

# VENICE AIRCRAFT HANGARS PHASE 1 PETITION NO. 24-49SP

Owner: City of Venice

Lessee/Applicant: Skyport Holdings Venice, LLC

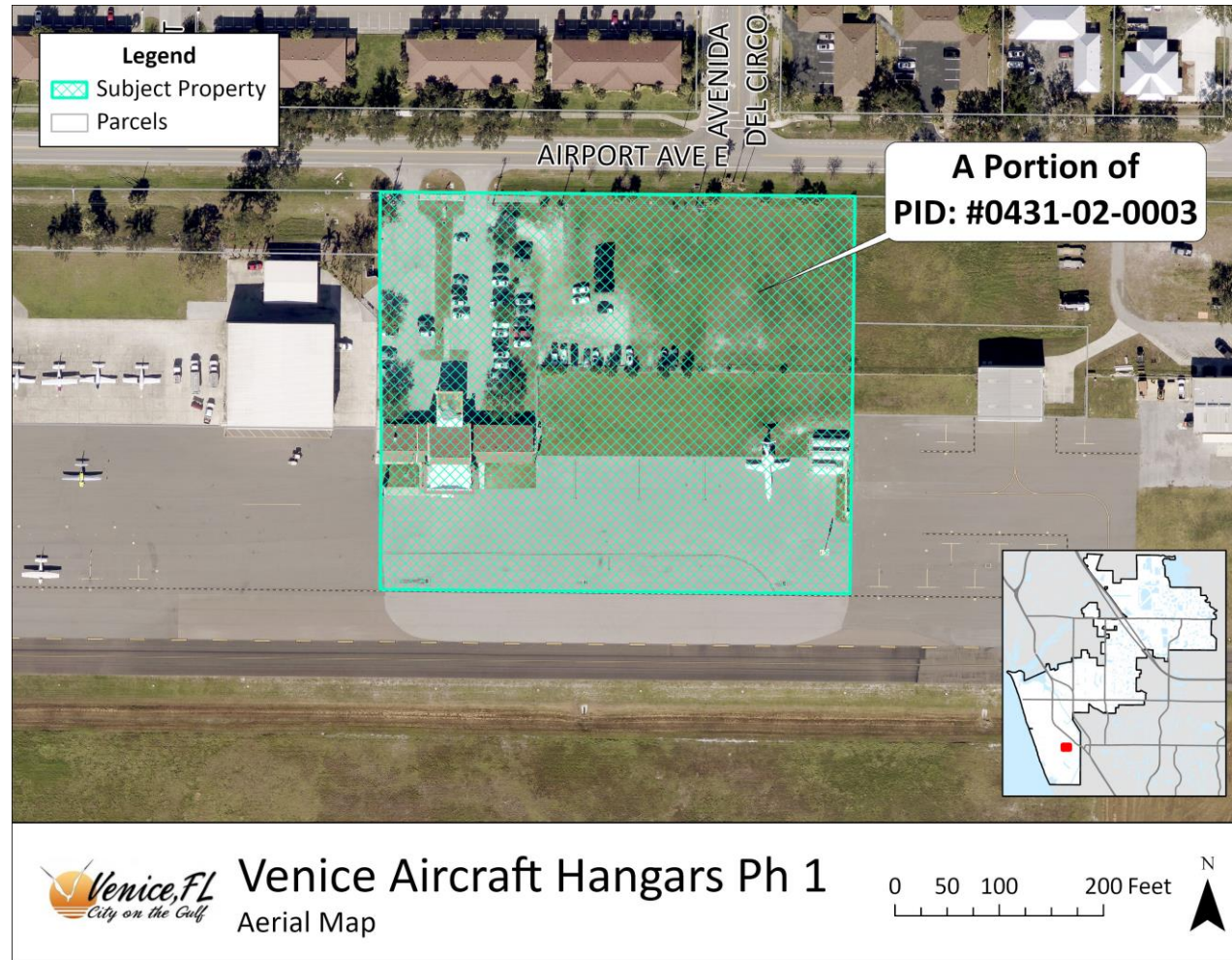
Agent: Todd C. Amaden, P.E., Landmark Engineering and Surveying

