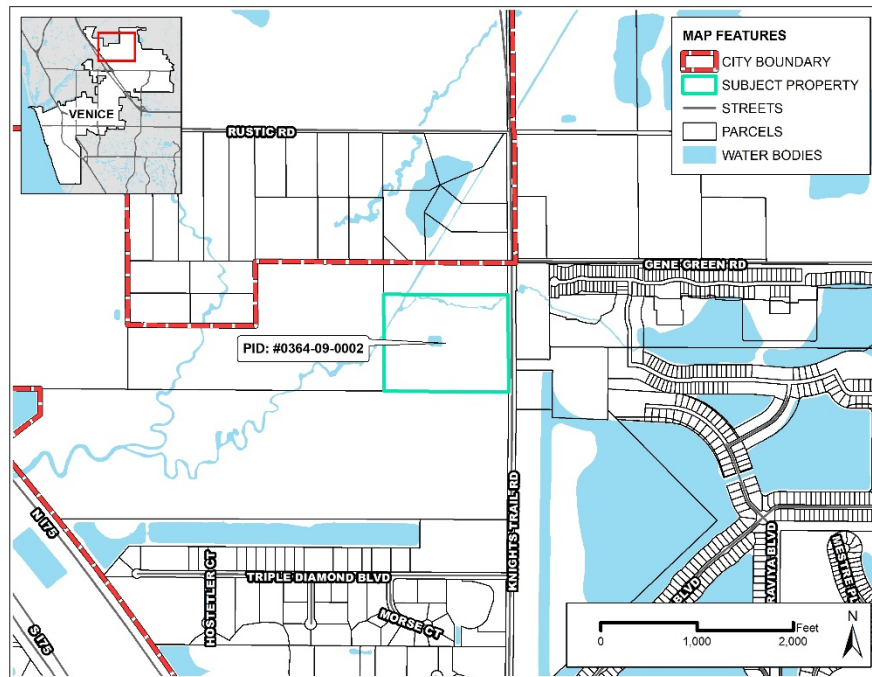




SITE AND DEVELOPMENT PLAN SPECIAL EXCEPTION STAFF REPORT GENERATION AT VENICE

January 5, 2020
20-34SP & 20-50SE



GENERAL INFORMATION	
Petition Numbers:	20-34SP & 20-50SE
Address:	2201 Knights Trail Road
Request:	A site and development plan for a 239-unit rental community of multifamily villas, with amenity center and associated improvements, along with a special exception request for relief from Secs. 86-422(d)(2) and 86-423(c) to reduce required loading zones and allow excess driveway width, respectively.
Owners:	Rowco Development Company, LLC
Agent:	Kyle C. Kragel, P.E., Kimley-Horn
Parcel ID:	0364090002
Property Size:	29.87 ± acres
Future Land Use:	Mixed Use Corridor (MUC)
Zoning:	Residential Multi-family 4 (RMF-4)
Comprehensive Plan Neighborhood:	Knights Trail Neighborhood
Associated Petitions:	20-51CU & 20-56VZ

ASSOCIATED DOCUMENTS

- A. Application Information (completed petitions)
- B. Site and Development Plans
- C. Landscape Plans

I. BACKGROUND INFORMATION

The subject property was annexed in 2003, rezoned in 2005 from County Open Use Estate to City Residential, Multi-family 2 (RMF-2). It was rezoned from RMF-2 to RMF-4 twelve years later, through Ordinance No. 2017-20, which contained three stipulations:

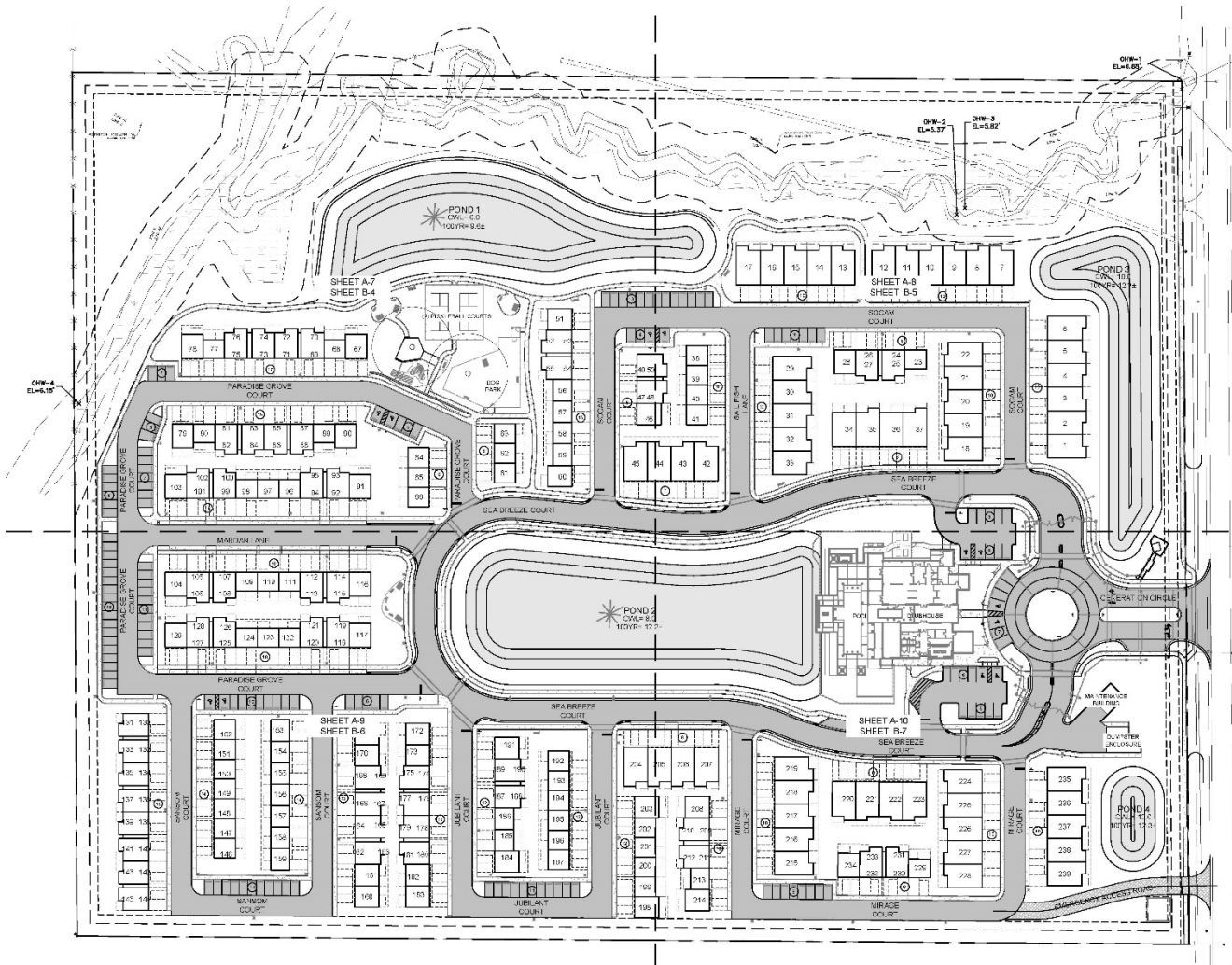
- 1. The property will only be used for multi-family rental units;
- 2. The height limit will be 35 feet;
- 3. There will be no understructure parking.

A subsequent site and development petition and special exception petition were filed and withdrawn in 2017. A conditional use petition accompanied that package, as well. The current site and development plan application for Generation at Venice was received on August 24, 2020. The special exception petition was received on October 8, 2020, after a review of the site plan application revealed two areas of inconsistency with the Land Development Code, which formed the basis for the special exception request. The associated petitions are a conditional use for a gated community and variance for a larger monument sign; these will be treated in separate staff reports.

