

ZONING MAP AMENDMENT
NO. 22-57RZ
BORDER ROAD STORAGE

OWNER: DAN LUSSIER

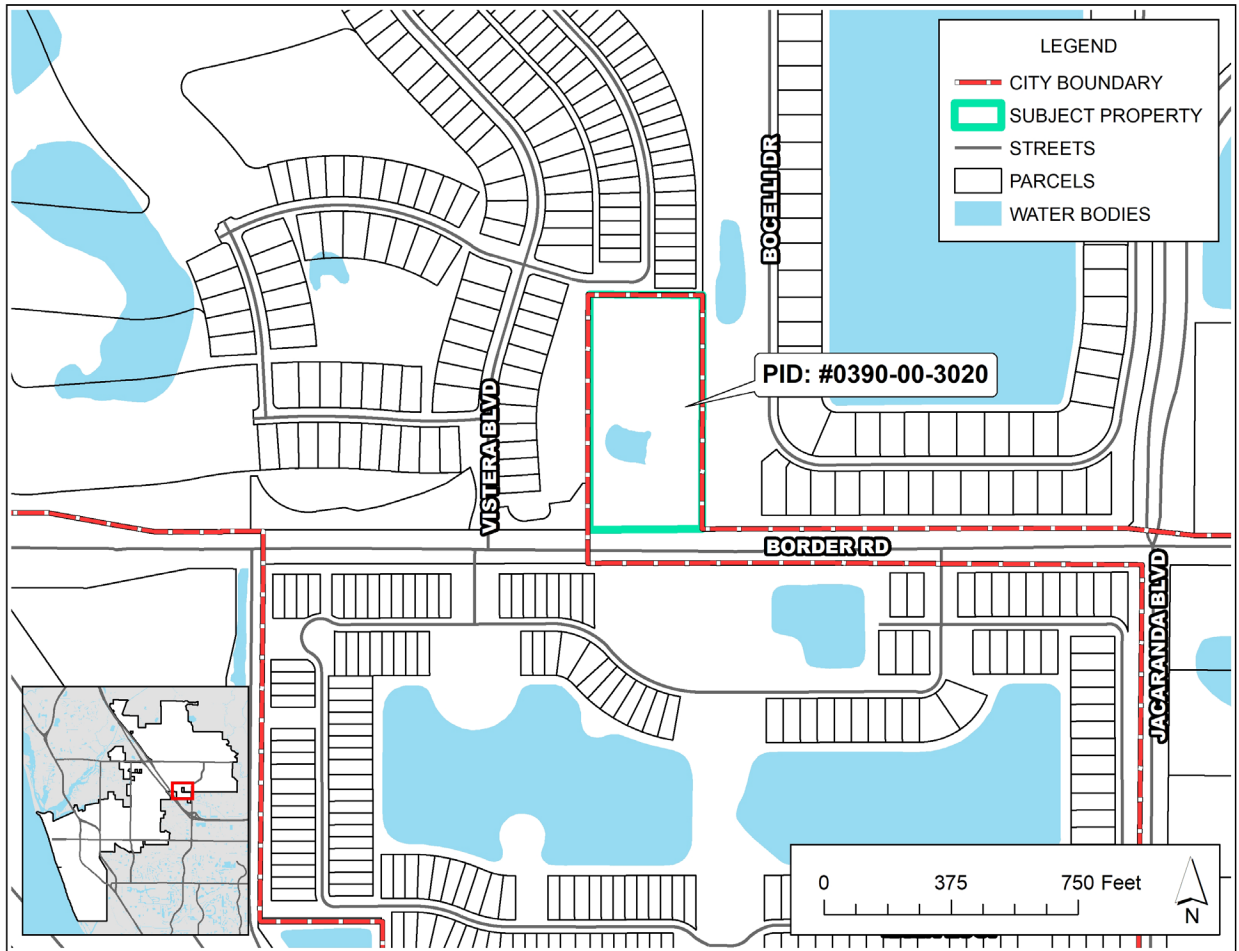
AGENT: BRIAN LICHTERMAN

GENERAL INFORMATION

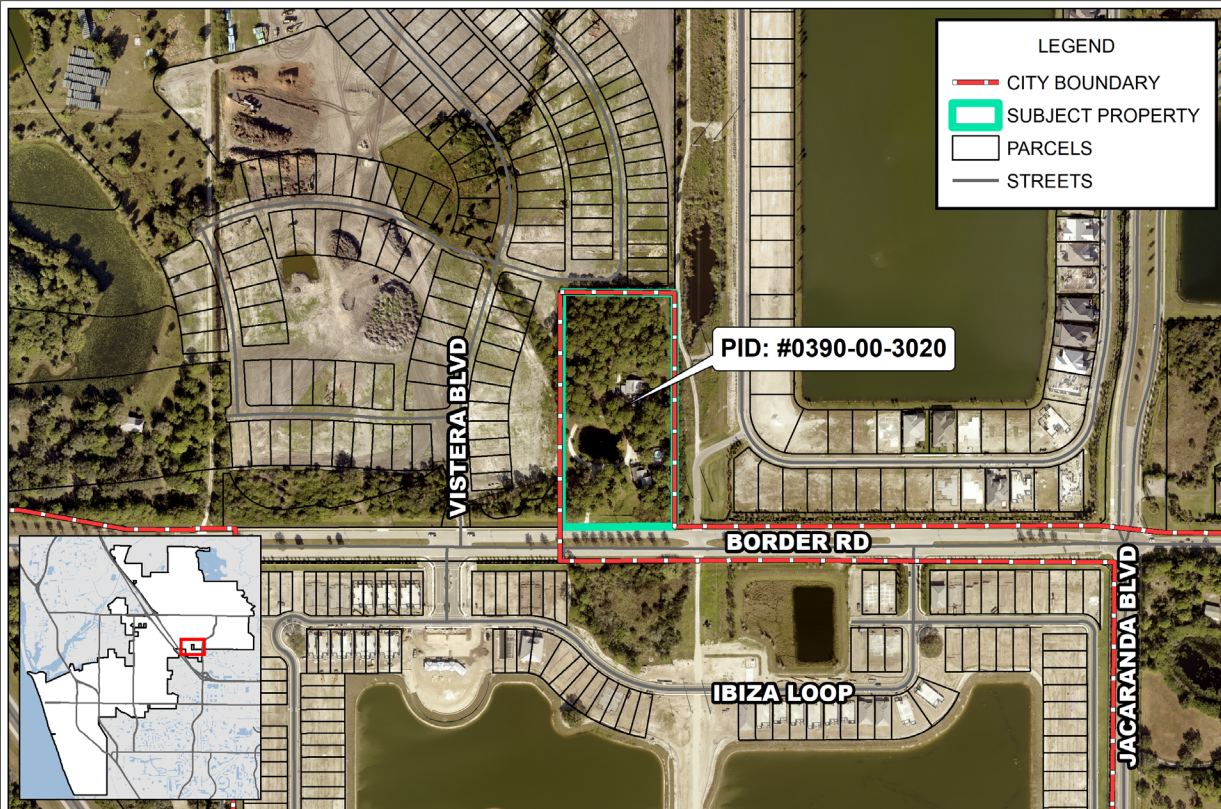
Address:	2114 Border Road
Request:	To rezone subject property from Sarasota County Open Use Estate-1 (OUE-1) to City of Venice Commercial
Applicant:	Dan Lussier
Agent:	Brian Lichterman
Parcel ID:	0390003020
Parcel Size:	5.35 ± acres
Existing Future Land Use:	Sarasota County Major Employment Center (MEC)
Proposed Future Land Use:	Commercial
Existing Zoning:	Sarasota County Open Use Estate 1 (OUE-1)
Proposed Zoning:	Commercial
Comprehensive Plan Neighborhood:	Northeast Venice Neighborhood (Proposed)
Application Date:	September 9, 2022
Associated Petitions:	22-55AN and 22-56CP

PROJECT DESCRIPTION

- PROPOSED ZONING CM
- PROPOSED SELF STORAGE
- LOCATED NORTH OF BORDER ROAD,
WEST OF JACARANDA BOULEVARD AND
EAST OF I-75
- ASSOCIATED ANNEXATION PETITION 22-
55AN AND COMP PLAN PETITION 22-
56CP HAVE BEEN FILED CONCURRENTLY



