

ZONING AMENDMENT

Rezone Petition No. 16-1RZ

Owner: Ronald J. Siegrist Revocable Living Trust, Siegrist Ronald J. (TTEE)

Addresses: 490, 492, 494 and 505 Hauser Lane

Parcel ID #s: 0407-09-0016 & 0407-09-0017

Parcel Size: 73,599 square feet/1.69

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

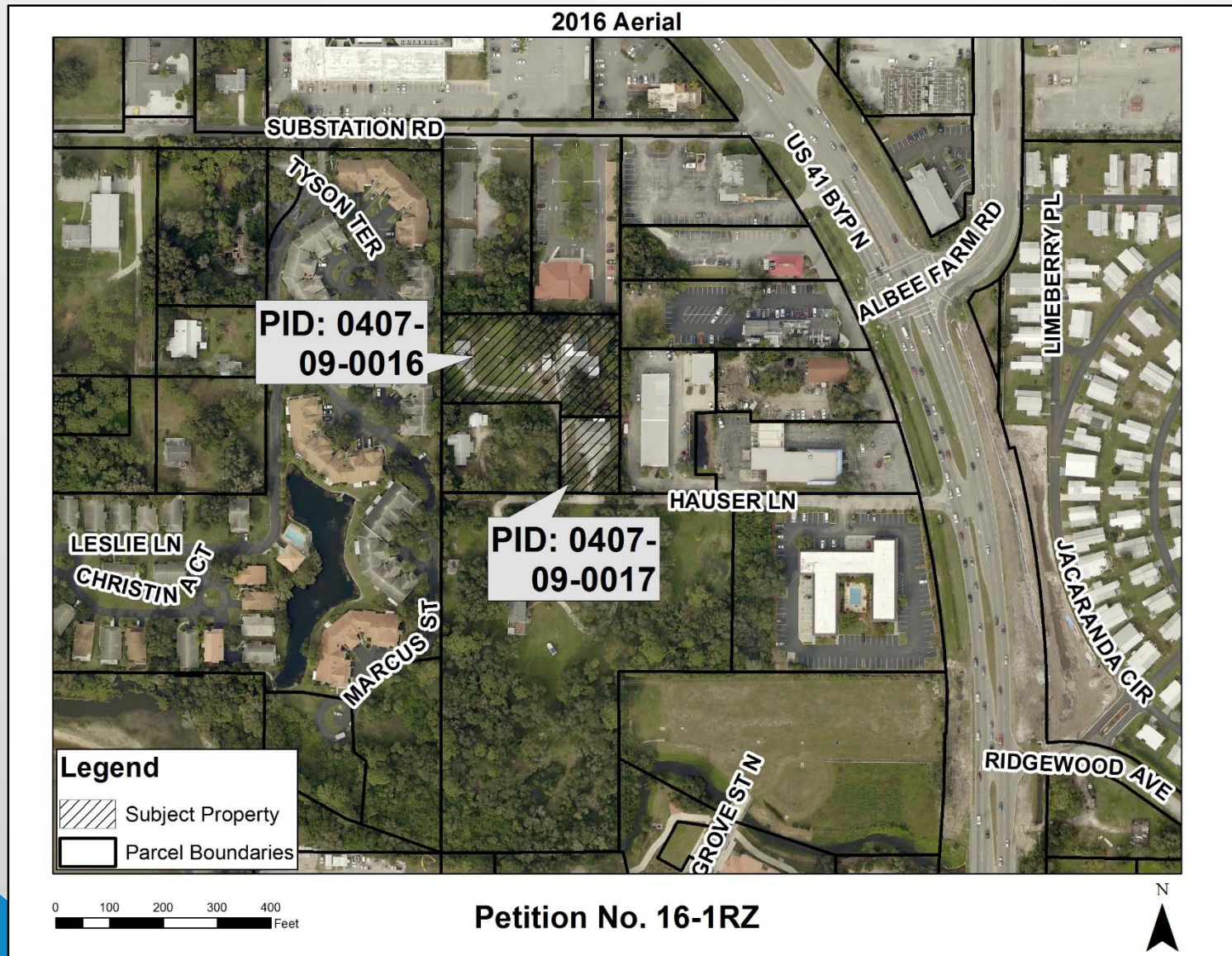
Proposed Zoning District: City of Venice Residential, Multiple-Family 4 (RMF-4)

