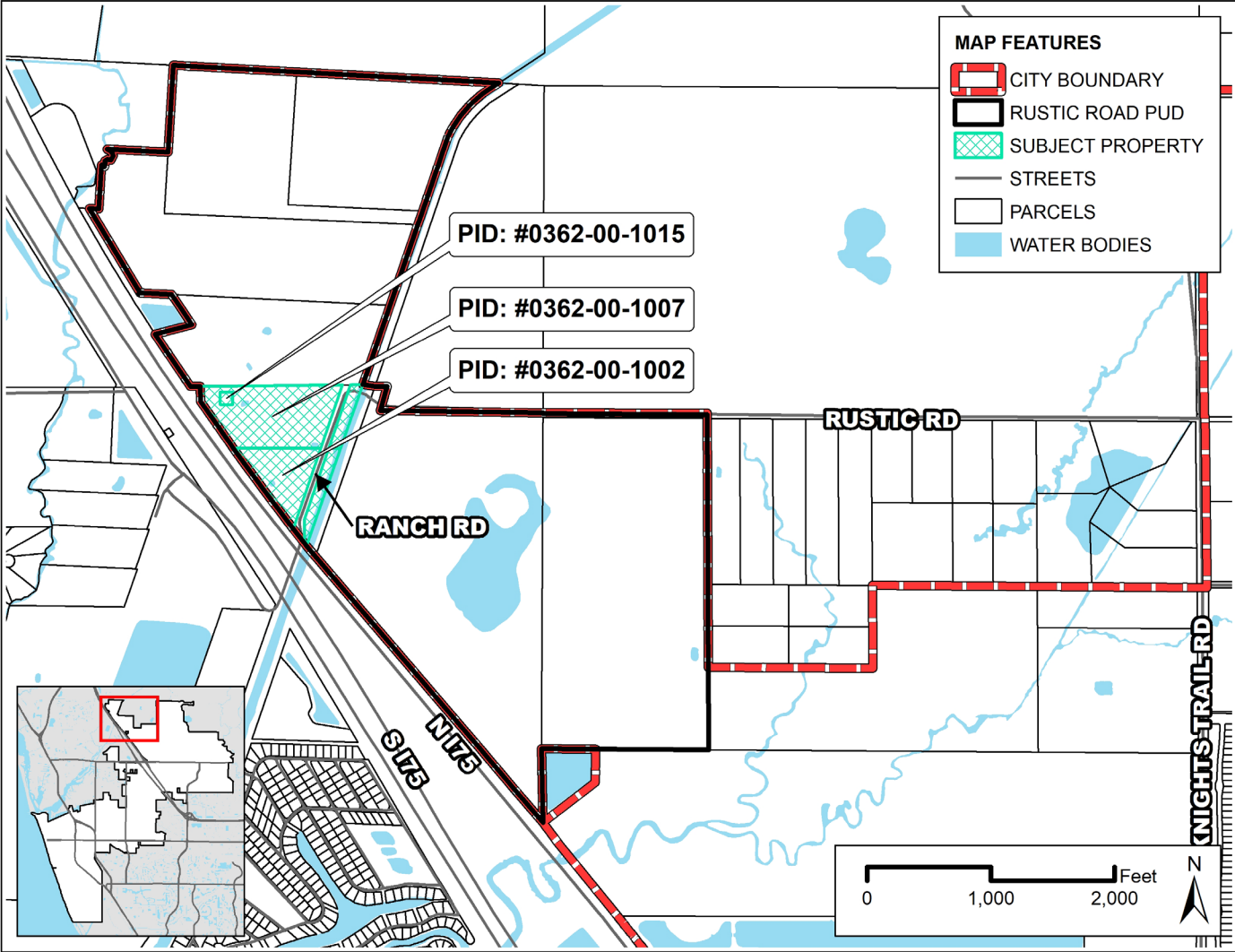


21-63CU – Ranch Road

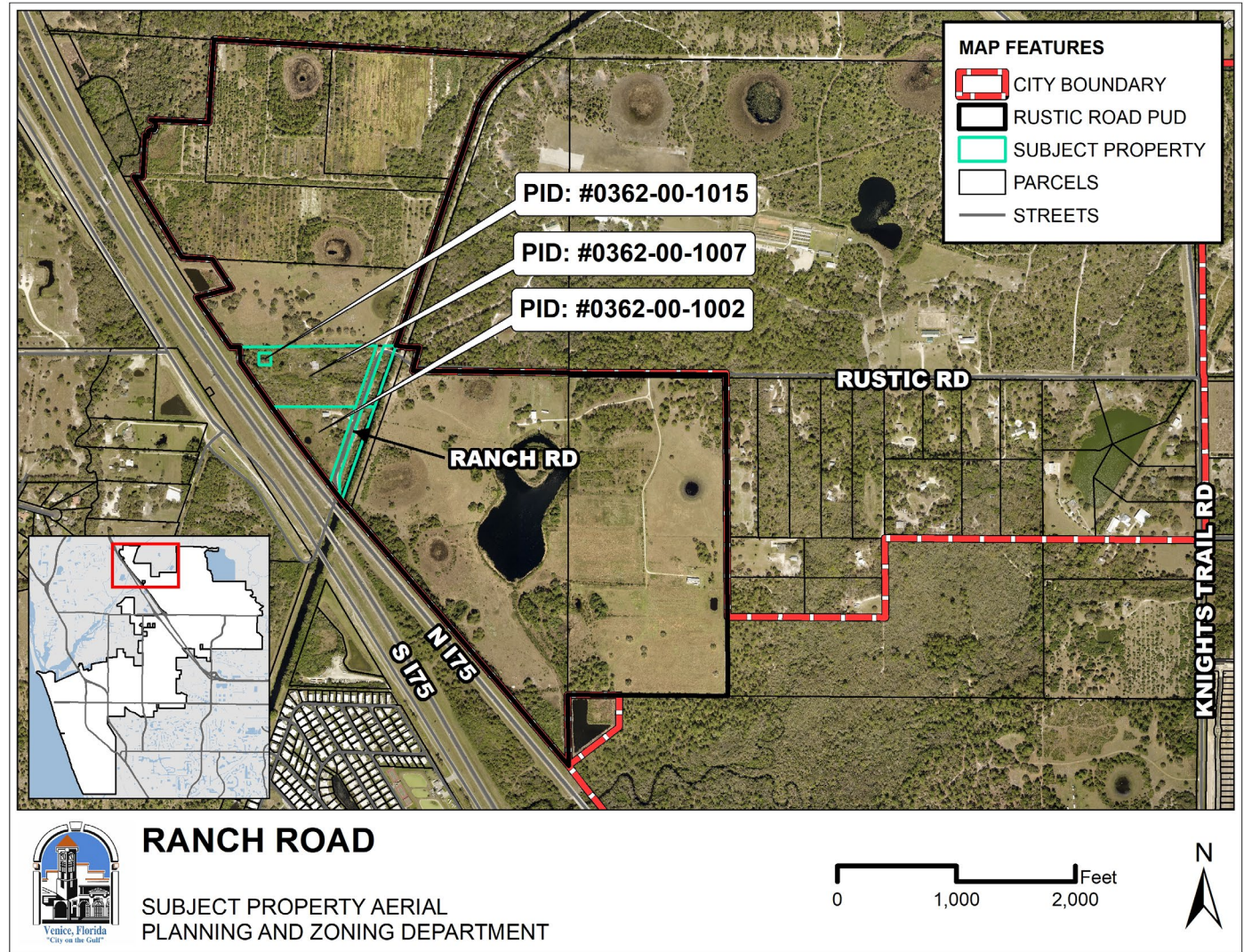
August 16, 2022

General Information	
Address:	2600 Rustic Road & 1700 Ranch Road
Request:	Increase in height for six buildings above 42'
Owner:	AG EHC (MTH) Multi State 1, LLC
Applicant:	South City Partners
Agent:	Bill Conerly, P.E. – Kimley-Horn and Associates
Parcel ID:	0362001007, 0362001015, & 0362001002
Parcel Size:	15.85 ± acres
Future Land Use:	Mixed Use Residential (MUR)
Zoning:	Planned Unit Development (PUD)
Comprehensive Plan Neighborhood:	Knights Trail
Application Date:	December 27, 2021
Associated Petitions:	21-61SP & 21-62SE

