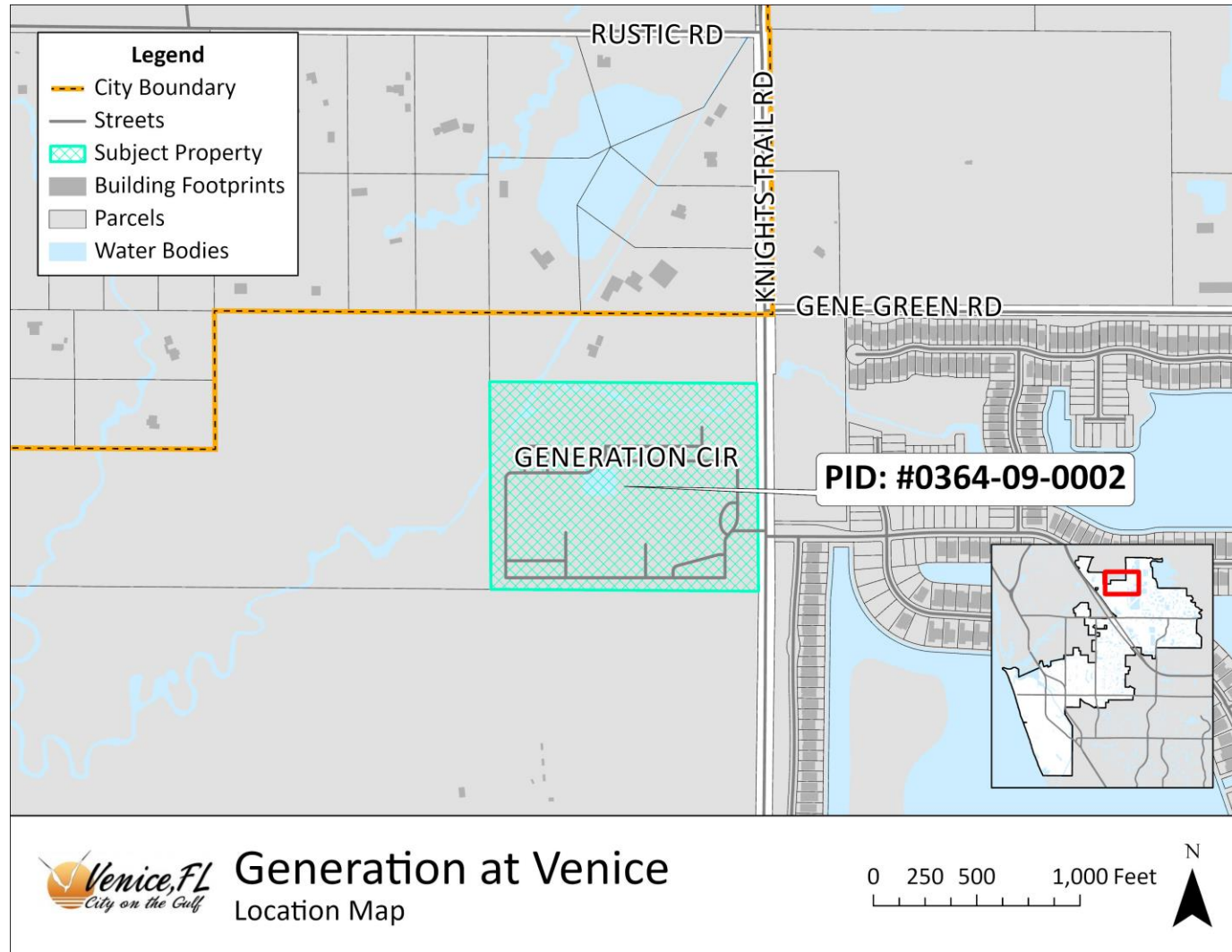


Site and Development Plan Petition No. 23-05SP

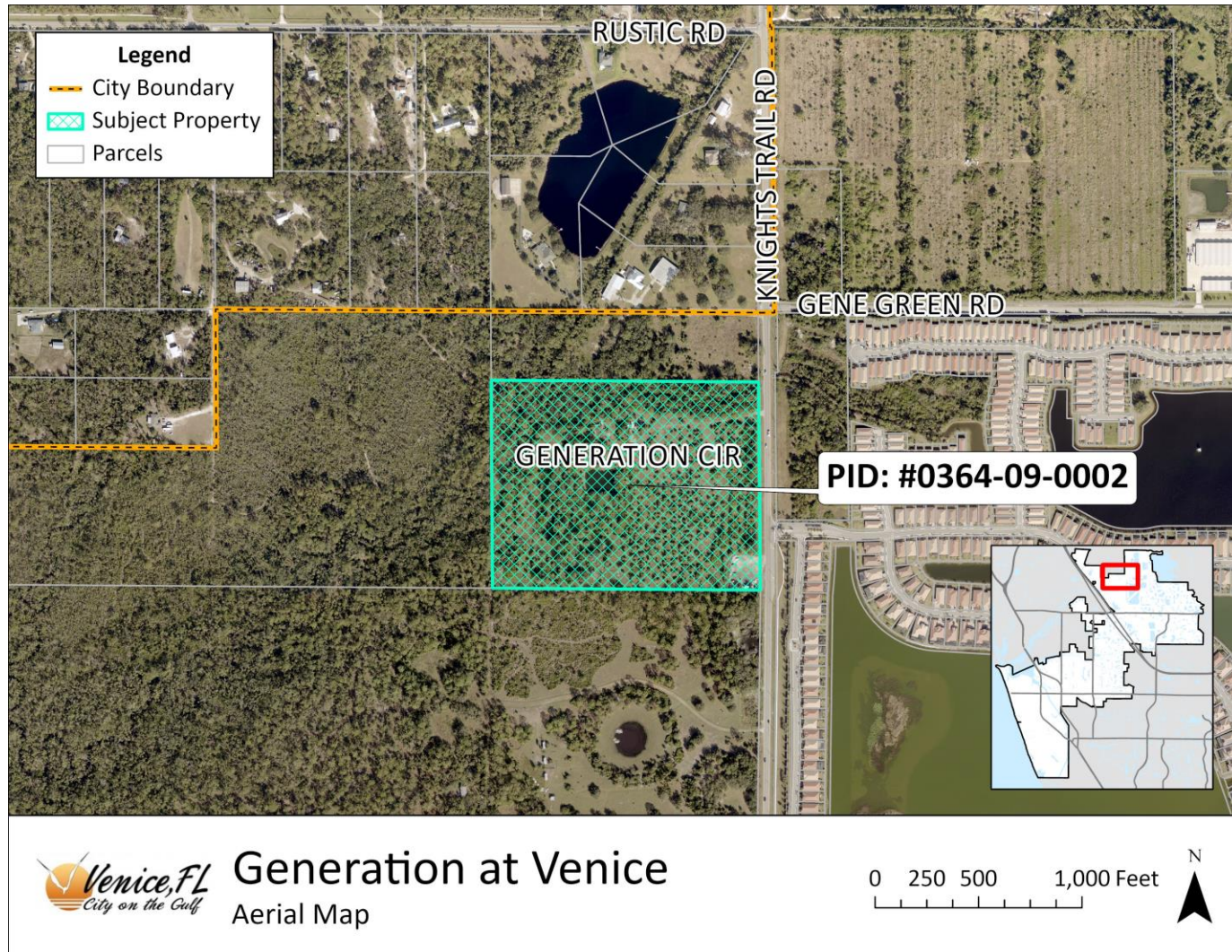
OWNER: GENERATIONS
AT VENICE, LLC

AGENT: JACKSON R.
BOONE, ESQ. – BOONE
LAW FIRM

GENERAL INFORMATION	
Address:	2201 Knights Trail Road
Request:	Development of 348 multifamily residential units with amenities, landscaping, and associated improvements
Owner:	Generations at Venice LLC.
Agent:	Jackson R. Boone, Esq. Boone Law Firm
Parcel ID:	0364090002
Parcel Size:	29.87 ± acres
Future Land Use:	Mixed Use Corridor (MUC)
Current Zoning:	Residential, Multifamily 4 (RMF-4)
Comprehensive Plan Neighborhood:	Knights Trail
Application Date:	January 15, 2025