LOCATION MAP

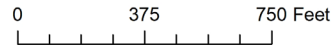


AERIAL MAP

BORDER ROAD STORAGE



SUBJECT PROPERTY AERIAL
PLANNING AND ZONING DEPARTMENT



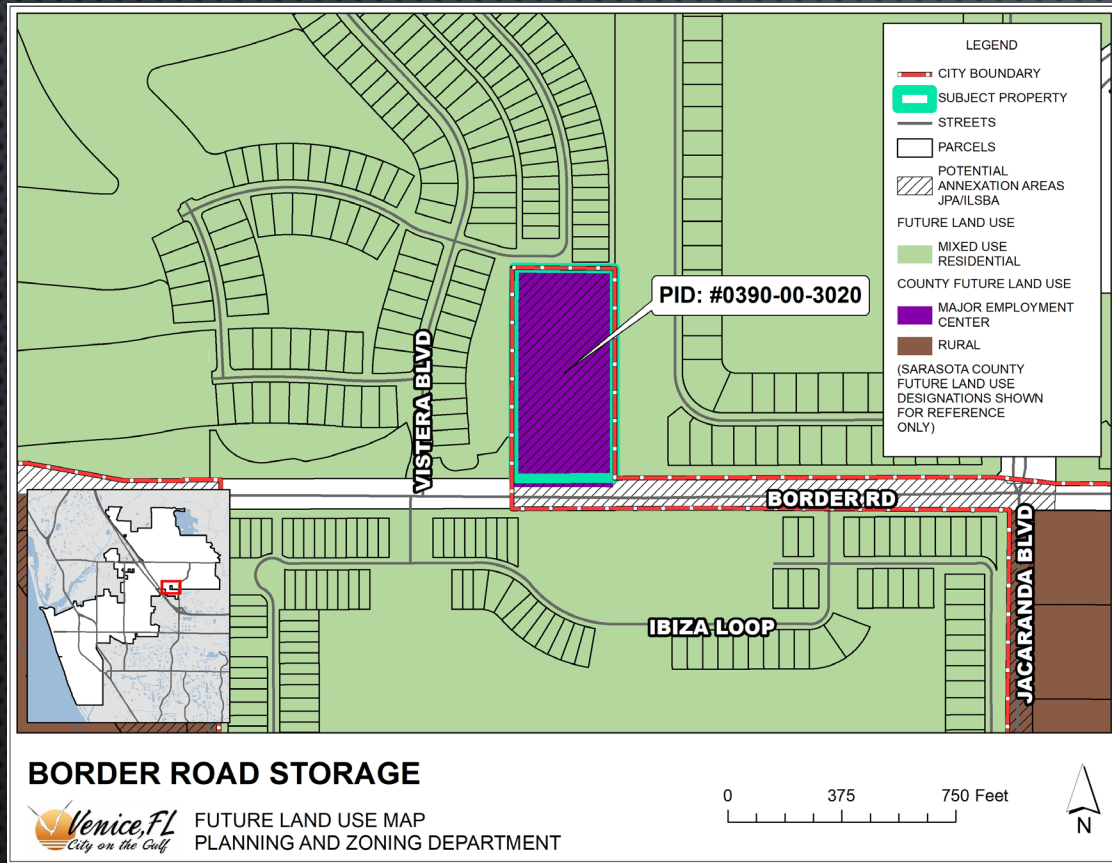
EXISTING CONDITIONS

SITE PHOTOS, ZONING
AND FUTURE LAND USE
MAPS, SURROUNDING
LAND USES

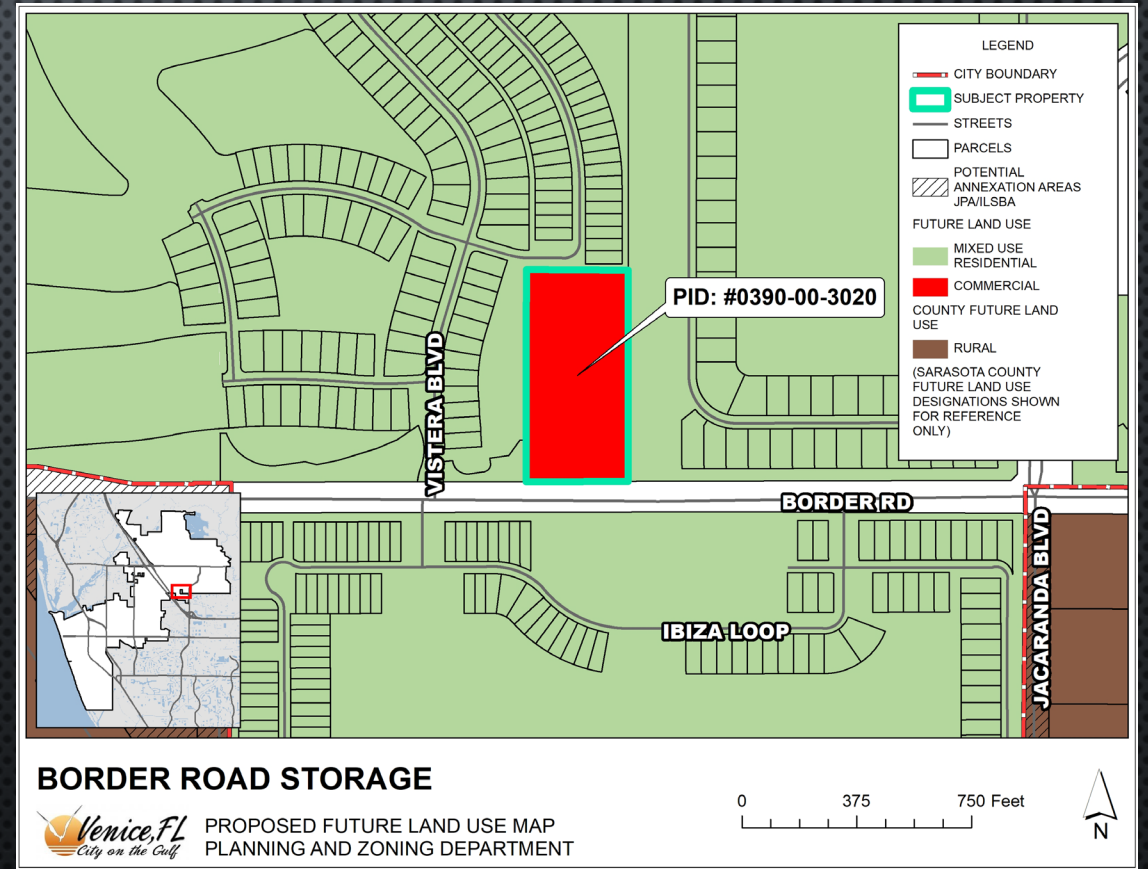


FUTURE LAND USE MAPS

EXISTING

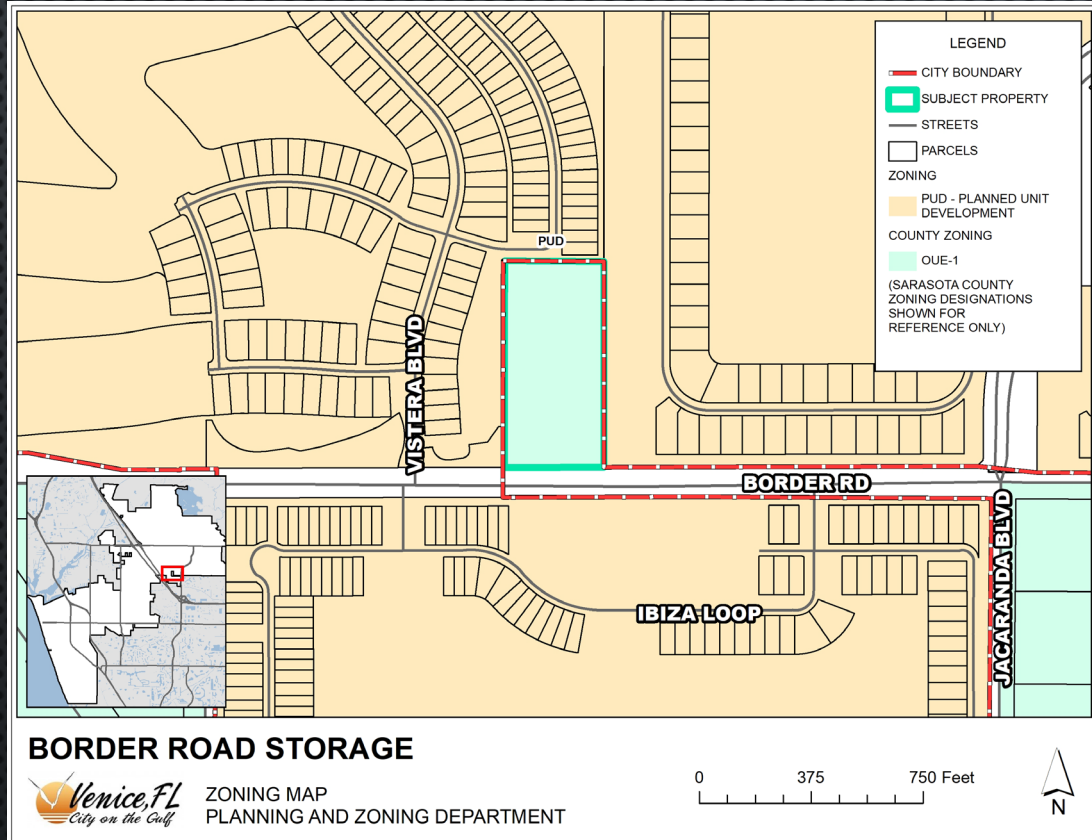


PROPOSED

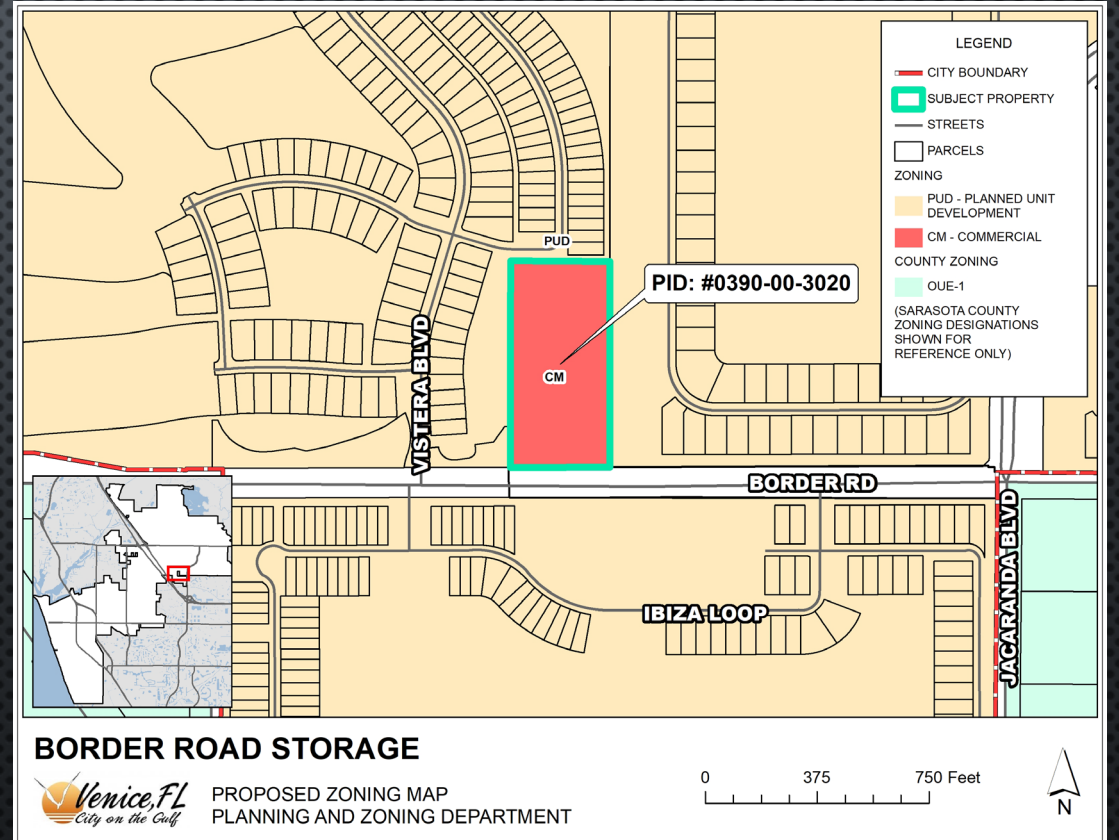


ZONING MAPS

EXISTING



PROPOSED



Surrounding Property Information

Direction	Existing Land Use(s)	Current Zoning District(s)	Future Land Use Map Designation(s)
North	Vistera	Planned Unit Development (PUD)	Mixed Use Residential (MUR)
South	Palencia	PUD	MUR
East	Aria	PUD	MUR
West	Vistera	PUD	MUR

PLANNING ANALYSIS

FLORIDA STATUTES,
