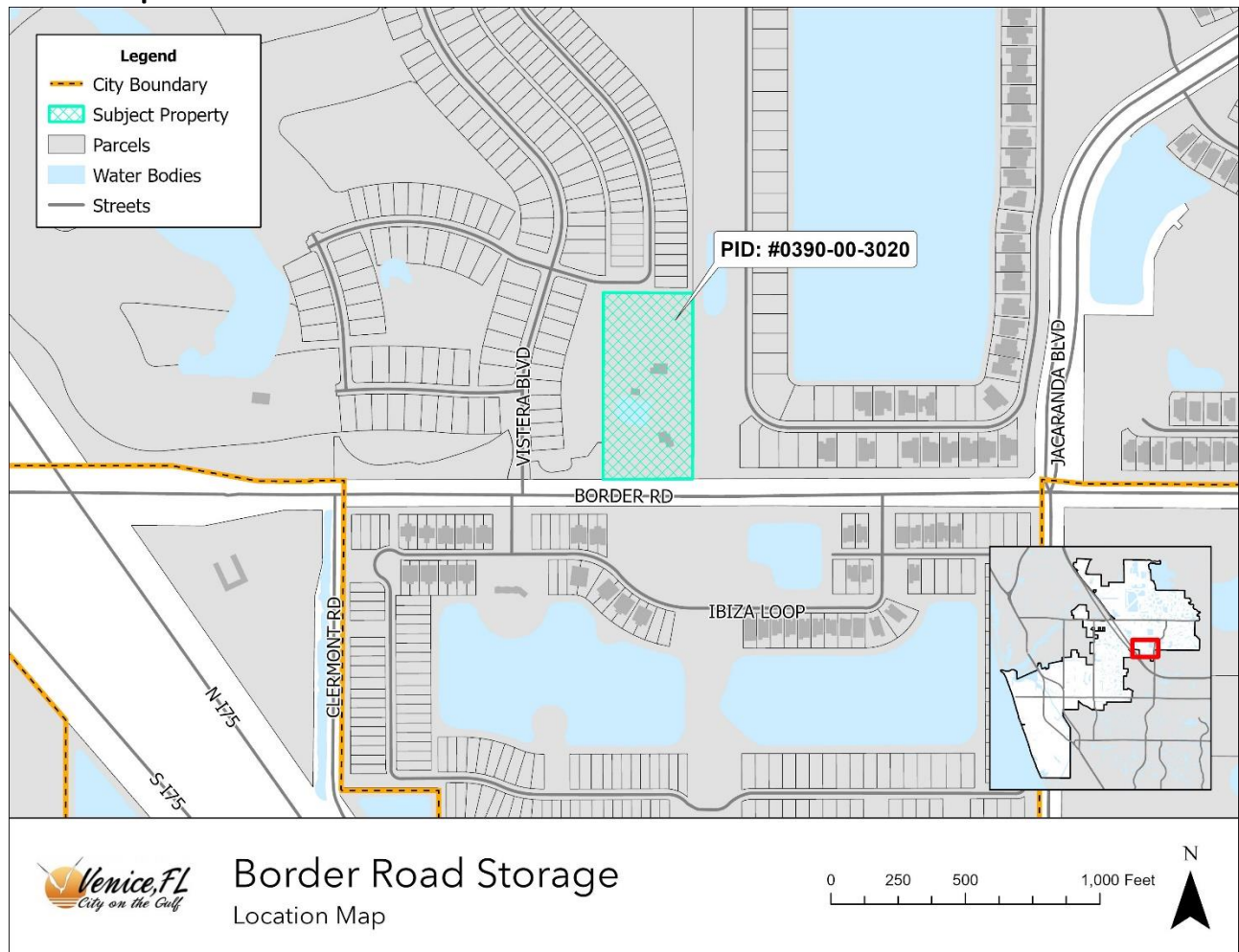


24-37SP Border Road Storage

Staff Report



GENERAL INFORMATION

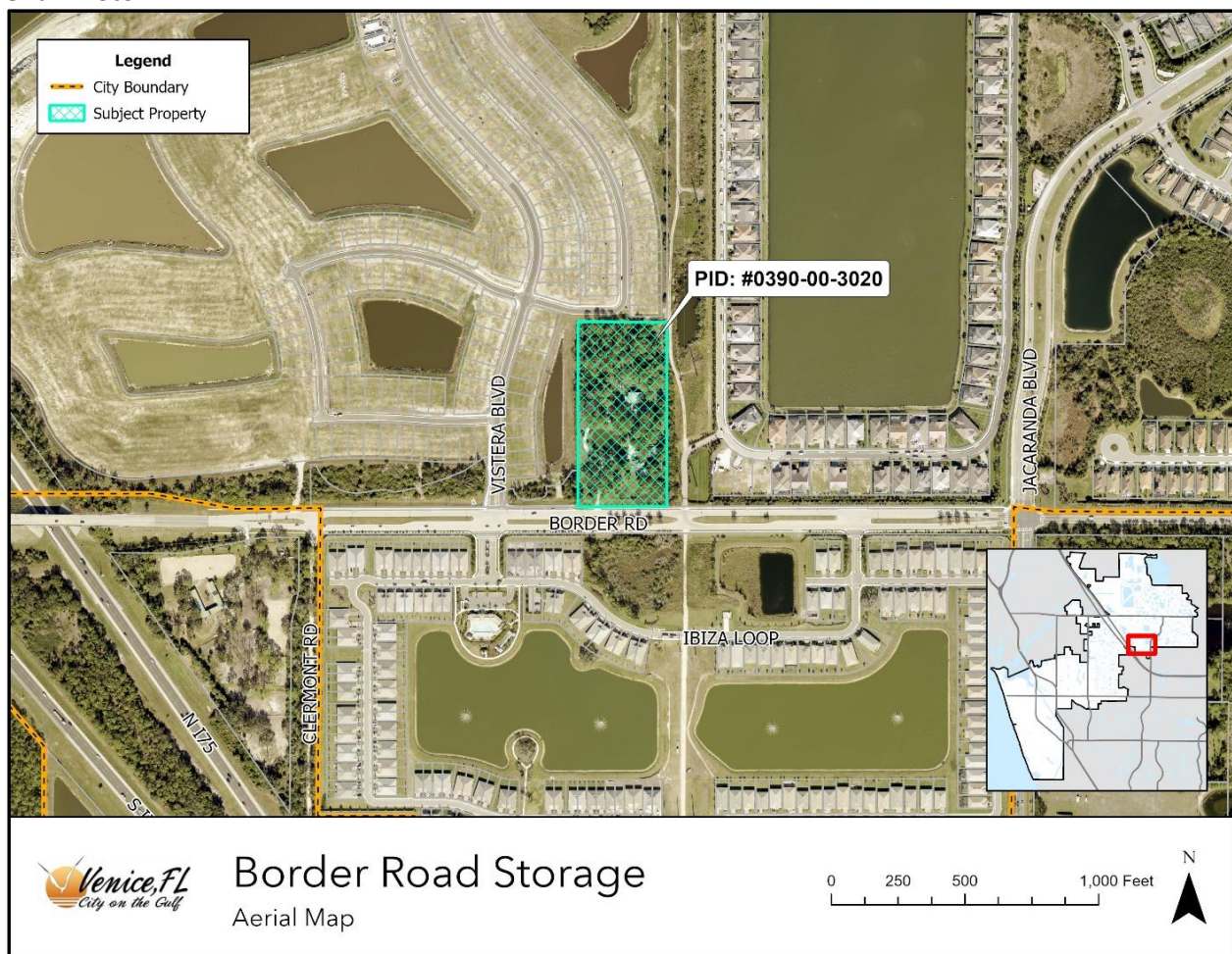
Address:	2114 N. Border Road
Requests:	Construction of two 3-story self-storage buildings
Owner:	Dan Lussier
Agent:	John F. Cavoli, P.E.
Parcel IDs:	0390-00-3020
Parcel Size:	±5.274 acres
Future Land Use:	Commercial
Zoning:	Commercial
Comprehensive Plan Neighborhood:	Northeast Venice
Application Date:	June 17, 2024

I. BACKGROUND AND EXISTING CONDITIONS

The subject property is situated north of Border Road, west of Jacaranda Boulevard and east of I-75, at 2114 N. Border Road totaling ±5.274 acres. The proposed site and development plan is for the development of two 3-story indoor self-storage buildings and associated improvements. In October 2023, the property was annexed into the City and subsequently underwent assignment of a city zoning and future land use. The property was zoned Commercial through ordinance No. 2023-40, which includes a stipulation that states the “subject property will be used for self-storage and the development will be consistent with the conceptual plan site plan and elevations provided by the applicant in the record.”

