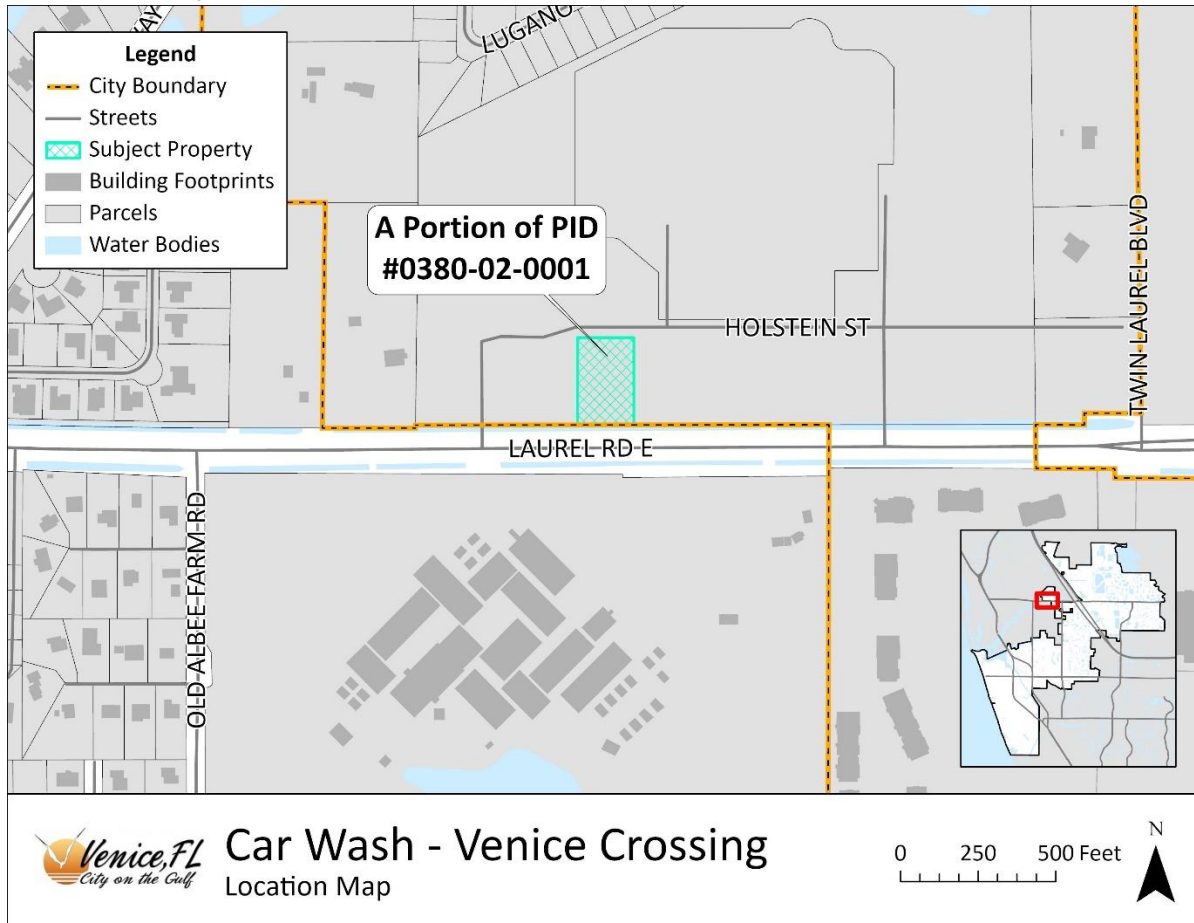


25-46RZ Car Wash (Venice Crossings) Staff Report



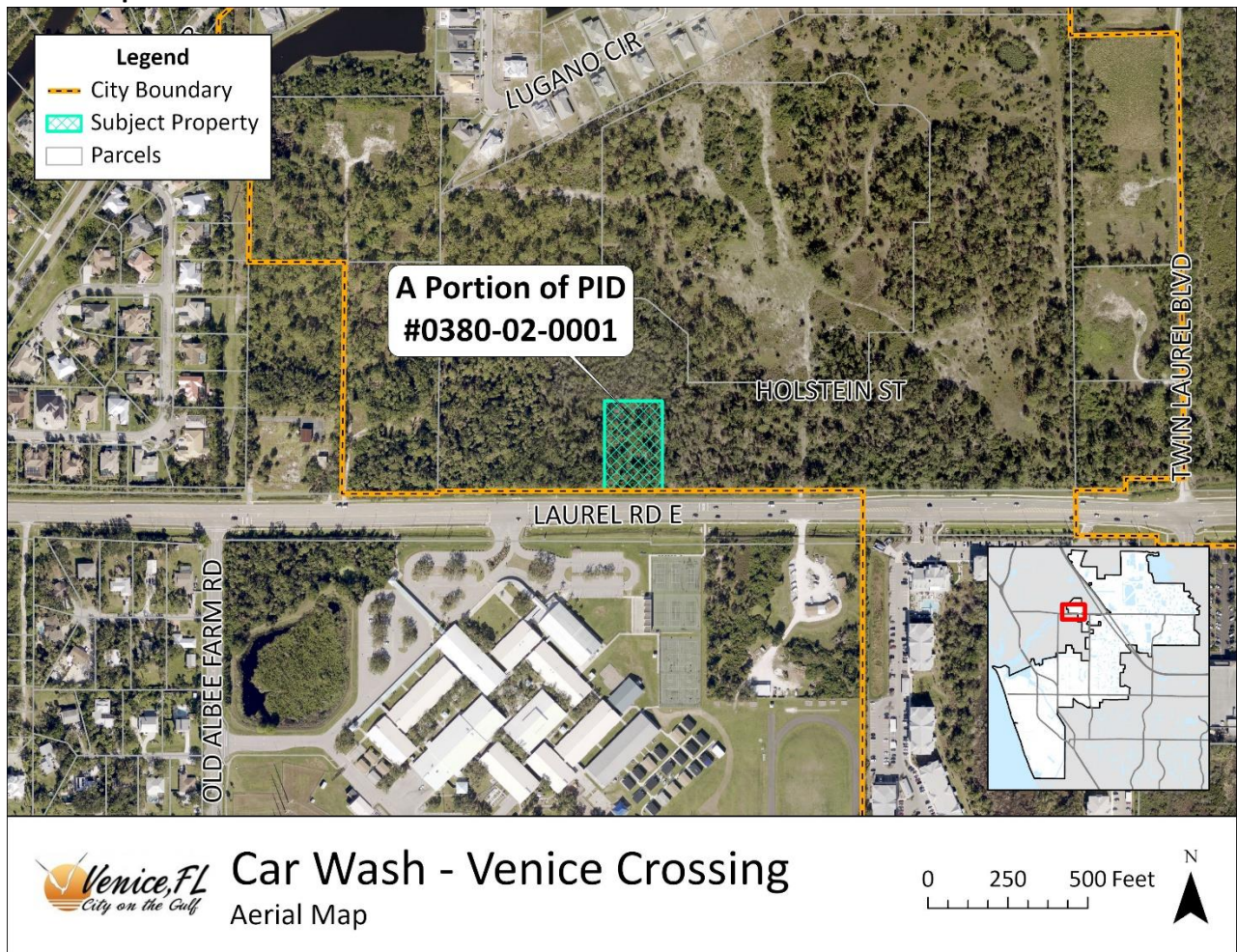
GENERAL INFORMATION

Address:	2001 Laurel Road
Request:	Changing the zoning from Commercial General to Laurel West (LW) zoning district a parcel in Venice Crossings
Owner:	2001 Laurel LLC
Agent:	Jackson R. Boone, Esq., Boone Law Firm
Parcel ID:	0380-02-0001
Parcel Size:	±1.15 acres
Existing Zoning:	Commercial General (CG)
Proposed Zoning:	Laurel West (LW)
Future Land Use	Mixed Use Corridor (MUC)
Comprehensive Plan Neighborhood:	Laurel Road
Application Date:	July 15, 2025
Associated Petitions:	25-47CU

I. BACKGROUND

This request is to change the zoning district from Commercial General to Laurel West for parcel 5, described in the Sketch and Description provided in the agenda packet. The CG zoning district is an inactive zoning district under the Land Development Regulations (LDRs) adopted in 2022. However, at the time of adoption of the LDRs the owner elected to maintain the CG zoning designation. At this time the owner seeks to apply for the current implementing zoning district, which is Laurel West (LW), for parcel 5 in order to allow for a concurrent Conditional Use application for a car wash.