## GENERAL INFORMATION

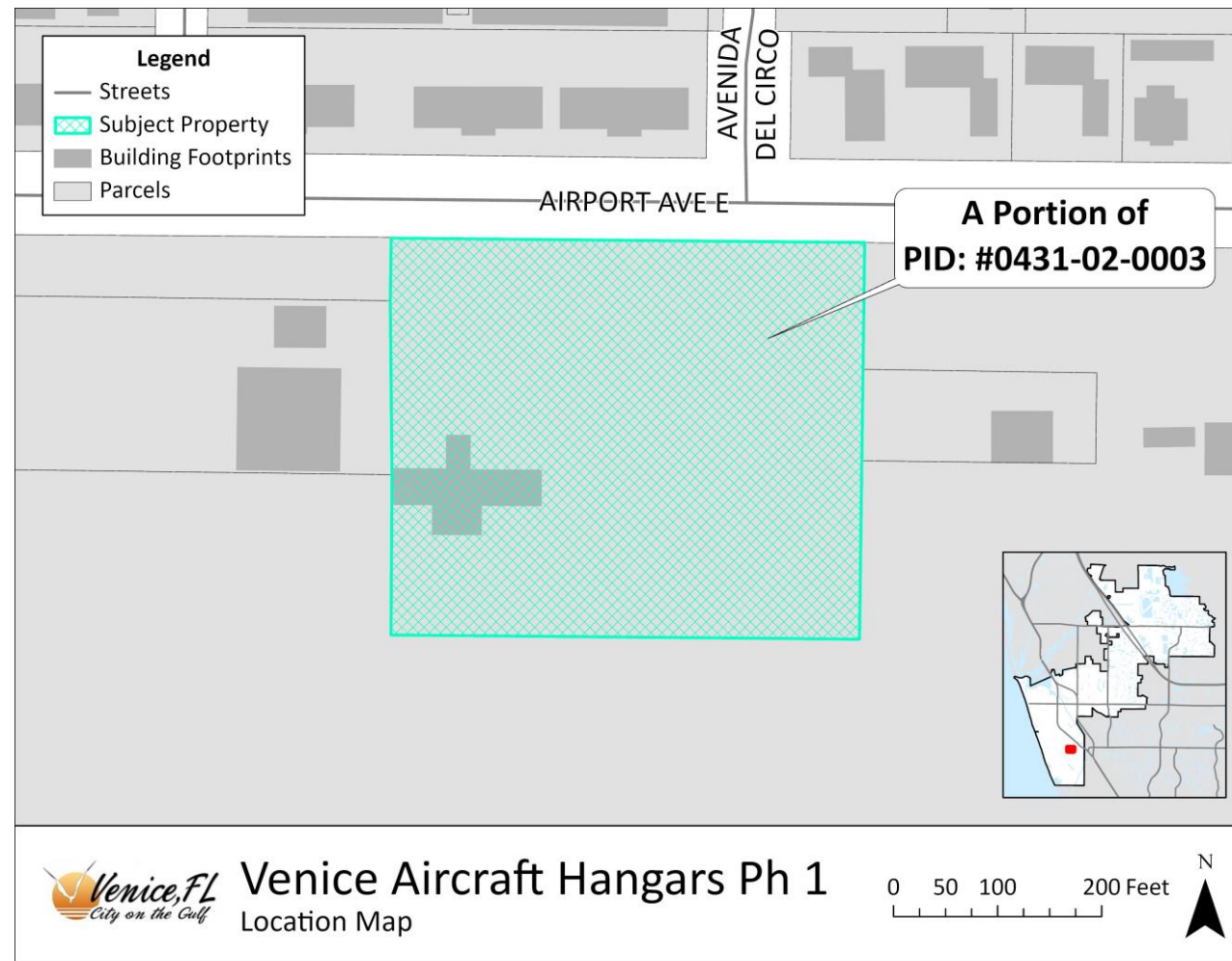
<b>Address:</b>	<b>400 Airport Avenue East</b>
<b>Request:</b>	Development of two airplane hangars
<b>Owner:</b>	City of Venice
<b>Lessee/Applicant:</b>	Skyport Holdings Venice, LLC
<b>Agent:</b>	Todd C. Amaden, P.E., Landmark Engineering and Surveying
<b>Parcel ID:</b>	0431020003
<b>Parcel Size:</b>	4.05± acres
<b>Future Land Use:</b>	Mixed Use Airport
<b>Zoning:</b>	Government
<b>Comprehensive Plan Neighborhood:</b>	Island