A copy of the conceptual plan and a copy of the applicant’s presentation, depicting the elevations, are included in the agenda attachments for reference.

Aerial Photo



Site Photographs



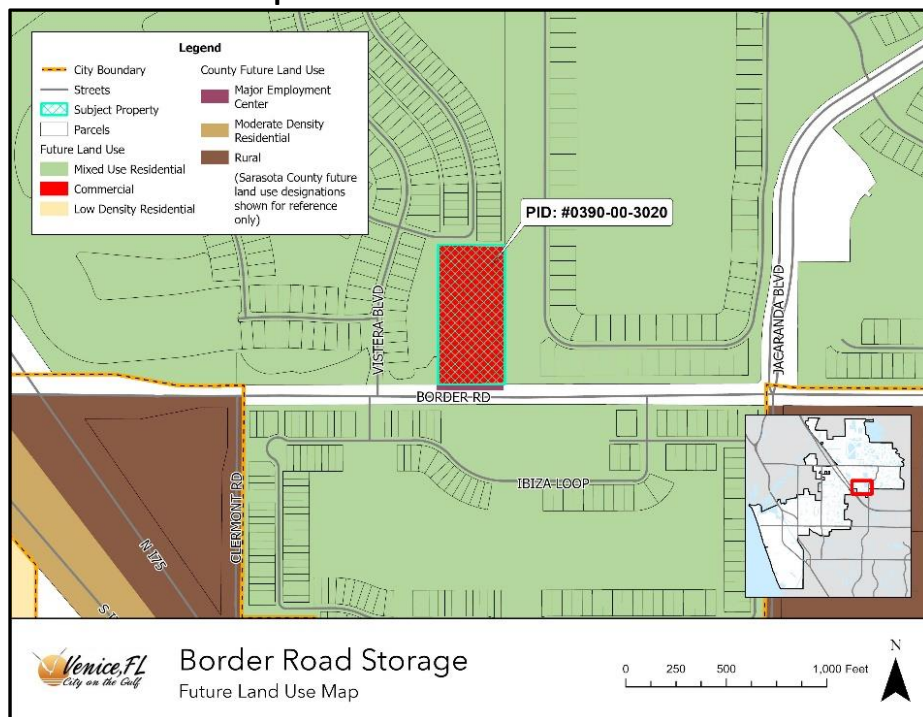
Surrounding Land Uses

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

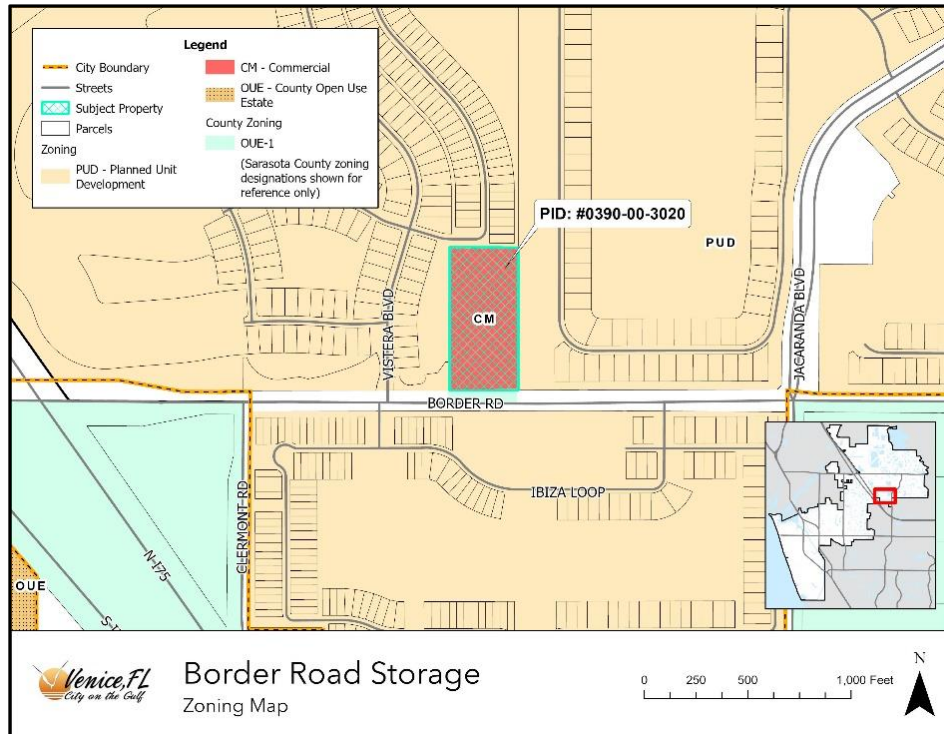
Future Land Use and Zoning

The Future Land Use designation for the subject property is Commercial and the Zoning is Commercial, as depicted on the maps below.