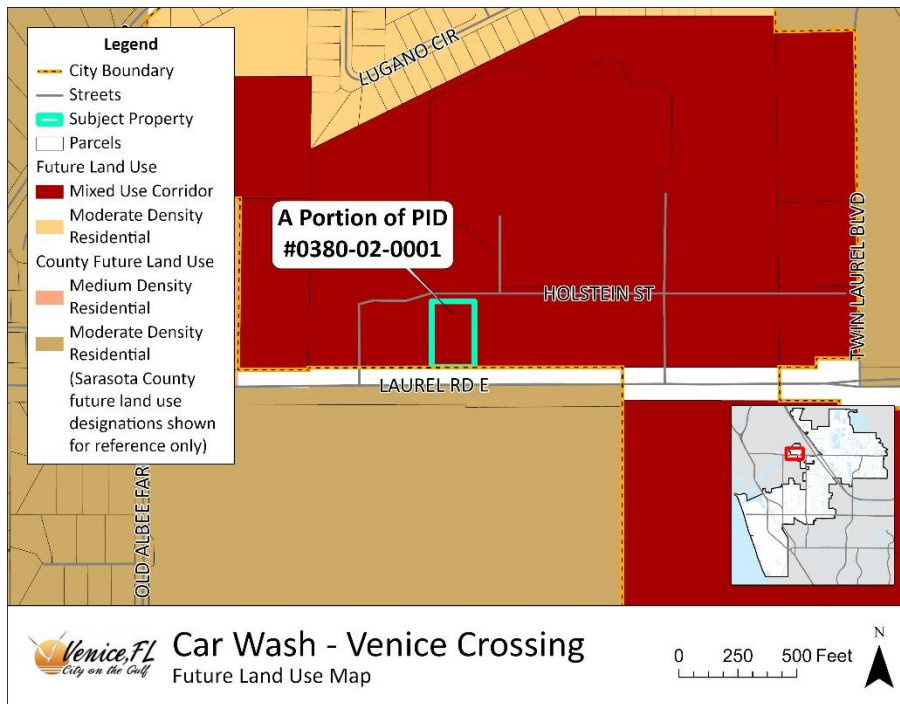
Aerial Map



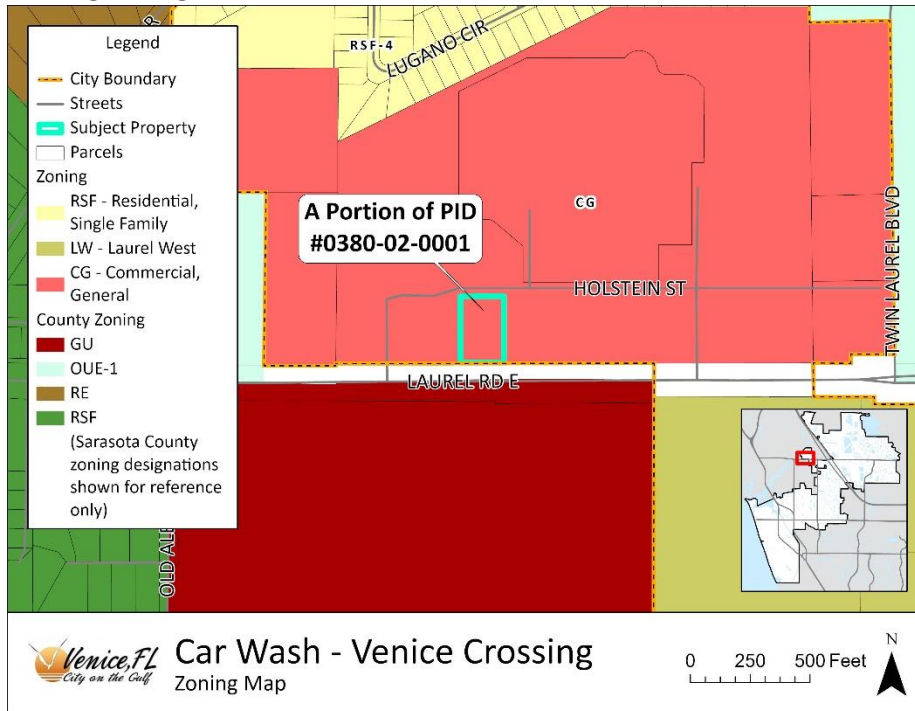
Future Land Use and Zoning

The Future Land Use (FLU) designation for the subject property is Mixed Use Corridor (MUC). The current zoning designation is Commercial General and is proposed to be Laurel West (LW).

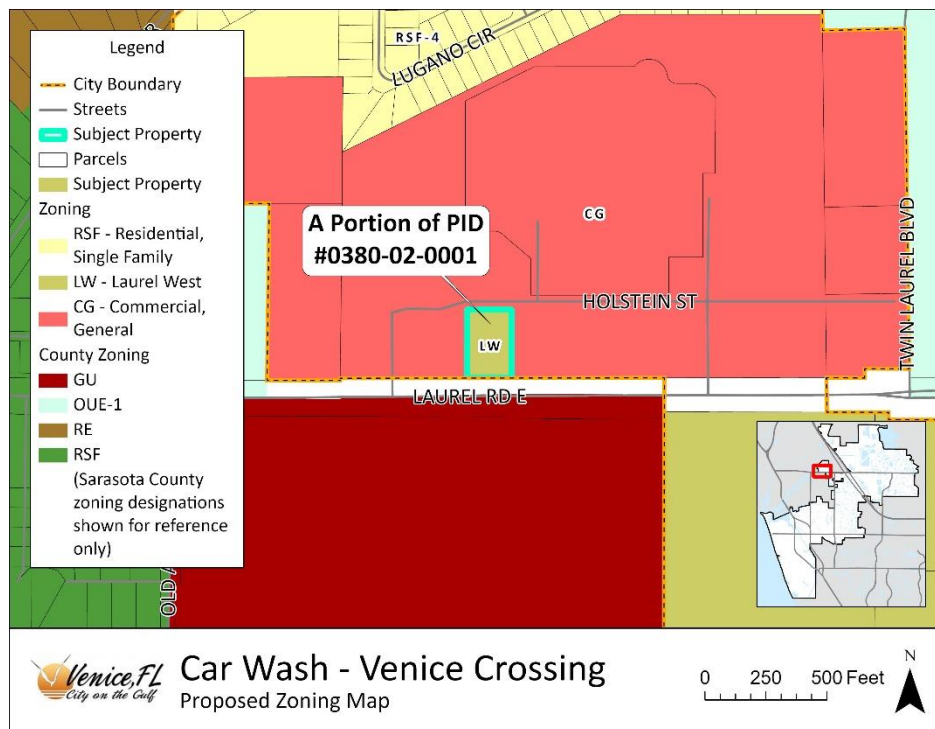
Future Land Use



Existing Zoning



Proposed Zoning



Surrounding Land Uses

Direction	Existing Land Use(s)	Current Zoning District(s)	Future Land Use Map Designation(s)
North	Vacant Commercial	CG	Mixed Use Corridor (MUC)
South	Laurel Nokomis School	Sarasota County Government Use (GU)	Sarasota County Moderate Density Residential
East	Vacant Commercial	CG	Mixed Use Corridor (MUC)
West	Vacant Commercial	CG	Mixed Use Corridor (MUC)

II. PLANNING ANALYSIS

In this section of the report, analysis of the subject zoning map amendment petition evaluates 1) comparison of districts 2) consistency with the Comprehensive Plan and 3) compliance with the City's Land Development Code (LDC).

Comparison of Zoning Districts

The table below provides a comparison of the districts' development standards and permitted uses.

