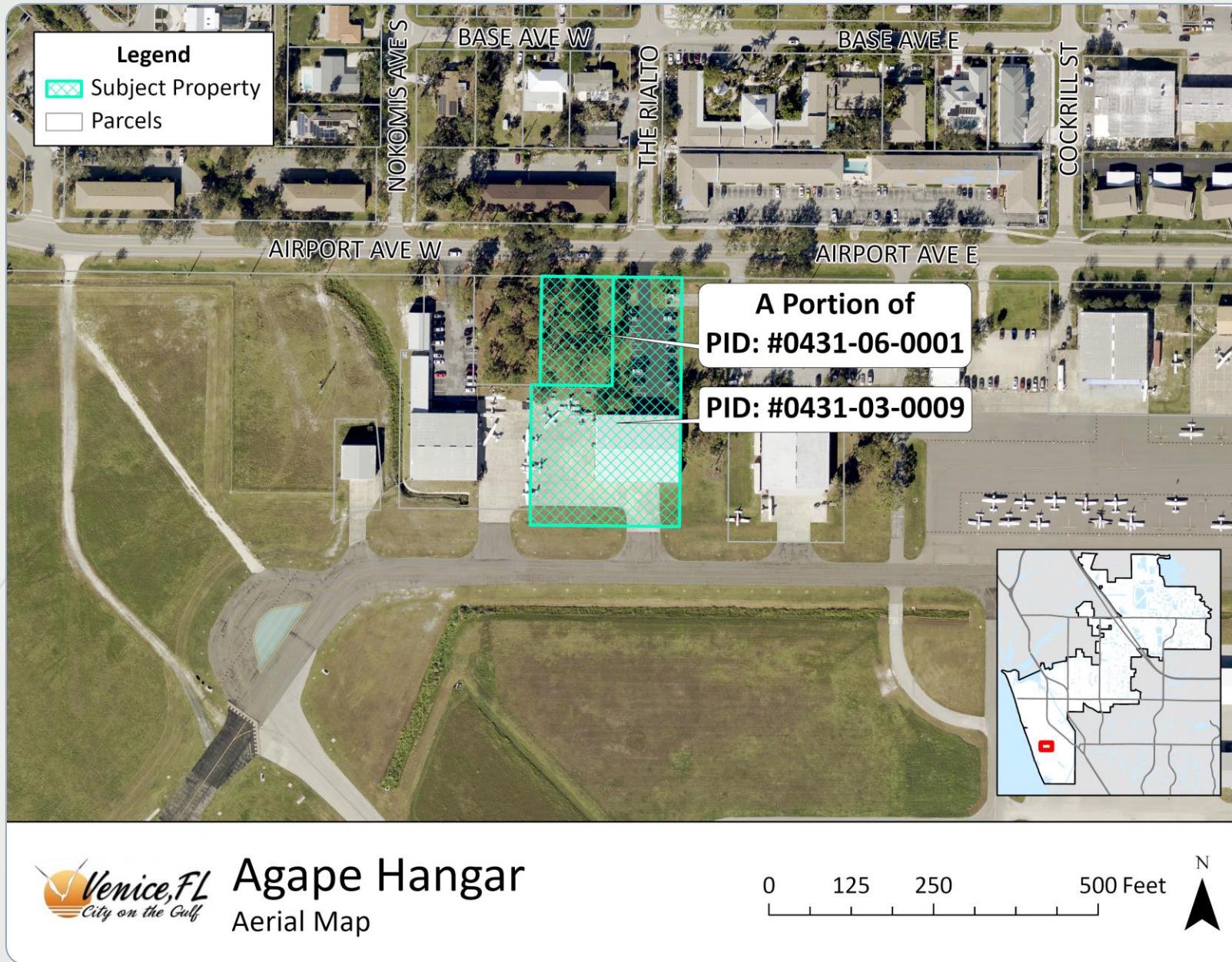
# PROPOSED PLAN



# ELEVATIONS



# Aerial Map

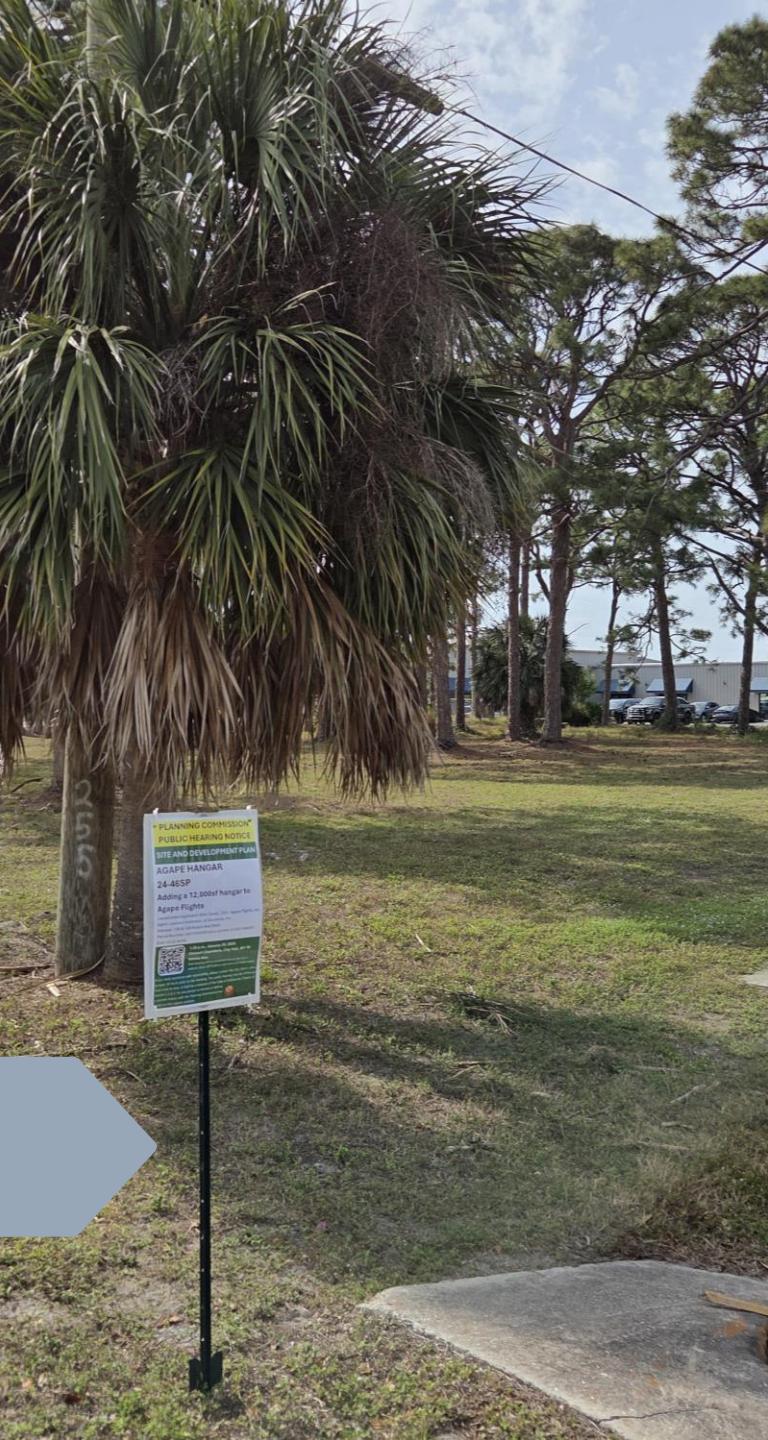




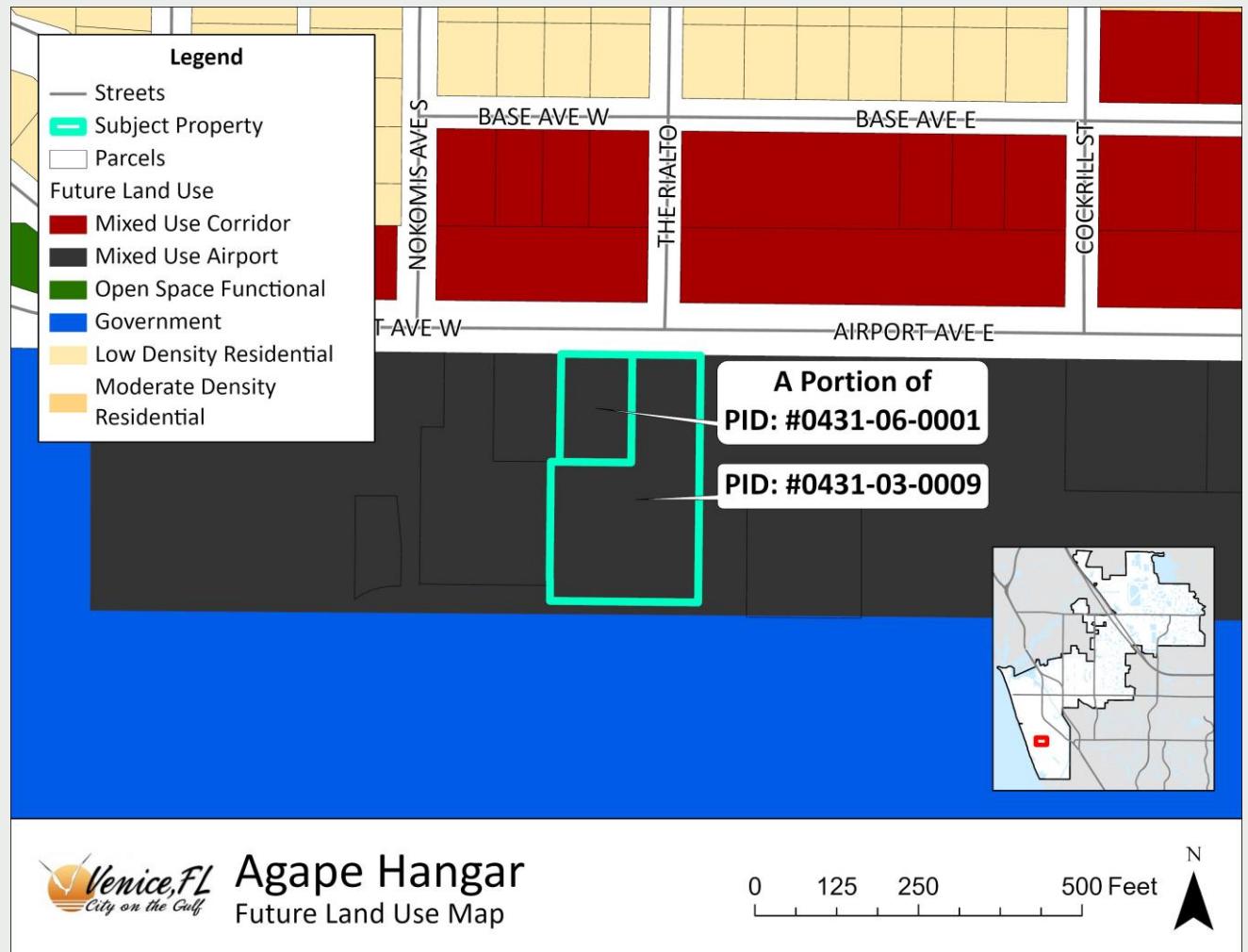
# EXISTING CONDITIONS

Site Photographs, Future Land Use Map, Zoning Map, Surrounding Land Uses

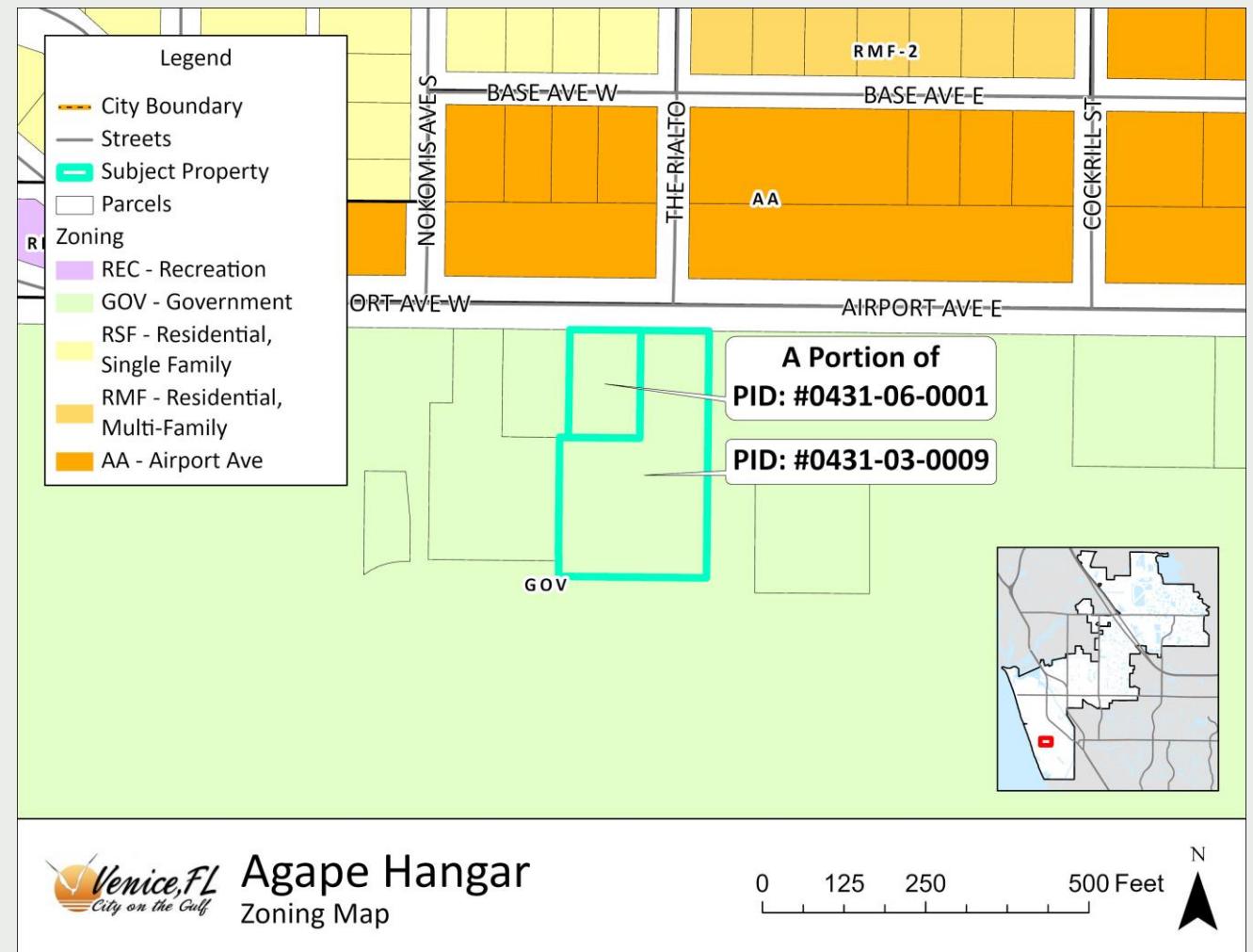
# SITE PHOTOGRAPHS



# FUTURE LAND USE MAP



# ZONING MAP



# Surrounding Land Uses

<b>Direction</b>	<b>Existing Land Uses(s)</b>	<b>Current Zoning District(s)</b>	<b>Future Land Use Map Designation(s)</b>
<b>North</b>	Citadel Apartments & Crosswind Landing (condominiums)	Airport Avenue	Mixed Use Corridor
<b>South</b>	Airport	Government (GOV)	Government
<b>East</b>	Airport uses	GOV	Mixed Use Airport (MUA)
<b>West</b>	Airport uses	GOV	MUA



# PLANNING ANALYSIS

Comprehensive Plan & Land Development Code