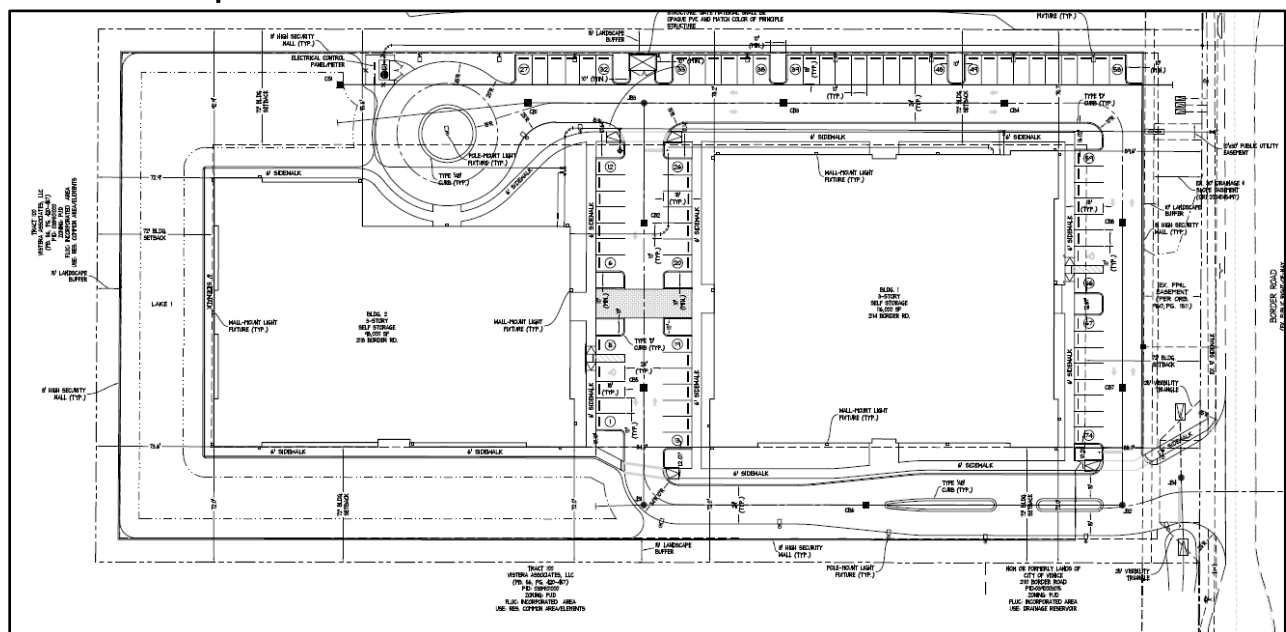
Future Land Use Map



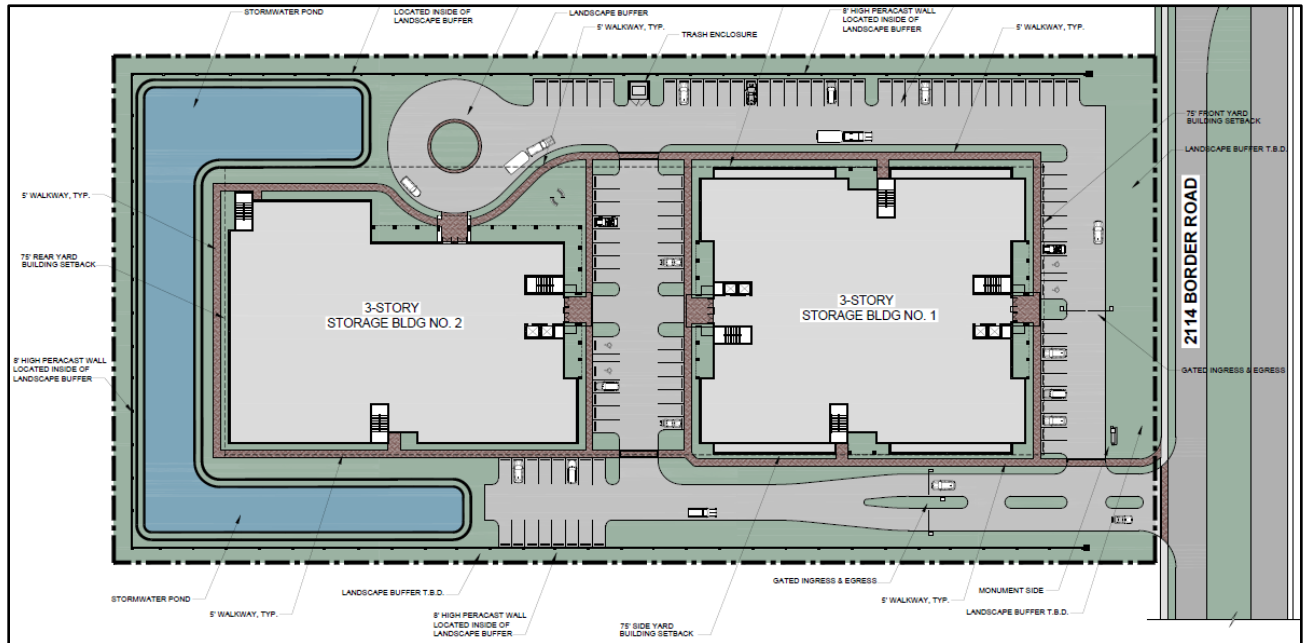
Zoning Map



Site and Development Plan

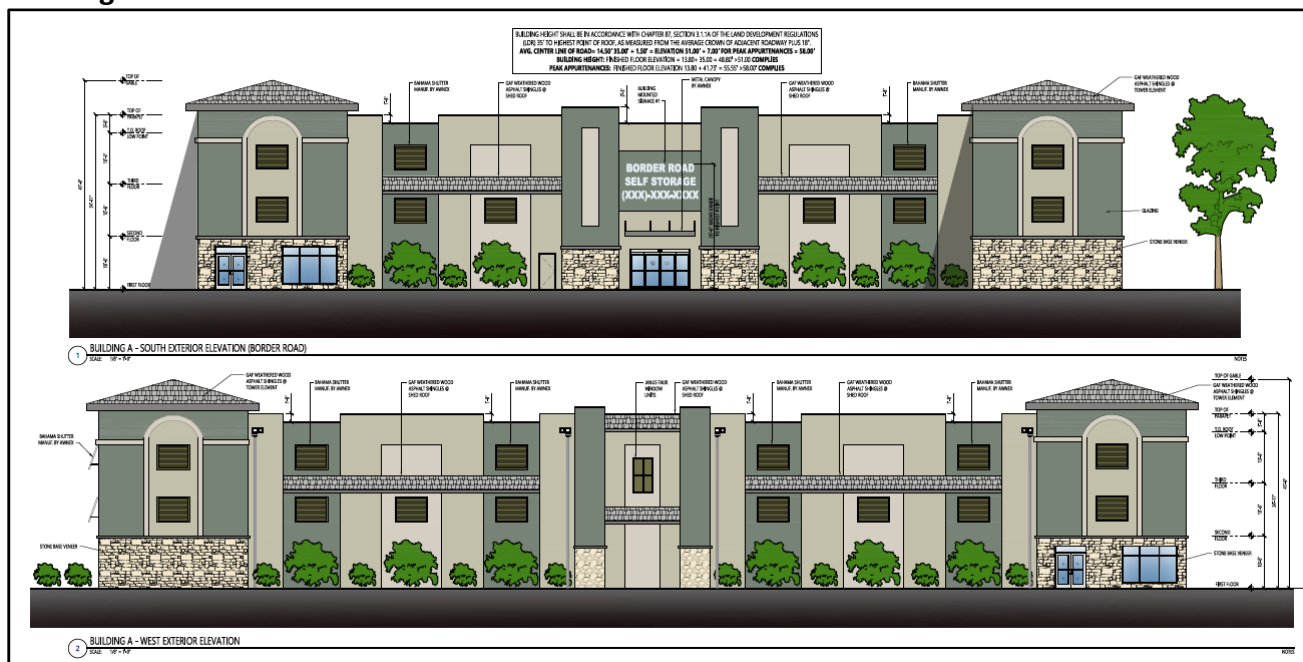


Conceptual Plan Stipulated in Ordinance 2023-40



Architectural Elevations

Building 1





Building 2





III. PLANNING ANALYSIS

In this section of the report, analysis of the subject site and development plan petition evaluates 1) review of strategies in the Comprehensive Plan, 2) review for alignment with the City's Land Development Regulations (LDRs), and 3) review of requirements for Concurrency/Mobility.

