

John Nolen Gardens
Rezone Petition No. 17-08RZ

Project Owner and Agent:

Owners: ROWCO, LLC

Agent: Jeffery A. Boone, Esq.

Boone Law Firm



We serve with PRIDE

Zoning Map Amendment

John Nolen Gardens

Petition Summary Information

Owner: ROWCO, LLC

Parcel ID: 0364-09-0002

Agent: Jeffery A. Boone, Esq., Boone Law Firm

Address: 2201 Knights Trail Road

Parcel Size: 29.89± acres

Existing Zoning Districts: Residential, Multi-Family-2 (RMF-2) with stipulations.

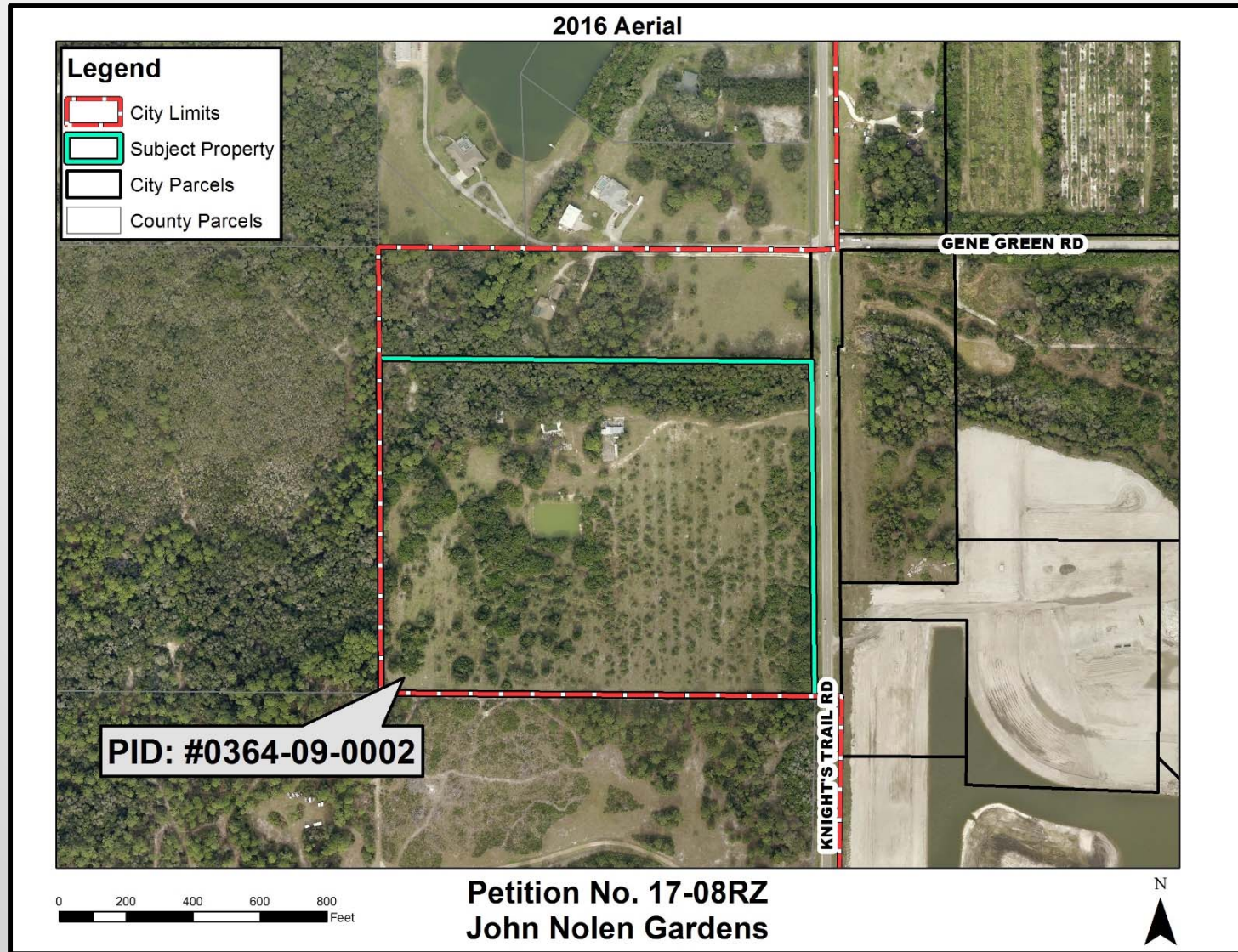
1. Density shall be limited to no more than 240 dwelling units, along with a community club.
2. Height of all structures shall not exceed 35 feet.
3. Compliance with design standards consistent with the “Venetian Gateway” district.

