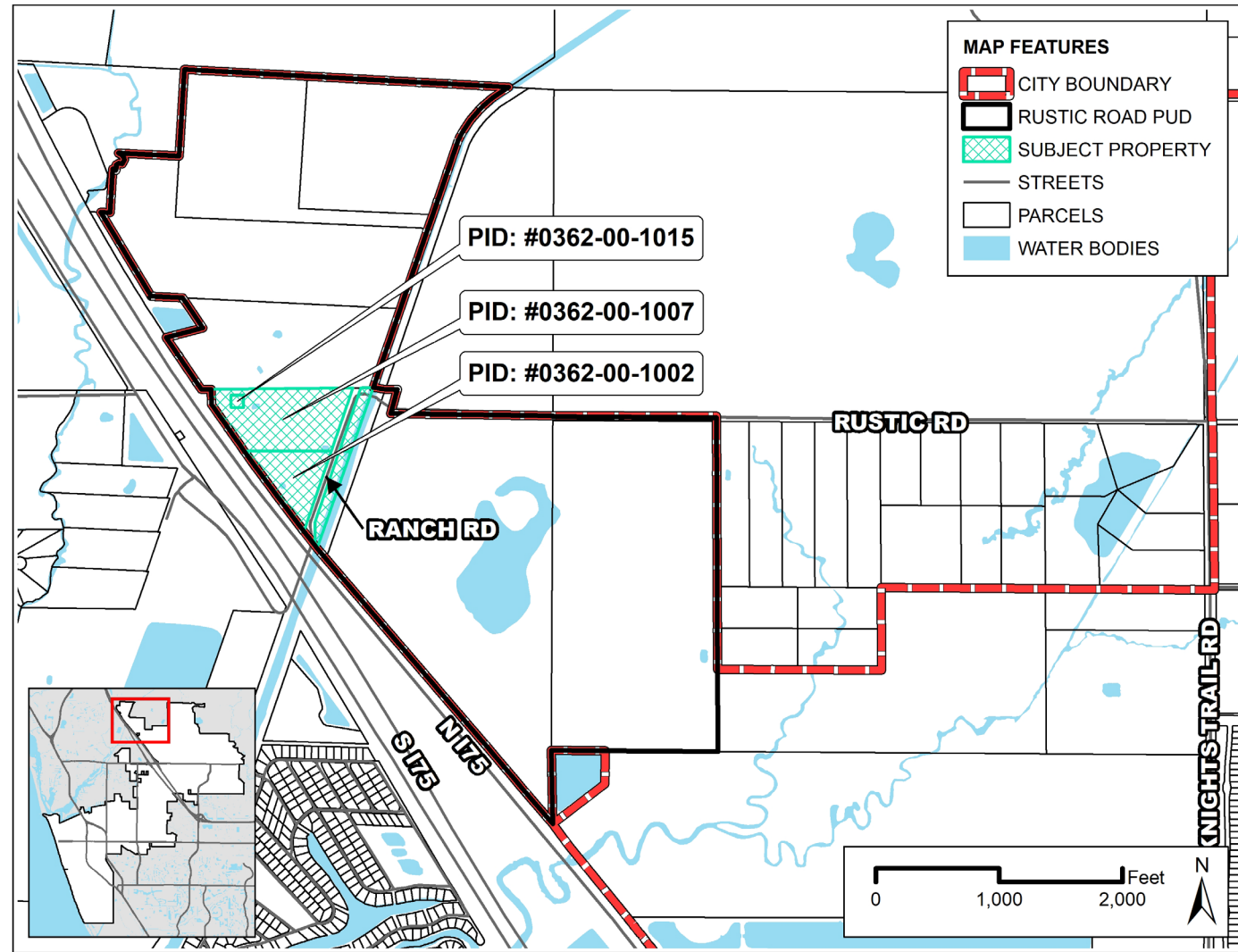


# 21-61SP & 21-62SE – Ranch Road

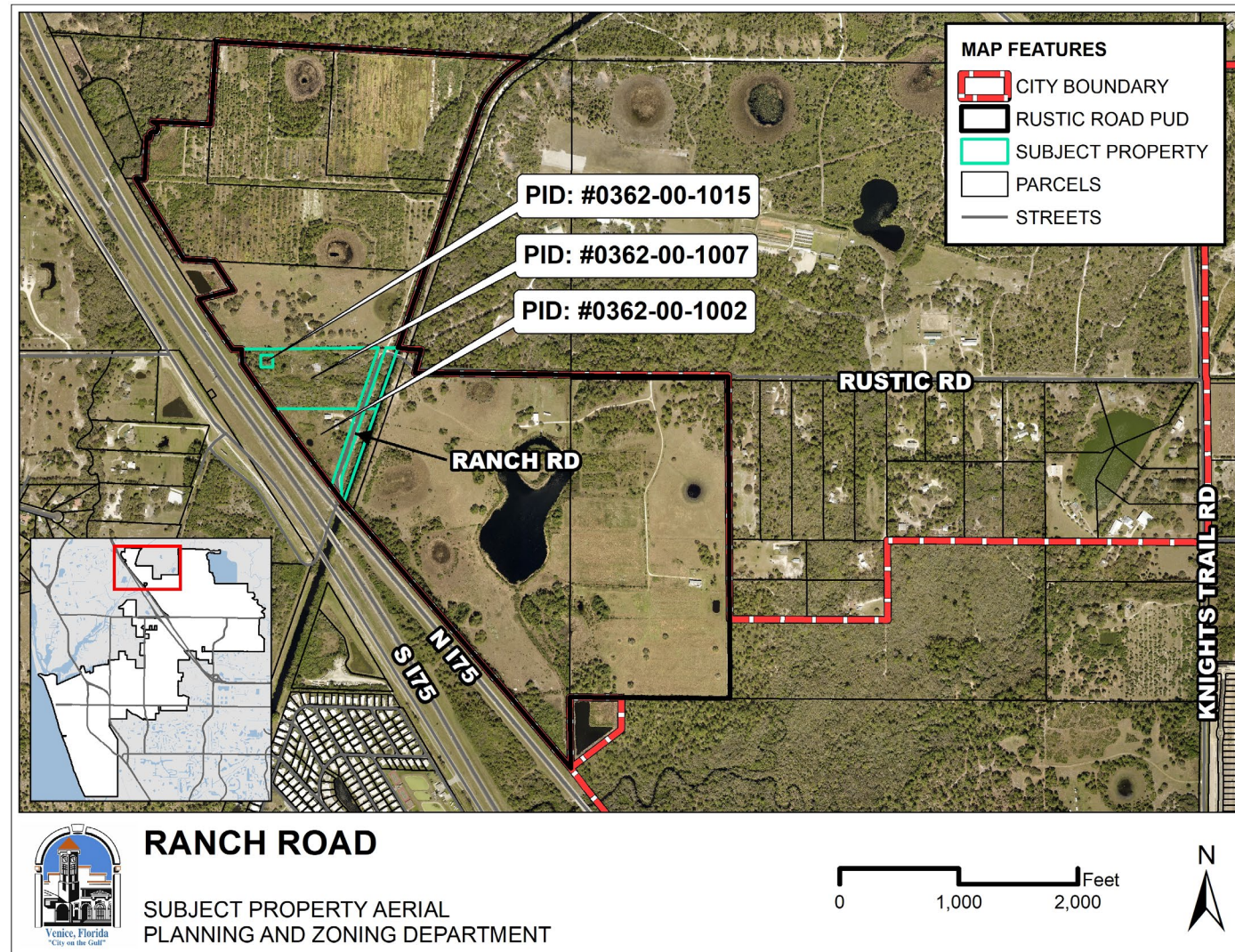
August 16, 2022

General Information	
Address:	2600 Rustic Road & 1700 Ranch Road
Requests:	SP: Development of 303 multifamily units and amenity center SE: Relief from Sec. 122-434(1)(b) to reduce the required number of parking spaces to 1.6 spaces per unit
Owner:	AG EHC (MTH) Multi State 1, LLC
Applicant:	South City Partners
Agent:	Bill Conerly, P.E. – Kimley-Horn and Associates
Parcel ID:	0362001007, 0362001015, & 0362001002
Parcel Size:	15.85 ± acres
Future Land Use:	Mixed Use Residential (MUR)
Zoning:	Planned Unit Development (PUD)
Comprehensive Plan Neighborhood:	Knights Trail
Application Date:	December 27, 2021
Associated Petition:	21-63CU

# Location Map



# Aerial Map





# Background & Project Description

## **Background**

- Multifamily area of the Rustic Road Planned Unit Development (PUD)
  - Ordinance No. 2019-25
- A variance was granted to allow building heights up to 42' in the Ranch Road (multifamily) section of the Rustic Road PUD
  - Development Order No. 19-34VZ