Consistency with City's Comprehensive Plan

Strategy LU 1.2.4.a- Commercial. Reflects more conventional commercial uses and development patterns. Typically includes retail, service, financial, automotive convenience centers and similar. This specific property has a stipulation that makes the only allowable commercial use self-storage, which is consistent with this strategy.

No other intents or strategies were found to relate to this site and development plan proposal.

Conclusions / Findings of Fact (Consistency with the Comprehensive Plan)

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

Review of the Land Development Code

Site and Development Plan

The Site and Development Plan proposes constructing two 3-story indoor self-storage buildings. The proposed project has been reviewed for consistency with the LDC. The proposed plan, aside from parking (alternative parking plan provided), complies with the LDC and has been reviewed for compliance with regulations on use, setbacks, land area, height, lot coverage, lighting, and landscaping requirements.

The applicant has provided an alternative parking plan, which is included as an agenda item for this petition. The code required parking for a development of this size would be 107 spaces, at 0.5 spaces per 1,000 square feet. The applicant is requesting 74 spaces, which is more in line with the ITE parking requirements for self-storage/mini warehouse. At 0.1 spaces per 1,000 square feet, that would require 21.4 spaces for a development of this size. The alternative parking plan will need to be decided on by the Planning Commission as it is a parking reduction of 31%.

Development Standards

Standard	Required/Allowed by CM Zoning	Provided
Front Setback (South)	20'	72'
Side Setback (East and West)	8'	72'
Rear Setback (North)	10'	72'
Building Height	35'	35'
Parking (min-max)	107 min	74 (alternative parking plan provided)

Site and Development Plan applications require a review of Land Use Compatibility 1.2.C.8 and Decision Criteria 1.9.4 to ensure compatibility with surrounding properties. The items from these sections policy are reproduced below with applicant responses and staff comments.

1.2.C.8 Land Use Compatibility Analysis

(a) 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: CM provides a compatible transition of uses between the existing 170' FPL easement running the entire eastern side of the property and the PUD land uses to the north, south, east and west. The proposed development is consistent with the approved land uses and the surrounding existing and proposed land uses in the neighborhood.

ii. Building heights and setbacks.

Applicant Response: Building heights of 35' and setbacks for the CM zoning district are compatible with the permitted existing heights and setbacks in the neighborhood.

iii. Character or type of use proposed.

Applicant Response: The proposed Self Storage provides a compatible transition of uses between the existing and proposed land uses in the neighborhood.

iv. Site and architectural mitigation design techniques.

Applicant Response: Site and architectural mitigation design techniques will conform to the Citywide requirements of the Northern Mediterranean Architectural requirements and will include: utilizing earth tone colors, materials and textures for the building exterior façades,

creation of Mediterranean architectural features, appurtenances, columns and tower elements, and incorporation of barrel tile roof sections and the use of pavers for portions of the walkways and building entries.

Staff comment: *Applicant has provided a significant number of Venice Historic Precedent (VHP) elements to the building. Additionally, as indicated in prior meetings for the annexations, rezone and comprehensive plan amendment petitions several mitigation measures have been taken, including minimal signage and shutters for the windows to reduce glare. Tile roofing will not be present as indicated in the applicant comment; however, it should be noted that the conceptual plan does not specifically note tile roofing.*

(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: The proposed Self Storage and the proposed landscaping proposed provides an appropriate transition of uses to protect adjacent multifamily and single-family neighborhoods from the intrusion of incompatible uses.

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

Applicant Response: The subject parcel is one of the last remaining remnants of when this area was a part of a 1,700 Acre Major Employment Center (MEC) areas. The Applicant was originally going to file a rezoning with Sarasota County to develop a Self-Storage facility which is allowed by right in the ILW District. However, when it was discovered the provision of water service was needed from the City of Venice, the Applicant chose to seek an Annexation, Comprehensive Plan Amendment and Rezoning to allow the proposed Border Road Self Storage facility in the City of Venice, where the proposed zoning and land and use are permitted by the City of Venice Comprehensive Plan. The proposed self-storage is a permitted land use in the CM district. The proposed landscape buffers provide an appropriate transition of uses to protect single family neighborhoods from the intrusion of any incompatibilities although none are anticipated.