Location Map



Aerial Map



Background & Project Description

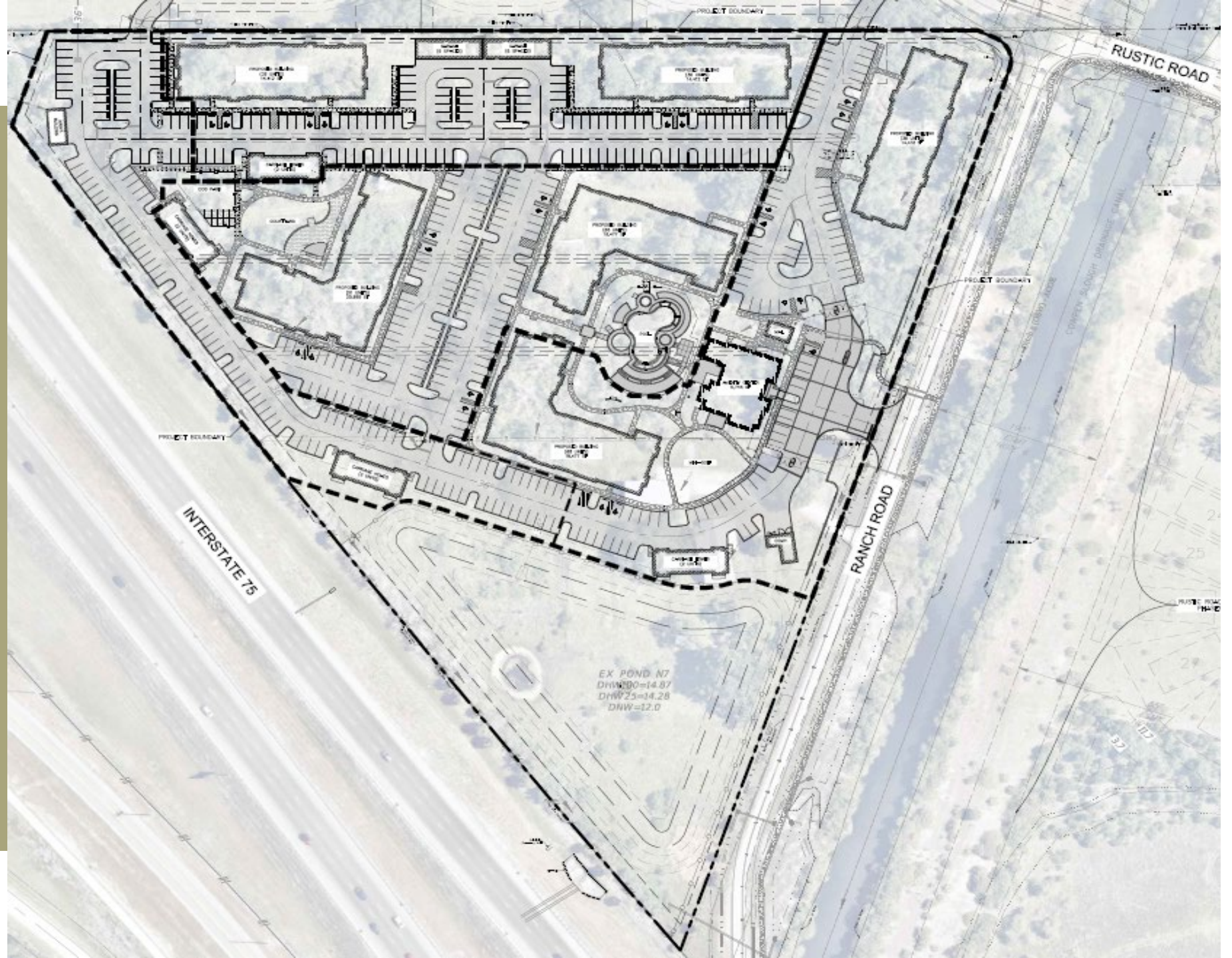
Background

- Multifamily area of the Rustic Road Planned Unit Development (PUD)
 - Ordinance No. 2019-25
- A variance was granted to allow building heights up to 42' in the Ranch Road (multifamily) section of the Rustic Road PUD
 - Development Order No. 19-34VZ

Project Description

- Proposal is for an increase in height for six of the ten residential buildings
- Three-story buildings are proposed at 43'
- Four-story buildings are proposed at 53'6½"
- Arranged so that the tallest are interior to the development, and three-story buildings are along the north/northeast sides of the property, interior to the PUD
- Two-story buildings are noted on the plans as "carriage homes" and are not included in the conditional use request at 27'5¼"

