

SITE AND DEVELOPMENT PLAN

PETITION NO. 24-62SP

PANDA EXPRESS

Agent: Matt Yanda of CESO, Inc.

Owner/Applicant: 2001 Laurel LLC

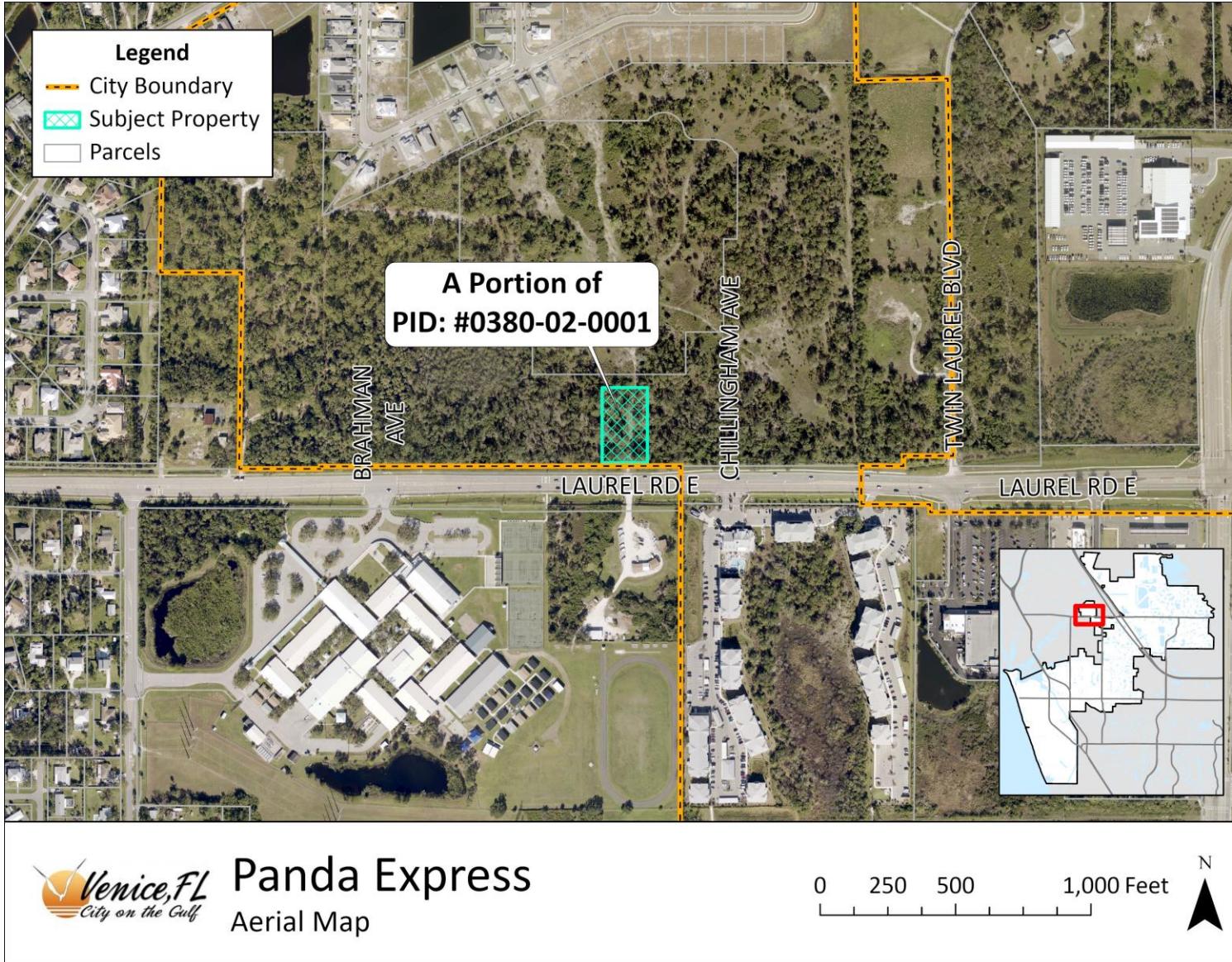
GENERAL INFORMATION

Address:	2001 Laurel Rd
Request:	Construction of a quick service restaurant
Owner:	2001 Laurel LLC
Agent:	Matt Yanda of CESO, Inc.
Parcel ID:	A portion of 0380-02-0001
Parcel Size:	±1.0668 acres
Future Land Use:	Mixed Use Corridor
Current Zoning:	Commercial General
Comprehensive Plan Neighborhood:	Laurel Road Neighborhood
Application Date:	November 20, 2024