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)



Photographs of On-Site and Off-Site Conditions



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



**Warehouse/storage building
abutting the east side of the
subject property**



Two-family residential structure on the southern parcel



One of two single-family residential structures on the northern parcel



The second single-family residential structure on the northern parcel



Single-family residential structure abutting the subject property to the south and west



Residential condominium development abutting the subject property to the west



Single-family property across Hauser Lane from the subject property



Restaurant abuts the subject property to the east

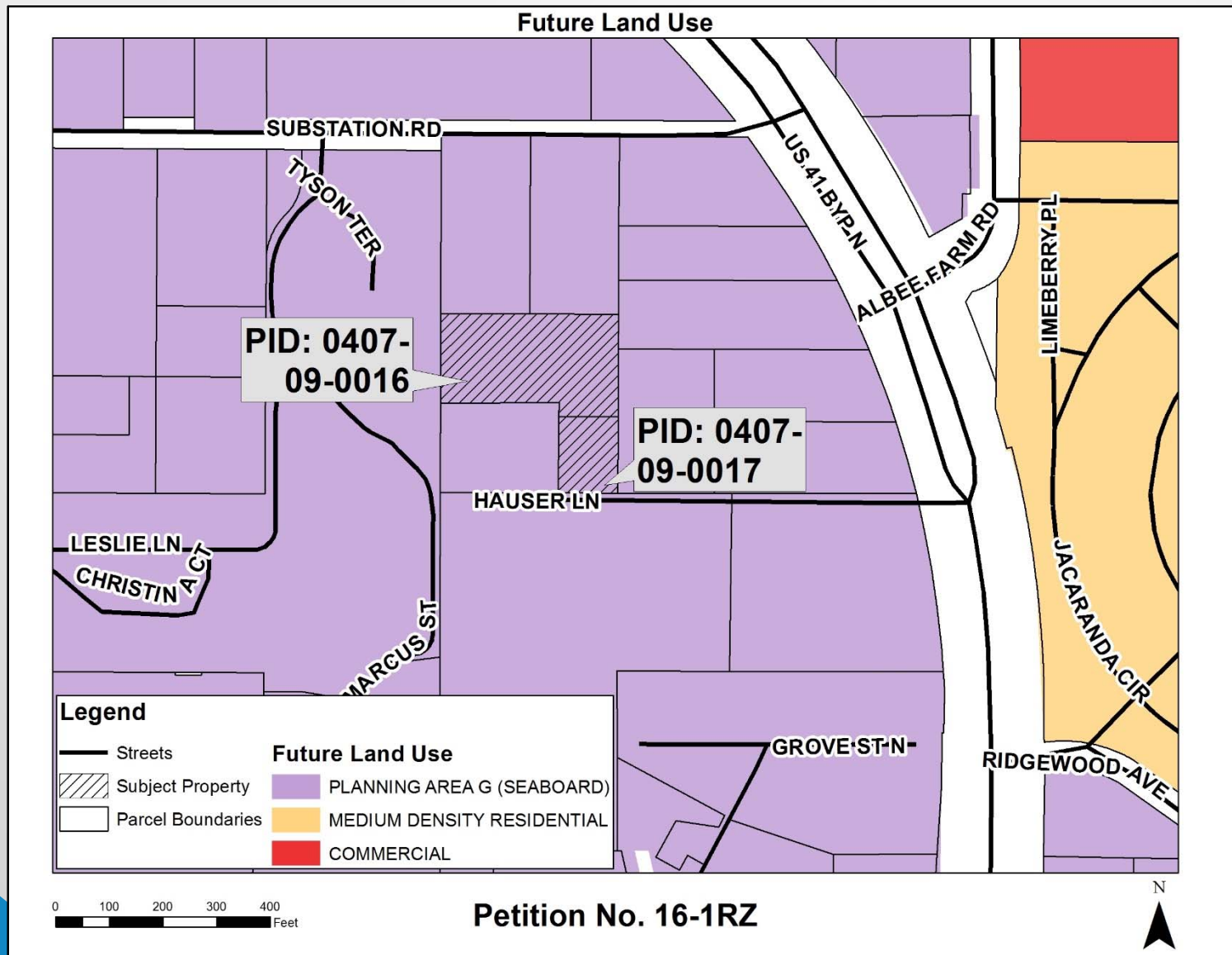


Board of Realtor's property on Substation Road abuts the subject property to the north

