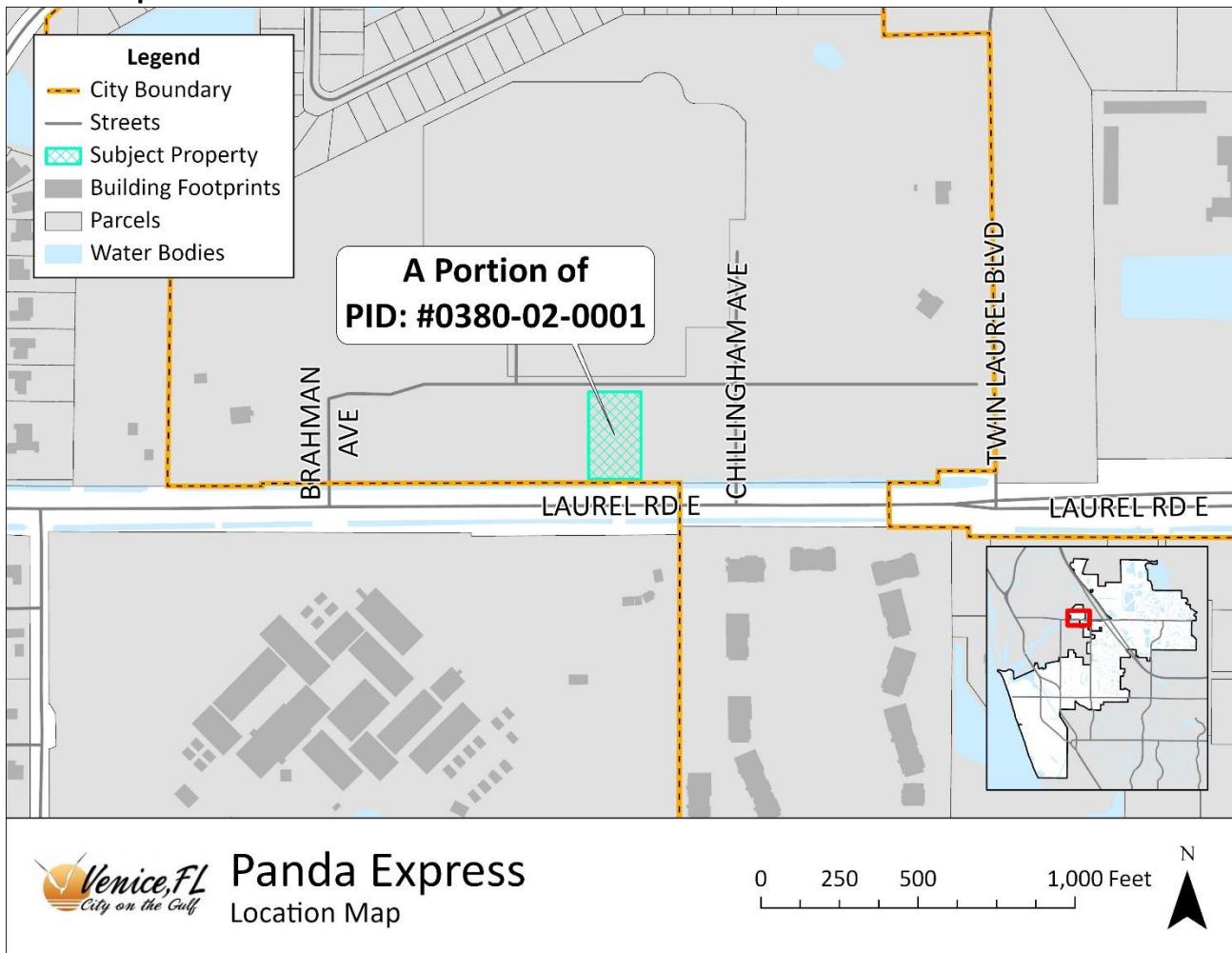


24-62SP Panda Express

Staff Report



GENERAL INFORMATION

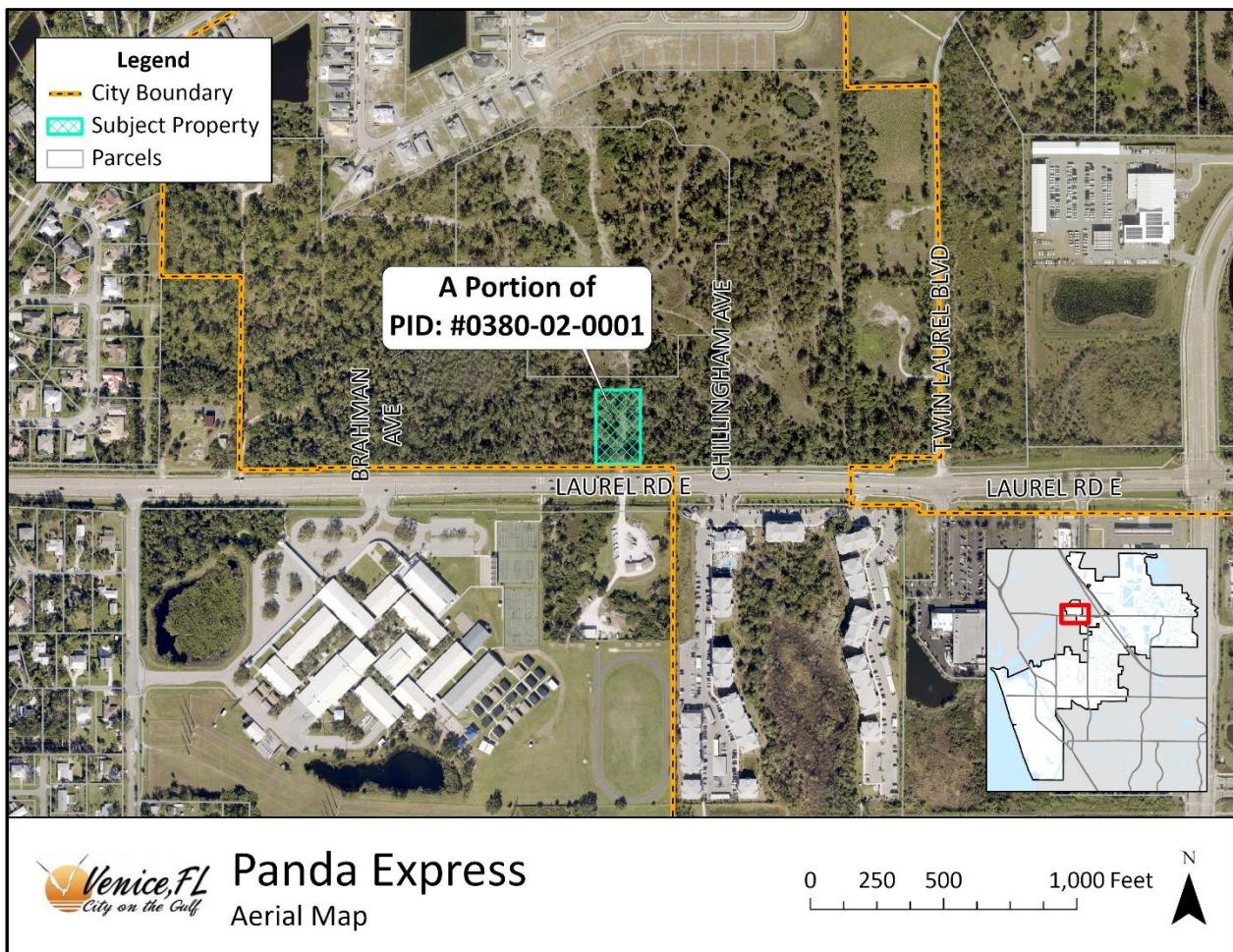
Address:	2001 Laurel Rd
Request:	Construction of a quick service restaurant
Owner:	2001 Laurel LLC
Agent:	Matt Yanda of CESO, Inc.
Parcel ID:	A portion of 0380-02-0001
Parcel Size:	±1.0668 acres
Future Land Use:	Mixed Use Corridor
Current Zoning:	Commercial General
Comprehensive Plan Neighborhood:	Laurel Road Neighborhood
Application Date:	November 20, 2024

I. BACKGROUND AND EXISTING CONDITIONS

The proposed site and development plan is for the development of a 2,700 square foot Panda Express, quick service restaurant, and associated improvements. The subject property is ± 1.0668 acre parcel located within the Venice Crossing commercial center off Laurel Road and west of Twin Laurel Blvd. The property is currently zoned Commercial General (CG) located in the Laurel Road Neighborhood and has a Future Land Use Designation of Mixed Use Corridor. CG is an inactive zoning district, that the landowner opted to retain at the time the City adopted the new land development regulations in 2022.