Location Map



Aerial Map

Background

Petition No.	Request	Status
20-34SP	239 multifamily villas	Expired 1/11/2024
20-50SE	Reduced number of loading zones and increased driveway width at the property line	Expired 1/5/2022
20-51CU	Community gates	Expired 2/9/2023
20-56VZ	Sign exceeding maximum size	Expired 7/4/2021
21-59SP	Relocating access point	Administratively closed 6/3/2022
22-68SP	348 multifamily apartments	Valid until 8/23/2027
23-12DA	Sign exceeding maximum size	Valid until 8/23/2027
23-48DA	Driveway width of 58.8'	Expired 3/10/2025
24-26SP	Amendment to change building type	Withdrawn by applicant 1/29/2025

Project Description

- Would replace previously approved plan (22-68SP)
- Same number of units: 348 units
 - Previous plan had six apartment buildings
 - Now arranged as attached villas
- Amenities include dog park, pickleball courts, parking garages, gated entry, pool, and clubhouse
- Building materials include fiber cement board and batten, shingle and metal roofing
- Three building types, same architectural style but different form



Site and Development Plan



Elevations – Type I Buildings



Elevations – Type II Buildings



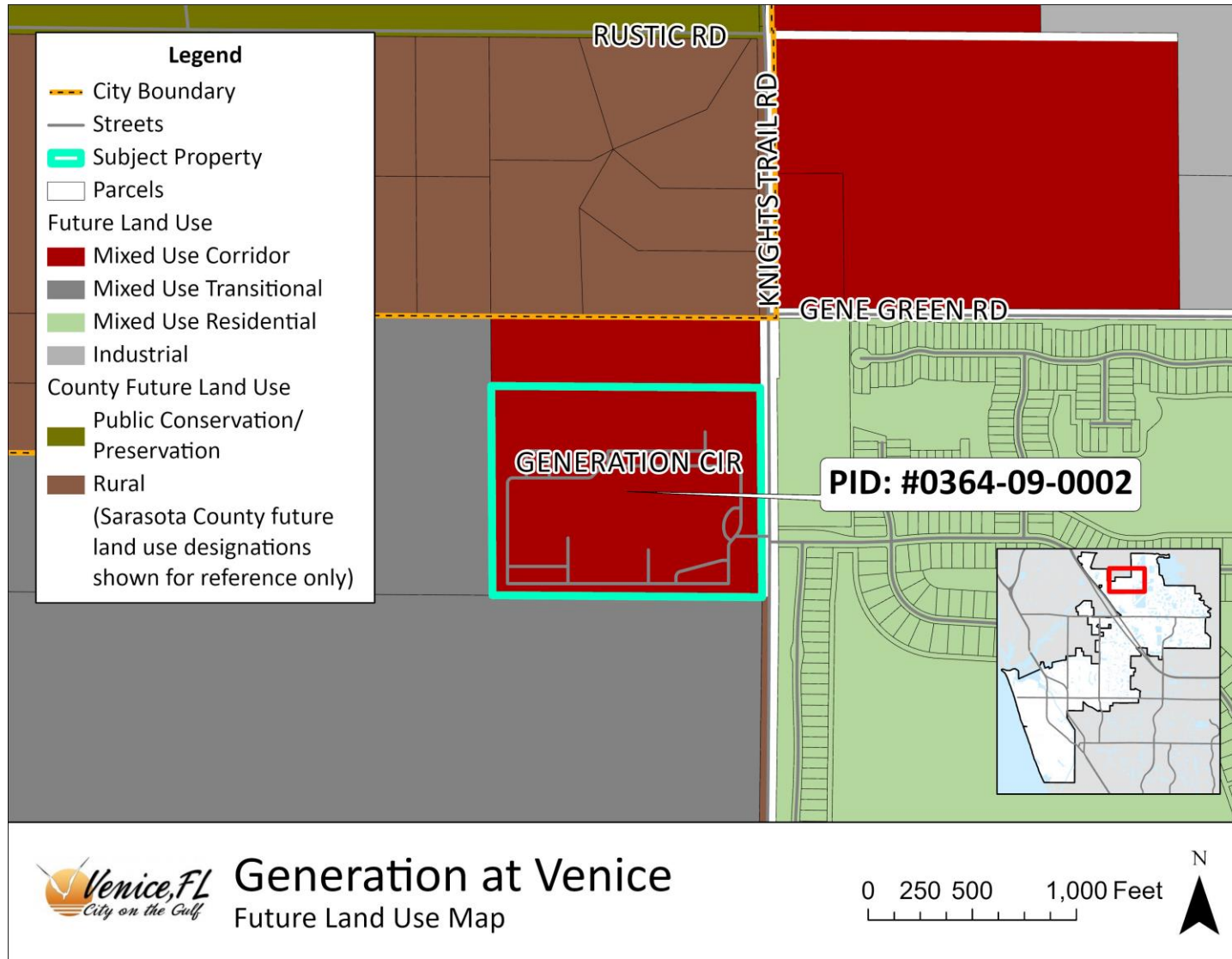
Elevations – Type III Buildings