Proposed Zoning District: Residential, Multi Family-4 (RMF-4)

Future Land Use Designation: Shakett Creek Neighborhood (Planning Area J)

Technical Review Committee (TRC): The subject petition has been reviewed by the TRC and has been found in compliance with all regulatory standards applicable to the rezoning of property in the City of Venice.

Aerial Photograph



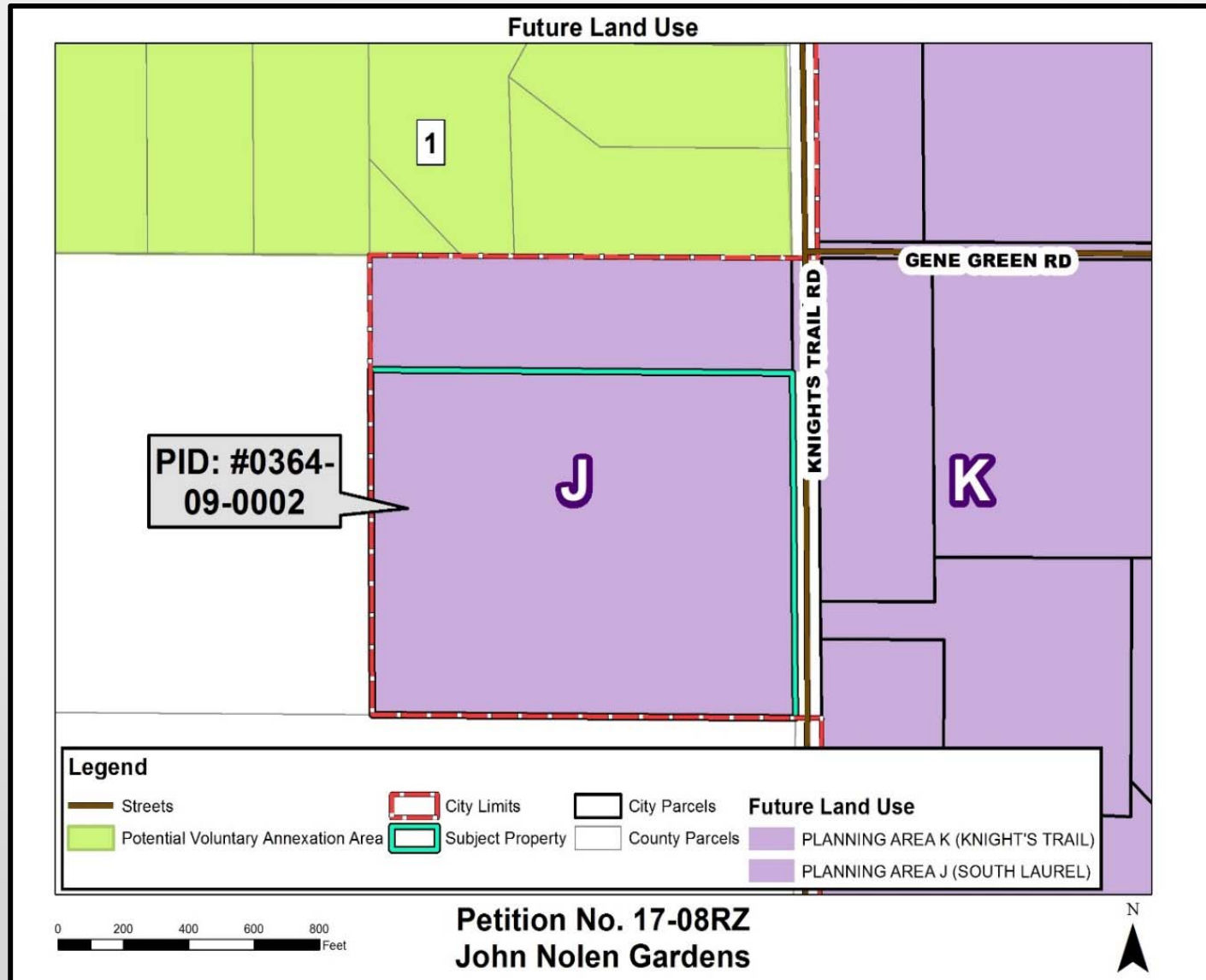
Photographs of the Site



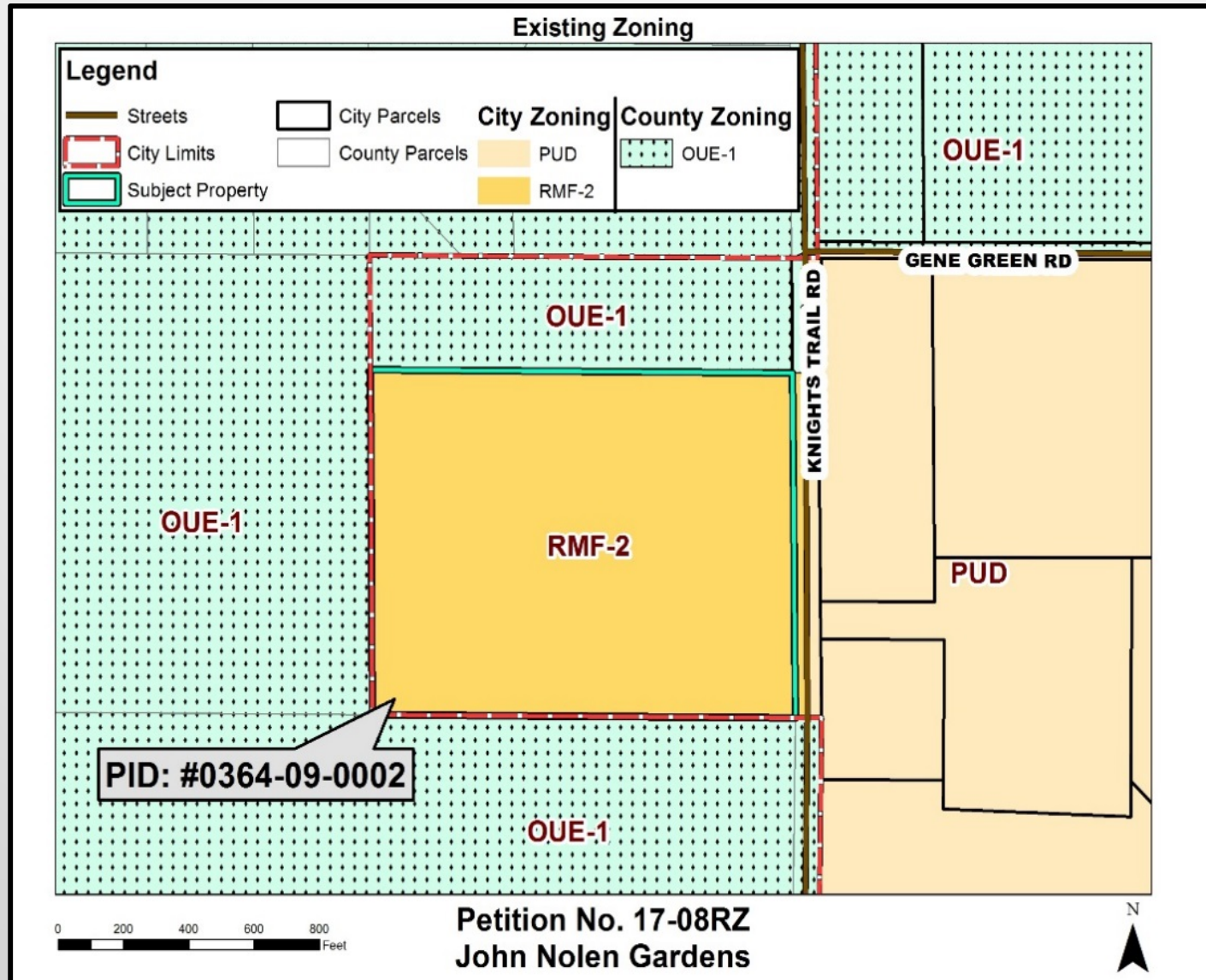
Surrounding Property Information

Direction	Existing Land Use(s)	Existing Zoning District(s)	Future Land Use Map Designation(s)
North	Residential	Sarasota County Open Use Estate-1 (OUE-1)	Shakett Creek Neighborhood (Planning Area J)
West	Vacant Land	Sarasota County Open Use Estate-1 (OUE-1)	Sarasota County Rural
South	Vacant Land	Sarasota County Open Use Estate-1 (OUE-1)	Sarasota County Rural
East	Planned Development (Toscana Isles)	Planned Unit Development (PUD)	Knights Trail Neighborhood (Planning Area K)

