

# **ZONING AMENDMENT**

## **Rezone Petition No. 16-2RZ**

**Owners:** George A. Ronald and Noreen M. Ronald

**Agent:** Ronald J. Siegrist

**Address:** 501 Hauser Lane

**Parcel ID #:** 0407-09-0015

**Parcel Size:** 36,820 square feet/0.845 acres

**Existing Zoning District:** Sarasota County Residential, Multiple-Family 1 (RMF-1)

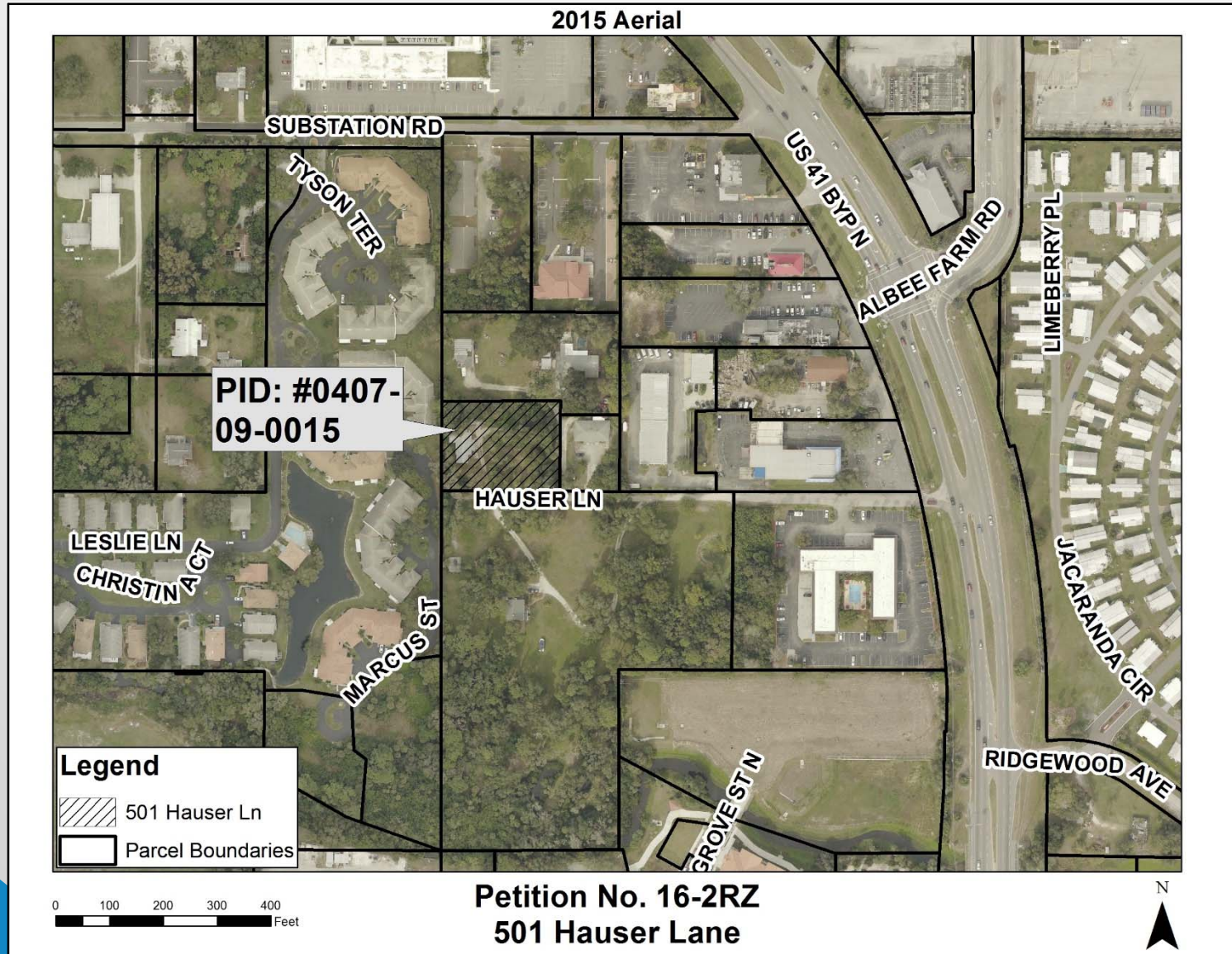
**Proposed Zoning District:** City of Venice Residential, Multiple-Family 4 (RMF-4)

