

Hoskins Grove Response to TRC Comments

Zoning Map Amendment Petition No. 20-43RZ

Please respond to Policy 8.2 from the Comprehensive Plan. Contact the project manager at ntremblay@venicegov.com or Planning Coordinator Christina Rimes (crimes@venicegov.com) for a copy of this policy if needed.

Policy 8.2 Land Use Compatibility Review Procedures. Ensure that the character and design of infill and new development are compatible with existing neighborhoods.

Compatibility review shall include the evaluation of the following items with regard to annexation, rezoning, conditional use, special exception, and site and development plan petitions:

A. Land use density and intensity.

The proposed rezoning to RMF3 is consistent with the comprehensive plan guidelines for development of the Knights Trail Neighborhood. The RMF3 designation falls within the allowable land uses in the Mixed Use Corridor.

B. Building heights and setbacks.

Future site development plans will incorporate necessary setbacks and heights limitations as required through the Site & Development Plan process once specific plans are determined.

C. Character or type of use proposed.

The proposed rezoning to RMF3 will further the intent of the comprehensive plan by providing needed higher density development potential which will allow single and multifamily residential objectives as permitted in the Knights Trail Neighborhood.

D. Site and architectural mitigation design techniques.

Future site development plans will incorporate design mitigation techniques as necessary through the Site & Development Plan process once specific plans are determined.

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

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

The proposed rezoning to RMF3 is compatible with the directly adjacent parcel to the south which carries an RMF4 zoning and is consistent with the development directives for the Knights Trail Neighborhood thereby protecting single family neighborhoods from the intrusion of incompatible uses.

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

The proposed rezoning to RMF3 is a permitted zoning within the Mixed Use Corridor and will not be incompatible with existing permitted uses within the neighborhood.

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

The existing zoning of OUE -1 is not a permitted zoning within the City of Venice Comprehensive Plan. The proposed rezoning will bring the parcel into conformity with the adjacent parcel to the south, is an allowed zoning designation within the Mixed Use Corridor and will allow the assignment of a legally permitted zoning for this parcel.

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

The proposed rezoning to RMF3 provides an appropriate transition of density and intensity of use as compared to existing permitted density and intensity of uses in the Knights Trail Neighborhood.

Potential incompatibility shall be mitigated through techniques including, but not limited to:

- I. Providing open space, perimeter buffers, landscaping and berms.

The proposed rezoning is not an application for site development on the property at the current time. Open space, perimeter buffers, landscaping and berms will all be evaluated and addressed once Site & Development Plans are designed and developed for the parcel.

- J. Screening of sources of light, noise, mechanical equipment, refuse areas, delivery and storage areas.

The proposed rezoning is not an application for site development on the property at the current time. Screening of sources of light, noise, mechanical equipment, refuse areas, delivery and storage areas will all be evaluated and addressed once Site & Development Plans are designed and developed for the parcel.

- K. Locating road access to minimize adverse impacts.

The proposed rezoning is not an application for site development on the property at the current time. Locations of road access to minimize adverse impacts will be evaluated and addressed once Site & Development Plans are designed and developed for the parcel.

- L. Adjusting building setbacks to transition between different uses.

The proposed rezoning is not an application for site development on the property at the current time. Required building setbacks will be evaluated at the time of Site & Development Plan applications for specific development for the property.

- M. Applying step-down or tiered building heights to transition between different uses.

The proposed rezoning is not an application for site development on the property at the current time. Step down or tiered building heights to transition between uses will be evaluated and designed at the time of Site & Development Plan applications for specific development for the property.

- N. Lowering density or intensity of land uses to transition between different uses.

The proposed rezoning is not an application for site development on the property at the current time. Density and intensity of land use and transition between uses will be evaluated and designed at the time of Site & Development Plan applications for specific development of the property.

Provide an analysis of the impact of the proposed rezoning on traffic in the area. Typically, this involves comparison of the current zoning and use of the property to the proposed zoning, along with consideration of how the implementation of the proposed zoning district and potential uses will impact the area's transportation infrastructure.

According to the Comprehensive Plan:

The Knights Trail is generally developed along these thoroughfares:

- Knights Trail Road
- Laurel Road East of I-75

Note: Laurel Road provides access to Interstate 75 for this Neighborhood. Sarasota County has identified an extension of Knights Trail Road to the north providing a future, additional access to this area.

Adequate facilities exist to serve future development of the site and the comprehensive plan anticipates higher density development within the Mixed Use Corridor. In addition, Sarasota County has identified an extension of Knights Trail Road to the north which will provide future additional access to the parcel in combination with planned roadway development of Rustic Road.

While the proposed rezoning will potentially increase the allowable density for the parcel, it is not anticipated that the proposed rezoning will excessively increase traffic congestion or otherwise affect public safety. We anticipate that a transportation impact study will be required at the time specific Site & Development Plans are proposed for the parcel and will address any transportation impacts based on the specific development plans designed for the parcel. The proposed rezoning will allow for increased density but is consistent with the City's adopted comprehensive plan and the Future Land Use designation for this parcel.