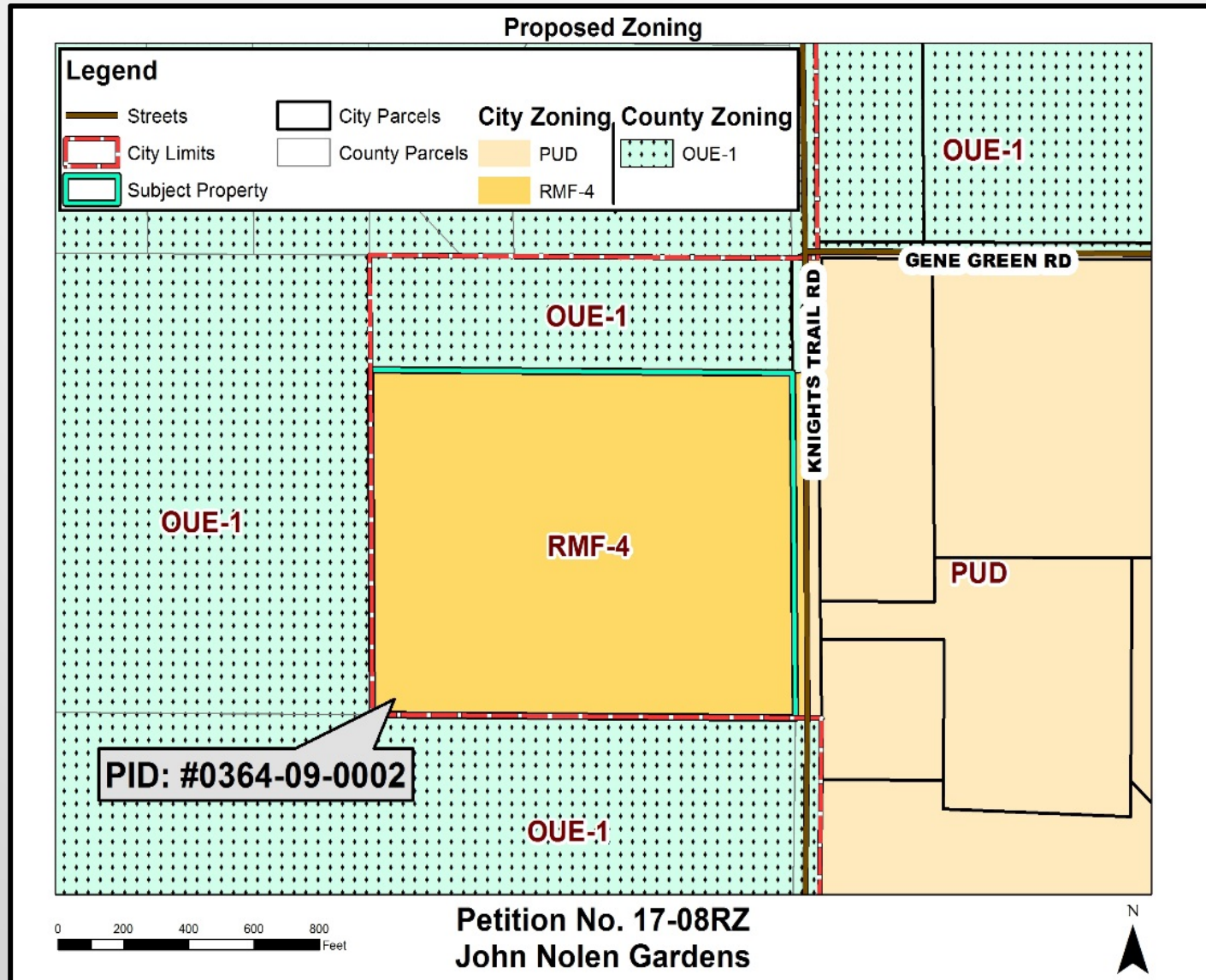
Future Land Use Map



Existing Zoning Map



Proposed Zoning Map



Planning Analysis

Evaluation of RMF-2 and RMF-4:

	RMF-2 With Stipulations	RMF-4	Comp Plan	Applicant Proposed Development
Density	8 du/acre (per stipulation)	18 du/acre	18 du/acre	17.86 du/acre
Dwelling Units	240 (per stipulation)	538	538	534
Setbacks	12' side	15' side	NA	Unknown
Height	35' (per stipulation)	45' + 10' of parking	42'	Unknown
Uses	Existing uses and special exceptions provided in the LDC	Additional SE uses: Rooming Houses, Nurses' Homes, Monastery, Housing for the aged	No change	Unknown

Planning Analysis

Comprehensive Plan Consistency:

- Policy 16.19 – Planning Intent for the Planning Area
 - Industrial-Commercial
 - Office & low intensity retail space
 - Multi-Family residential
 - Conservation/Open space
 - Neighborhood connectivity via a diverse transportation system of existing and new roadways, bikeways, sidewalks, and urban trails.