**Future Land Use Designation:** Seaboard Sector, Planning Area G

# **Summary of Proposed Rezone Petition**

- **In 2002 the city involuntarily annexed the subject property**
- **The property has retained its Sarasota County RMF-1 zoning since the 2001 involuntary annexation**
- **Due to the involuntary annexation the city needs to give the subject property a City of Venice zoning designation**
- **On February 9, 2016, pursuant to Section 86-41(d), City Council approved a request by the owner to waive the requirement of conducting a public workshop**

# Aerial Photograph (Staff Report Map 1)







**View of Hauser Lane from US 41 Bypass;  
motel on the left, carwash on the right**



**Single-family residence on  
subject property**



**Two-family residential structure on  
abutting property to the east**



**One of two single-family residential  
structures on the abutting property  
to the north**



**The second single-family residential structure on the abutting property to the north**

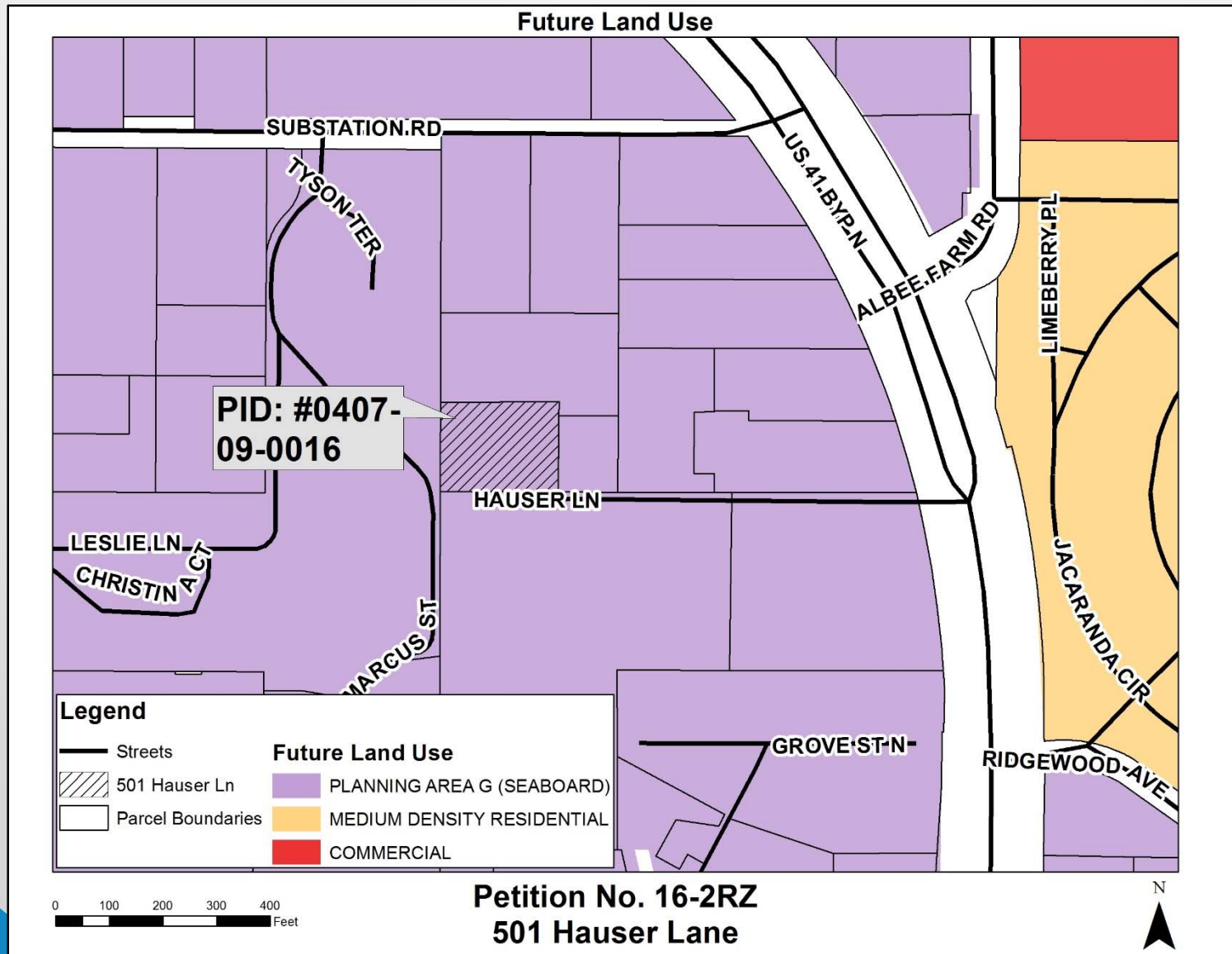


**Residential condominium development abutting the subject property to the west**



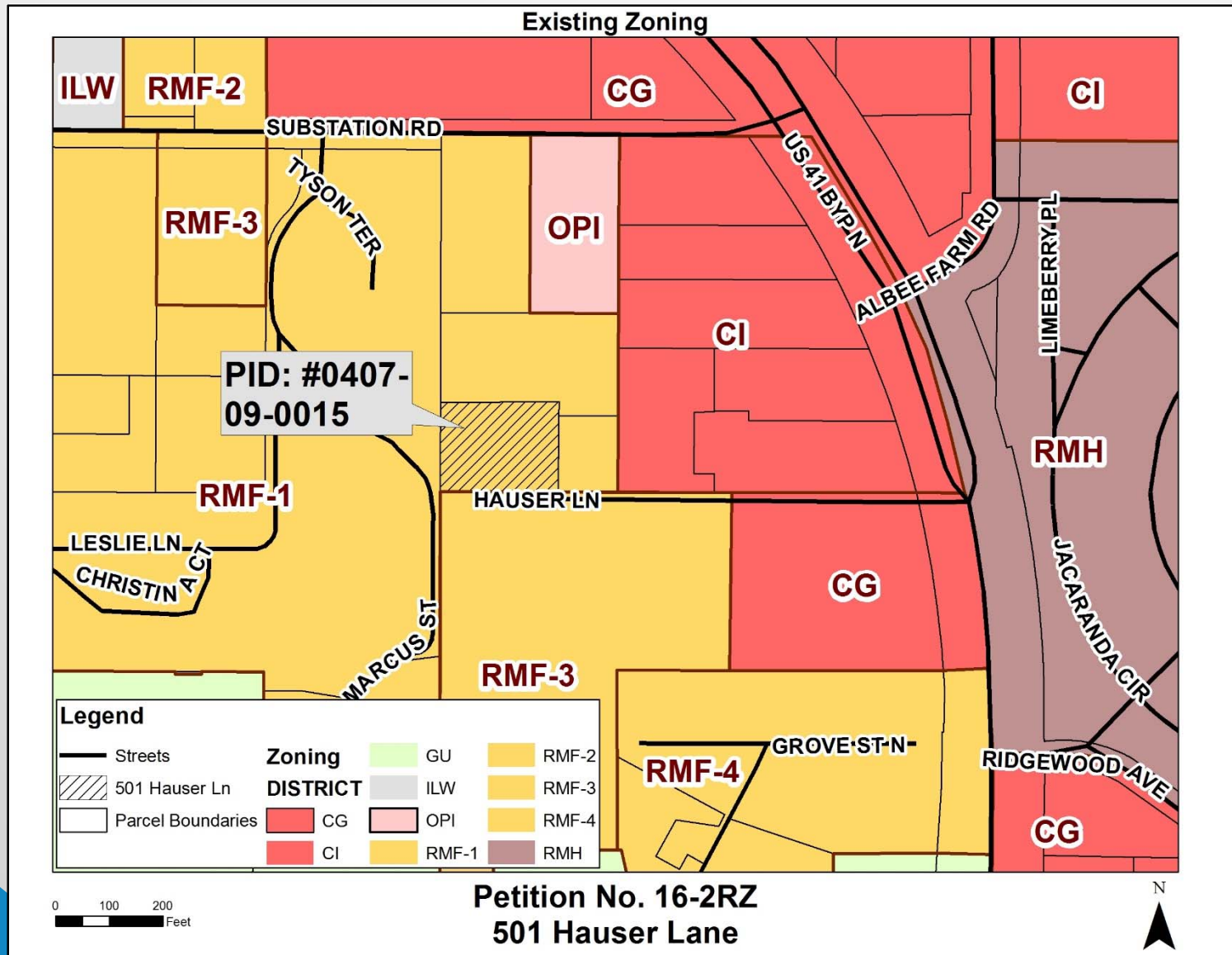
**Single-family property across Hauser Lane from the subject property**