## **Project Description**

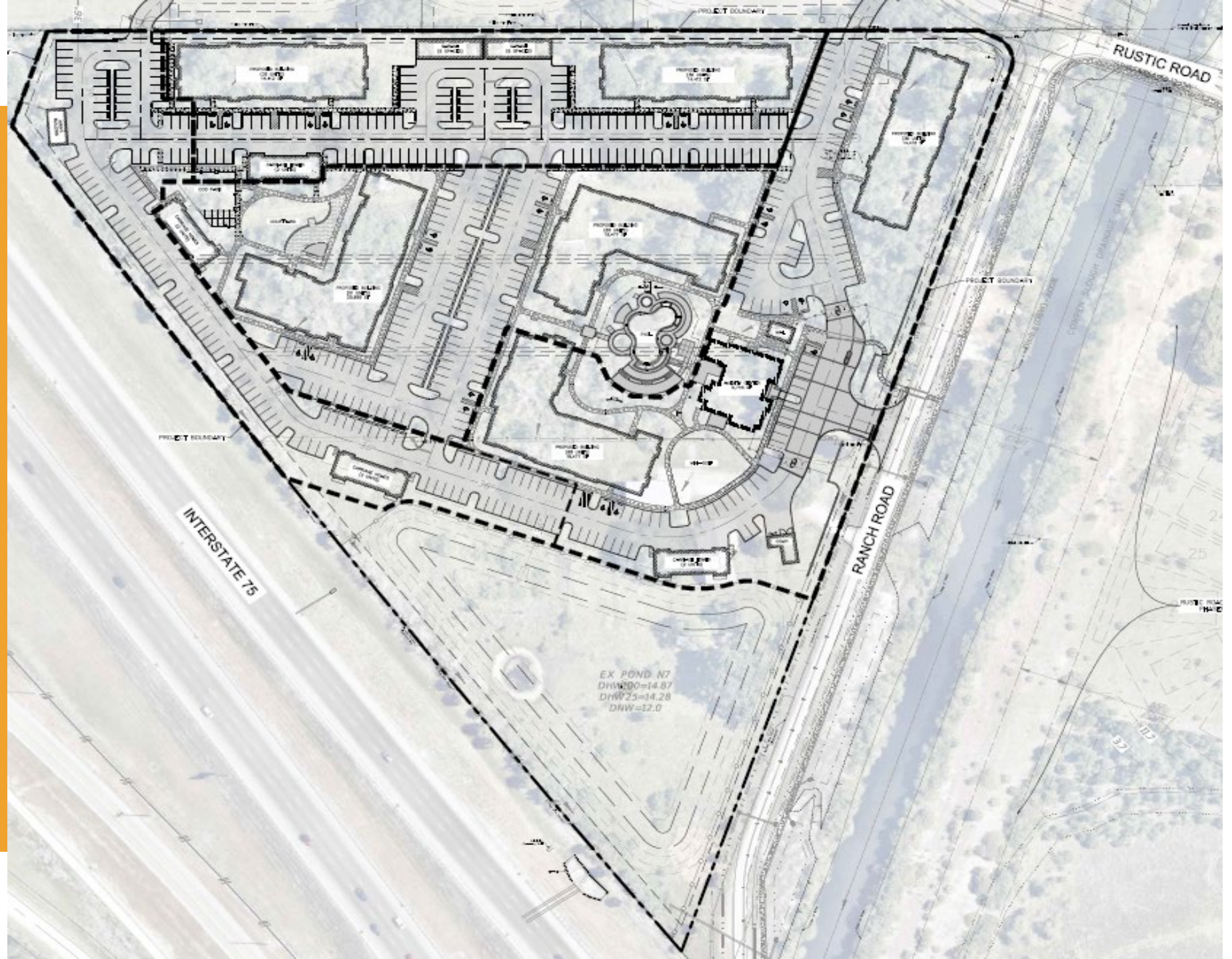
### **Site & Development Plan**

- Bounded by I-75 and Magnolia Bay North and South (Rustic Road PUD)
- 303-unit multifamily development with a mix of two-, three-, and four-story buildings
- Amenity center with pool, miniature golf, and mail; another open space area on the western side provides a courtyard and dog park

### **Special Exception**

- Request to reduce the number of required parking spaces from two per unit (606 total spaces) to 1.6 per unit (485 total spaces)