II. PROJECT DESCRIPTION

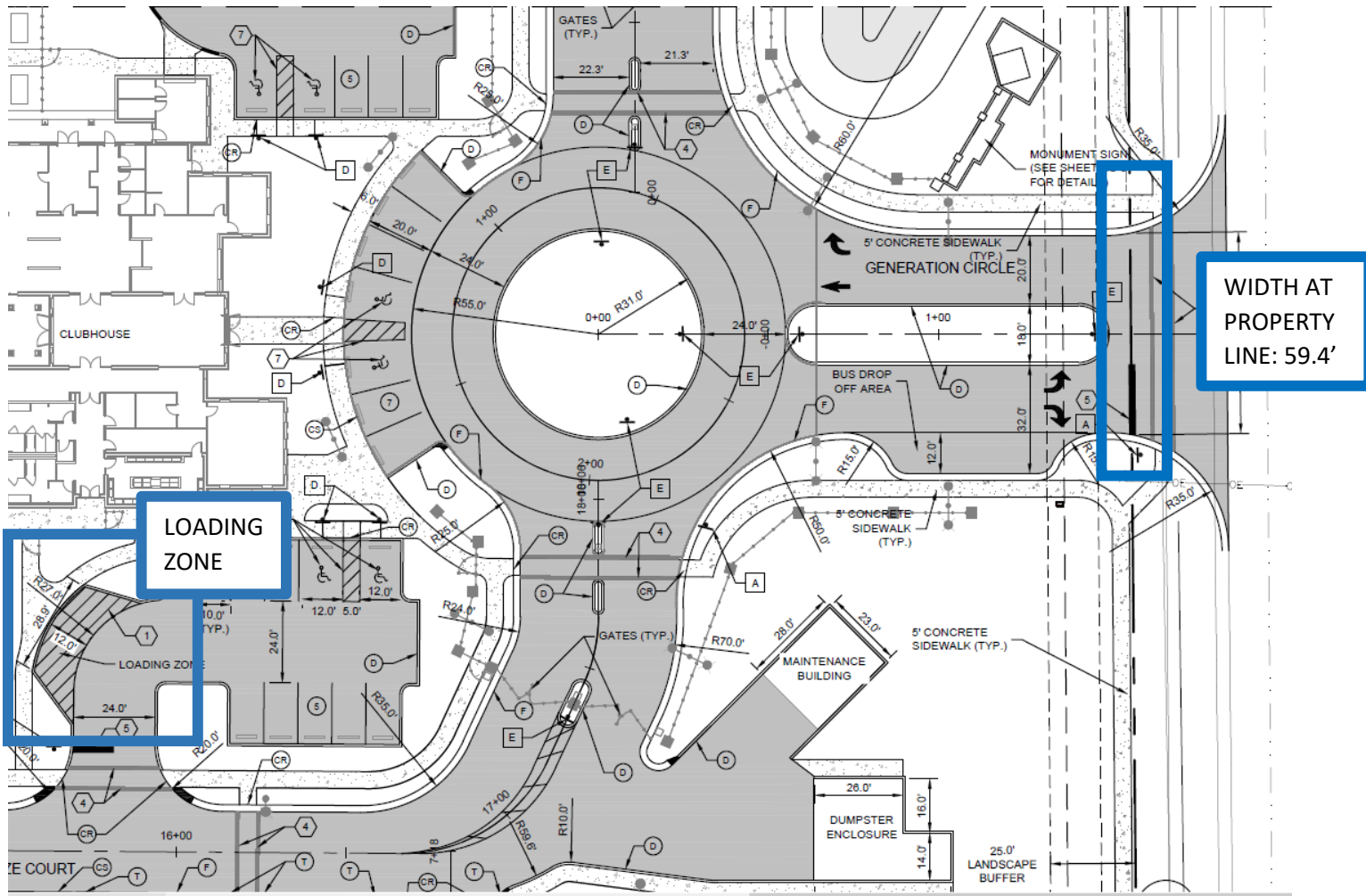
Site and Development Plan

The proposed project is a rental community consisting of 239 multifamily villas, along with an amenity center, landscaping, signage, and other associated improvements. The community will also have a pickleball court and a dog park, and adequate parking has been proposed for all community facilities. Mail for residents will be centralized at the amenity center area, and the proposed gates are addressed through a separate conditional use petition (no. 20-51CU). The sign is also addressed through a separate petition, no. 20-56VZ. Sidewalks are provided throughout the development. Lighting is also proposed and will serve the parking and amenity areas. Below is the overall site plan for this project.