# Future Land Use Map (Staff Report Map 2)

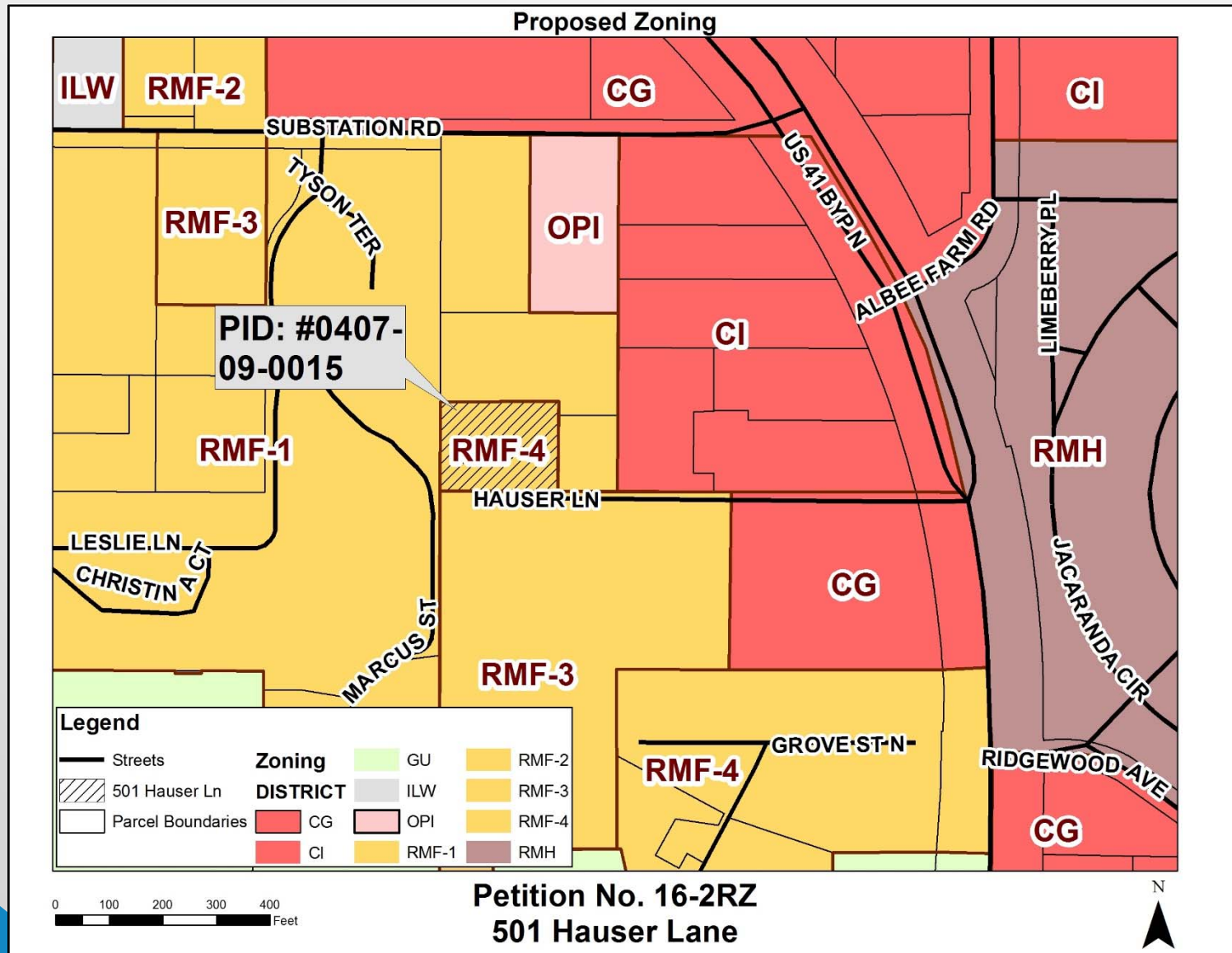




# Existing Zoning Map (Staff Report Map 3)



# Proposed Zoning Map (Staff Report Map 4)







# **Consistency with the Comprehensive Plan**

**The rezone petition needs to be found consistent with the comprehensive plan, which is primarily evaluated in the following two ways:**

- A. Consistency with the property's future land use map designation**
- B. Consistency with the comprehensive plan policy on land use compatibility**

## **A. Consistency with Future Land Use Map Designation**

- The subject property has a future land use map designation of Seaboard Section, Planning Area G.
- The planning intent of the sector is to make the best use of the central location, water-oriented resources, and grid-pattern street network by establishing a walkable mixed use community sector. The intent is further specified to foster an integrated sector that includes housing opportunities, professional businesses and offices, service businesses, recreation and service resources, restaurants, water-oriented activities, and parks and public spaces.
- Policy 16.14A establishes a max. residential density range of up to 18 units per acre.
- Policy 16.14B establishes a max. residential density average that is not to exceed 18 units per acre.

## **B. Land Use Compatibility**

### **E. Protection of single-family neighborhoods from the intrusion of incompatible uses (staff report pages 11 and 12)**

#### **Staff planning analysis:**

- **There is not residential single-family zoning in the area surrounding the subject property.**
- **All abutting properties have RMF zoning, including the property to the south zoned RMF-3.**