## PROJECT DESCRIPTION

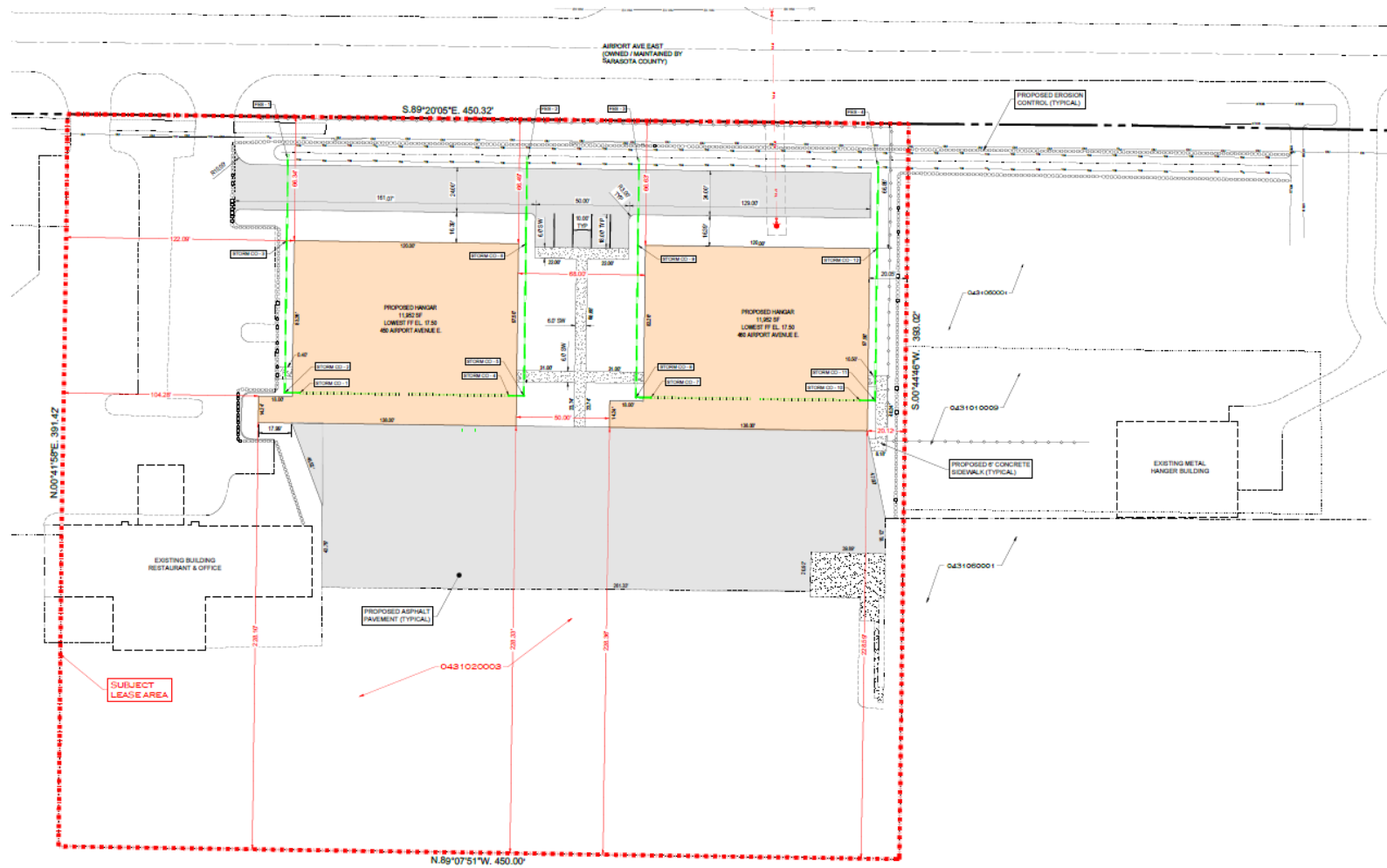
- Two new hangars for existing planes
- Adjacent to Skyport Aviation building
- Accessed via existing internal drive
- Five new parking spaces
- Internal walkway