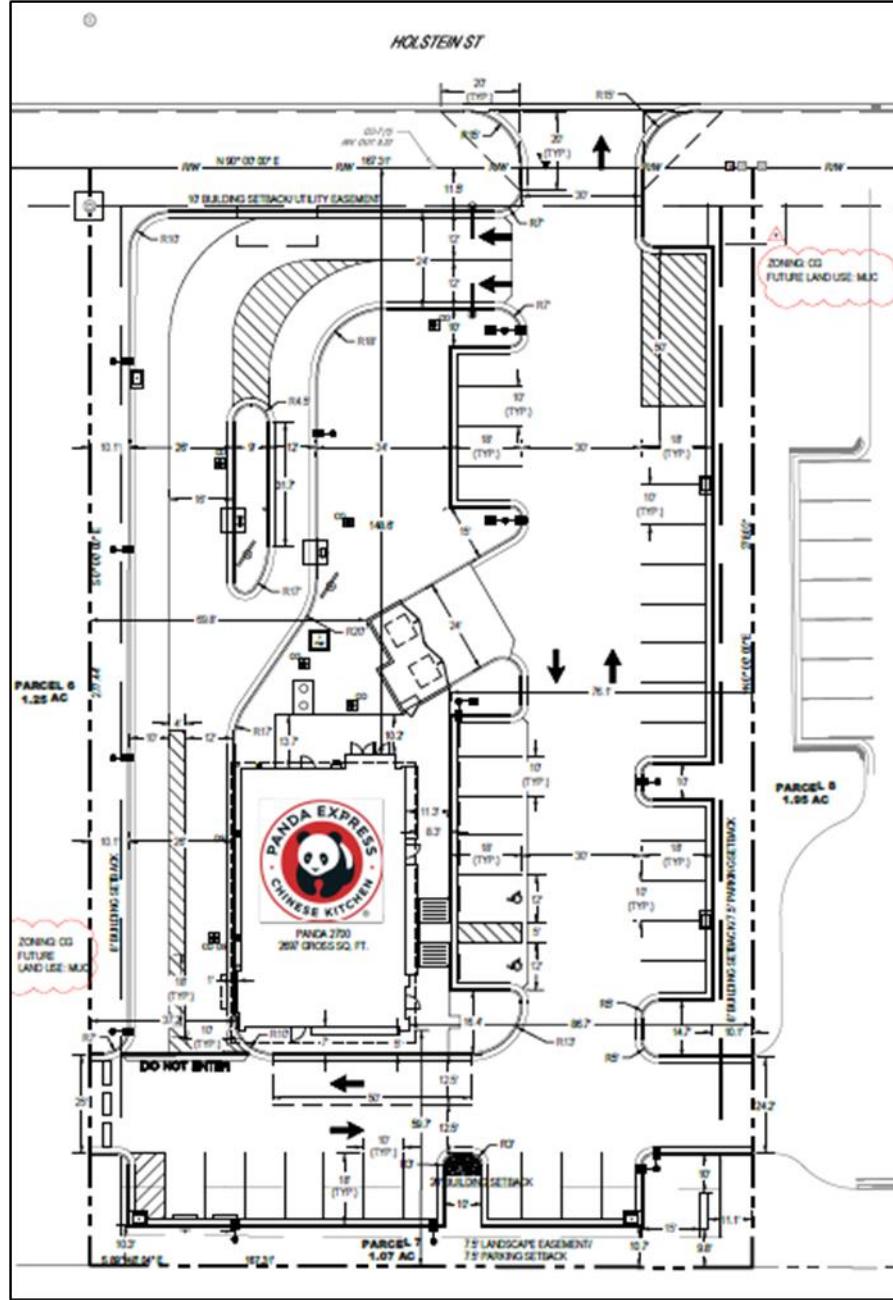
BACKGROUND AND EXISTING CONDITIONS

- ▶ Proposed 2,700 square foot Panda Express
- ▶ Property retained CG zoning (inactive zoning district)
- ▶ Alternative Parking Plan (APP) is 33% over the parking maximum which will require approval by the Planning Commission through this Petition.