Zoning Development Standards

CG	LW
Uses: Retail commercial; personal and business services; indoor commercial recreation and entertainment; professional, medical, and business offices; banks; restaurants; vocational, trade, and business schools; marinas, docks, and piers; institutional; civic service organizations; commercial parking; and existing single- and two- family dwellings	Uses: Multi-family; Upper story residential; Assisted living facility; Independent living facility; Community care facility; Daycare, home; Group living; Essential Services; Cultural Facility; Lodge; Post office; University; Government use; Retail Services; Site down restaurant; quick service restaurant; Bar and Tavern; Brewpub; Microbrewery; Theater; Artist studio; Hotel; Daycare center; Fitness club; Commercial parking lot; Commercial parking structure; Professional office; Personal & Financial services; Medical/Dental; Veterinarian; Research and Development; Warehouse Storage-indoor only; Flex
Density: 18 du/ac* Limited by MUC to 13 du/ac *Multi-family allowed through special exception Intensity: 1.0 FAR	Density: 5.1-13 du per gross acre Intensity: 1.0 FAR
Open Space: N/A	Open Space: N/A
Lot Area: None	Lot Area: None
Lot Width: 100' multi-family	Lot Width: 50'
Lot Length: N/A	Lot Length: 100'
Setbacks (min) Front: 20' Side: 8' (15' multi-family) Rear: 10' (15' multi-family) Buildings above 35' shall provide additional side and rear yards.	Setbacks (min/max) Front:15'/100' Side:10'/50' Rear:10'/None
Height: 35' + 10' for parking, additional height with conditional use	Height: 46' by right 75' through Height Exception
Building Coverage: None; Multi-family 30% (max)	Building Coverage: 10%/75% (min/max)
Architectural: None	Architectural: The following Venice Historic Precedent standards are preferred: 7.10.3 Facades and Exterior Walls 7.10.5 Roofs 7.10.7 Other Building Features (2 or more categories A-D)
Percentage of Minimum Parking Required: 100%	Percentage of Minimum Parking Required: 100%

note: Not an exhaustive list of district uses

CONSISTENCY WITH THE COMPREHENSIVE PLAN

The following strategies are considered applicable to the project proposal:

Strategy LU 1.2.9.c- Corridor (MUC):

- Envisioned to be located in and support the Island Neighborhood, Laurel Road Corridor, Gateway and Knights Trail Neighborhood.
- Supports Mixed Use.
- Typically developed utilizing form based code concepts and standards for building placement, design, and parking; “campus style” design may be used.

Conclusions / Findings of Fact (Comprehensive Plan Analysis):

Analysis has been provided to determine consistency with the Land Use Element strategies applicable to the MUC land use designation, strategies found in the Laurel Road Neighborhood, and other plan elements. This analysis should be taken into consideration upon determining Comprehensive Plan consistency.

CONSISTENCY WITH THE LAND DEVELOPMENT CODE

The subject petition has been processed with the procedural requirements contained in Ch. 87, Sec. 1.7 of the Land Development Code (LDC). In addition, the petition has been reviewed by the City’s Technical Review Committee and no issues regarding compliance with the LDC were identified.

Land Use Compatibility Analysis- Chapter 87 Section 1.2.C.8

Demonstrate that the character and design of infill and new development are compatible with existing neighborhoods. The compatibility review shall include the evaluation of the following items with regard to annexation, rezoning, height exception, conditional use, and site and development plan petitions:

i. Land use density and intensity.

Applicant Response: *The proposed rezoning will not significantly impact allowable density and intensity of development on the site.*

ii. Building heights and setbacks.

Applicant Response: *The proposed rezoning will not significantly impact allowable building heights or setbacks on the site.*

iii. Character or type of use proposed.

Applicant Response: *The proposed rezoning will not significantly impact the type or character of use on the site, but it will allow for the associated Conditional Use request for a car wash.*

iv. Site and architectural mitigation design techniques.

