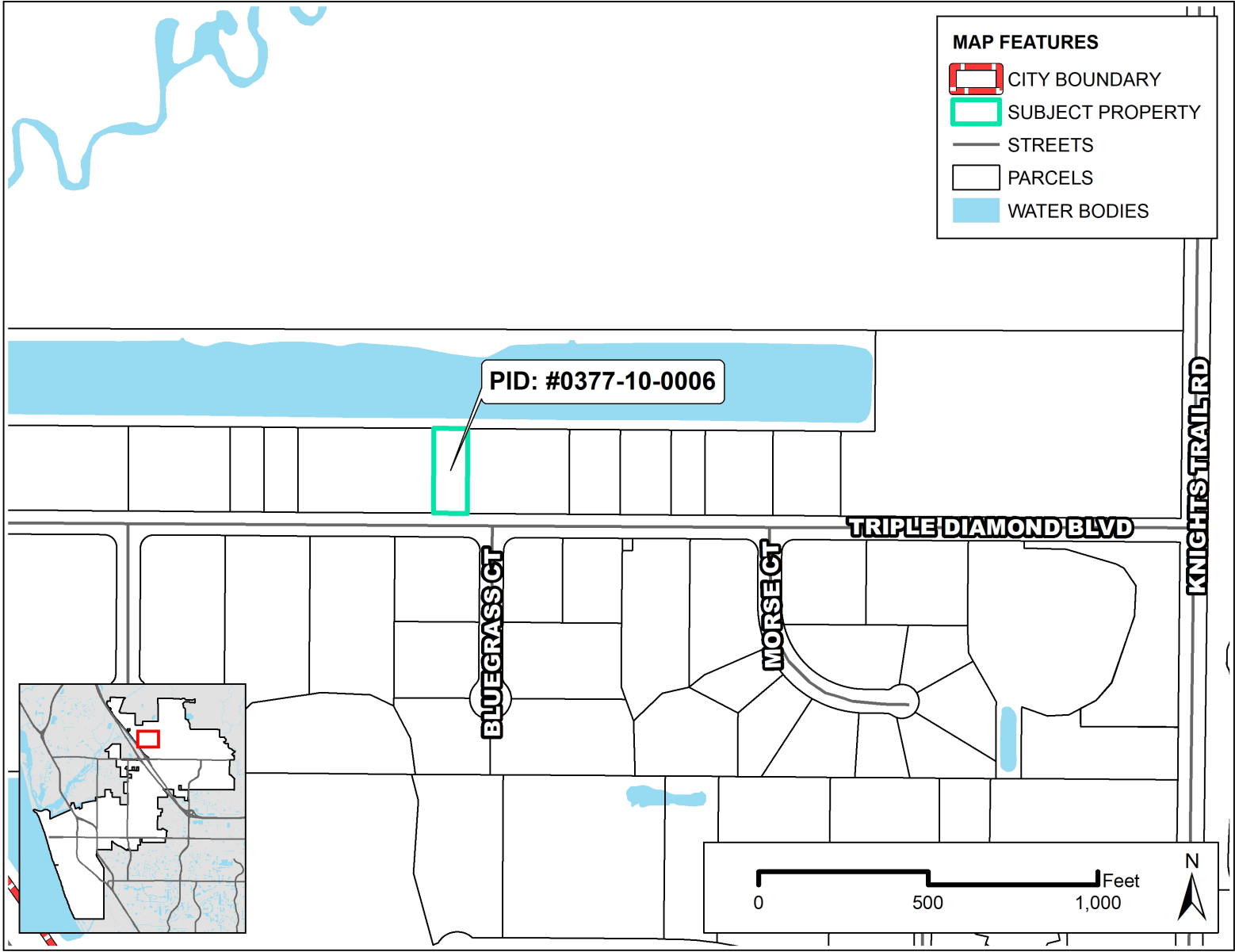


22-31SP – CRA Phase II Fabrication Building

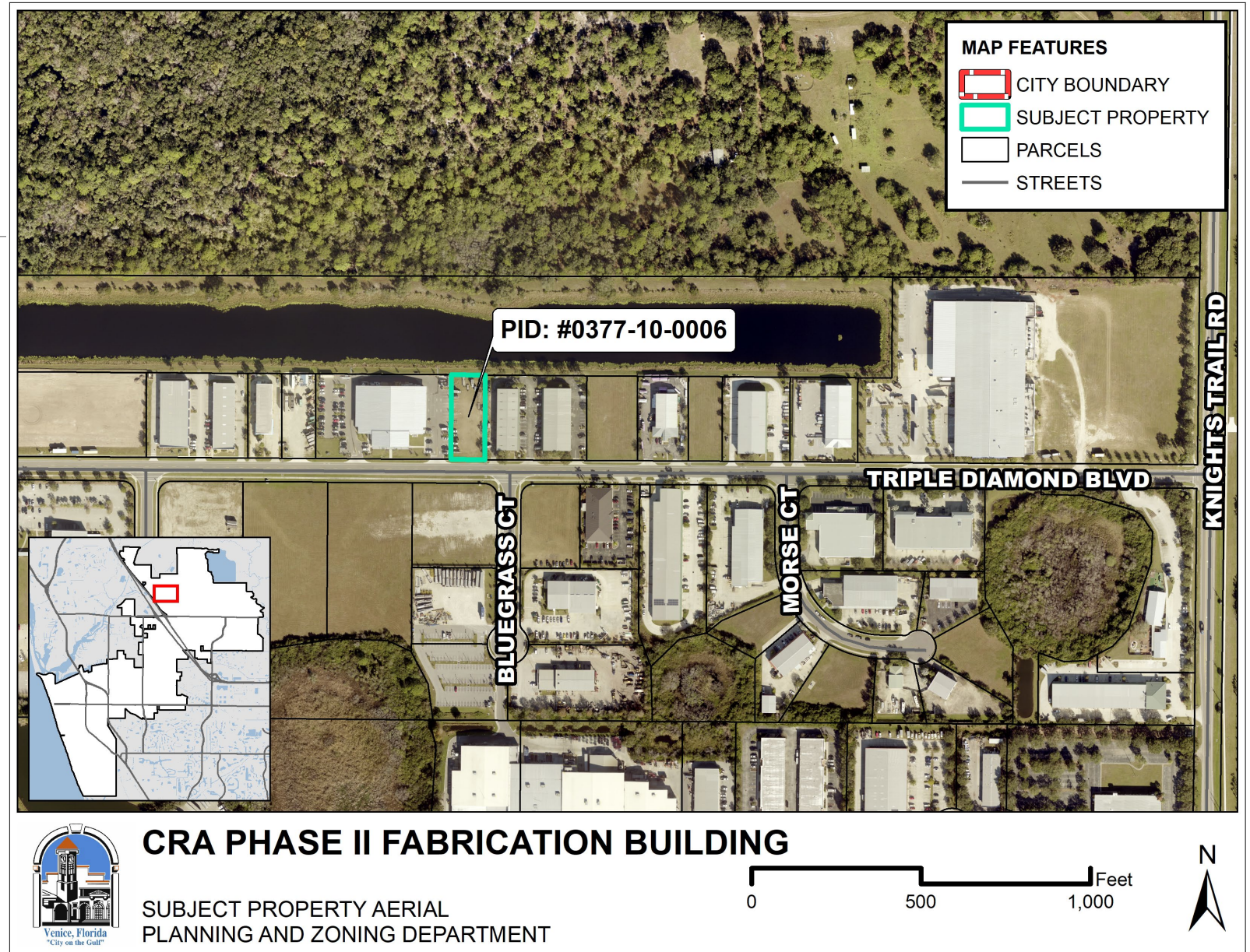
AUGUST 16, 2022

General Information	
Address:	152 Triple Diamond Blvd
Requests:	6,000 square-foot fabrication building with office space and associated parking and landscaping
Owner:	Commercial Residential Properties of Venice
Agent:	Jennifer Smith – Hibner + Levine & Associates Architects
Parcel ID:	0377100006
Parcel Size:	0.57± acres
Future Land Use:	Industrial
Zoning:	Planned Industrial Development
Comprehensive Plan Neighborhood:	Knights Trail
Application Date:	May 9, 2022