# Site Plan Overview





# Existing Conditions

Site Photos, Future Land Use & Zoning Maps,  
Surrounding Land Uses

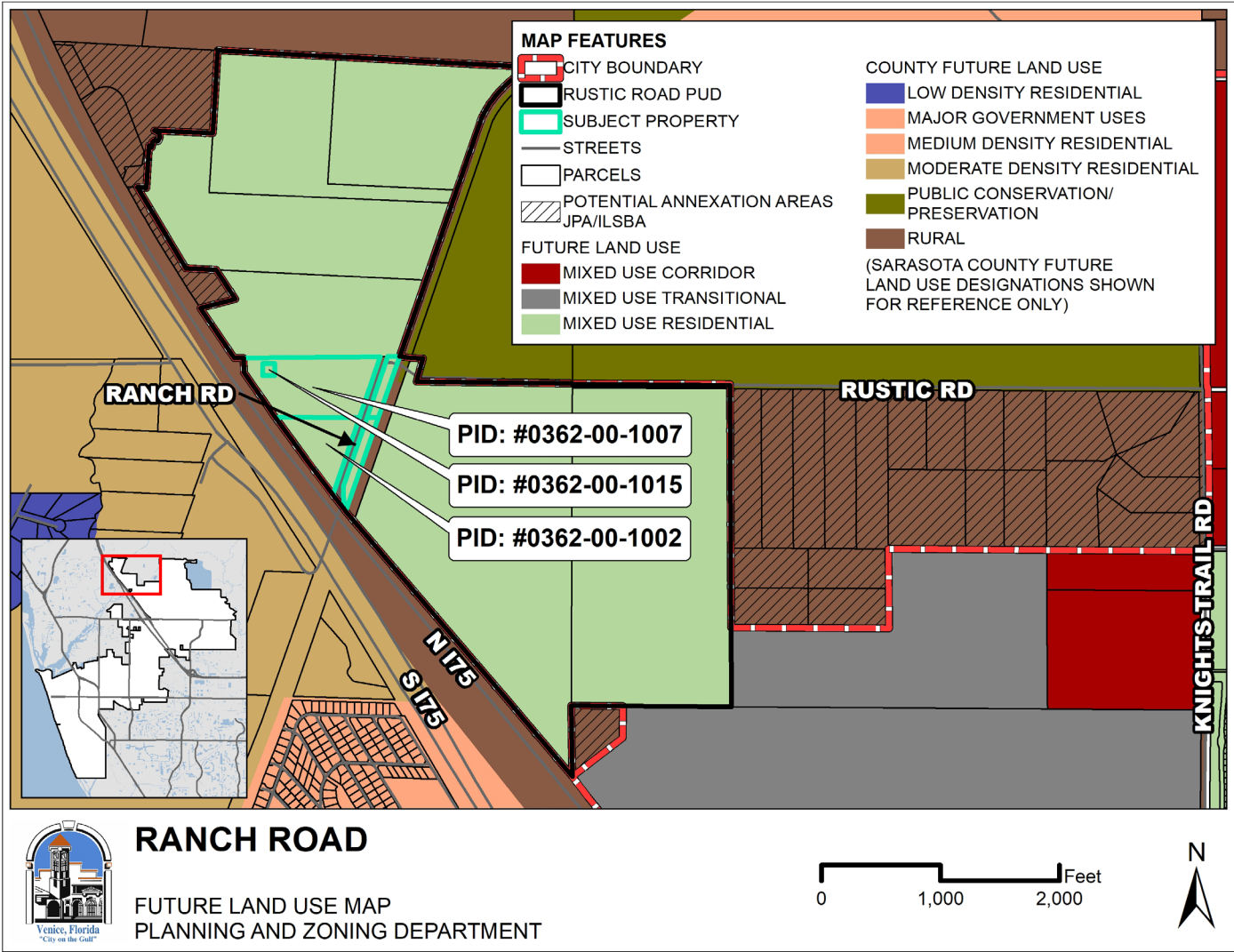


# Site Photos

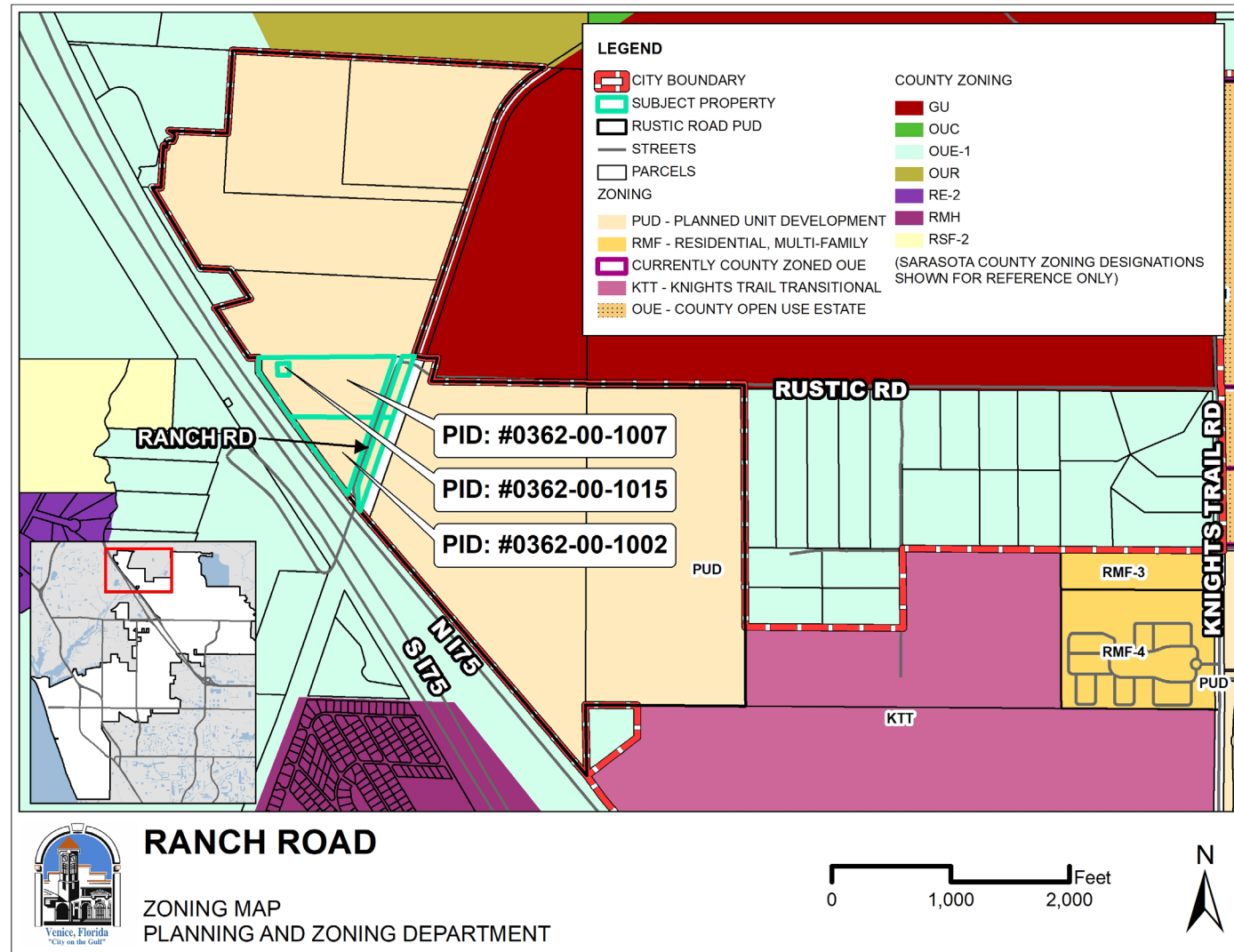




# Future Land Use Map



# Zoning Map



## Surrounding Land Uses

Direction	Existing Land Uses(s)	Current Zoning District(s)	Future Land Use Map Designation(s)
<b>North</b>	<ul style="list-style-type: none"> <li>- Magnolia Bay North (Rustic Road PUD)</li> <li>- Sarasota County Gun Range</li> </ul>	<ul style="list-style-type: none"> <li>- Planned Unit Development (PUD)</li> <li>- Government Use (GU)</li> </ul>	<ul style="list-style-type: none"> <li>- Mixed Use Residential (MUR)</li> <li>- Public Conservation/Preservation</li> </ul>
<b>South</b>	I-75	County Rural	County OUE
<b>East</b>	Magnolia Bay South (Rustic Road PUD)	PUD	MUR
<b>West</b>	I-75	County Rural	County OUE



