

SITE AND DEVELOPMENT PLAN

PETITION NO. 24-58SP

Venice Retail Center

Agent: Joe Pellarin, Kimley-Horn Associates, Inc.

Owner/Applicant: Laurel Road Development, LLC/Ashton Gray Real Estate

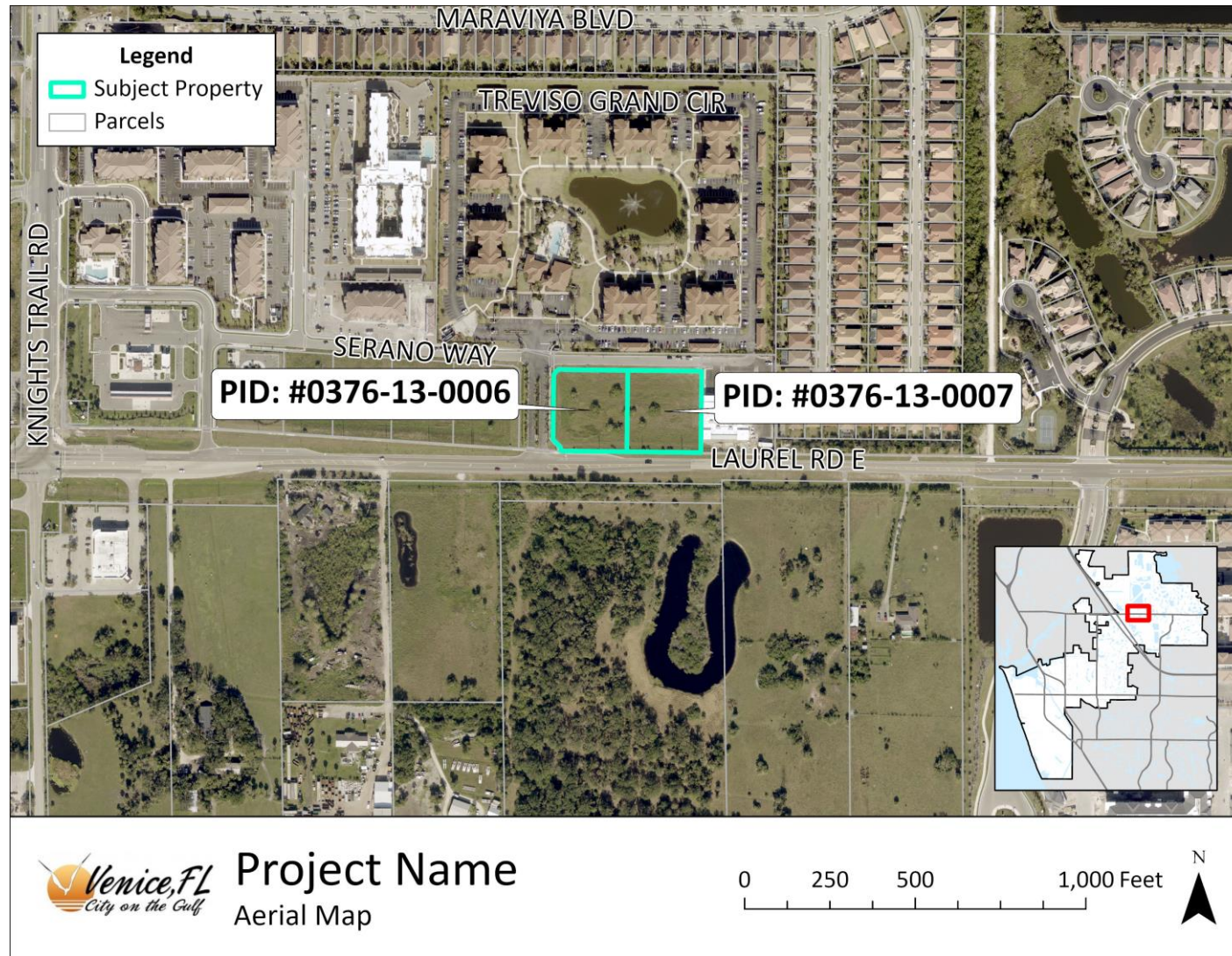
GENERAL INFORMATION

Address:	401 and 405 Serano Way
Requests:	Proposed commercial development to include medical, retail and quick service restaurant uses with associated improvements
Owner/Applicant:	Laurel Road Development, LLC/Ashton Gray Real Estate
Agent:	Joe Pellarin, Kimley-Horn Associates, Inc.
Parcel IDs:	0376130006 and 0376130007
Parcel Size:	±2.36 acres
Future Land Use:	Mixed Use Corridor
Zoning:	Laurel East
Comprehensive Plan Neighborhood:	Laurel Road
Application Date:	November 11, 2024