Existing Conditions

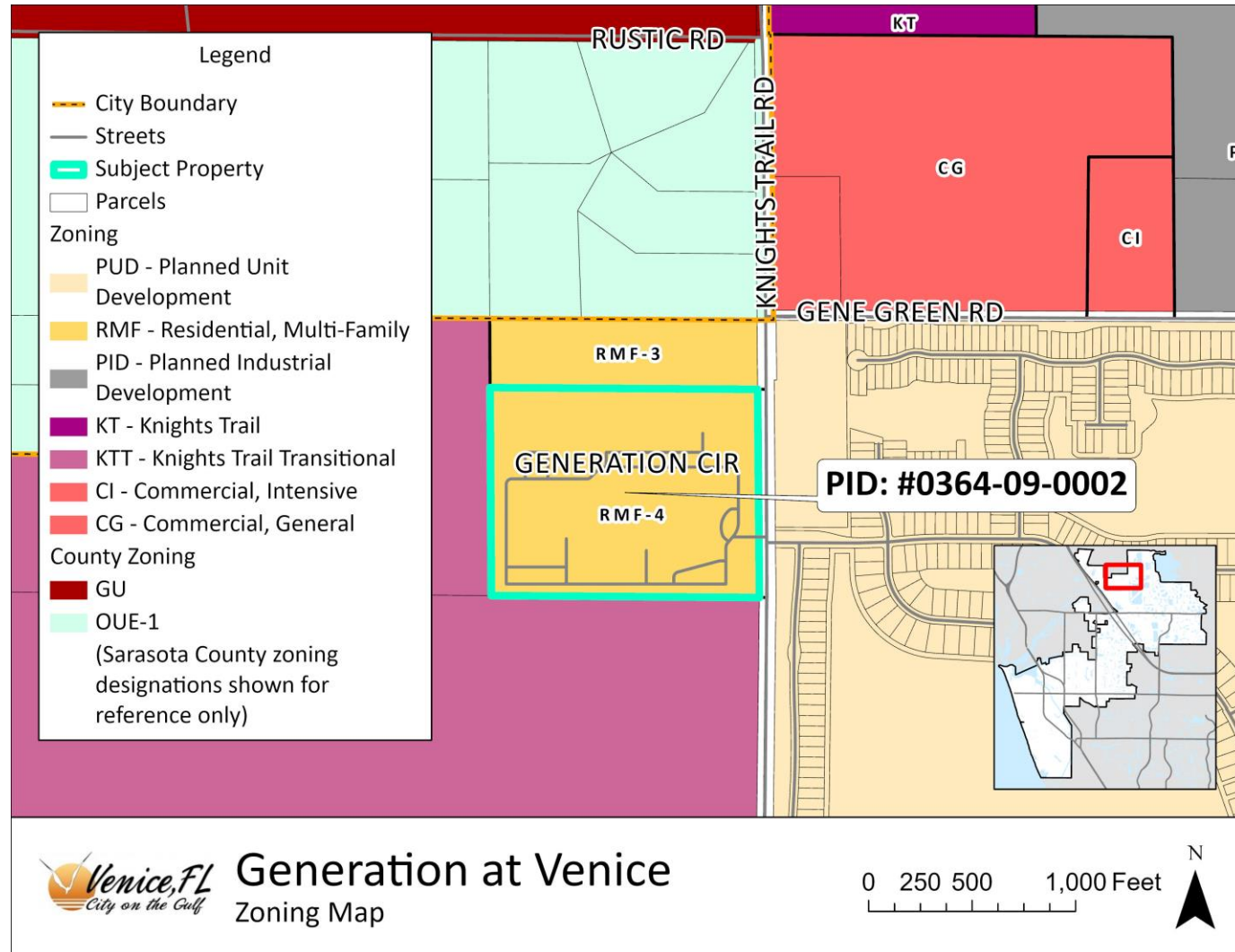
SITE PHOTOS,
ZONING & FUTURE
LAND USE MAPS,
SURROUNDING LAND
USES



Site Photos



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	Residential, Multifamily 3	Mixed Use Corridor (MUC)
South	Vacant	Knights Trail Transitional	MUC
East	Toscana Isles	Planned Unit Development	Mixed Use Residential
West	Vacant	Knights Trail Transitional	MUC

Planning Analysis

COMPREHENSIVE PLAN,
LAND DEVELOPMENT
CODE, AND
CONCURRENCY/MOBILITY

Comprehensive Plan Consistency

Strategy LU 1.2.9.c - MUC

- Consistent with medium density uses permitted
- Proposing 11.7 du/ac
- Consistent with **Strategy LU-KT 1.1.1.A**, which allows max of 13.0 du/ac

Conclusion/ Finding of Fact (Comprehensive Plan Consistency)

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

Land Development Code Compliance

Comparison of RMF-4/Development Standards and Proposed Site and Development Plan

Standard	Requirement	Proposed Site Plan
Parking (min/max)	348/696 spaces	516 spaces
Height (max)	35' per Ordinance 2017-20	35'
Setbacks (min)	Front: 20' Rear: 15' Side: 10'	Front:>30' Rear: >150' Side: >250'
Lot Coverage	35%	19.95%

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.

Conclusion/Finding of Fact

The subject petition has been reviewed by the Technical Review Committee (TRC) and no issues regarding compliance with the Land Development Code were identified.

Concurrency/Mobility

Facility	Department	Estimated Impact	Status
Potable Water	Utilities	314 ERUs	Concurrency confirmed
Sanitary Sewer	Utilities	314 ERUs	Concurrency confirmed
Solid Waste	Public Works	4,203 lbs/day	Concurrency confirmed
Parks & Recreation	Public Works	595 potential population	Concurrency confirmed
Drainage	Engineering	Will not exceed 25-year, 24-hour storm event	Concurrency confirmed
Public Schools	School Board		Compliance to be confirmed by School District

Conclusions/Findings of Fact

Concurrency:

No issues have been identified regarding adequate public facilities capacity to accommodate development of the project per Chapter 94 of the Land Development Regulations.

Mobility:

No issues have been identified regarding transportation concurrency as it relates to the proposed site and development plan.

Planning Commission Report and Action

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 the Planning Commission to take action on Site and Development Plan Petition No. 25-03SP.