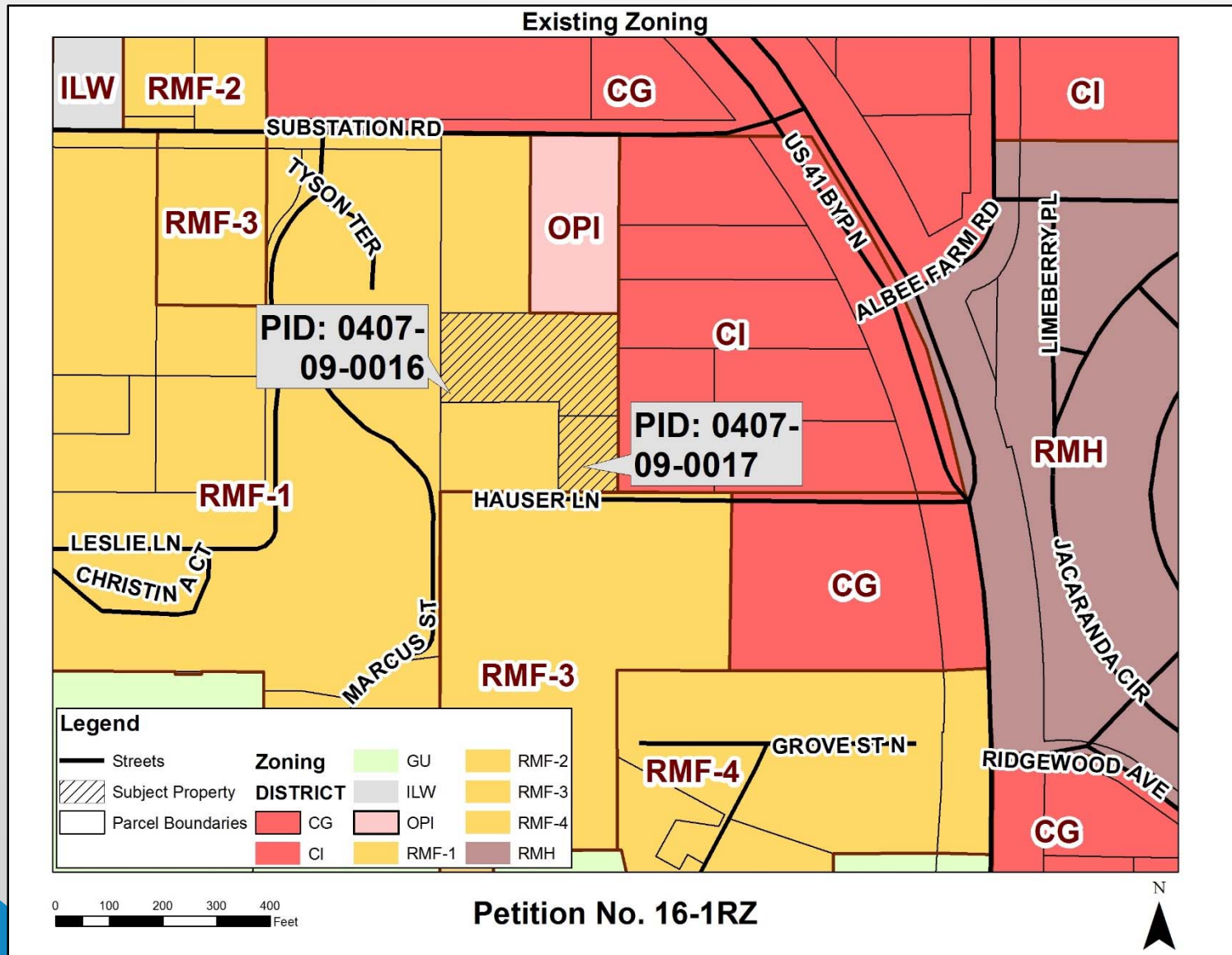


Multi-family residential property on Substation Road abuts the subject property to the north