This petition has an alternative parking plan (APP) that is 33% over the parking maximum allowable by code, which requires approval from the Planning Commission. The APP is attached as an agenda item.

Aerial Photo



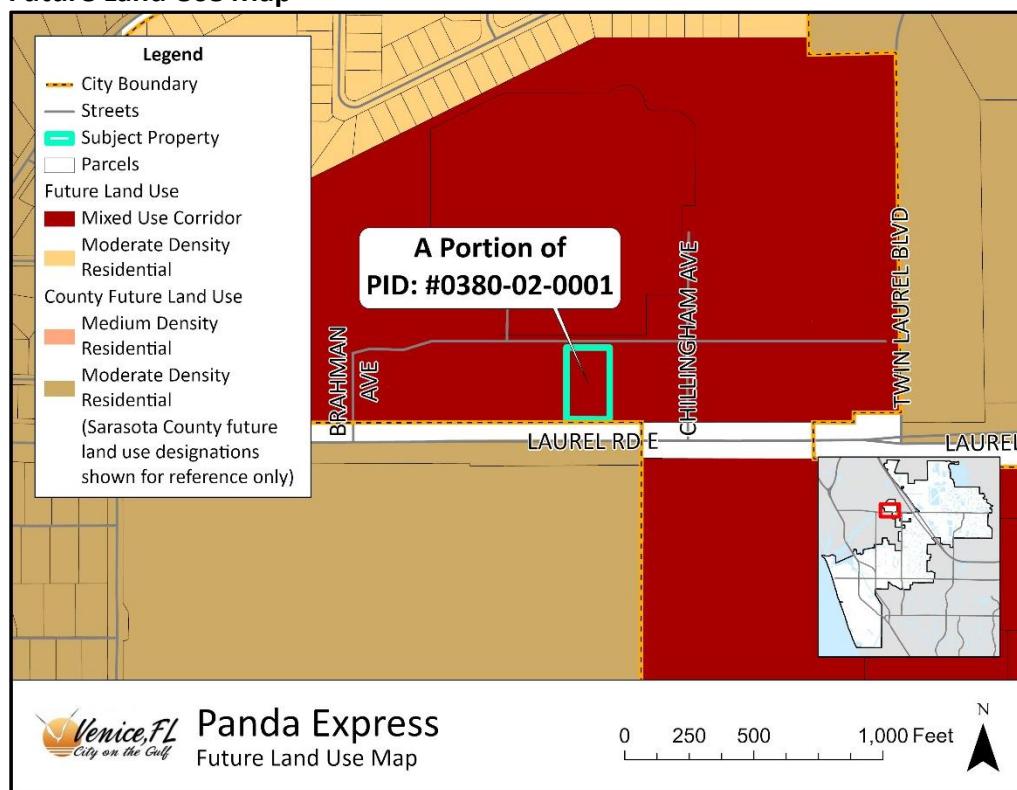
Surrounding Land Uses

Direction	Existing Land Uses(s)	Current Zoning District(s)	Future Land Use Map Designation(s)
North	Vacant	Commercial General (CG)	Mixed Use Corridor (MUC)
South	Laurel Nokomis School	Government	Moderate Density Residential
East	Vacant	CG	MUC
West	Vacant	CG	MUC

