

Project Narrative – Special Exception

The subject property is a 53 +/- acre property located at the northeast quadrant of Knights Trail Road and Gene Green Road. The property is currently zoned Sarasota County - Open Use Estate (OUE). A concurrent application for rezoning of the property to Commercial General (CG) has been filed.

Pursuant to Sec. 86-92(D)2, the applicant proposes a Special Exception to allow for a multi-family residential development of 630 units within two separate phases of approximately 315 units each, incorporated within a mixed-use development. Access to the site will be from Knights Trail Road, Gene Green Road and Rustic Road. The proposed multi-family development will incorporate a mix of one, two, and three-bedroom units centrally located within the development and setback from Knights Trail Road behind a future commercial development area. Parking will be provided with a mix of surface parking and garage parking along the perimeter to provide buffering from adjacent properties in the area.

Pursuant to Sec. 86-43(b)(3), a Special Exception is proposed to reduce the number of required parking spaces of Sec. 122-434(1)(b) from 2 spaces per unit to 1.87 spaces per unit. The proposed exception is justified based upon the substantial number of one bedroom units proposed and the applicant's experience with parking needs for similar developments. In addition, the reduction in parking spaces will allow for a greater mix of garage parking, thereby limiting the visual impacts of all surface parking.

The proposed Special Exception for multi-family use will allow for a mixed-use development consistent with the guidelines of Comprehensive Plan Strategy LU-KT 1.1.1., and, consistent with Strategy LU 1.2.11 and LU 1.2.13, is deemed to be compatible. Therefore, approval of the proposed Special Exception is hereby requested.