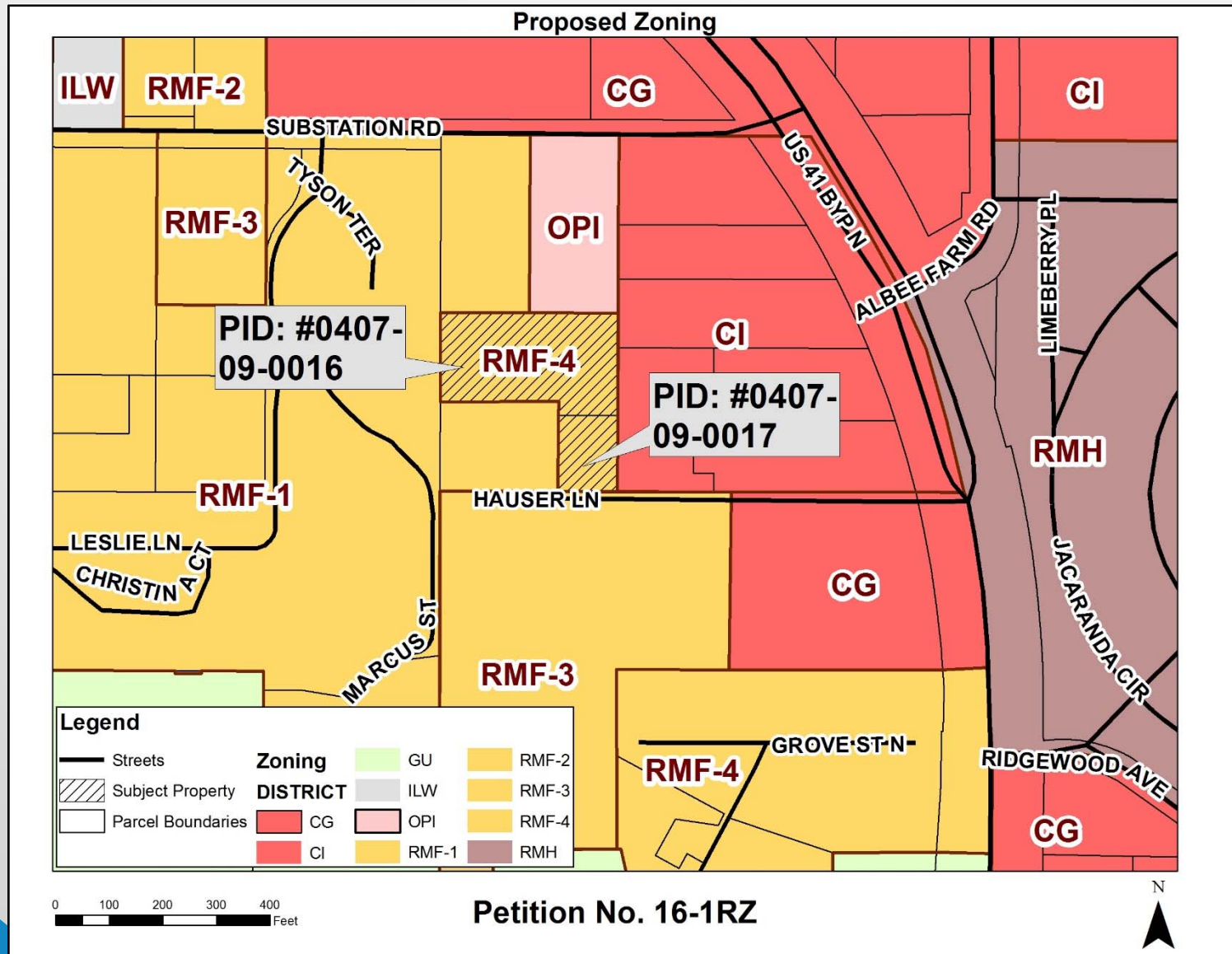
Future Land Use Map (Staff Report Map 2)



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 12 and 13)

Staff planning analysis:

- **There is no residential, single-family zoning in the area surrounding the subject property.**
- **The subject property abuts three non-residential properties zoned CI and OPI.**
- **All other abutting properties are zoned RMF, including the property to the south zoned RMF-3.**
- **Within 300 feet of the subject property is a RMF-3 zoned property and a RMF-4 zoned property.**

B. Land Use Compatibility (staff report p. 13)

- 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.**

The permitted uses in the RMF districts includes “one single-family dwelling per lot”. There are two single-family dwellings on the larger northern parcel. Redevelopment of the subject property in accordance with the RMF-4 district regulations provides the opportunity to eliminate the existing non-conforming uses.

- 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.