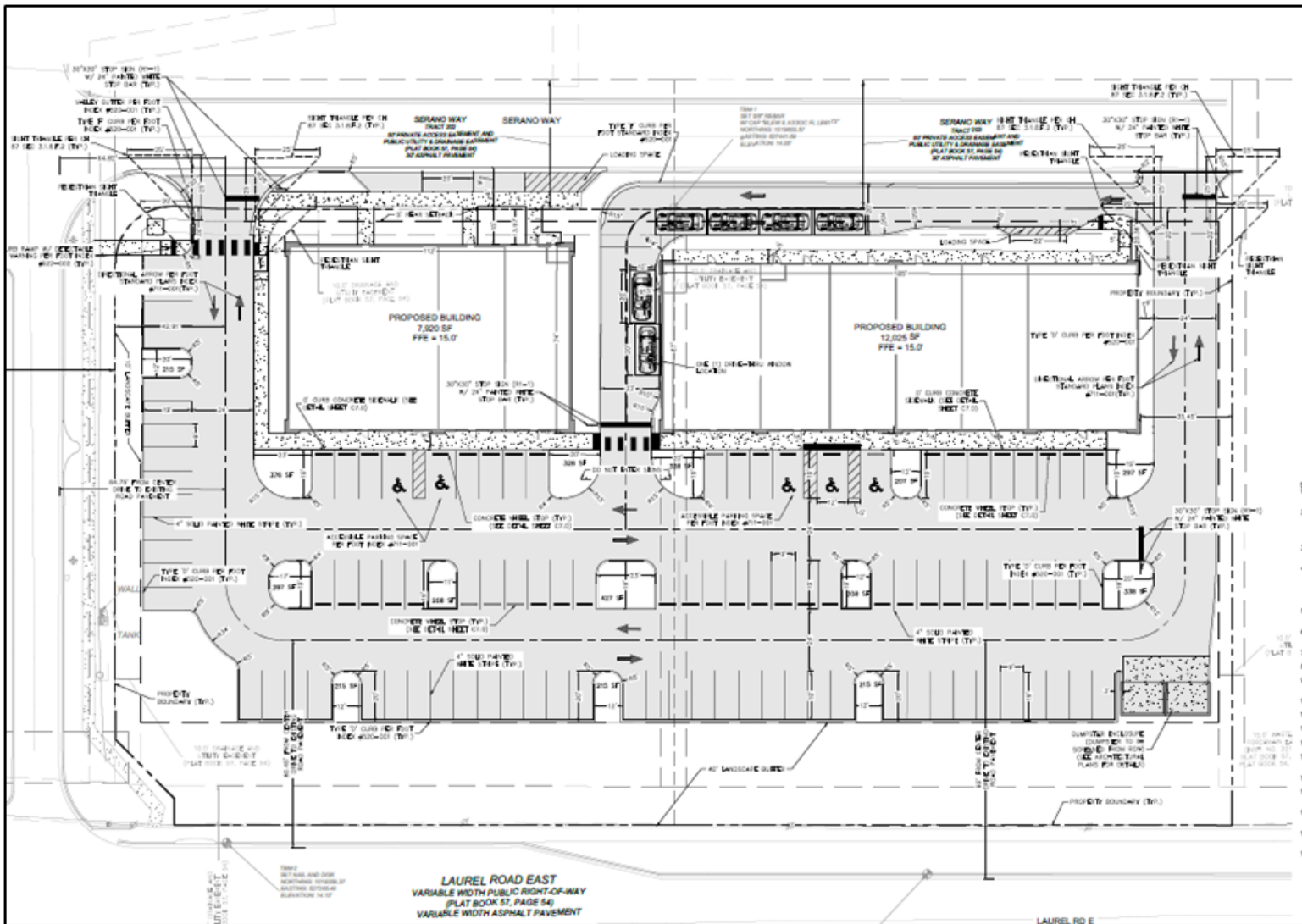
BACKGROUND AND EXISTING CONDITIONS

- Construction of a new commercial development consisting of two multi-suite retail buildings and associated parking
 - Medical/Dental
 - Retail
 - Quick Service Restaurant
- Portofino commercial mixed-use district master plan standards have been applied