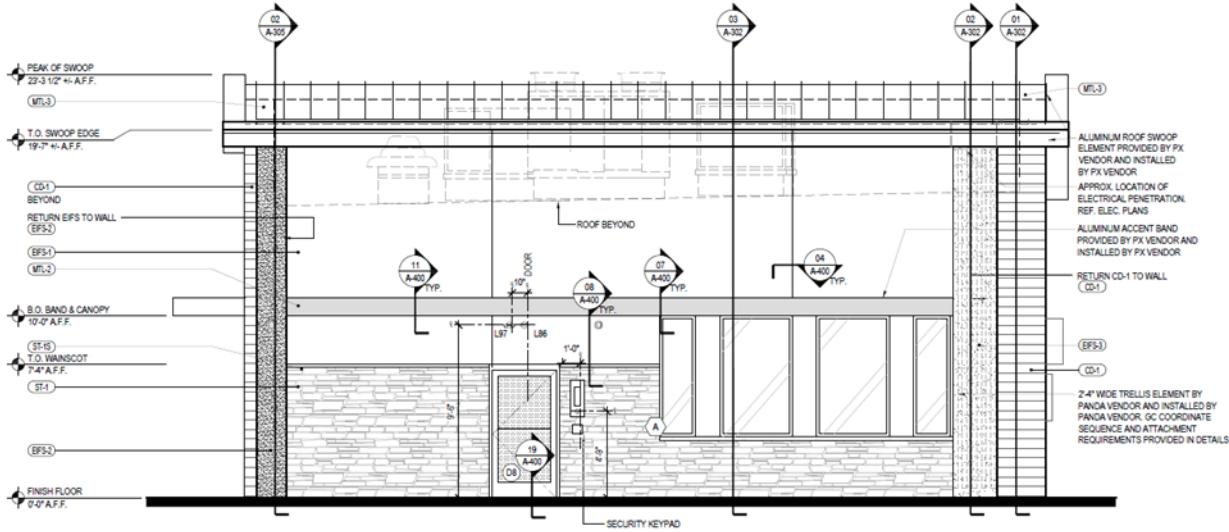
AERIAL MAP



SITE PLAN



ELEVATIONS (front)