Site Plan Overview



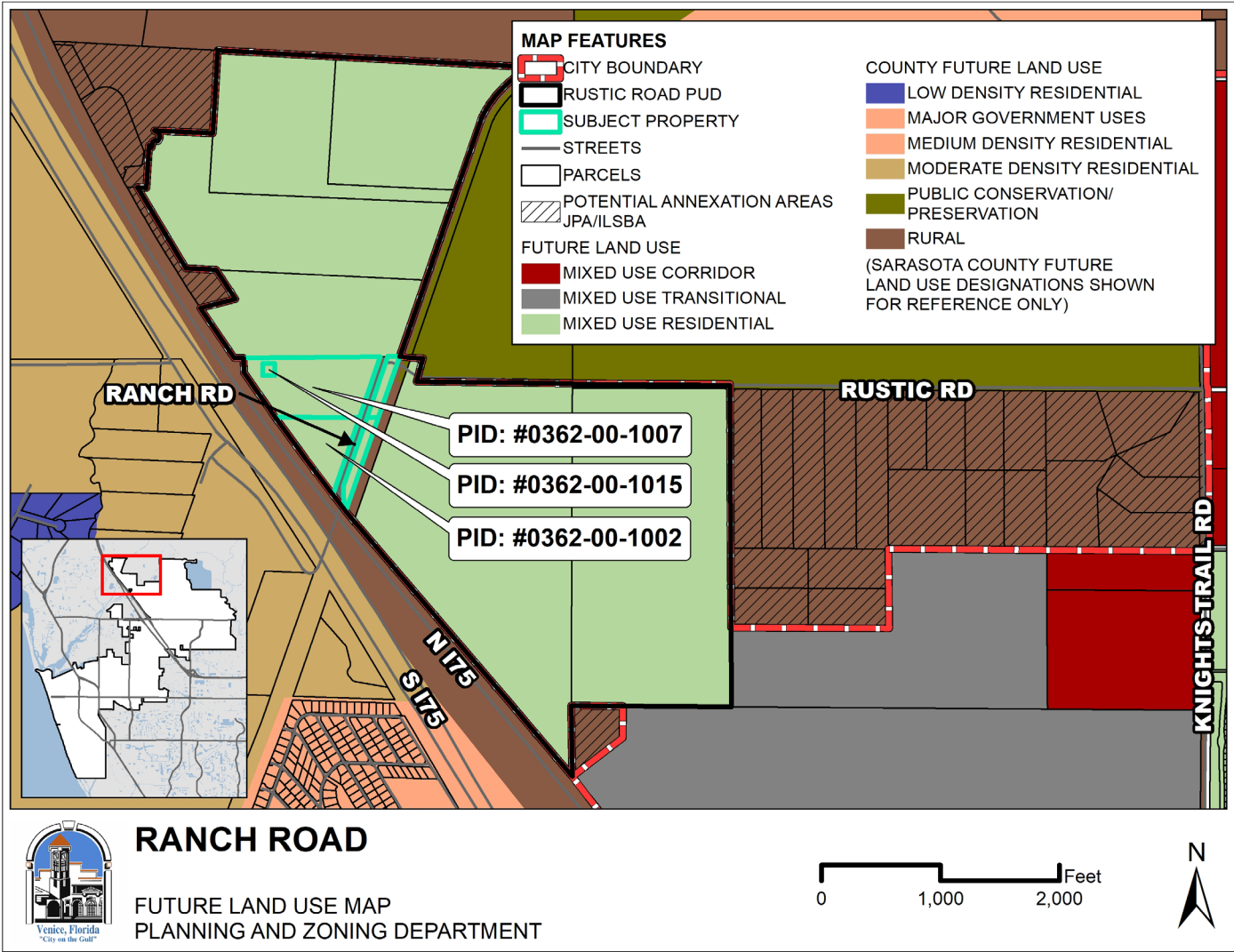
Existing Conditions

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

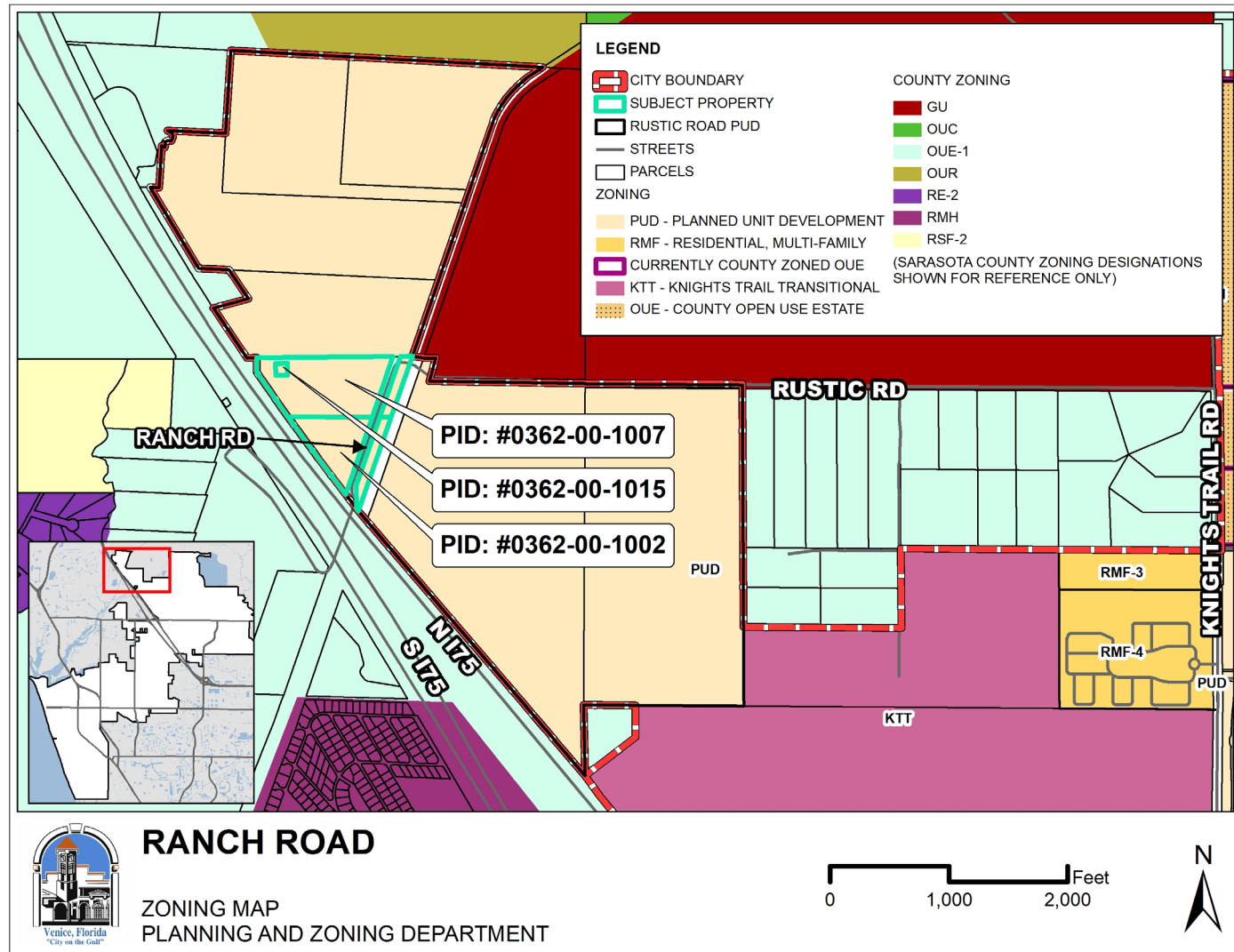
Site Photos



Future Land Use Map



Zoning Map



Surrounding Land Uses

Direction	Existing Land Uses(s)	Current Zoning District(s)	Future Land Use Map Designation(s)
North	<ul style="list-style-type: none"> - Magnolia Bay North (Rustic Road PUD) - Sarasota County Gun Range 	<ul style="list-style-type: none"> - Planned Unit Development (PUD) - Government Use (GU) 	<ul style="list-style-type: none"> - Mixed Use Residential (MUR) - Public Conservation/Preservation
South	I-75	County Rural	County OUE
East	Magnolia Bay South (Rustic Road PUD)	PUD	MUR
West	I-75	County Rural	County OUE

Planning Analysis

Comprehensive Plan, Land Development Code and Rustic Road Binding Master Plan, Concurrency/Mobility