COMPREHENSIVE PLAN,
LAND DEVELOPMENT
CODE

COMPARISON OF EXISTING ZONING

Standards	Existing Zoning – OUE	Proposed Zoning – CM
Density Limit	1 du/5 ac	13 du/ 1 acre
Maximum Dwelling Units	1	13
Height	35 feet	35 feet (57 feet with height exception)
Principal Uses*	Residential, Existing Single Family	Essential services, Open space, cultural facilities, Schools, Airport, Commercial parking lot, Golf course, Farmer's market, Other Government Uses

CONSISTENCY WITH THE COMPREHENSIVE PLAN

STRATEGY LU 1.2.8- COMPATIBILITY BETWEEN LAND USES. THE SURROUNDING LANDS ARE PART OF PLANNED UNIT DEVELOPMENTS WITH A FUTURE LAND USE DESIGNATION OF MIXED USE RESIDENTIAL (MUR).

Figure LU-9: FLU Compatibility Review Matrix for MUR

		Adjacent (Existing) FLU									
		LDR	MODR	MEDR	HDR	IP	COMM	GOVT	IND	OS-F	OS-C
MUR		Presumed Compatible	Presumed Compatible	Potentially Incompatible	Potentially Incompatible	Potentially Incompatible	Potentially Incompatible	Potentially Incompatible	Potentially Incompatible	Presumed Compatible	Presumed Compatible

Legend:
Presumed Compatible (Green)
Potentially Incompatible (Yellow)

THE PROPOSED PROJECT IS WITHIN THE NORTHEAST NEIGHBORHOOD, WHICH ALLOWS FOR A MIX OF USES, THOUGH STRATEGIES IN THE COMPREHENSIVE PLAN ARE FOCUSED ON USES INTERNAL TO THE MIXED-USE RESIDENTIAL DESIGNATION. FOR DEVELOPMENT ADJACENT TO THE MUR DESIGNATION, THE PROPOSED PROJECT IS IN SUPPORT OF THE OVERALL LAND USE STRATEGY LU 1.3.1-MIX OF USES.

LAND DEVELOPMENT CODE CONSISTENCY

- SECTION 87-1.7.4 OF THE LAND DEVELOPMENT CODE PROVIDES DECISION CRITERIA FOR PLANNING COMMISSION AND CITY COUNCIL
- CRITERIA AND APPLICANT RESPONSES ARE REPRODUCED IN THE STAFF REPORT

CONCURRENCY/MOBILITY



A traffic study was submitted and was deemed compliant by the City's Transportation consultant.



No issues were identified within that report and a more detailed transportation analysis will be provided at the time of Site and Development Plan submittal.

PLANNING COMMISSION REPORT AND RECOMMENDATION

UPON REVIEW OF THE PETITION, FLORIDA STATUTES, THE COMPREHENSIVE PLAN, LAND DEVELOPMENT CODE, STAFF REPORT AND ANALYSIS, AND TESTIMONY PROVIDED DURING THE PUBLIC HEARING, THERE IS SUFFICIENT INFORMATION ON THE RECORD TO FOR PLANNING COMMISSION TO MAKE A RECOMMENDATION TO CITY COUNCIL ON ZONING MAP AMENDMENT PETITION No. 22-57RZ.