Applicant Response: *Site and architectural techniques will be addressed at the time of a Site & Development Plan application.*

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

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

Applicant Response: *Not applicable, the property is surrounded by commercial, institutional and multi-family uses.*

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

Applicant Response: *Not applicable, the property is surrounded by commercial, institutional and multi-family uses.*

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

Applicant Response: *Not applicable.*

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

Applicant Response: *The proposed rezoning will not significantly impact allowable density and intensity of development on the site.*

Summary staff comment: *The rezoning would slightly decrease the allowable density for the property, from 18 du per acre to 5.1-13 du per acre, and the allowable intensity would stay the same. The height by right increases from 35' under CG to 46' under LW. There are some architectural standards that would be preferred for the LW zoning district that would be considered at the time of site and development plan. Overall, the LW zoning district is very similar to the surrounding CG property, and it is the appropriate implementing district for the Mixed Use Corridor future land use.*

Chapter 87, Section 1, Decision Criteria 1.7.4

A. Council and the Commission shall consider the following:

1. Whether the amendment is compatible with the existing development pattern and the zoning of nearby properties.

Applicant Response: *The proposed rezoning to the Laurel West zoning district is compatible with the existing development pattern.*

Staff comment: *The majority of the surrounding properties have the zoning of CG; there are only minor differences in between CG and LW as shown in the table comparing the two districts. LW is the appropriate implementing zoning district for the property's future land use.*

2. Changes in land use or conditions upon which the original zoning designation was based.

Applicant Response: *The Commercial General (CG) zoning is no longer an implementing zoning district for the current Mixed Use Corridor (MUC) Future Land Use designation.*

3. Consistency with all applicable elements of the Comprehensive Plan.

Applicant Response: *The proposed rezoning to the Laurel West zoning district is consistent with all elements of the Comprehensive Plan, and consistent with Strategy LU 1.2.9 applies the only implementing zoning district for the property.*

4. Conflicts with existing or planned public improvements.

Applicant Response: *Not applicable.*

5. Availability of public facilities, analyzed for the proposed development (if any) or maximum development potential, and based upon a consideration of the following factors:

- a. Impact on the traffic characteristics related to the site.
- b. Impact on population density or development intensity such that the demand for schools, sewers, streets, recreational areas and facilities, and other public facilities and services are affected.
- c. Impact on public facilities currently planned and funded to support any change in density or intensity pursuant to the requirements of the Comprehensive Plan and applicable law.

Applicant Response: Public facilities are available to serve the site, and the proposed rezoning will not have any adverse effect on public facilities.

6. Effect on health, safety and welfare of the neighborhood and City.

Applicant Response: The proposed rezoning will not have any adverse effect on the health, safety and welfare of the neighborhood and City.

7. Conformance with all applicable requirements of this LDR.

Applicant Response: The proposed rezoning is consistent with all applicable requirements of the LDR's.

8. Findings of the Environmental Assessment Report, consistent with Chapter 89.

Applicant Response: An environmental assessment for the property was previously provided in connection with the approved Venice Crossing Preliminary Plat.

9. For a proposed major amendment to an adopted Planned District the following additional criteria shall be considered:

- a. Whether the amendment is consistent with the reasonable expectations of other residents within the Planned District with regard to how the Planned District would be built out over time.
- b. The extent to which the amendment deviates from the approved binding master plan, including whether any proposed change of use can be accommodated by any conversion, flex use or related similar Planned District allocation chart included in the binding master plan.
- c. The extent to which the alteration to the Planned District will service and/or benefit other uses within the Planned District.
- d. Whether the amendment is compatible with the common scheme of development contemplated in the binding master plan.

Staff comment: This project is not within a PUD.

10. Any other applicable matters pursuant to this LDR, the Comprehensive Plan or applicable law.

Applicant Response: Not applicable.

Conclusions/Findings of Fact (Land Development Code Compliance):

Analysis has been provided by staff to determine compliance with the standards of the Land Development Code. The subject petition complies with all applicable standards and there is sufficient information on the record to reach a finding for each of the rezoning considerations contained in Ch. 87, Sec. 1.7.4 of the Land Development Code.

CONCLUSION

Planning Commission Action for Recommendation

Upon review of the petition 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 Planning Commission to make a recommendation to City Council on Zoning Map Amendment Petition No. 25-46RZ.