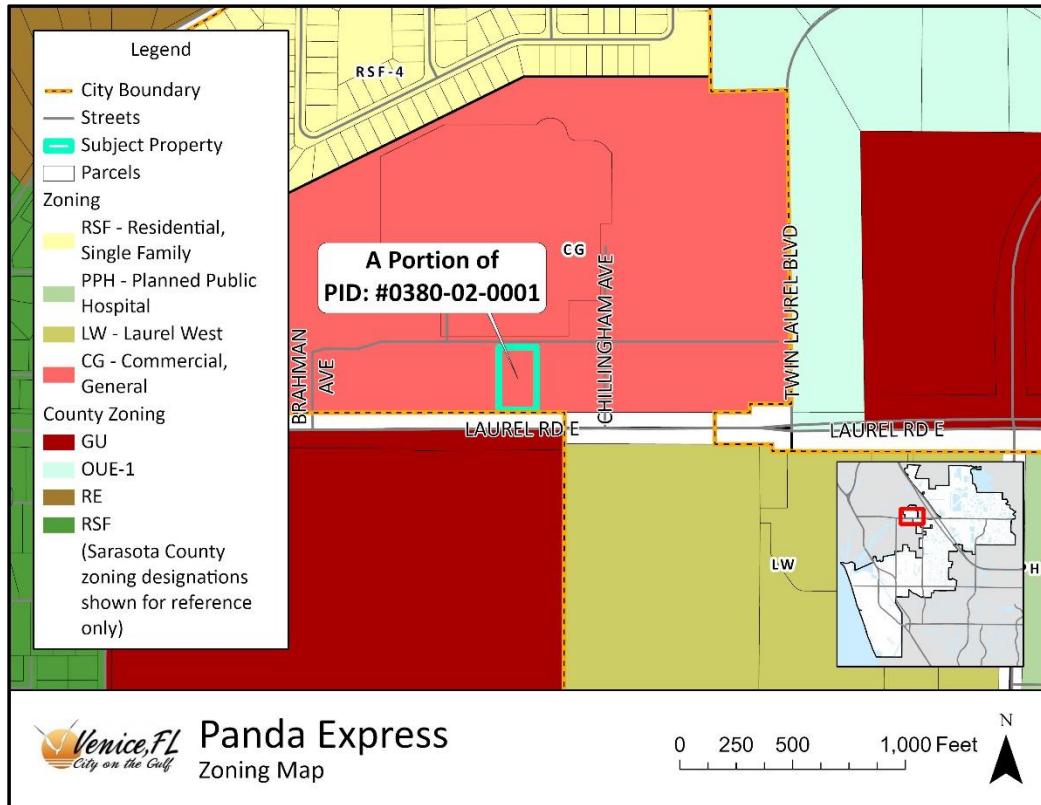
Future Land Use and Zoning

The Future Land Use designation for the subject property is Mixed Use Corridor (MUC), and the current zoning is Commercial General (CG) as depicted on the maps below.

