

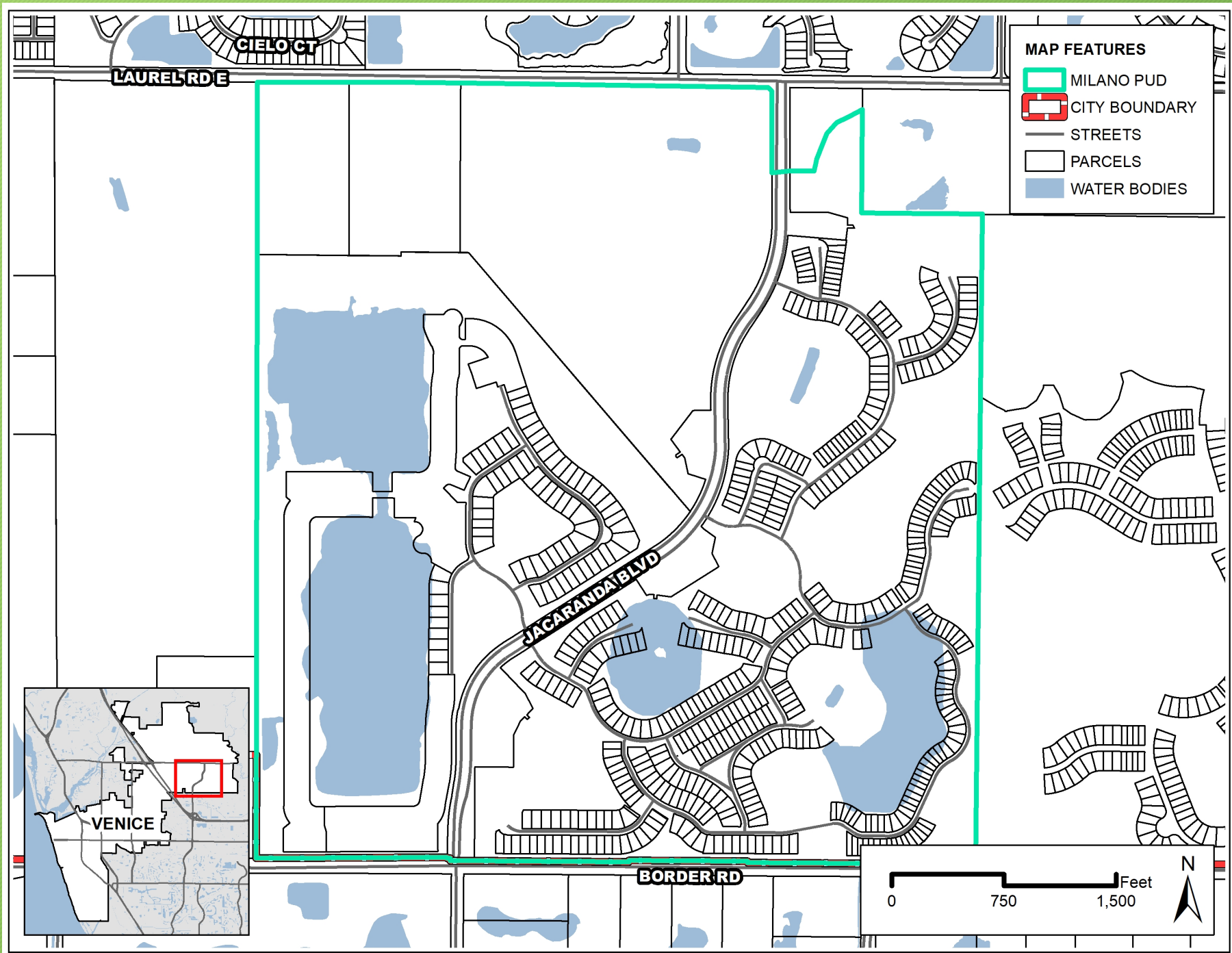
Rezoning Petition No. 19-41RZ

Owner: Border and Jacaranda Holdings, LLC
Agent: Jeffery A. Boone, Esq.