Location Map



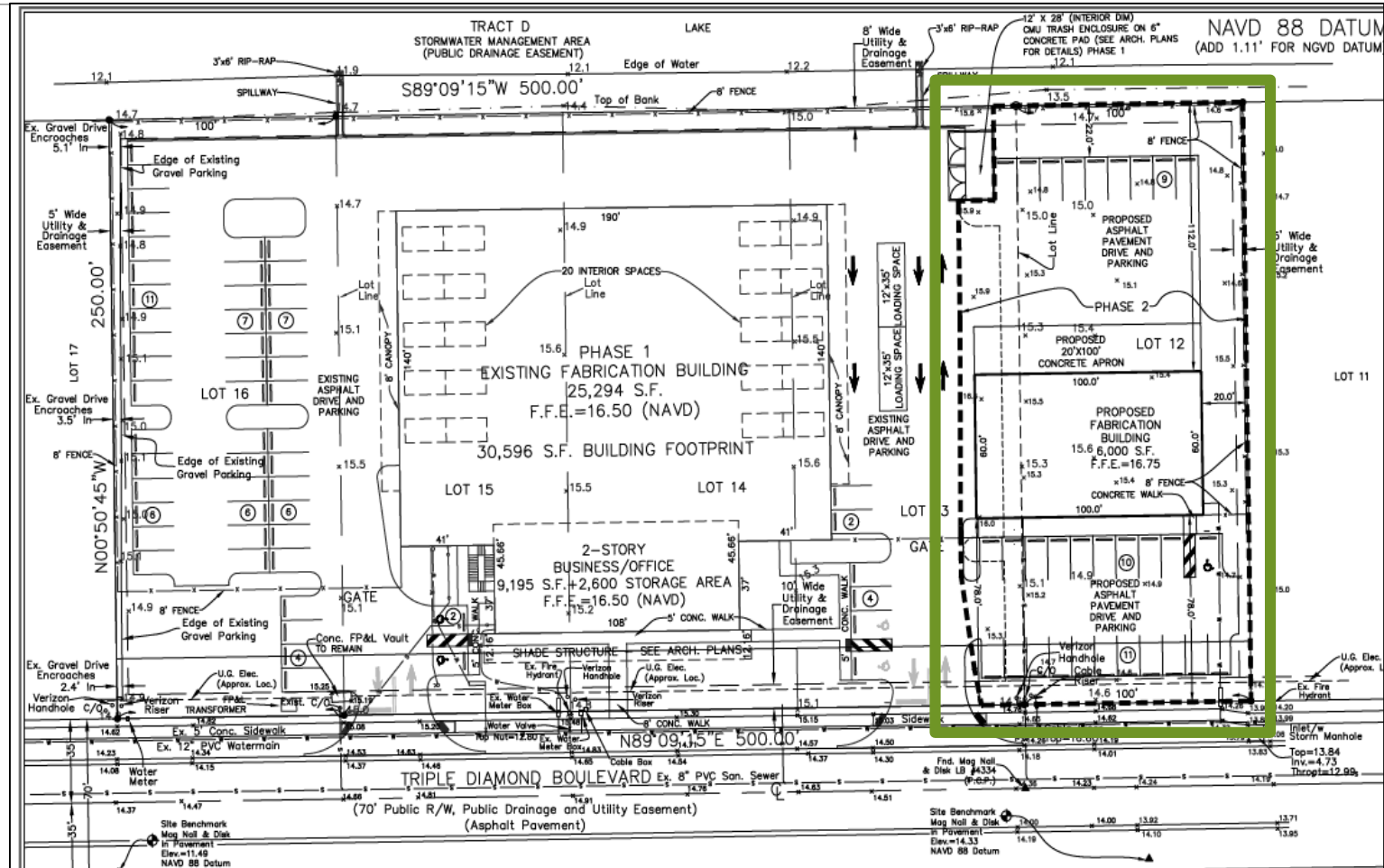
Aerial Map



Project Description

- Proposed fabrication building with office space in Triple Diamond Commerce Plaza
- Planned as phase two of the Commercial Residential Aluminum site
 - Phase one approved through site and development plan petition no. 18-04SP
 - This project is on the adjacent lot; not a site plan amendment
 - Subject site will have its own parking and landscaping sufficient to support its development