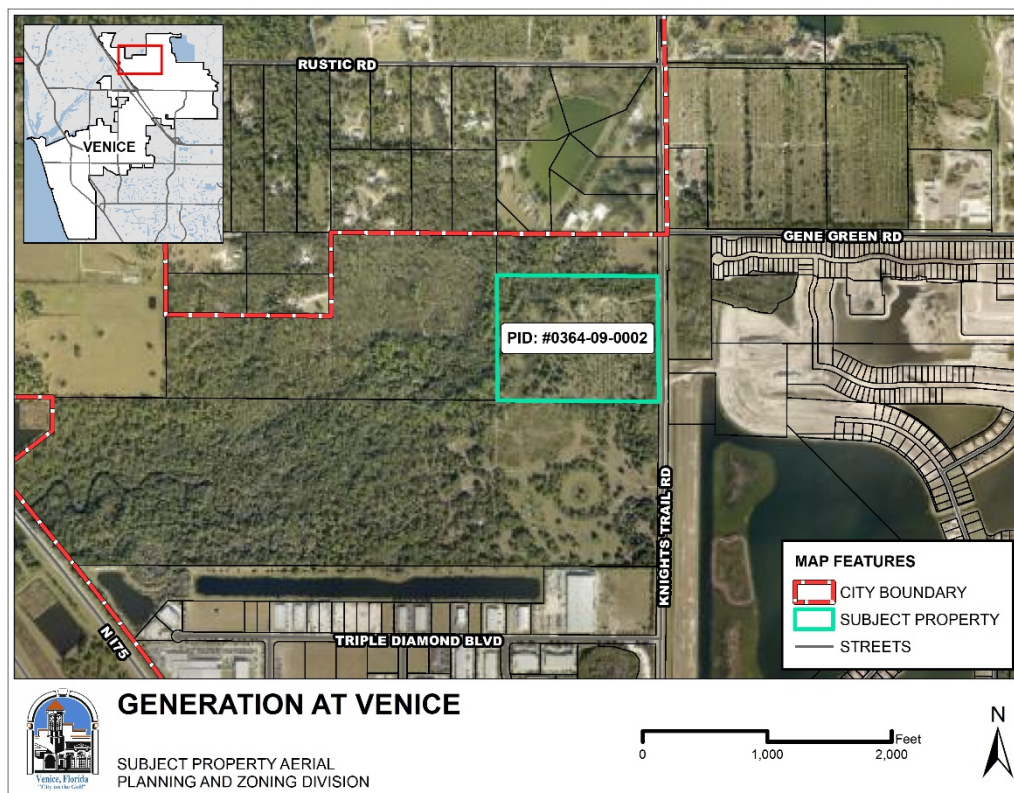


Special Exception

The special exception request for this project is twofold. First, the applicant requests relief from Sec. 86-422(d)(2), which would require this development to have 5 loading spaces based on the number of dwelling units proposed. The applicant is proposed to have 1 loading space, highlighted on the plan excerpt below. Second, the applicant is proposing a driveway width of 59.4' at the property line along Knights Trail Road, which exceeds the maximum width of 24' prescribed by Sec. 86-423(c). A closer view of the relevant plan section is below, with labels for each special exception request.