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 self-storage provides an appropriate transition of densities and intensities of uses intensity of uses in the neighborhood.

Staff Comment: *At the time of the approval for the annexation, zoning map amendment and future land use map amendment petition the use of self-storage and the concept plan were considered to be compatible with uses in the neighborhood.*

Summary Staff Comment: *The site and development plan is compliant with all relevant sections of the City's Land Development Code, other than parking, for which the applicant has submitted a alternative parking plan. The proposed site and development plan conforms to the approved binding concept plan, which was evaluated through the zoning map amendment process. During*

this process, Planning Commission considered compatibility, access, layout, drainage, open space, and general site layout. These criteria still apply to the site and development plan and should be used to make a decision on the petition as proposed through this application.

1.9.4 Decision Criteria states that in reaching a decision regarding the site and development plan as submitted, the Commission shall be guided in its decision to approve, approve with conditions, or deny by the following considerations:

1. Compliance with all applicable elements of the Comprehensive Plan;

Applicant Response: Compliance verified with issuance of Ordinance 2023-39 Comp Plan Amendment.

2. Compatibility consistent with Section 4 of this LDR;

Applicant Response: Compatibility verified with approval of zoning Ordinance 2023-40 which notes all required buffers.

3. General layout of the development including access points, and on-site mobility;

Applicant Response: Access point aligned as requested with the Zoning Ordinance 2023-40 and parking located as requested within the development also along with the same ordinance.

4. General layout of off-street parking and off-street loading facilities;

Applicant Response: Parking and loading as requested to be located with the Zoning Ordinance 2023-40 comments.

Staff Comment: *The applicant is under the code required parking requirements but has provided a alternative parking plan to be considered as part of this petition by the Planning Commission.*

5. General layout of drainage on the property;

Applicant Response: Storm water located at the low point of the site with the outfall to match existing conditions of the current site.

6. Adequacy of recreation and open spaces;

Applicant Response: No recreation or open spaces proposed. The site addressed neighborhood concerns during the Zoning Ordinance 2023-40.

7. General site arrangement, amenities, convenience, and appearance; and

Applicant Response: All site configuration was coordinated with both staff and neighborhood requests during Zoning Ordinance 2023-40.

8. Other standards, including but not limited to, architectural requirements as may be required.

Applicant Response: *Landscape buffers and building location and elevations enhanced as requested by staff based on neighborhood input and approved with Zoning Ordinance 2023-40.*

Staff Comment: *The proposed site and development plan provides some VHP elements and several design elements such as shutters on the windows to lessen glare and reduced signage to align with comments made in prior meetings by decision makers and public stakeholders.*

Conclusions/Findings of Fact (Compliance with the Land Development Regulations)

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

Concurrency

The Technical Review Committee has reviewed all relevant materials submitted for the site and development plan.

Facility	Department	Estimated Impact	Status
Potable Water	Utilities	38.5 ERUs	Compliance confirmed by Utilities
Sanitary Sewer	Utilities	38.5 ERUs	Compliance confirmed by Utilities
Solid Waste	Public Works	221 lbs/day	Compliance confirmed by Public Works
Parks & Rec	Public Works	NA	Compliance confirmed by Public Works
Drainage	Engineering	Will not exceed 25-year, 24-hour storm event	Compliance confirmed by Engineering
Public Schools	School Board	NA	NA

Conclusions/Findings of Fact (Concurrency)

No issues have been identified regarding adequate public facilities capacity to accommodate the development of the project per the Land Development Code.

Mobility

Facility	Department	Estimated Impact	Status
Transportation	Planning & Zoning	32 PM Peak Hour Trips	Traffic has been deemed complaint by traffic consultant

Conclusions/Findings of Fact (Mobility)

The applicant has provided a traffic statement providing evidence that Site and Development Plan is de minimis in nature with 32 PM Peak hour trips. This has been reviewed by City staff and the City's traffic consultant. No additional issues have been identified.

IV. CONCLUSION

Planning Commission Report and Action

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. 25-37SP.