## AERIAL MAP

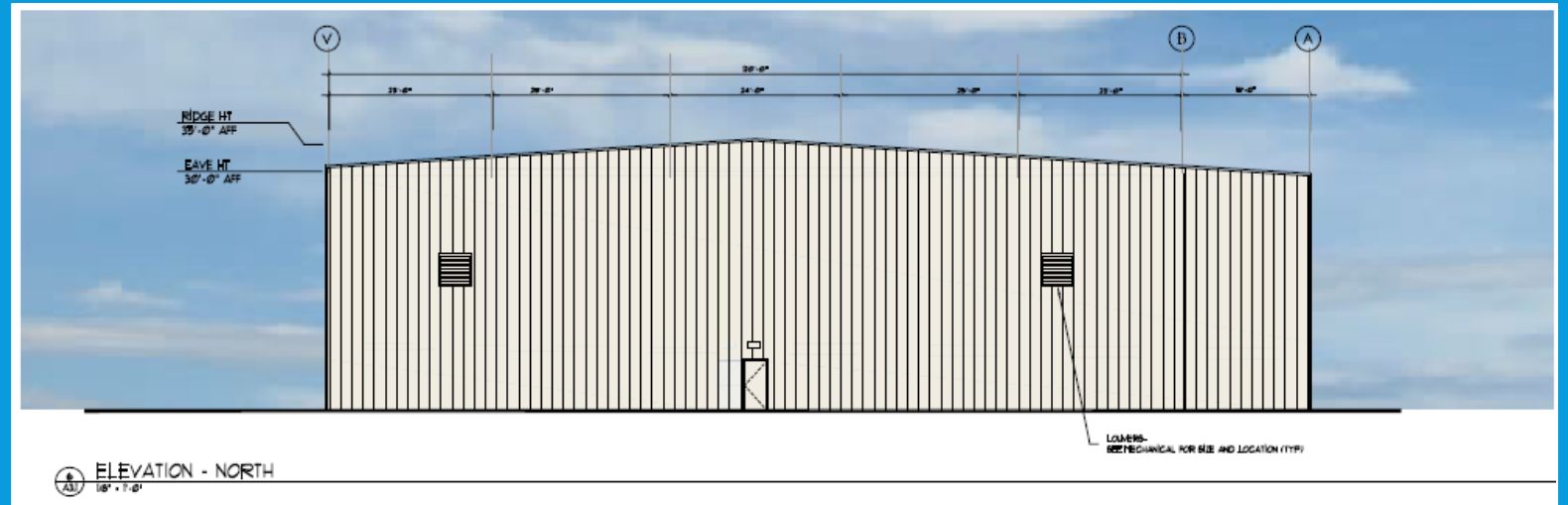
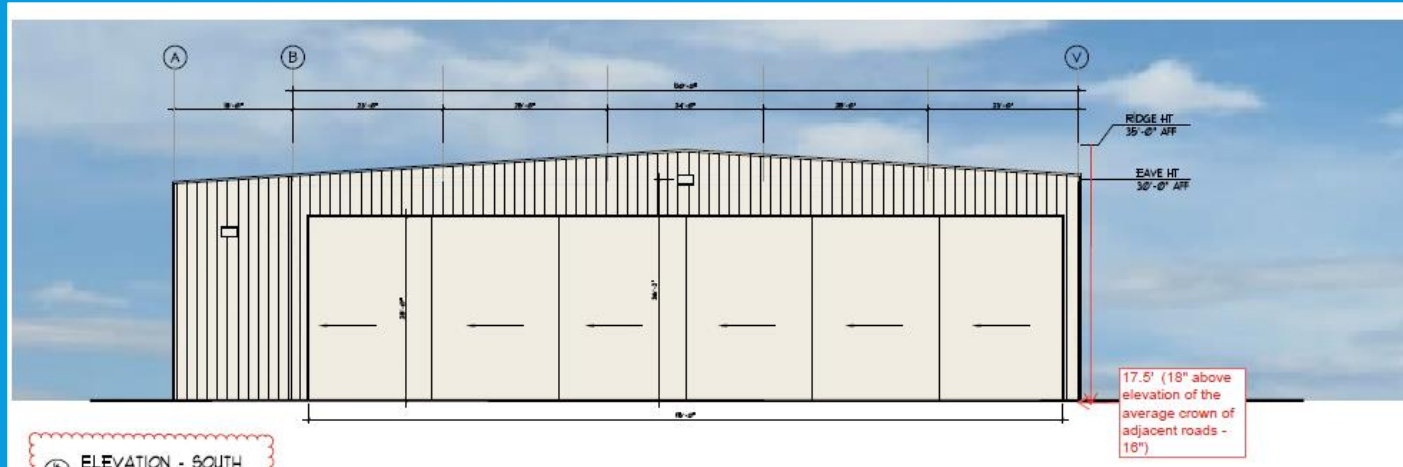