Site Plan Overview



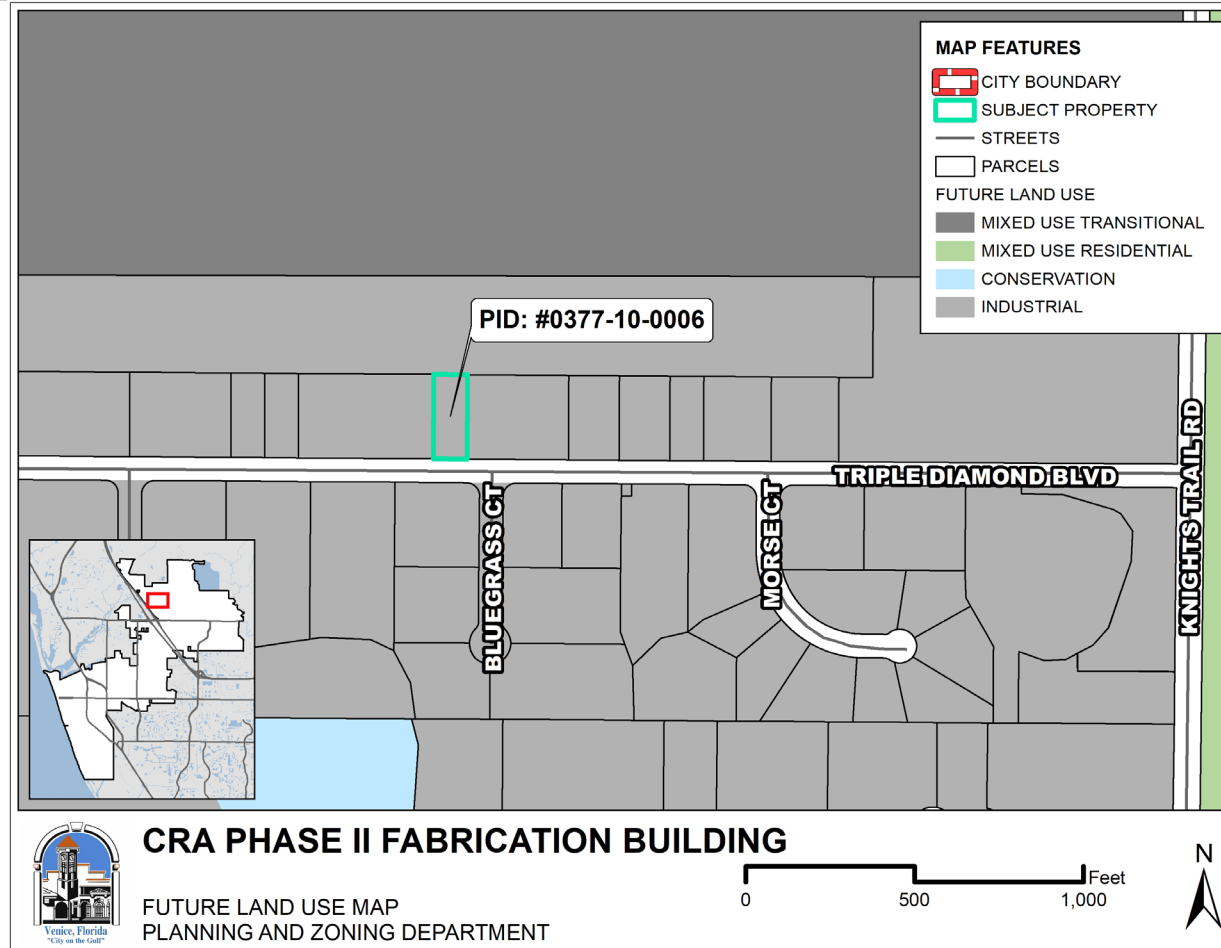
Existing Conditions

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

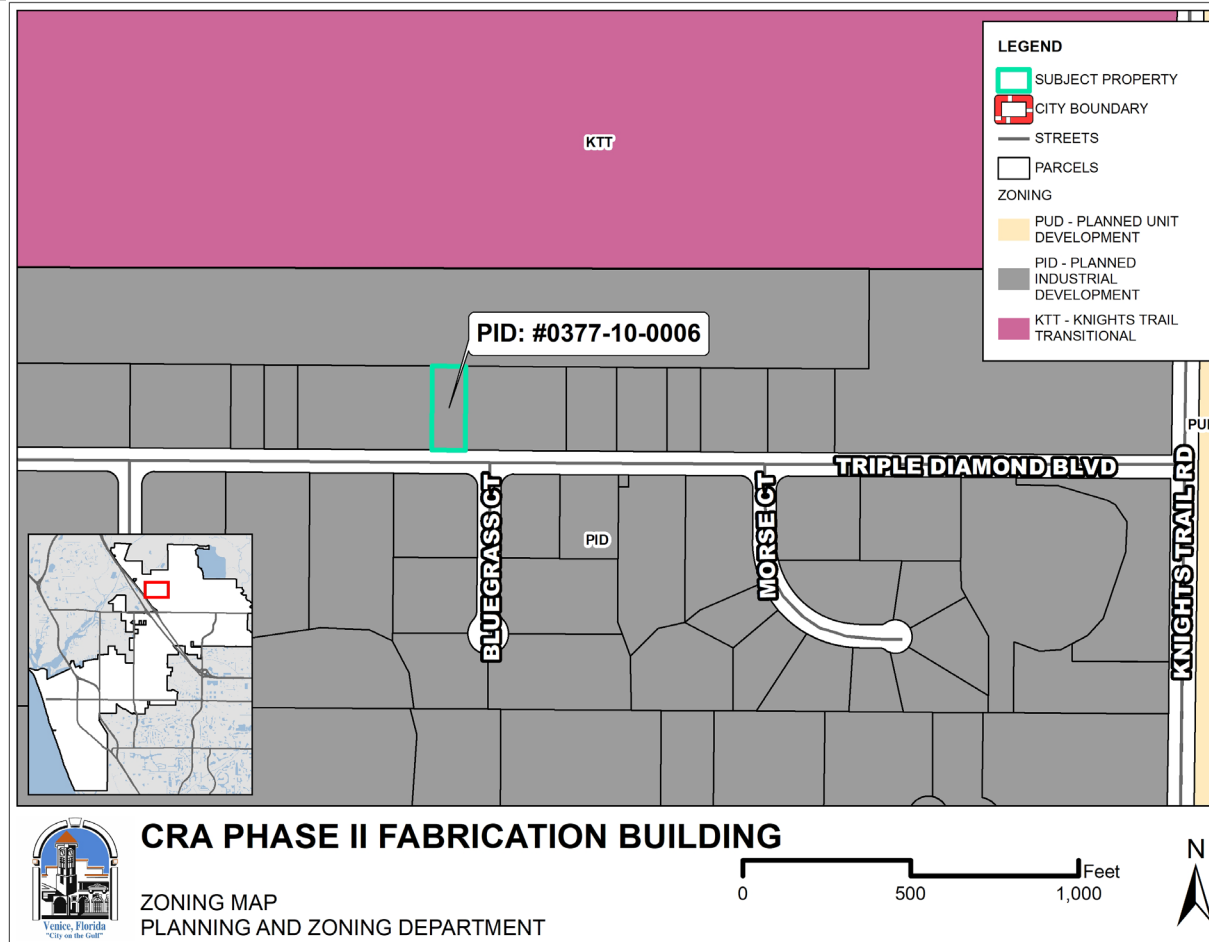
Site Photos



Future Land Use Map



Zoning Map



Surrounding Land Uses

Direction	Existing Land Uses(s)	Current Zoning District(s)	Future Land Use Map Designation(s)
North	Industrial (Triple Diamond Commerce Plaza)	Planned Industrial Development (PID)	Industrial
South	Industrial (Triple Diamond Commerce Plaza)	Planned Industrial Development (PID)	Industrial
East	Industrial (Triple Diamond Commerce Plaza)	Planned Industrial Development (PID)	Industrial
West	Industrial (Triple Diamond Commerce Plaza)	Planned Industrial Development (PID)	Industrial

Planning Analysis

COMPREHENSIVE PLAN, LAND DEVELOPMENT CODE,
CONCURRENCY/MOBILITY

Consistency with the Comprehensive Plan

- A review of elements and strategies in the Comprehensive Plan did not produce any relevant considerations for this project, and no inconsistencies have been identified with this proposal
- Policy 8.2 – Applicant and staff comments in staff report

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 Industrial 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

- Responses to Sec. 86-23(m) in the staff report

Development Standard	PID Requirement	Subject Petition Proposal
Height	85'	21'
Lot Coverage	Unrestricted	24%
Setbacks	Front: 25'	Front: 78'
Parking	99 spaces	105 spaces
Landscaped Open Space	20%	34%

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

The proposed site and development plan is compliant, and no inconsistencies have been identified with the LDC.

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	2.5 ERUs	Compliance confirmed by Utilities
Sanitary Sewer	Utilities	2.5 ERUs	Compliance confirmed by Utilities
Solid Waste	Public Works	Non-residential	N/A
Parks & Rec	Public Works	Non-residential	N/A
Drainage	Engineering	Will not exceed 25-year, 24-hour storm event	Compliance confirmed by Engineering
Public Schools	School Board	Non-residential	N/A

Compliance with Requirements for Concurrency/Mobility

Mobility

- The traffic statement provided by the applicant indicates that this project will generate fewer than 50 PM peak hour trips, and therefore no transportation impact analysis is required.

Facility	Department	Estimated Impact	Status
Transportation	Planning & Zoning	6 PM Peak Hour Trips	No traffic study required

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 traffic impact is not anticipated to reach the threshold of 50 PM Peak Hour trips. No additional issues have been identified.

Planning Commission Report and Action

Upon review of the petitions 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. 22-31SP.