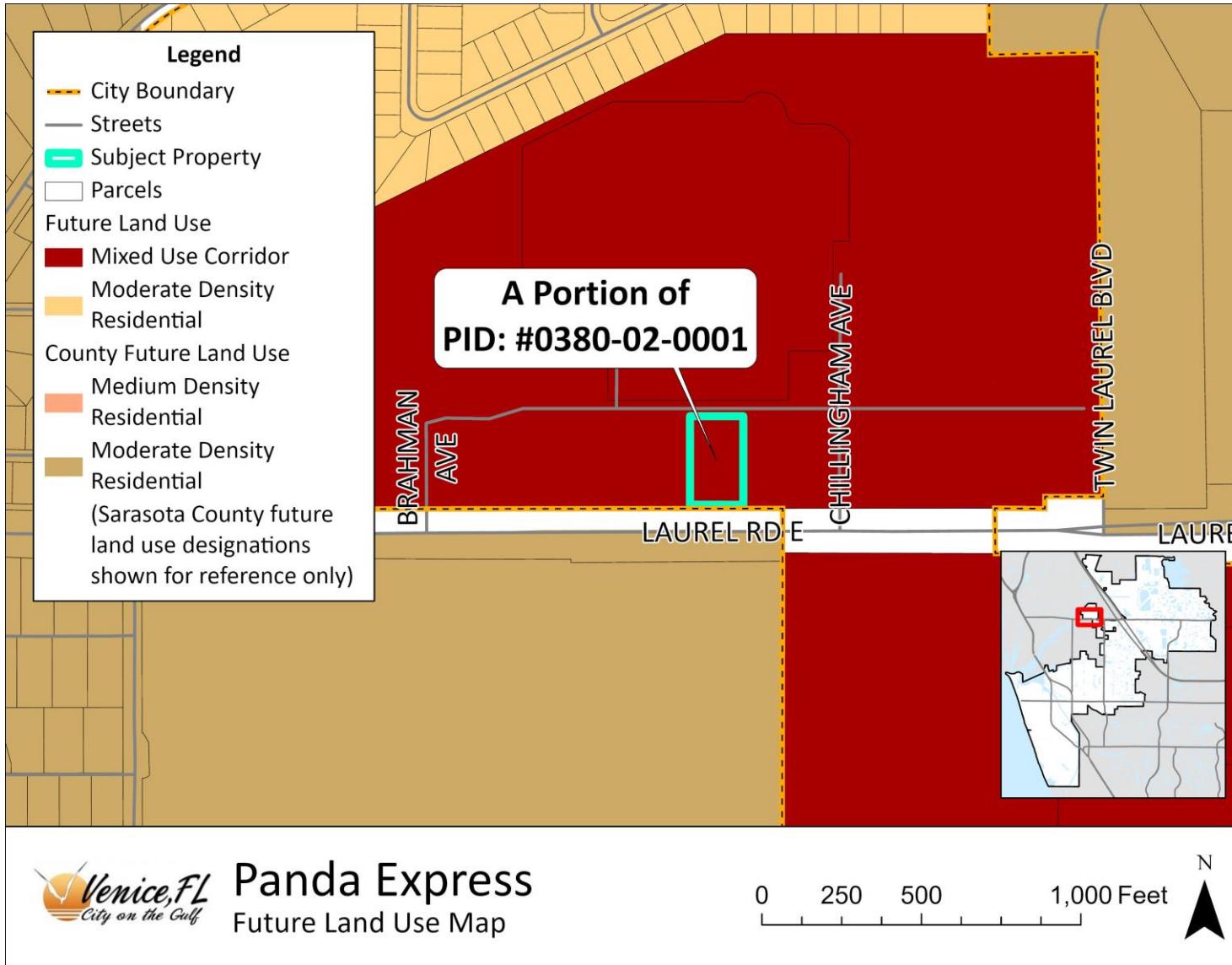
FRONT ELEVATION 01

Scale: N.T.S. A-200

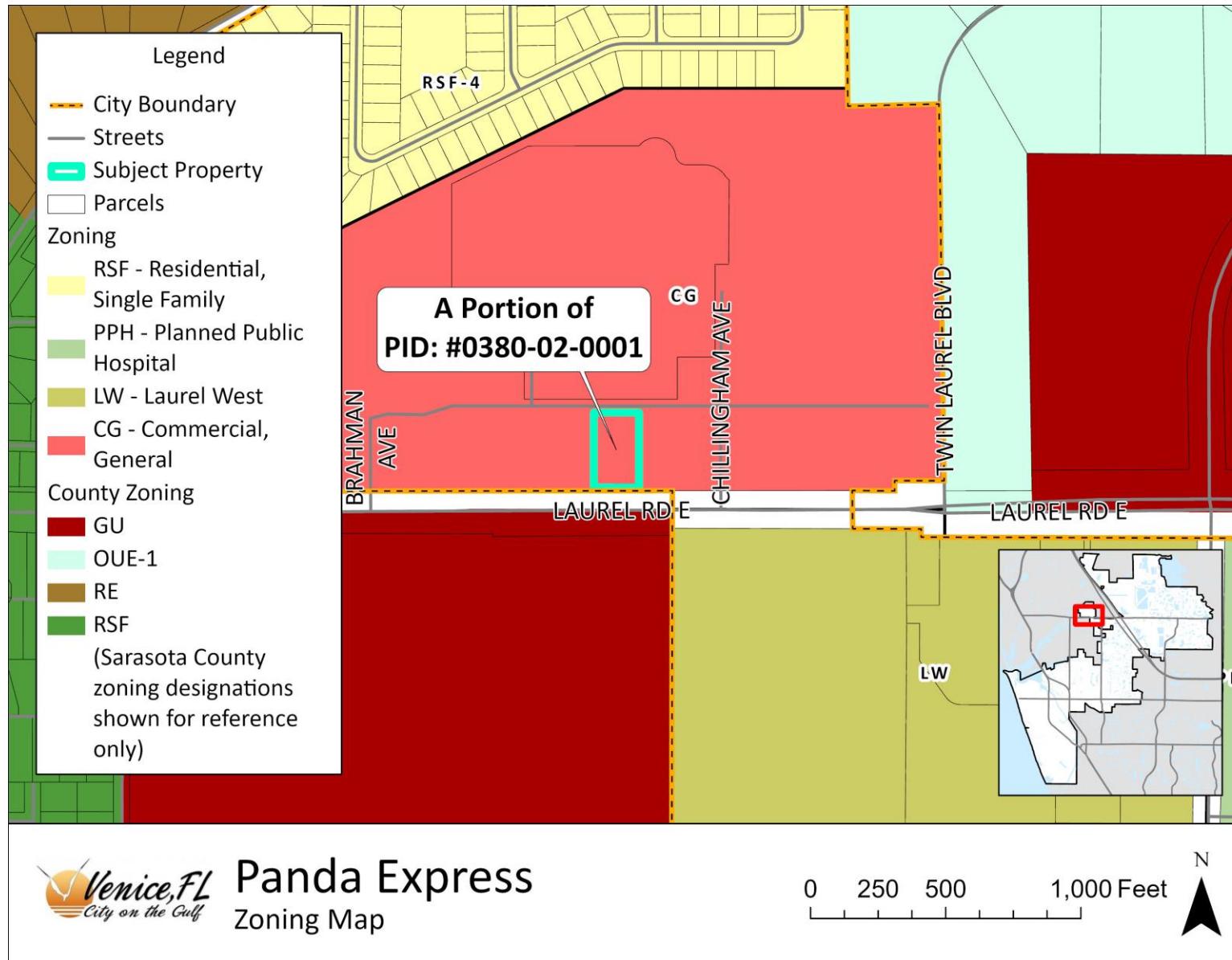
EXISTING AND PROPOSED CONDITIONS

Future Land Use and Zoning Maps and Surrounding Land Uses

FUTURE LAND USE MAP



ZONING MAP



SURROUNDING LAND USES

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

PLANNING ANALYSIS

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

COMPREHENSIVE PLAN CONSISTENCY

Strategy LU 1.2.9.c - Corridor

- ▶ Envisioned to be located in and support the Island Neighborhood, Laurel Road Corridor, Gateway and Knights Trail Neighborhood.
Staff comment: This project is in the Laurel Road Neighborhood.
- ▶ Non-Residential uses are limited to Commercial and Institutional-Professional. *Staff comment: This project is for a commercial use.*
- ▶ Intensity/Density: Non-Residential Intensity (FAR): 0.5 (average) Designation-Wide; 1.0 maximum per individual property, except for PPH zoned properties which shall be limited to a FAR of 3.0 *Staff comment: The FAR of the proposed project is .0054 which is below the allowable FAR.*

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

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

LAND DEVELOPMENT CODE COMPLIANCE

- ▶ Processed with procedural requirements contained in the code and reviewed by the TRC
- ▶ The proposed plan, outside of the requested design alternatives and conditional use petitions concurrently in process, has been reviewed for compliance with regulations, including but not limited to, use, parking, setbacks, land area, height, lot coverage, lighting, and landscaping requirements.
- ▶ Responses to Land Use Compatibility Analysis and Decision Criteria have been included in the staff report and agenda.