## LOCATION MAP



# SITE PLAN

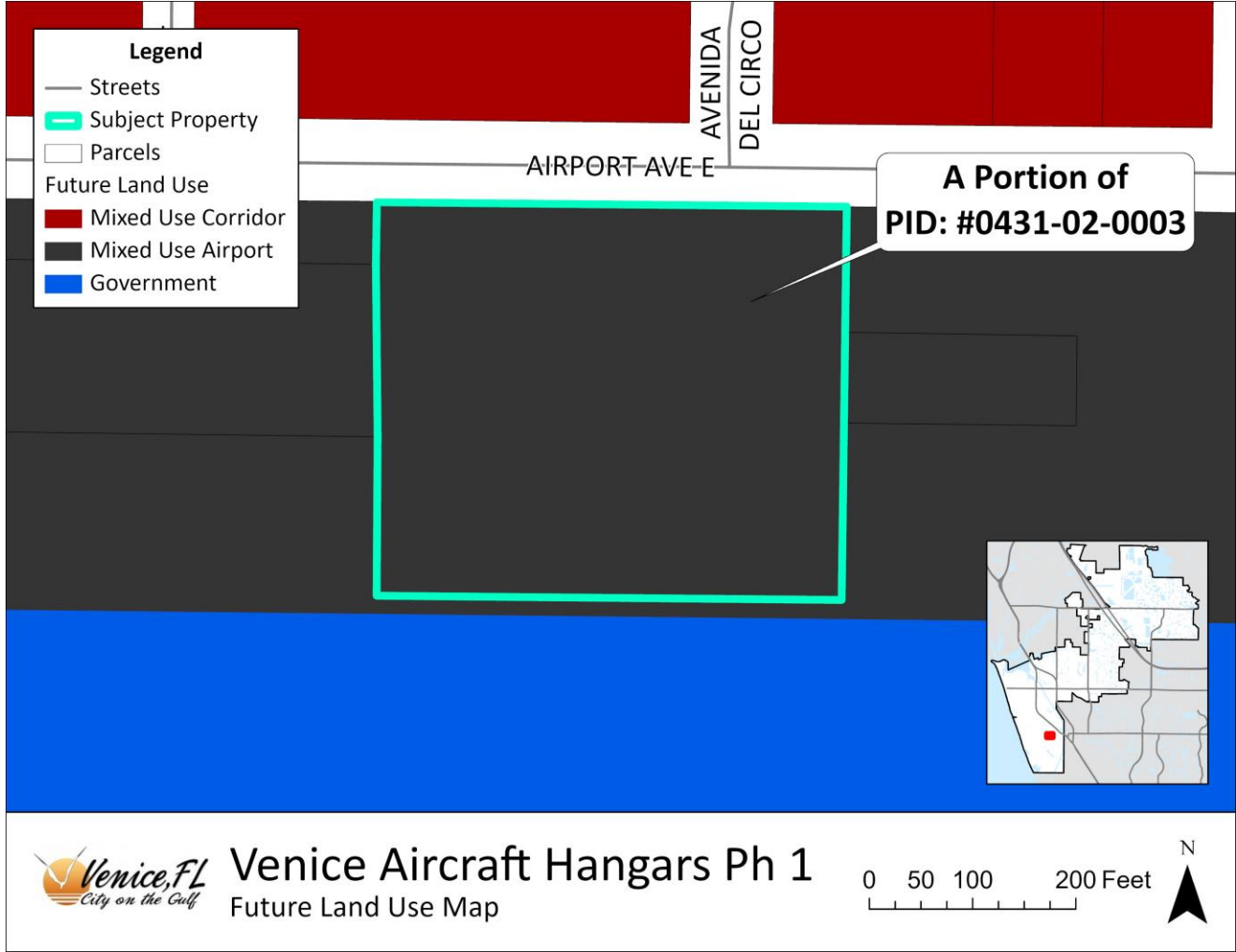
# ARCHITECTURAL ELEVATIONS



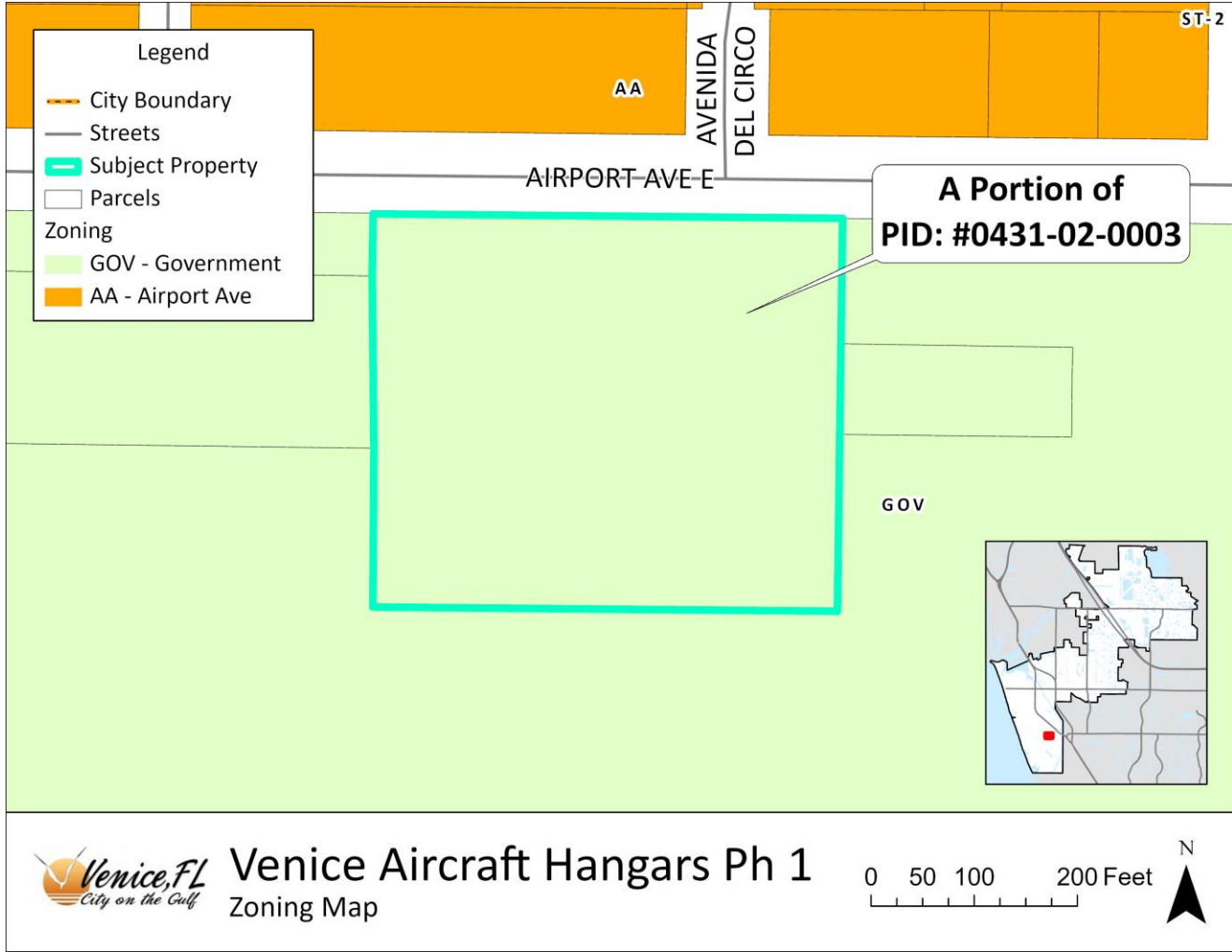
# EXISTING CONDITIONS

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





# FUTURE LAND USE MAP



# ZONING MAP



# SITE PHOTOS

DIRECTION	EXISTING LAND USE(S)	FUTURE LAND USE MAP DESIGNATION(S)	CURRENT ZONING DISTRICT(S)
North	Residential	Mixed Use Corridor (MUC)	Airport Avenue
South	Airport	Government	Government (GOV)
East	Airport uses	Mixed Use Airport (MUA)	GOV
West	Airport uses	MUA	GOV