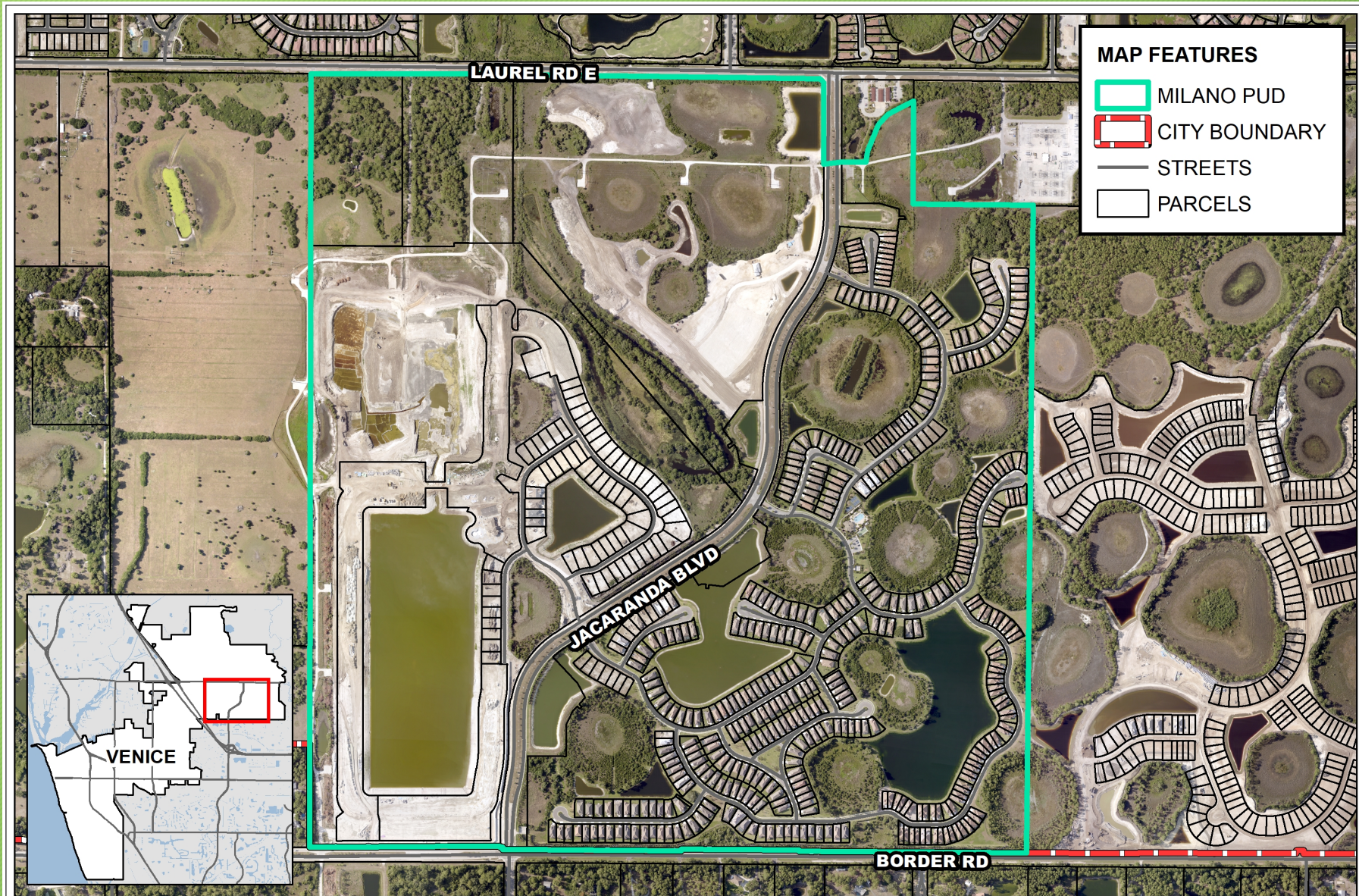
General Information

Petition Number:	19-41RZ
Address:	Laurel Road
Request:	Zoning amendment petition to add townhouses as a permitted use, along with an additional access drive and supplemental development standards for a 35.52-acre tract within the Milano PUD.
Owners:	Border and Jacaranda Holdings, LLC
Agent:	Jeffery A. Boone, Esq. - Boone Law Firm
Parcel IDs:	0389-00-1001 & 0389-00-1000
Property Size:	35.52 ± acres
Future Land Use:	Mixed Use Residential (MUR)
Zoning:	Planned Unit Development (PUD)
Comprehensive Plan Neighborhood:	Northeast Neighborhood
Associated Petitions:	20-04PP (Fiore)