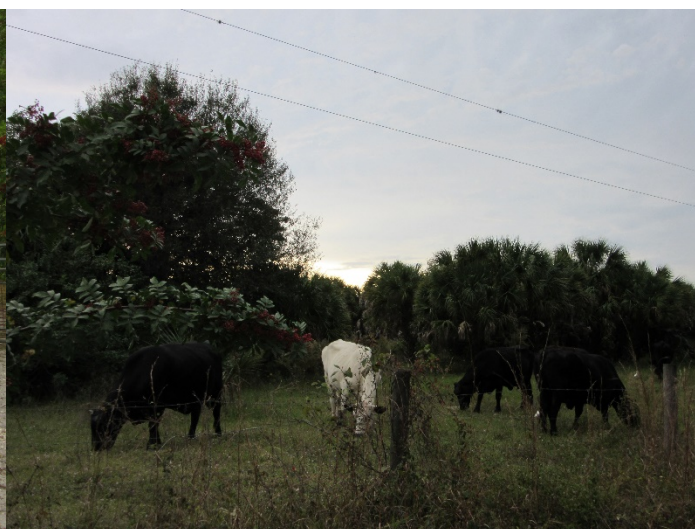
III. Existing Conditions



Site Photos



Access Point near Gene Green Rd



Agriculture use on property



View of property looking south



View across Knights Trail Rd

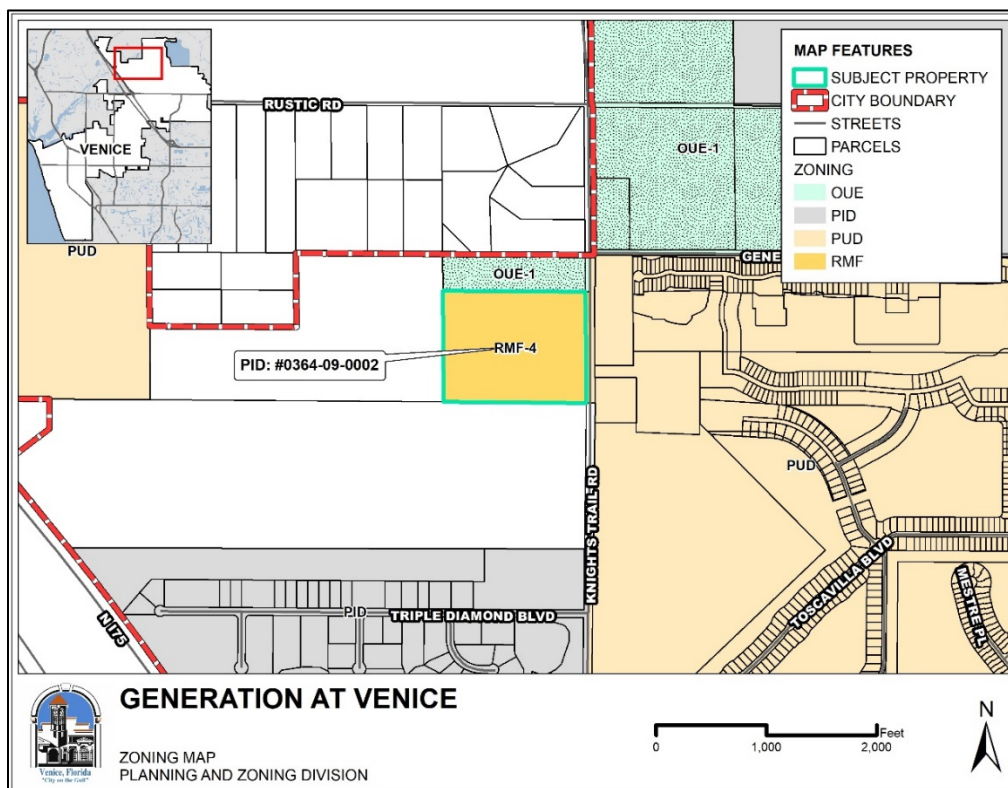


View of Toscana Isles buffer wall across Knights Trail Rd

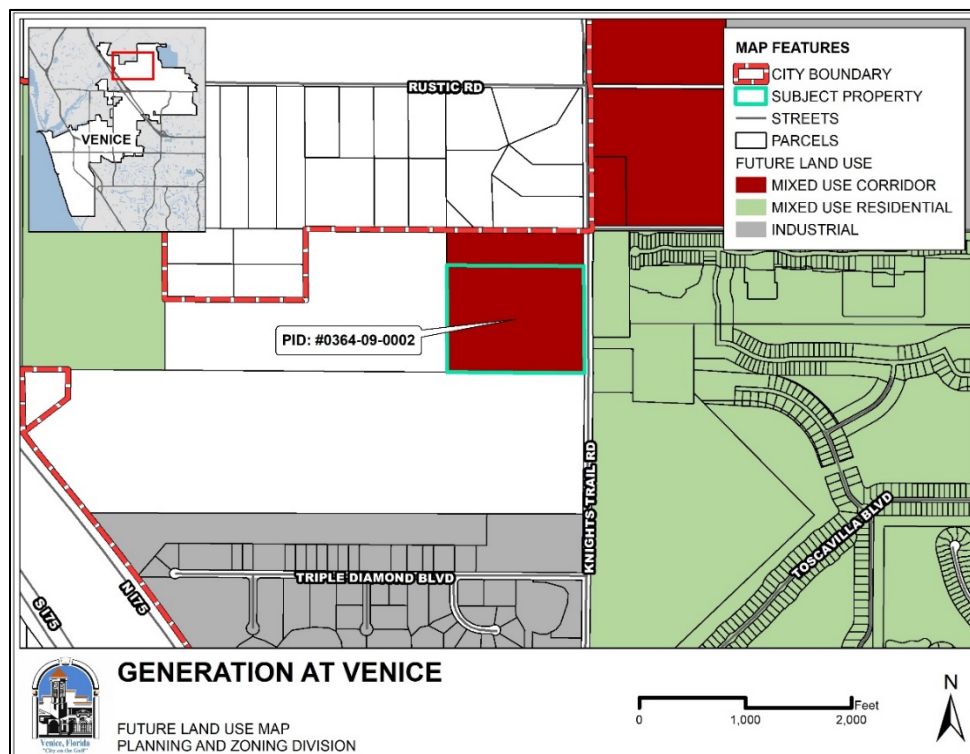
Zoning and Future Land Use

This property is zoned Residential, Multi-family 4 (RMF-4). To the north is County-zoned Open Use Estate (OUE) single family residential; this property was recently recommended for approval for RSF-3 zoning. To the east is the Toscana Isles Planned Unit Development (PUD), and to the south and west are vacant parcels zoned County OUE but pending new City zoning designations of Commercial, General and RMF-3, respectively. The Future Land Use (FLU) designation on the subject property is Mixed Use Corridor, and the property to the north has the same FLU. To the east is Mixed Use Residential. To the south and west is Sarasota County Rural, but these properties are also undergoing changes to FLU designations and will become Mixed Use Transitional.

Residential, Multi-Family 4



Mixed Use Corridor



Direction	Existing Land Use(s)	Current Zoning District(s)	Future Land Use Map Designation(s)
North	Residential (Single family home)	Sarasota County Open Use Estate 1 (OUE-1)Proposed RMF-3	Mixed Use Corridor (MUC)
West	Vacant	County OUE-1 (pending change to RMF-3)	Sarasota County Rural (pending change to Mixed Use Transitional)
South	Vacant	County OUE-1 (pending change to Commercial, General)	Sarasota County Rural (pending change to Mixed Use Transitional)
East	Residential (Toscana Isles PUD)	Planned Unit Development (PUD)	Mixed Use Residential (MUR)

IV. PLANNING ANALYSIS

In this section of the report, analysis of the subject site and development plan and special exception petitions evaluates 1) consistency with the Comprehensive Plan, and 2) compliance with the City’s Land Development Code (LDC), and 3) compliance with requirements for Concurrency/Mobility.

Consistency with the Comprehensive Plan