AERIAL MAP



SITE PLAN



ELEVATIONS- Building 1: East Building



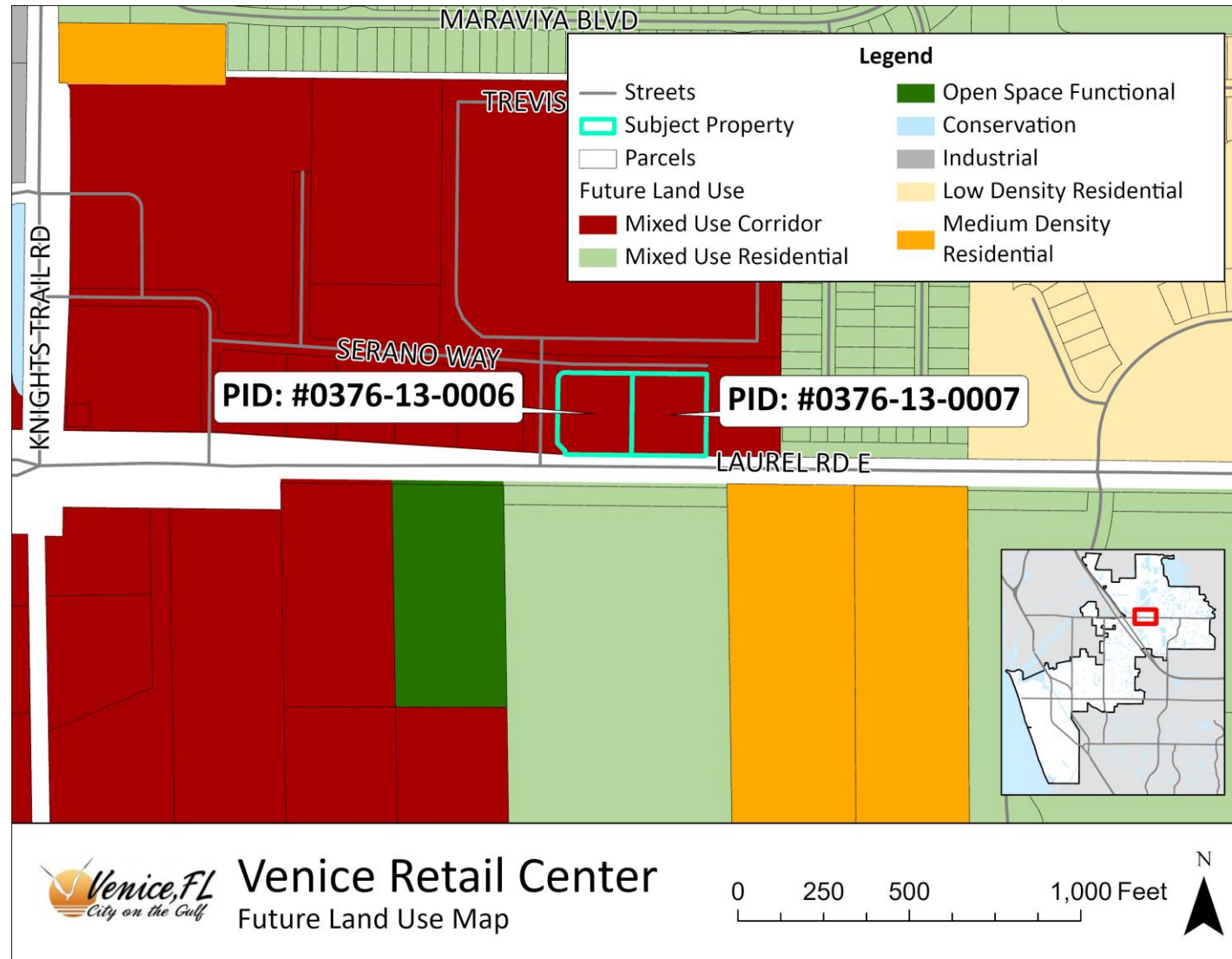
ELEVATIONS- Building 2: West Building



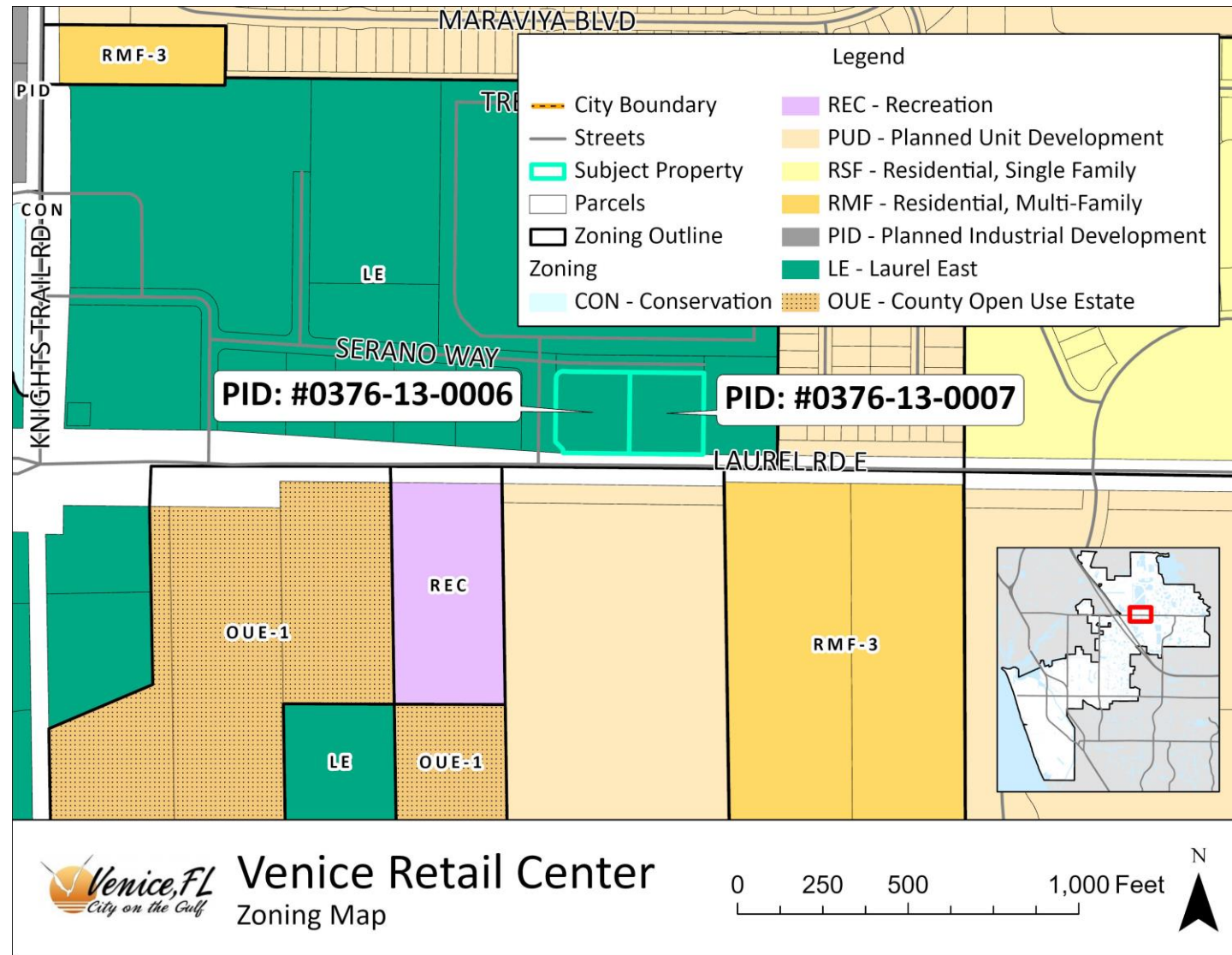
EXISTING AND PROPOSED CONDITIONS

Future Land Use and Zoning Maps, Site Photos,
Surrounding Land Uses

FUTURE LAND USE MAP



ZONING MAP



SITE PHOTO



SURROUNDING LAND USES

Direction	Existing Land Uses(s)	Current Zoning District(s)	Future Land Use Map Designation(s)
North	Treviso Grand Apartments, Revello Apartments	Laurel East	Mixed Use Corridor
South	Vistera	Planned Unit Development (PUD)	Mixed Use Residential (MUR)
East	Wasserman Dermatology	Laurel East	Mixed Use Corridor
West	Approved Site Plan for Echo Hotel	Laurel East	Mixed Use Corridor

PLANNING ANALYSIS

Comprehensive Plan Consistency, Land
Development Code Compliance,
Concurrency/Mobility

COMPREHENSIVE PLAN CONSISTENCY

Strategy LU 1.2.11 – Mixed Use Development Principles

- Non-residential use complementary to neighboring residential and commercial in CMU