Location Map



Aerial Map



MILANO PUD

SUBJECT PROPERTY AERIAL
PLANNING AND ZONING DIVISION



Background Information



- Relevant PUD standards from previous approval:
 - Maximum density: 1,350 units (~2.56 du/ac)
 - Mix of uses: detached single-family, paired villas, multi-family, amenity centers and open space
 - Roadway design: off-street parking
- Proposed changes to the PUD:
 - one additional access drive along Laurel Road (including project signage)
 - an additional Amenity Area
 - alternative roadway sections to allow for on-street parking
 - minor changes to the layout of stormwater ponds within the 36-acre pod
 - new lot standards and a new permitted use to alter the housing product type from single family to townhomes
- No changes proposed to buffering/landscaping, density, height, or architectural standards through this petition

Comparison to Existing PUD

Existing Conditions

Site Photos

Zoning Map

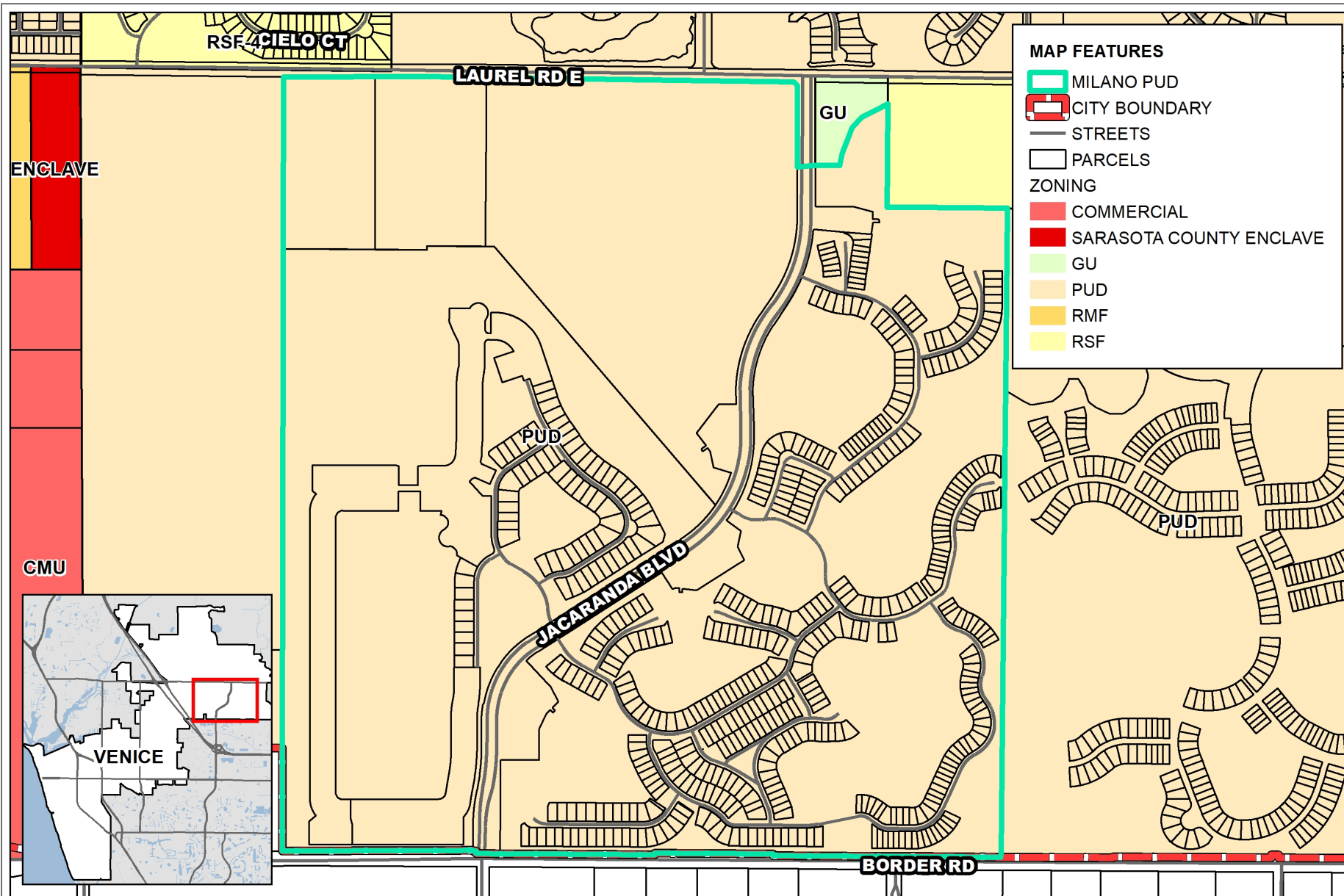
Future Land Use Map