# SURROUNDING LAND USES

# PLANNING ANALYSIS

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

# COMPREHENSIVE PLAN

## **Strategy LU 1.2.9.d – Mixed Use Airport (MUA)**

- Airport layout plan shows area as terminal and aeronautical uses
- MUA “primarily encompasses the non-aeronautical areas of the Venice Municipal Airport (i.e., not runways and taxiways)”
- Proposal for hangars is consistent with this strategy
- Intensity is limited to a floor area ratio (FAR) of 1.0; applicant is proposing 0.03 FAR

## **Strategy TR 1.6.1 Airport Zoning**

- States that LDRs will include compatibility considerations for the airport
- Section 87-6.3 addresses these through land use restrictions

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

- Analysis of the Land Use Element strategies applicable to the Mixed Use Airport Future Land Use designation, strategies found in the Island neighborhood, and other plan elements has been provided. This analysis should be taken into consideration upon determining Comprehensive Plan consistency.

# LAND DEVELOPMENT CODE COMPLIANCE

- 1.2.C.8 Land Use Compatibility Analysis
  - Part a. items:
    - i. Land use density and intensity.
    - ii. Building heights and setbacks.
    - iii. Character or type of use proposed.
    - iv. Site and architectural mitigation design techniques.
  - Part b. summary:
    - Consistent with FLU and zoning, intensity within allowed range
    - No nonconformities on the property to phase out, existing airport and residential uses in surrounding area
- 6.3 Airport Regulations
  - “[i]ncompatible uses include residences, schools, churches/places of worship, hospitals/nursing homes, commercial/industrial buildings, recreational facilities, public roads, parking facilities, fuel storage facilities, hazardous material storage, wastewater treatment facilities, above ground utility infrastructure, and other places of public assembly.”
  - Proposed use is consistent with this section



# SITE AND DEVELOPMENT PLAN DECISION CRITERIA

1. Compliance with all applicable elements of the Comprehensive Plan;
2. Compatibility consistent with Section 4 of this LDR;
3. General layout of the development including access points, and on-site mobility;
4. General layout of off-street parking and off-street loading facilities;
5. General layout of drainage on the property;
6. Adequacy of recreation and open spaces;
7. General site arrangement, amenities, convenience, and appearance; and
8. Other standards, including but not limited to, architectural requirements as may be required.

## CONCLUSIONS/FINDINGS OF FACT (COMPLIANCE WITH THE LAND DEVELOPMENT CODE):

- The subject petitions have been processed with the procedural requirements to consider the Site and Development Plan. In addition, the petitions have been reviewed by the Technical Review Committee (TRC) and no issues regarding compliance with the Land Development Code were identified.

Facility	Department	Estimated Impact	Status
Potable Water	Utilities	N/A	Compliance confirmed by Utilities
Sanitary Sewer	Utilities	N/A	Compliance confirmed by Utilities
Solid Waste	Public Works	N/A	Compliance confirmed by Public Works
Parks	Public Works	N/A	Compliance confirmed by Public Works
Drainage	Engineering	Will not exceed 25-year, 24-hour storm event	Compliance confirmed by Engineering

## CONCURRENCY

# MOBILITY

- No transportation impact statement was provided by the applicant because there will be no increase in trips; the hangars will house existing planes rather than increasing capacity for more.

FACILITY	DEPARTMENT	ESTIMATED IMPACT	STATUS
Transportation	Planning & Zoning	N/A	Compliance confirmed by City traffic consultant

## CONCLUSIONS/FINDINGS OF FACT (CONCURRENCY & MOBILITY):

- No issues were identified by the Technical Review Committee regarding the Site and Development request

## CONCLUSION: PLANNING COMMISSION REPORT AND ACTION

- Upon review of the petitions and associated documents, Comprehensive Plan, Land Development Code, 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 Petition No. 24-49SP.