- Proposes retail to serve the community within walking distance of other CMU properties and surrounding area

Strategy LU-LR 1.1.1 – Mixed Use Corridor (MUC)

- Laurel Road has 299 acres of MUC designation, including subject property
- Maximum non-residential intensity of 1.0 FAR for individual sites
 - Project proposes FAR of 0.19

CONCLUSIONS/FINDINGS OF FACT (CONSISTENCY WITH THE COMPREHENSIVE PLAN):

Analysis of the Land Use Element strategies applicable to the Mixed Use Corridor future land use designation, strategies found in the Laurel Neighborhood, and other plan elements has been provided. This analysis should be taken into consideration upon determining Comprehensive Plan consistency.

LAND DEVELOPMENT CODE COMPLIANCE

- The proposed plan complies with the CMU and the LDRs
 - Project has been reviewed for alignment with uses, setbacks, land area, height, parking, lot coverage, lighting, and landscaping requirements
 - Letter of acknowledgement provided by owner for improvements outside property boundary (must be maintained by applicant)
- Responses to Land Use Compatibility Analysis and Decision Criteria included in staff report

LAND DEVELOPMENT REGULATIONS

SITE AND DEVELOPMENT PLAN

Portofino (Mirasol) CMU Standards

Standard	Required/ Allowed	Provided
Front Setback (South)	10'	156.6'
Side Setback (East)	0'	36.2'
Side Setback (West)	0'	69.0'
Rear Setback (North)	5'	10.1'
Building Height	45'	22.23'
Parking	92	103
Landscape Buffer (Laurel)	40'	40'
Landscape Buffer (Serano)	10'	10'
Landscape Buffer Side (East and West)	10'	10'

CONCLUSIONS/FINDINGS OF FACT
(COMPLIANCE WITH LAND DEVELOPMENT REGULATIONS AND THE PORTOFINO
CMU):

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

CONCURRENCY AND MOBILITY

No issues have been identified regarding adequate public facilities capacity to accommodate the development of the project per Chapter 87 Section 5 of the Land Development Regulations.

The applicant has provided a traffic impact analysis that has been reviewed by the traffic consultant and deemed complaint. No additional issues have been identified.

CONCLUSION

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. 24-58SP.