Surrounding Land Uses Table

Site Photos



Zoning Map



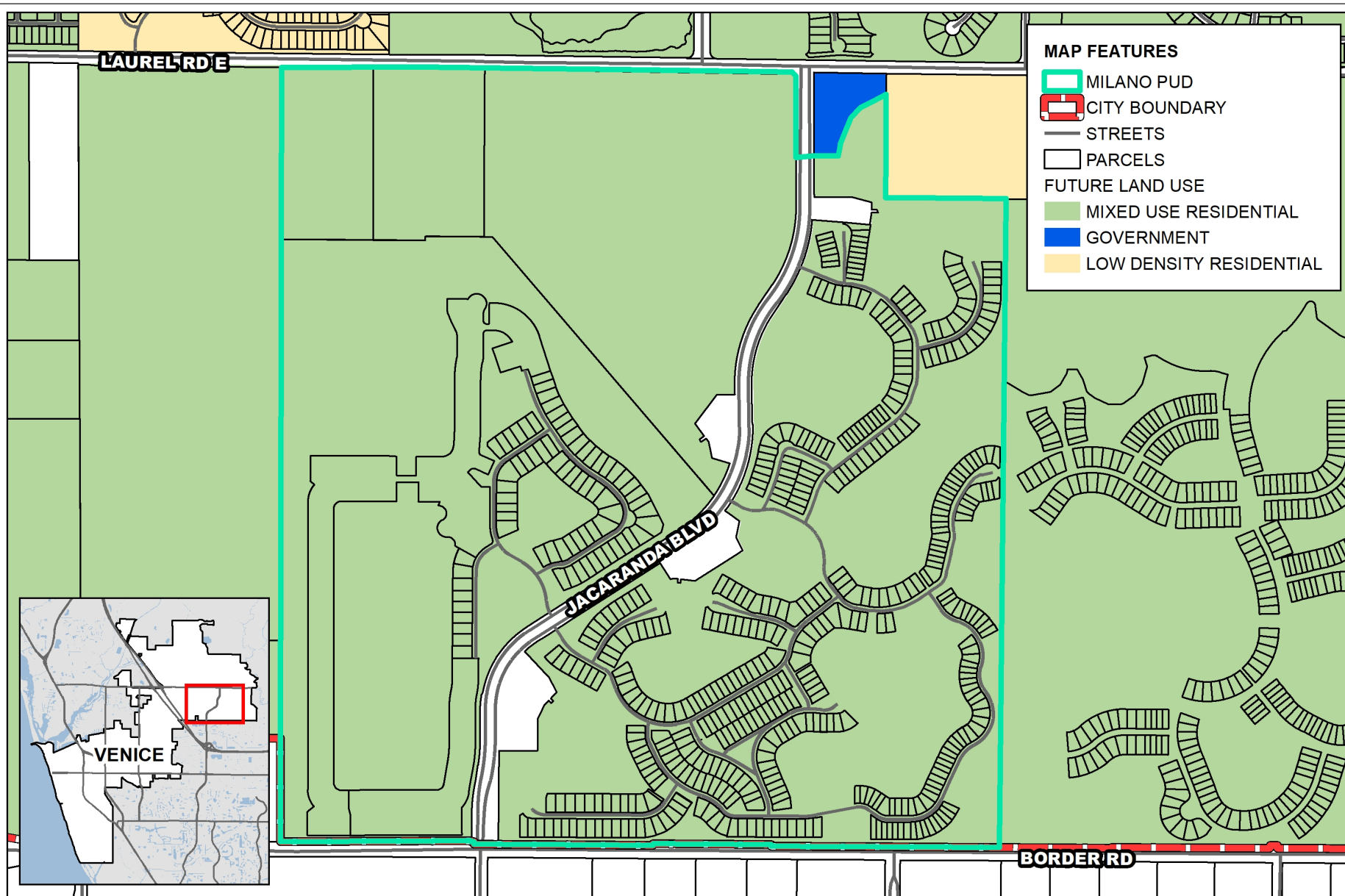
MILANO PUD

ZONING MAP
PLANNING AND ZONING DIVISION

0 1,000 2,000 Feet



Future Land Use Map



MILANO PUD

FUTURE LAND USE MAP
PLANNING AND ZONING DIVISION

0 1,000 2,000 Feet



Surrounding Land Uses

Direction	Existing Land Use(s)	Current Zoning District(s)	Future Land Use Map Designation(s)
North	Residential (VGRC PUD and Willow Chase)	Planned Unit Development (PUD) and Residential Single-Family 4 (RSF-4)	Mixed Use Residential (MUR) and Low Density Residential (LDR)
West	Vacant	PUD	MUR
South	Residential (Palencia PUD)/County properties	PUD/Sarasota County Zoning	MUR/Sarasota County FLU
East	Residential (SJMR PUD)	PUD	MUR

Planning Analysis

Comprehensive Plan
Land Development Code and PUD
Concurrency and Mobility

Comprehensive Plan Consistency

- Applicant notes consistency with Land Use Element and Northeast Neighborhood Element Strategies LU 1.2.16, LU 1.2.17, LU NE 1.1.1.A and C, related to density, open space, and other MUR development standards