# Planning Analysis

Comprehensive Plan, Land Development Code and Rustic  
Road Binding Master Plan, Concurrency/Mobility

# Consistency with the Comprehensive Plan

## Site and Development Plan

- Strategy LU 1.2.16 - Consistent with the Mixed Use Residential (MUR) designation regarding use and density
  - 19.12 dwelling units per acre (du/ac), with an overall density of approximately 3.14 du/ac in the PUD per the Binding Master Plan
- Strategy LU 1.2.16.6.c. – Open Space
  - The Rustic Road PUD provides 50.2% open space in the Binding Master Plan, averaged across the entire property, including the two single-family subdivisions
  - Open space for this portion of the PUD will be confirmed through a separately recorded document
  - Total open space for this multifamily project will be 48.71%, with an average of 52.24% for the entire PUD
- Policy 8.2 – Applicant and staff comments in staff report

## Special Exception

- A review of elements and strategies did not produce any relevant considerations for the special exception request for reduced parking, and no inconsistencies have been identified

## 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 Residential future land use designation, strategies found in the Knights Trail Neighborhood, and other plan elements. As indicated above, no inconsistencies have been identified. This analysis should be taken into consideration upon determining Comprehensive Plan consistency.



# Compliance with the Land Development Code and Rustic Road PUD Binding Master Plan

## Site and Development Plan

- Responses to Sec. 86-23(m) in the staff report
- Parking and height addressed through associated petitions

Development Standard	PUD Requirement	Subject Petition Proposal
Height	42' (approved through petition no. 19-34VZ)	53.5' maximum
Lot Coverage	Unrestricted	17.22%
Setbacks	Front: 20' Side: 5' Rear: 10' Setback from I-75: 1x building height	Front: 46' Side: 17' Rear: 27' Setback from I-75: 43' (for building with height of 27.5')
Parking	606 spaces (Sec. 122-134)	485 spaces

## Special Exception

- Sec. 122-134(1)(b) requires two spaces per unit for multifamily
- Applicant requests 1.6 spaces per unit
- Applicant's stated justification is that 53% of the units will be one bedroom
- Applicant cites previous experience with this type of development and notes that reduced street parking would have less visual impact

Conclusions/  
Findings of Fact  
(Compliance  
with the Land  
Development  
Code and Rustic  
Road PUD  
Binding Master  
Plan):

- The proposed site and development plan and special exception are compliant, and no inconsistencies have been identified with the LDC or the Rustic Road PUD Binding Master Plan.

# Compliance with Requirements for Concurrency/ Mobility

## Concurrency

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

Facility	Department	Estimated Impact	Status
Potable Water	Utilities	313 ERUs	Compliance confirmed by Utilities
Sanitary Sewer	Utilities	313 ERUs	Compliance confirmed by Utilities
Solid Waste	Public Works	3503 pounds/day	Compliance confirmed by Public Works
Parks & Rec	Public Works	515 potential population (3.6 acres park)	N/A
Drainage	Engineering	Will not exceed 25-year, 24-hour storm event	Compliance confirmed by Engineering
Public Schools	School Board	Up to 303 multifamily dwelling units	Compliance will be confirmed by School Board



Compliance  
with  
Requirements  
for  
Concurrency/  
Mobility

Mobility

- An analysis of transportation mobility for the Rustic Road PUD was reviewed by the City’s traffic consultant and deemed compliant during the rezoning process, including all three areas of the PUD (Magnolia Bay North, Ranch Road, and Magnolia Bay South)
- Total PM peak hour trip generation was determined to be 785 trips, stipulated as the maximum through ordinance no. 2019-25
- This project falls within maximum allowed trips

Facility	Department	Estimated Impact	Status
Transportation	Planning & Zoning	785 PM Peak Hour Trips (for all of Rustic Road PUD)	Compliance confirmed by City’s transportation consultant through petition no. 18-07RZ

Conclusions/  
Findings of  
Fact  
(Concurrency/  
Mobility):

## **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.

## **Mobility**

- The applicant has provided traffic analysis through the rezoning petition for this property (petition no. 18-07RZ/ordinance no. 2019-25) that has been reviewed by the City's transportation consultant and Sarasota County. No additional issues have been identified.

# Planning Commission Report and Action

Upon review of the petitions and associated documents, Comprehensive Plan, Land Development Code and Rustic Road PUD Binding Master Plan, 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. 21-61SP and Special Exception Petition No. 21-62SE.