Regarding the Future Land Use Designation on the property, Strategy 1.2.9.c provides for uses and an allowable range of density for the Mixed Use Corridor (MUC) designation. The proposed density of 8.0 falls within the range of 5.1 to 13.0 established by the MUC designation. No other strategies in the Knights Trail Neighborhood Element of Land Use Element have been found to conflict with this proposal. No strategies relating to the special exception request have been found in a review of the Comprehensive Plan.

Also of note in the Comprehensive Plan, Strategy LU 1.2.13 - Mixed Use Development Transitions states that “Mixed Use land use designations are deemed to be compatible with the adjacent land use designations.” This signifies that the MUC designation is inherently deemed compatible with the nearby MUR and (future) MUT designations.

Site and Development Plan applications require a review of Policy 8.2, per Strategy LU 4.1.1 – Land Use Compatibility Review Procedures, to ensure compatibility with surrounding properties. The applicant’s responses to the criteria in Policy 8.2 are reproduced below with staff commentary.

A. Land use density and intensity.

The proposed multi-family use is compatible with the existing neighborhood which consists of mixed-use residential and mixed-use corridor land uses.

B. Building heights and setbacks.

The proposed development is consistent with the maximum buildings heights and setbacks outlined in the Land Development Regulations.

C. Character or type of use proposed

Consistent with Strategy LU 1.2.9c in the Comprehensive Plan, the development is consistent with the FLU designation of the property and provide medium density, multi-family housing.

D. Site and architectural mitigation design techniques.

The proposed development is consistent with the architectural requirements of the Comprehensive Plan Knights Trail Neighborhood for Northern Italian Renaissance or Northern Mediterranean architecture requirement.

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

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

The proposed multi-family use does not encroach on single family uses and provides significant landscaped buffers around the perimeter of the development.

Staff comment: No intrusion is expected on nearby single-family development, particularly given the buffering both on this property and the nearby Toscana Isles PUD.