LAND DEVELOPMENT CODE COMPLIANCE

Standard	Required/Allowed by CM Zoning	Provided
Front Setback	20'	59.7'
Side Setback East	20'	86.7'
Side Setback West	8'	37.2'
Rear Setback	10'	148.6'
Building Height	35'	23'3"
Parking (min-max)	4-10/1000 square feet 11 min/27 max	38

CONCLUSIONS/FINDINGS OF FACT (COMPLIANCE WITH LAND DEVELOPMENT REGULATIONS):

- The Site and Development Plan has been reviewed and deemed compliant by the Technical Review Committee (TRC); any issues identified during TRC review have been addressed through this process.

CONCURRENCY

Facility	Department	Estimated Impact	Status
Potable Water	Utilities	12.4 ERUs	County Services
Sanitary Sewer	Utilities	6.9 ERUs	County Services
Solid Waste	Public Works	280 pounds per day	Compliance confirmed by Public Works
Parks & Rec	Public Works	N/A	Compliance confirmed by Public Works
Drainage	Engineering	Will not exceed 25-year, 24-hour storm event (Master Development)	Compliance confirmed by Engineering

CONCURRENCY AND MOBILITY

- ▶ No issues have been identified regarding adequate public facilities capacity to accommodate the development of the project per Section 5 of the Land Development Regulations.
- ▶ The applicant has provided a traffic impact statement providing comparison of the approved trips for Venice Crossing (1,208 PM Peak hour trips) and the impact of this project (35 PM Peak hour trips).
- ▶ This has been reviewed by City staff and the City's traffic consultant.

CONCLUSION

- ▶ Upon review of the petition and associated documents, Comprehensive Plan, Land Development Regulations, 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 Plan Petition No. 24-62SP.