- **Within 200 feet of the subject property is three non-residential properties zoned CI and OPI; within 400 feet are properties zoned RMF-3, RMF-4 and CG.**



## **B. Land Use Compatibility (staff report p. 12)**

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

*This consideration is not applicable to the subject rezone petition. Commercial and industrial uses are not permitted in the proposed RMF-4 district.*

- 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.**

*This consideration is not applicable to the subject zoning map amendment petition. There are no nonconforming uses on the subject property.*

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

*The information and planning analysis for this consideration is provided in the report on consideration E.*

# Staff Summary/Findings of Fact

**Finding of Fact (Comprehensive Plan):** The proposed RMF-4 district is consistent with the Seaboard Sector planning intent, and the sector's maximum density standards. The proposed RMF-4 district can be found compatible with adjacent properties. Land use compatibility will be further evaluated when a specific development proposal for the subject property is submitted. In summary, the proposed RMF-4 district is consistent with the comprehensive plan.

**Finding of Fact (Concurrency):** Currently there are adequate public facilities available to accommodate the increased development potential from the proposed RMF-4 zoning. Further concurrency analysis and the issuance of a certificate of concurrency will be required prior to development of the subject property.

**Findings of Fact (Applicable Rezoning Considerations):** Based on the evaluation provided in the staff report, sufficient information has been provided to make findings of fact for each of the rezoning considerations contained in Section 86-47(f) a-p, of the Land Development Code.