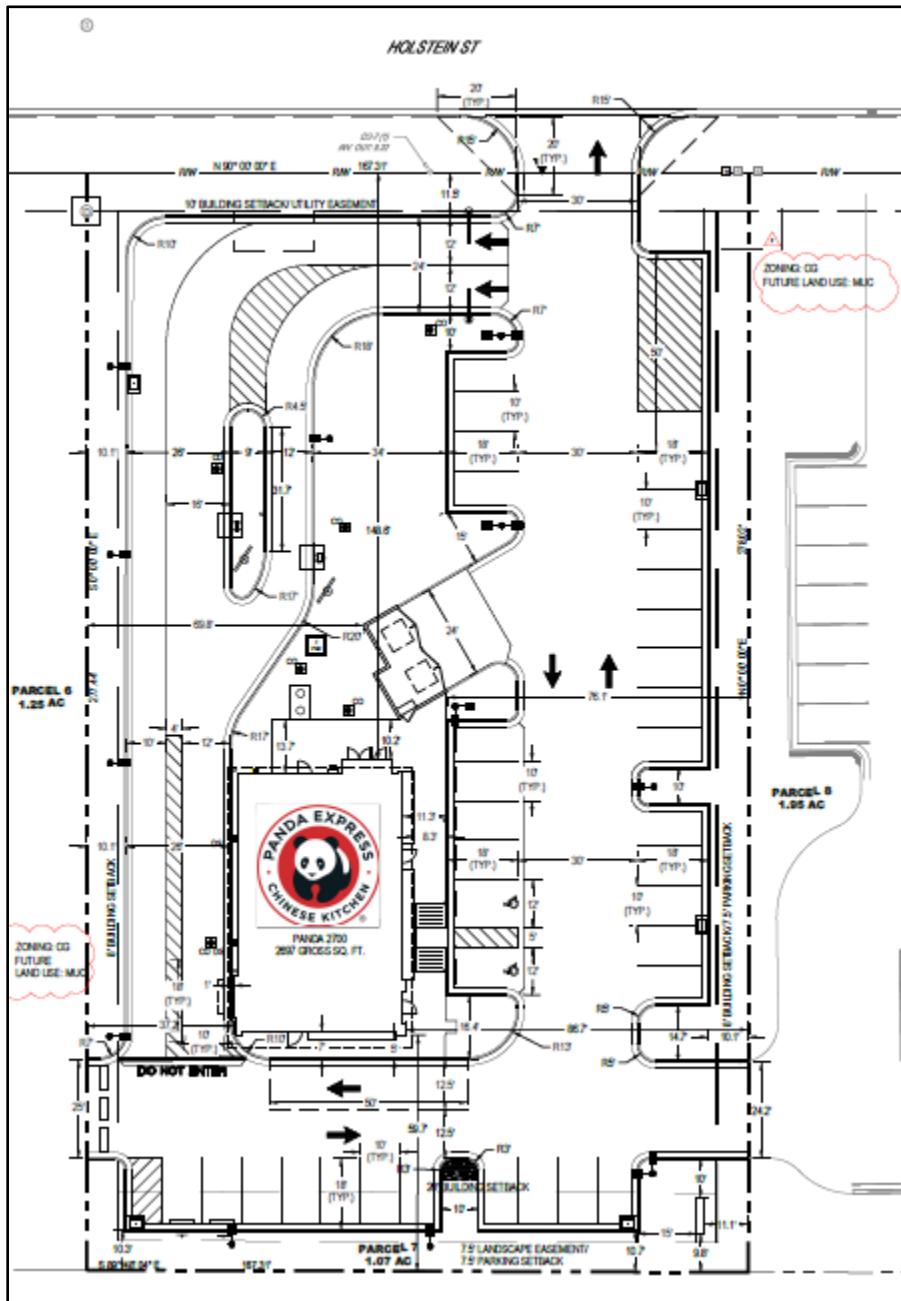
Future Land Use Map



Zoning Map

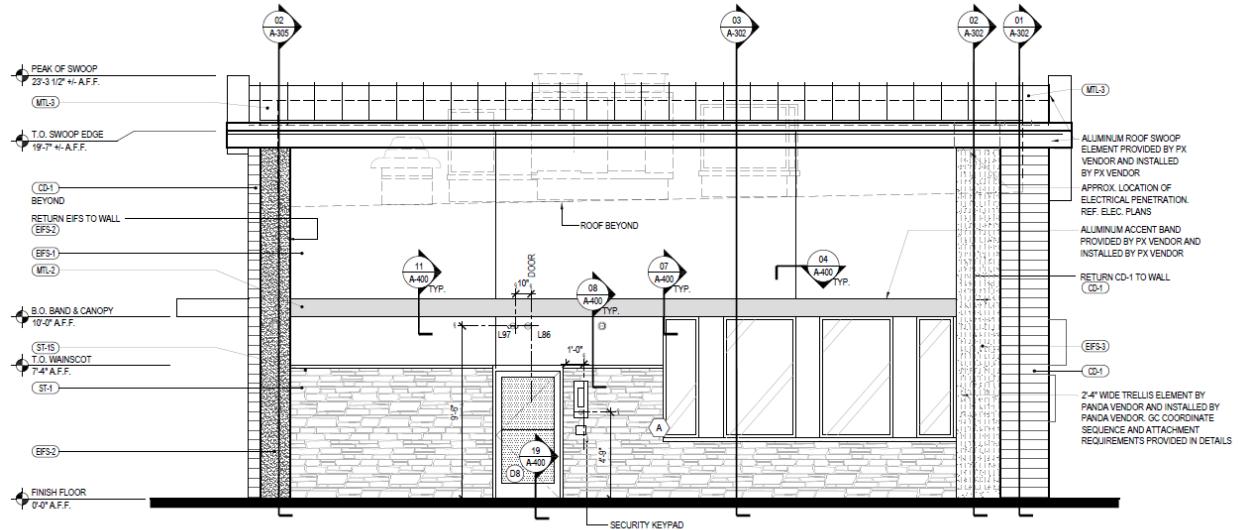


Site and Development Plan



Architectural Elevations

Front



III. PLANNING ANALYSIS

In this section of the report, analysis of the subject site and development plan petition evaluates 1) review of strategies in the Comprehensive Plan, 2) review for alignment with the City's Land Development Regulations (LDRs), and 3) review of requirements for Concurrency/Mobility.

Consistency with City's Comprehensive Plan

Strategy LU 1.2.9.c – Corridor

1. Envisioned to be located in and support the Island Neighborhood, Laurel Road Corridor, Gateway and Knights Trail Neighborhood. **Staff comment:** *This project is in the Laurel Road Neighborhood.*
2. Supports mixed use (horizontal and vertical). **Staff comment:** *Mixed Use Development is defined in the code as a type of development that combines a mix of uses that may include residential, commercial and/or office uses within one building or multiple buildings with direct pedestrian access between uses.*
3. Moderate to Medium Density Residential uses are permitted; low density uses are not permitted. Dwelling units may be conveyed through common ownership, subdivision platting, or condominium platting under City regulations or State statutes. **Staff comment:** *At this time no residential uses are proposed.*
4. Non-Residential uses are limited to Commercial and Institutional-Professional. **Staff comment:** *This project is for a commercial use.*
5. Industrial Uses are not permitted except as noted below. **Staff comment:** *No industrial use is being proposed at this time.*
6. Designation Total Development (Min/Max Percentages) as follows:
 - a) Non-Residential: See Specific Neighborhood for Min/Max Percentages
 - b) Residential: See Specific Neighborhood for Min/Max Percentages **Staff Comment:** *MUC within the Laurel Road Neighborhood has over 4 million square feet of developable non-residential intensity that would be remaining if this petition moves forward.*
7. Intensity/Density:
 - a) Non-Residential Intensity (FAR): 0.5 (average) Designation-Wide; 1.0 maximum per individual property, except for PPH zoned properties which shall be limited to a FAR of 3.0
 - b) Residential Density: 5.1 - 13.0 **Staff comment:** *The FAR of the proposed project is 0.06 which is below the allowable FAR.*
8. Typically developed utilizing form based code concepts and standards for building placement, design, and parking; "campus-style" design may be used. **Staff comment:** *The proposed project has retained Commercial, General Zoning which is a traditional zoning district. Form based code concepts and standards have not been applied, nor are they required under this section of the comprehensive plan.*
9. Except for MUC located within the Laurel Road Corridor, Large-scale, single use commercial buildings and uses including those requiring outdoor display of goods are not permitted within this Designation. **Staff Comment:** *This project is not a large scale commercial project.*

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 Corridor land use designation, strategies found in the Laurel Road Neighborhood, and other plan elements. This analysis should be taken into consideration upon determining Comprehensive Plan consistency.

Review of the Land Development Code

Site and Development Plan

The Site and Development Plan proposes constructing a quick service restaurant with drive thru. The proposed project has been reviewed for consistency with the LDC. The proposed plan

complies with the LDC and has been reviewed for compliance with regulations, including but not limited to, use, parking, setbacks, land area, height, lot coverage, lighting, and landscaping requirements.

Development Standards

Standard	Required/Allowed by CM Zoning	Provided
Front Setback	20'	59.7'
Side Setback East	20'	86.7'
Side Setback West	8'	37.2'
Rear Setback	10'	148.6'
Building Height	35'	23'3"
Parking (min-max)	4-10/1000 square feet 11 min/27 max	38

Site and Development Plan applications require a review of Land Use Compatibility 1.2.C.8 and Decision Criteria 1.9.4 to ensure compatibility with surrounding properties. The items from these sections of policy are reproduced below with applicant responses and staff comments.