- Policy 8.2 - Compatibility
 - Summary Applicant Responses:
 - Most criteria A-H were listed as being unchanged or in keeping with the character of the neighborhood
 - The applicant responded “not applicable” to each of the mitigation criteria I-N, except for K, for which they responded that the additional access would lessen impacts to neighbors

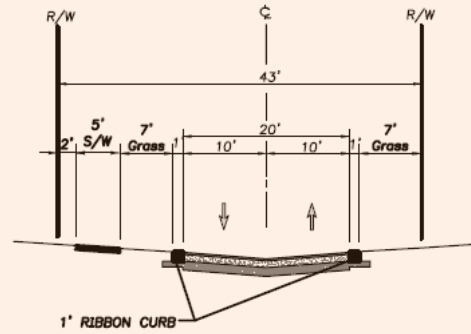
Conclusions / Findings of Fact:

- Analysis has been provided to determine consistency with the Land Use Element strategies applicable to the Mixed Use Residential future land use designation, strategies found in the Northeast Neighborhood, and other plan elements, including Policy 8.2 regarding compatibility. This analysis should be taken into consideration upon determining Comprehensive Plan consistency.

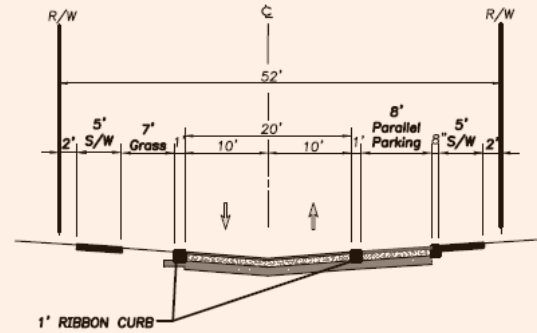
Compliance with Land Development Code and Existing PUD