Planning Analysis

Comprehensive Plan Consistency:

- Policy 16.20 – provides the development scenario for Planning Area J
 - Maximum permitted density of 18 units per acre
 - Maximum building height of up to 42 feet
 - Additional standards cannot be evaluated at the point of rezoning but can be upon submission of a development plan.

Planning Analysis

Comprehensive Plan Consistency:

- Policy 8.2 – require compatibility evaluation based on the following:
 - Land use density and intensity
 - Building heights and setbacks
 - Character or type of use proposed
 - Site and architectural mitigation design techniques
- Policy 13.1 must also be evaluated at the point of rezoning and a positive finding is required on the following for maximum allowable density to be permitted

Planning Analysis

Policy 13.1 requires a positive finding for max density:

- Protection of single-family neighborhoods from the intrusion of incompatible uses
- Prevention of the location of commercial or industrial uses in areas where such uses are incompatible with existing uses
- The degree to which the development phases out nonconforming uses in order to resolve incompatibilities resulting from development inconsistent with the current Comprehensive Plan
- Densities and intensities of proposed uses as compared to the densities and intensities of existing uses

Planning Analysis

Mitigation techniques of Policy 8.2:

- Providing open space, perimeter buffers, landscaping and berms
- Screening of sources of light, noise, mechanical equipment, refuse areas, delivery and storage areas
- Locating road access to minimize adverse impacts
- Adjusting building setbacks to transition between different uses
- Applying step-down or tiered building heights to transition between different uses
- Lowering density or intensity of land uses to transition between different uses.

Planning Analysis

Applicant's Intent:

- Model for economical rental housing for the workforce
- Partnering with major employers, local government and private social service agencies
- Locations in close proximity to major employers to reduce the need for personnel vehicle
- Encourage multi-modal transportation alternatives
- Reduce commuter times
- 534 rental units from \$750-\$1,040 per month
- No subsidies from any federal, state, or local housing subsidy program

Planning Analysis

Comprehensive Plan Housing Policies:

- Policies 1.2, 2.2, 3.1, and 3.7 that indicate collaboration with major employers and developers to identify and implement live-near-work housing strategies.
- Policies 3.11 and 3.12 that recognize the need for rental housing options near major employment centers.
- Applicant has requested consideration of Policies 3.8 and 3.9 that provide for streamlined review of the project along with reduced processing fees.
 - Any reduction of fees will need to be considered by City Council and there is no procedural guidance or ordinance on streamlined processing.

Staff Summary/Findings of Fact for Proposed Zoning and Comprehensive Plan

1. **Finding of Fact (Evaluation of Existing/Proposed Zoning):** *Considering the indicated differences in use and locational standards and proposed density consistent with that allowed by the Comprehensive Plan, a finding can be reached on the proposed zoning designation requested.*
2. **Finding of Fact (Comprehensive Plan):** *Based on the review criteria indicated above and provided in the Comprehensive Plan, there is adequate evidence on which to base a finding of consistency with the City's Comprehensive Plan.*

Concurrency

At the point of rezoning , staff conducts a **preliminary** review for concurrency. The following review agencies have reviewed the following public facilities: water, sewer, solid waste, parks and recreation, stormwater/drainage, schools and transportation.

Finding of Fact (concurrency):

No concurrency issues for public facilities have been identified.

Issuance of a certificate of concurrency will be required in coordination with approval of a development order.

Planning Analysis

Applicable Rezone Considerations Provided in Code Section 86-47(f):

The applicant addressed each consideration in their submittal and a staff comment was provided for each consideration when appropriate in the staff report.

Findings of Fact (Applicable Rezoning Considerations): *The applicant has provided a response to each of the applicable rezoning considerations contained in Section 86-47 (f) (1) a-p, of the Land Development Code. When appropriate, staff has supplemented the applicant's evaluation to provide additional information to be considered. Sufficient information has been provided for the Planning Commission to evaluate each consideration.*

Based upon the above analysis, there is sufficient basis for the Planning Commission to make recommendation to City Council regarding Zoning Petition No. 17-08RZ.

Planning Commission's Recommendation to City Council

As a result of the Planning Commission public hearing on May 16, 2017, the recommendation of approval of Zoning Map Amendment Petition No. 17-08RZ included the following stipulations proffered by the applicant:

1. The entire property will be for rental property only.
2. The maximum building height will be 35 feet.
3. There will be no under structure parking.