1.2.C.8 Land Use Compatibility Analysis

(a) Demonstrate that the character and design of infill and new development are compatible with existing neighborhoods. The compatibility review shall include the evaluation of the following items with regard to annexation, rezoning, height exception, conditional use, and site and development plan petitions:

i. Land use density and intensity.

Applicant Response:

- The Panda Express will occupy 1.07 acres of land, which is consistent with the density and intensity of surrounding commercial parcels within the Laurel Rd Development.
- The proposed restaurant use is compatible with adjacent commercial establishments and other retail and dining businesses.
- The project will generate additional commercial activity and is expected to complement existing businesses without overburdening infrastructure or utilities.

ii. Building heights and setbacks.

Applicant Response:

- The building height is 23'-3", well within the permitted height standards for commercial properties in the CG zoning district.
- Setbacks exceed the minimum zoning requirements:
 - Front setback: Required 20', Proposed 59.7'
 - Side setback: Required 8', Proposed 37.2'
 - Rear setback: Required 10', Proposed 148.6'
- These setbacks ensure adequate buffering from adjacent properties and contribute to the overall orderly development of the commercial area.

iii. Character or type of use proposed.

Applicant Response:

- The quick-service restaurant (QSR) with a drive-thru is consistent with the existing commercial uses along Laurel Rd, which includes multiple restaurant and retail establishments.
- The proposed development supports the area's economic growth and enhances food service options for local residents, commuters, and visitors.
- The drive-thru layout has been designed to minimize on-site congestion and to ensure safe ingress and egress.

iv. Site and architectural mitigation design techniques.

Applicant Response:

- The architectural design of the Panda Express follows the company's modern aesthetic, incorporating high-quality materials and finishes that blend with surrounding commercial buildings.
- Landscaping buffers along property boundaries will enhance aesthetics and mitigate potential visual impacts.
- Parking and circulation have been designed to efficiently accommodate customer traffic.
- The site plan ensures safe pedestrian connectivity through designated walkways and crosswalks within the larger development.

Staff comment: *In Commercial, General, Venice Historic Precedent (VHP) standards are not required. No VHP elements have been integrated into the design. All site standards comply with code requirements.*

(b) Considerations for determining compatibility shall include, but are not limited to, the following:

i. Protection of single-family neighborhoods from the intrusion of incompatible uses.

Applicant Response:

- The Panda Express site is within a commercial zone and is part of a larger commercial development, ensuring that residential neighborhoods are not directly impacted.
- The nearest residential properties are buffered by commercial parcels, minimizing any potential land-use conflicts.

ii. Prevention of the location of commercial or industrial uses in areas where such uses are incompatible with existing uses.

Applicant Response:

- The Panda Express restaurant aligns with the commercial retail and dining uses planned for this development.
- No industrial or high-impact uses are proposed, ensuring that the project remains in harmony with surrounding businesses.

iii. The degree to which the development phases out nonconforming uses in order to resolve incompatibilities resulting from development inconsistent with the current Comprehensive Plan.

Applicant Response:

- The Laurel Rd Development is a planned commercial district, eliminating concerns about nonconforming uses.
- The Panda Express conforms to current zoning and land-use regulations, supporting the Comprehensive Plan's vision for this area.

iv. Densities and intensities of proposed uses as compared to the densities and intensities of existing uses.

Applicant Response:

- The proposed development density is comparable to existing uses within the Laurel Rd Development.
- The intensity of the restaurant use is appropriate for this high-traffic commercial corridor, where similar dining establishments already operate.
- The project will provide economic benefits and job opportunities while maintaining compatibility with surrounding properties.

Staff Response: *This proposal has been reviewed by the TRC and has been deemed to be in compliance with the applicable code standards and the subject parcel is within a commercial development. The FAR of the proposed project is significantly under the maximum for the property.*

1.9.4 Decision Criteria states that in reaching a decision regarding the site and development plan as submitted, the Commission shall be guided in its decision to approve, approve with conditions, or deny by the following considerations:

1. Compliance with all applicable elements of the Comprehensive Plan;

Applicant Response: The Development of Parcel 7 (2217 Laurel Rd), within the 2001 Laurel Rd development, is consistent with the City of Venice Comprehensive Plan.