Consistency with the Comprehensive Plan

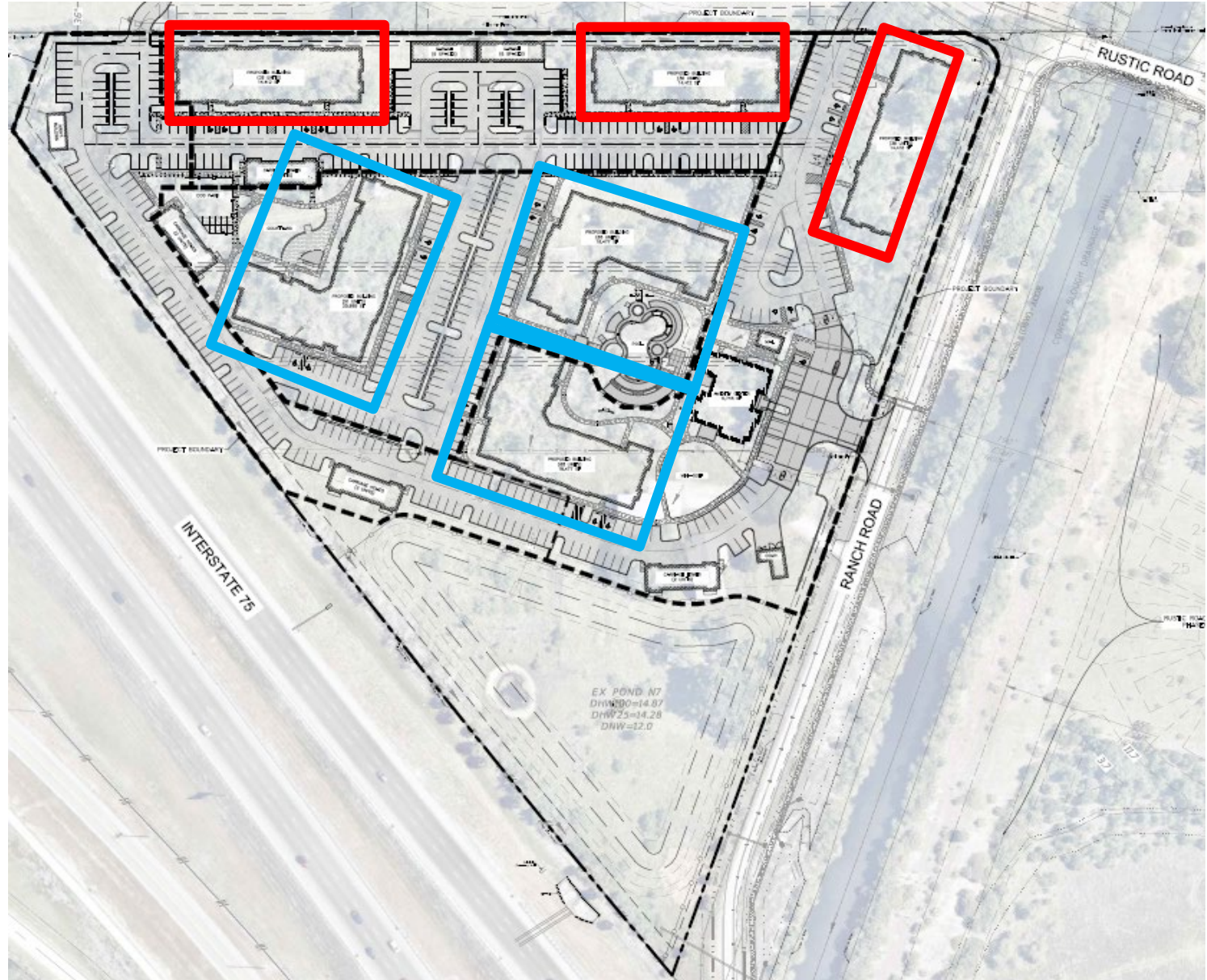
A review of elements and strategies did not produce any relevant considerations for the conditional use request, and no inconsistencies have been identified with this proposal.

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 Residential future land use designation, strategies found in the Knights Trail Neighborhood, and other plan elements. As indicated above, no inconsistencies have been identified. This analysis should be taken into consideration upon determining Comprehensive Plan consistency.

Compliance with the Land Development Code and Rustic Road PUD Binding Master Plan

Three-story buildings are outlined in red on the aerial below, and four-story buildings are outlined in blue



Compliance with the Land Development Code and Rustic Road PUD Binding Master Plan

The area of the conditional use request is also outlined below for two of the elevations: three-story in red, four-story in blue



Conclusions/
Findings of Fact
(Compliance
with the Land
Development
Code and Rustic
Road PUD
Binding Master
Plan):

- The proposed site and development plan and special exception are compliant, and no inconsistencies have been identified with the LDC or the Rustic Road PUD Binding Master Plan.

Compliance with Requirements for Concurrency/ Mobility

Concurrency

- Regarding public facilities concurrency, no issues were identified by the Technical Review Committee regarding the conditional use request
- Concurrency sought through associated petition no. 21-61SP

Mobility

- An analysis of transportation mobility for the Rustic Road PUD was reviewed by the City's traffic consultant and deemed compliant during the rezoning process, including all three areas of the PUD (Magnolia Bay North, Ranch Road, and Magnolia Bay South)
- Transportation confirmed through associated petition no. 21-61SP

Conclusions/
Findings of
Fact
(Concurrency/
Mobility):

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 through the rezoning petition for this property (petition no. 18-07RZ/ordinance no. 2019-25) that has been reviewed by the City's transportation consultant and Sarasota County. No additional issues have been identified.

Planning Commission Report and Recommendation

Upon review of the petitions and associated documents, Comprehensive Plan, Land Development Code and Rustic Road PUD Binding Master Plan, 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 Conditional Use Petition No. 21-63CU.