- One code modification requested for driveways (Sec. 86-423(b))
- New standards proposed for lot detail and roadway sections
- Signage along new Laurel Road access added to text
 - Limited to allowance of up to two additional monument-style ground signs, proposed consistent with existing signage standards in the Binding Master Plan
- No changes to height, buffering, or architectural design are proposed at this time

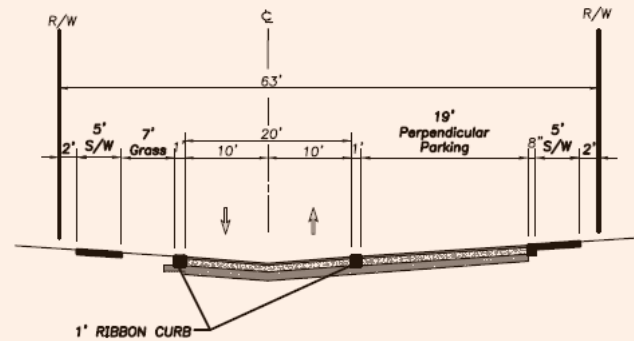
ROADWAY SECTIONS



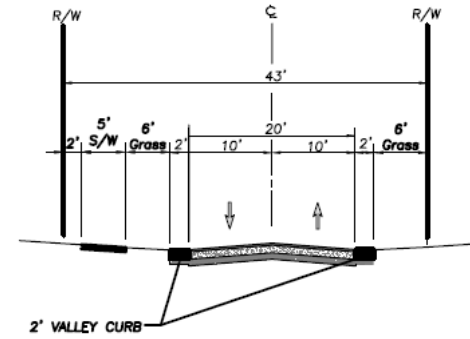
INVERTED CROWN 43' RIGHT-OF-WAY SECTION
20' PAVEMENT
— NO SCALE —



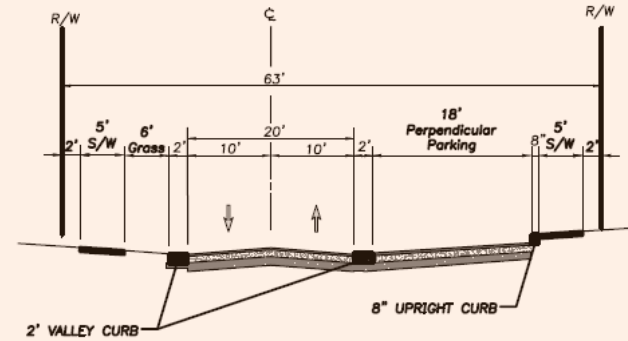
INVERTED CROWN 52' RIGHT-OF-WAY SECTION
PARALLEL PARKING
20' PAVEMENT
— NO SCALE —



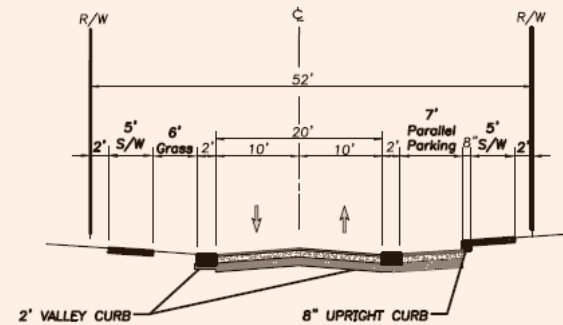
INVERTED CROWN 63' RIGHT-OF-WAY SECTION
PERPENDICULAR PARKING
20' PAVEMENT
— NO SCALE —