2. Compatibility consistent with Section 4 of this LDR;

Applicant Response: The proposed project is consistent with the Land Use density, intensity, building heights, setbacks, and use. Project is uniform with the surrounding area and business. The proposed heights, setbacks, and uses are all prevalent throughout the subdivision. The project does not have any adverse impact on any single-family neighbors.

3. General layout of the development including access points, and on-site mobility;

Applicant Response: Ingress and egress has been provided with automotive and pedestrian safety, traffic flow, services utilities and emergency situations in mind, during the design. Project will include 1 proposed full access curb cut and a proposed shared cross access drive. Proposed curb cut is located at the future Holstein St. The site will contain a restaurant building and associated drive-thru. Site will also include dumpster enclosure, employee parking, and customer parking.

4. General layout of off-street parking and off-street loading facilities;

Applicant Response: The location and placement of off-street parking and loading facilities, and thoroughfares, within the proposed development, provide adequate automotive and pedestrian safety and control in case of an emergency.

Staff Comment: *The applicant has provided a alternative parking plan which is requesting 38 parking spaces, which is over the code min/max of 11-27 parking spaces.*

5. General layout of drainage on the property;

Applicant Response: Water management within the project is designed in accordance with the approved SWFWMD master plan that is provided by the developer. Stormwater will be collected via onsite storm system and connect to proposed storm network that is to be provided by the developer. Development will include a shared master stormwater pond for the entire Laurel Rd development.

6. Adequacy of recreation and open space;

Applicant Response: Open space provided is consistent with surrounding areas within the 2001 Laurel Rd Development.

Applicant Response: Not applicable.

7. General site arrangement, amenities, convenience, and appearance; and

Applicant Response: Site arrangement, appearance, and general layout of proposed project is in keeping within the surrounding areas and provides for a harmonious project, that is consistent with properties in the 2001 Laurel Rd Development.

8. Other standards, including but not limited to, architectural requirements as may be required.

Applicant Response: Project will comply with any additional reasonable standards, if imposed by the City of Venice.

Staff Comment: *In Commercial, General zoning district Venice Historic Precedent standards are not required. No VHP elements have been integrated into the design.*

Conclusions/Findings of Fact (Compliance with the Land Development Regulations)

The Site and Development Plan petition has been reviewed and deemed compliant by the Technical Review Committee (TRC); any issues identified during TRC review have been resolved through the process.

Concurrency

The Technical Review Committee has reviewed all relevant materials submitted for the site and development plan.

Facility	Department	Estimated Impact	Status
Potable Water	Utilities	12.4 ERUs	County Services
Sanitary Sewer	Utilities	6.9 ERUs	County Services
Solid Waste	Public Works	280 pounds per day	Compliance confirmed by Public Works
Parks & Rec	Public Works	N/A	Compliance confirmed by Public Works
Drainage	Engineering	Will not exceed 25-year, 24-hour storm event (Master Development)	Compliance confirmed by Engineering

Conclusions/Findings of Fact (Concurrency)

No issues have been identified regarding adequate public facilities capacity to accommodate the development of the project per the Land Development Code.

Mobility

Facility	Department	Estimated Impact	Status
Transportation	Planning & Zoning	35 PM Peak Hour Trips	Traffic has been deemed compliant by traffic consultant

Conclusions/Findings of Fact (Mobility)

The applicant has provided a traffic impact statement providing comparison of the approved trips for Venice Crossing (1,208 PM Peak hour trips) and the impact of this project (35 PM Peak hour trips). This has been reviewed by City staff and the City's traffic consultant. No additional issues have been identified. A full traffic study for the overall development was completed through the Preliminary Plat (Venice Crossing) process and has been through an extensive amount of coordination with Sarasota County, Florida Department of Transportation and the Sarasota County School District.

IV. CONCLUSION

Planning Commission Report and Action

Upon review of the petition and associated documents, Comprehensive Plan, Land Development Regulations, 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 Site and Development Plan Petition No. 24-62SP.