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

Not applicable.

Staff comment: No commercial or industrial uses are proposed.

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

Not applicable.

Staff comment: No uses currently exist on the property, and therefore no nonconformities are present.

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

The proposed use is compatible with the existing neighborhood which consists of residential uses.

Staff comment: The proposed density for this project is 8.0 dwelling units per acre. Nearby properties are less dense, with one OUE zoned residential property to the north and a PUD to the east with an overall density of 2.26 units per acre. Other properties to the west and south are mostly vacant or have a low intensity agricultural use. It is important to note that the zoning on this property would allow a maximum of 18 units per acre, and the Comprehensive Plan would allow up to 13 units per acre; the proposal of 8 units per acre is well below these thresholds.

Potential incompatibility shall be mitigated through techniques including, but not limited to:

Applicant comment: *No incompatibility exists, nevertheless, the applicant offers the following responses:*

I. Providing open space, perimeter buffers, landscaping and berms.

The proposed development includes significant open spaces, perimeter landscape buffers and feature to further ensure compatibility

J. Screening of sources of light, noise, mechanical equipment, refuse areas, delivery and storage areas.

Sources of light, noise, mechanical equipment, refuse areas, and delivery and storage areas have been appropriately screened.

K. Locating road access to minimize adverse impacts.

Access will be in compliance with all applicable regulations.

L. Adjusting building setbacks to transition between different uses.

Not applicable.

M. Applying step-down or tiered building heights to transition between different uses.

Not applicable.

N. Lowering density or intensity of land uses to transition between different uses.

Not applicable.

Summary staff comment: There is no mix of uses internal to the property, and the property is separated from the nearby Toscana Isles PUD by Knights Trail Road and a wall along the Toscana Isles border. Screening has been used as appropriate, and adequate buffering and landscaping has been provided according to Land Development Code requirements.

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 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.

Compliance with the Land Development Code

The subject petitions have been processed with the procedural requirements to consider site and development plan and a special exception. In addition, the petitions have been reviewed by the Technical Review Committee and no issues regarding compliance with the Land Development Code were identified.

Site and Development Plan

The proposed site and development plan for 239 multifamily rental units and associated improvements has been reviewed for consistency with the Land Development Code has been deemed compliant. Again, the density for this project will be 8.0 dwelling units per acre (du/ac), which falls below the maximum of 18 du/ac allowed by the RMF-4 zoning designation.

Stipulations included with zoning map amendment ordinance 2017-20 were addressed through this petition. The effects of these stipulations were the requirement that these units be rental only, and parking must be surface-level (no understructure parking is allowed). Height was also limited to 35 feet per the rezoning ordinance, and the proposal is compliant with a maximum proposed height of 29.5 feet.

The proposed site and development plan complies with all sections of the LDC related to multifamily developments in the RMF-4 zoning district, including permitted uses, land area, height, and density. Landscaping has also been provided consistent with site and development plan requirements.

Special Exception

The proposed special exception has been reviewed for consistency with the Land Development Code and has been deemed compliant. No departments provided any objection to the requests for a reduced number of loading zones and excess driveway width. The applicant notes that there will be 24 parking spaces provided in excess of the required number and, given the paucity of size and location requirements for a loading zone, these extra spaces may be used for that purpose if needed.

The driveway is a two-lane entry and exit point for the development, and the applicant notes that this serves more as an intersection with Knights Trail, rather than a single driveway. The larger area was designed to accommodate the number of trips generated by a development of this size, and to allow effective use of a traffic circle internal to the development. The applicant also notes that the egress driveway is large enough to accommodate a left turn lane and a right turn lane onto Knights Trail Road.

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

The proposed site and development plan and special exception are compliant and no inconsistencies have been identified with the LDC.

Concurrency/Mobility

Regarding public facilities concurrency, no issues were identified by the Technical Review Committee regarding either the site and development plan or the special exception requests.

An analysis of transportation concurrency for the site and development plan has been performed by the City's traffic consultant, and has been deemed compliant per this review.

Conclusions / Findings of Fact (Concurrency):

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

Conclusions/Findings of Fact (Mobility):

The applicant has provided traffic analysis that has been reviewed by the City's transportation consultant. No additional issues have been identified.

V. CONCLUSION

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. 20-34SP and Special Exception Petition No. 20-50SE.