TYPICAL NEIGHBORHOOD ROADWAY SECTION
20' PAVEMENT
— NO SCALE —



CROWN 63' RIGHT-OF-WAY SECTION
PERPENDICULAR PARKING
20' PAVEMENT
— NO SCALE —



CROWN 52' RIGHT-OF-WAY SECTION
PARALLEL PARKING
20' PAVEMENT
— NO SCALE —

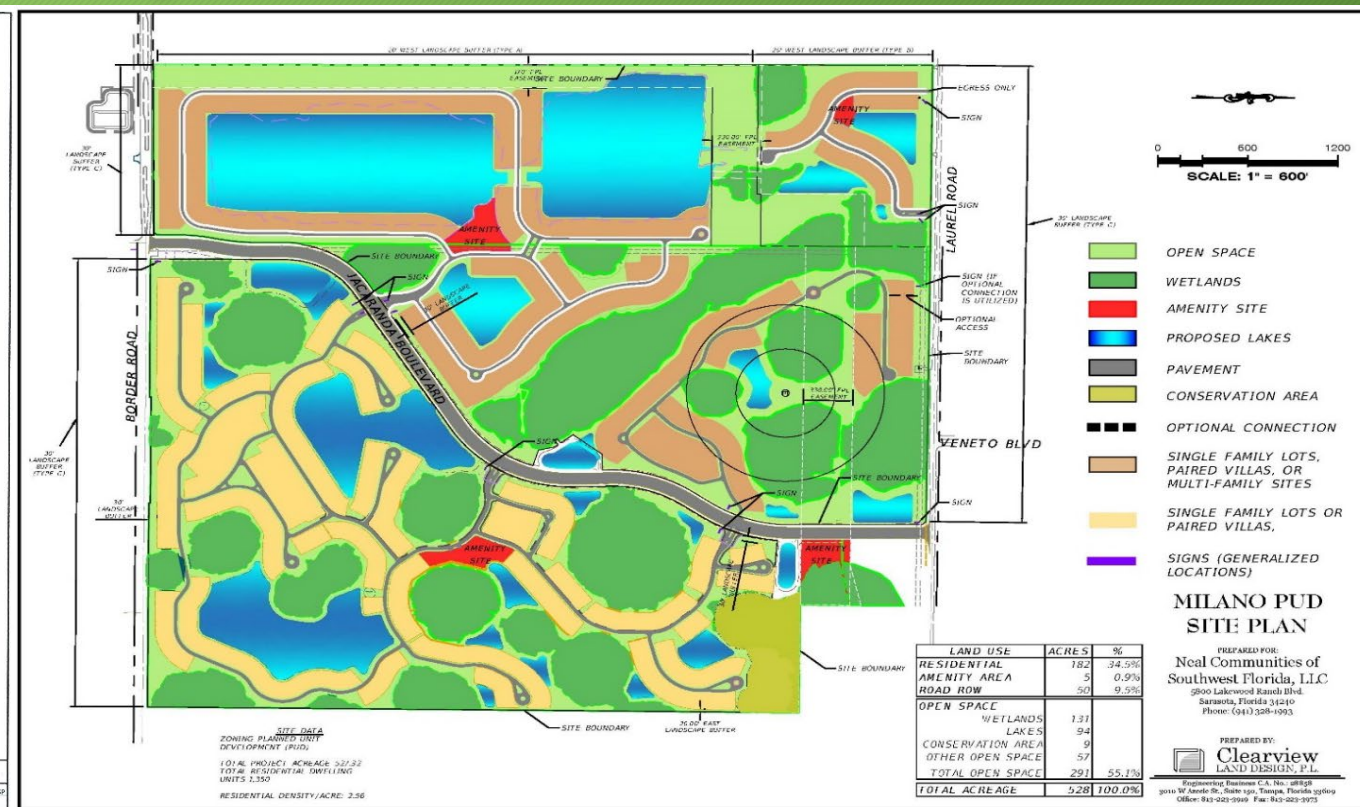
New
Roadway
Sections

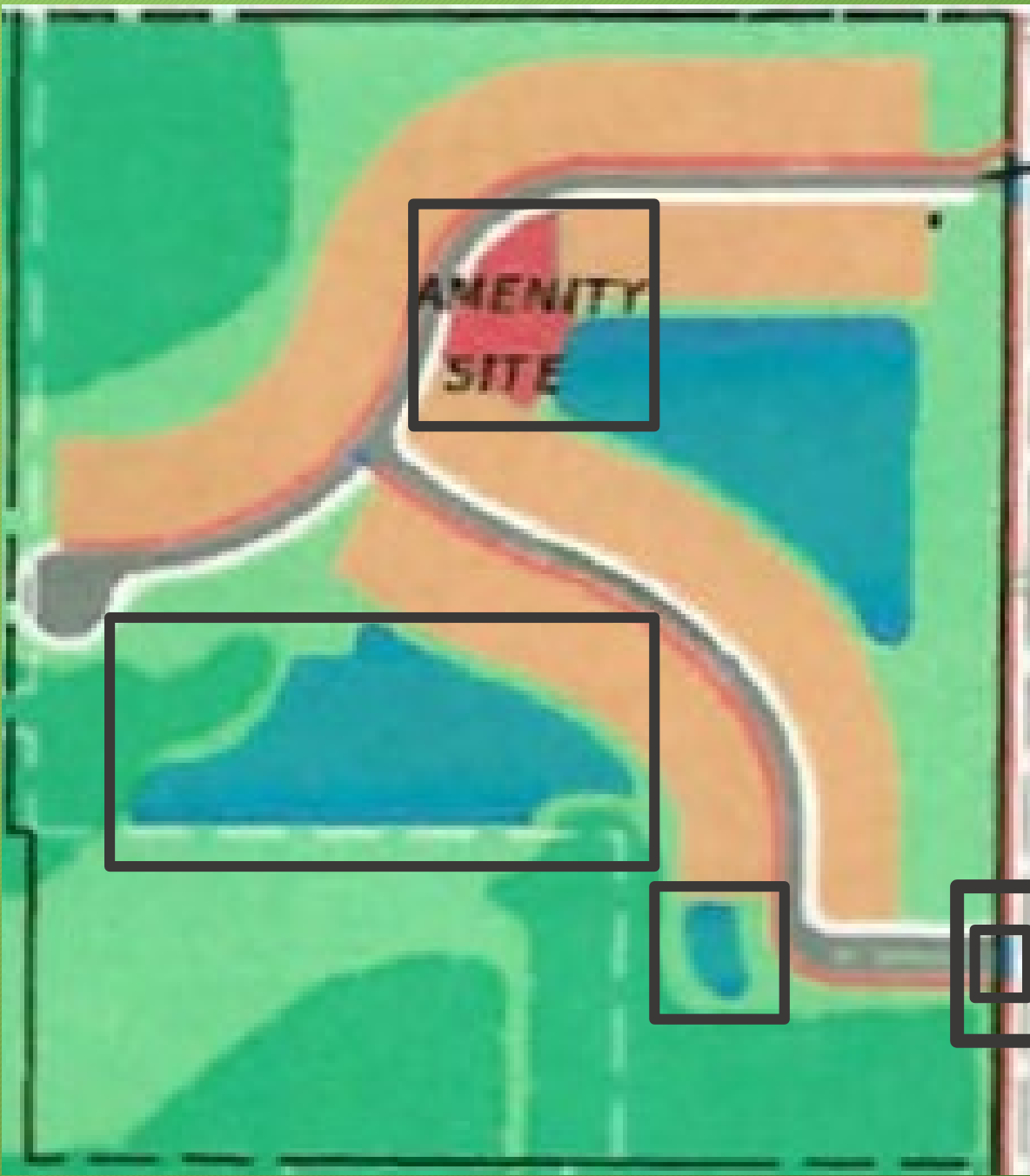
Overall Comparison of Site Plans

Approved Site Plan



Proposed Site Plan





Conclusions / Findings of Fact:

- No inconsistencies have been identified between the proposed PUD amendment and the LDC.

Concurrency & Mobility

- The access points on Laurel Road include one ingress/egress and one egress-only access
- No additional turning lanes will be required by this amendment.
- Regarding concurrency, no additional residential units are proposed beyond the allowed maximum
 - Therefore no additional impacts will result from this amendment

Conclusions/Findings of Fact:

- Concurrency
- No issues have been identified regarding adequate public facilities capacity to accommodate the development of the project per Chapter 94 of the Land Development Regulations.
- Mobility
- The applicant has provided traffic analysis that has been reviewed by the City's transportation consultant and found to be in compliance with applicable traffic standards.

Planning Commission Recommendation

- Upon review of the petition and associated documents, the Comprehensive Plan, the City's Land Development Code, Technical Review Committee findings, 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. 19-41RZ.