## ► **Strategy LU 1.2.9.d - Airport (MUA)**

1. Primarily encompasses the non-aeronautical areas of the Venice Municipal Airport (i.e., not runways and taxiways).
2. Uses shall be consistent with the adopted Airport Master Plan
3. Intensity/Density:
  - a) Non-Residential Intensity (FAR): 0.35 (average) Designation-Wide; 1.0 maximum per individual property
  - b) Residential: not permitted

- Airport use other than runway or taxi
- No residential included in the site
- Building size 12,000sf – intensity well below 1.0 FAR for project area and negligible compared to overall MUA designation

## Consistency with the Comprehensive Plan



## CONCLUSIONS/ FINDINGS OF FACT (COMPREHENSIVE PLAN):

- ▶ Analysis has been provided to determine consistency with Land Use Element strategies, the Island Neighborhood, and other plan elements. This analysis should be taken into consideration upon determining Comprehensive Plan consistency.

Standard	GOV Zoning Requirement	Provided
<b>Setbacks:</b> <b>Front</b> <b>Side</b> <b>Rear</b>	Min: 20' 8' 10'	To boundaries of leased area: >20' >10' >100'
<b>Lot Coverage</b> <b>Max</b>	75%	28% of leased area
<b>Building Height</b>	35'	30'
<b>Parking</b>	Based on Airport Master Plan (no standards listed)	21 spaces (APP approved)

Compliance with the Land Development Code



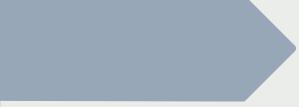
# Decision Criteria

1. Compliance with all applicable elements of the Comprehensive Plan;
2. Compatibility consistent with Section 4 of this LDR;
3. General layout of the development including access points, and on-site mobility;
4. General layout of off-street parking and off-street loading facilities;
5. General layout of drainage on the property;
6. Adequacy of recreation and open spaces;
7. General site arrangement, amenities, convenience, and appearance; and
8. Other standards, including but not limited to, architectural requirements as may be required.



## CONCLUSIONS/ FINDINGS OF FACT (LAND DEVELOPMENT CODE):

- ▶ The subject petition has been processed with the procedural requirements to consider a site and development plan. In addition, the petition has been reviewed by the TRC and no issues regarding compliance with the Land Development Code were identified.



## 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 take action on Minor Site and Development Plan Petition No. 24-46SP.