

Section IV – ELEMENTS – Laurel Road Neighborhood

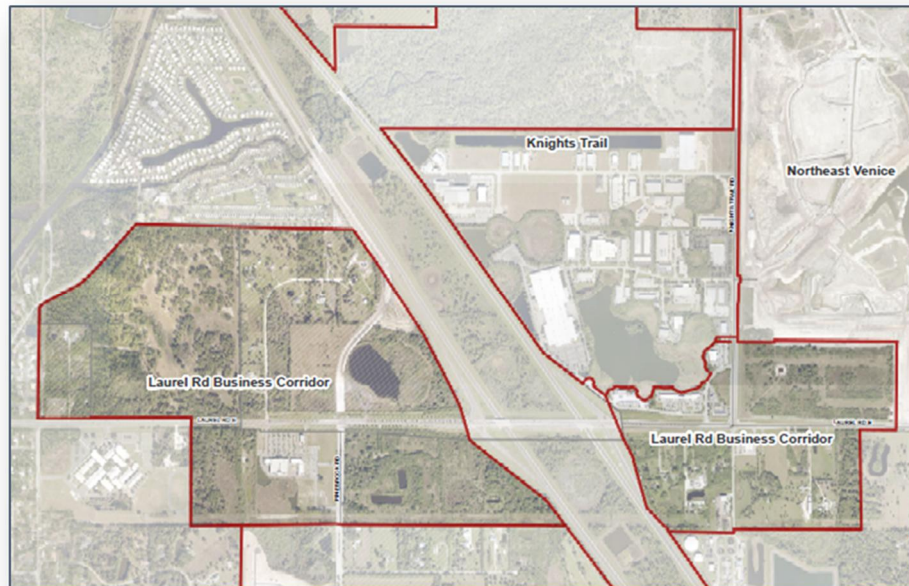
Overview

The “Laurel Road” Neighborhood serves as a gateway from Interstate 75 to a number of neighborhoods including Knight’s Trail, Northeast Venice, and Pinebrook.

This predominantly undeveloped neighborhood has experienced sporadic non-residential development initially in the eastern portions of the Neighborhood. The commercial uses within

this Neighborhood were initially considered to serve the needs of the Knight’s Trail (Triple Diamond Industrial Park) and Laurel Road residential communities. However, planned developments within the City and development surrounding the City (Sarasota County) emphasize a further need for non-residential land uses. Major developments in the area include: *Editorial note: new aerial boundary pending*

- Plaza Venezia/Publix
- CVS
- Portofino
- The Bridges



Existing Land Use

The Laurel Road Neighborhood encompasses approximately 603 acres (gross acreage) or approximately 4.0 percent of the total City size (area) including roads/rights-of-way. Based on information obtained in 2016 from the Sarasota County Property Appraiser’s Office, there are approximately:

- 36 residential units (single family detached, single family attached, multifamily/ condominium), and
- 158,211 square feet of non-residential uses (commercial, office, civic, professional).

These numbers represent approximately less than 1 percent and 2 percent of the City’s current residential and non-residential development, respectively. *ED NOTE: Acreages and maps to be modified due to revisions to*

City of Venice

Comprehensive Plan 2016-2026

Laurel Road Neighborhood

draft 01112017

Neighborhood boundary; portions of NE are being relocated to the Laurel Road Neighborhood due to similarities of certain properties (i.e. Bridges)

Key Thoroughfares

The roadway network is generally limited due to the I-75 interchange and overall lack of development at this time. The primary roadways (thoroughfares) include:

- Pinebrook Road
- Honore Avenue
- Laurel Road
- I-75
- Knights Trail Road

Unique Neighborhood Strategies

Land Use:

Strategy LU-LR 1.1.1 – Mixed Use Corridor (MUC)

The MUC within the Laurel Road Neighborhood comprises approximately 603 acres generally including property along Laurel Rd at the I-75 interchange (see mixed use descriptions in the Future Land Use Element).

The following shall apply for the MUC designation: *(New)*

- A. The maximum density is 13.0 units per acre limited to a maximum of 25% of the total acreage within the MUC designation. Based on this maximum density, as of 01/01/2017, the MUC designation allows no more than 3,375 units; 36 residential units are indicated as existing in this area.
- B. The maximum non-residential FAR across the Neighborhood is 0.75 limited to a maximum of 75% of the total acreage within the MUC designation, and for individual sites is 1.0. Based on the maximum non-residential intensity, as of 01/01/2017, the MUC designation allows no more than 12,715,000 square footage; existing non-residential development is indicated as 158,211 square feet.
- C. The preferred development form, with regard to building placement, height, design, and pedestrian and vehicular movements shall be established in a Form Based Code.

Strategy LU-LR 1.1.2 – Horizontal Mixed Use

Horizontal and vertical mixed use developments shall be encouraged in the Laurel Road Neighborhood. Due to the nature of the Neighborhood, the City supports primarily horizontal mixed use as an alternative form of development; conventional, suburban-style development with increased building setbacks. *(New)*

Strategy LU-LR 1.1.3 – Multifamily Focus

The City shall promote mixed use as a means to provide a variety of housing within this Neighborhood based on existing and proposed employment opportunities, existing and proposed transportation resources including transit and the availability of public infrastructure. *(New)*

Transportation:

Strategy TR-LR 1.1.4 – Complete Street Elements

Multimodal transportation improvements shall be designed in a context sensitive manner and incorporate appropriate complete street principles based upon the location of the improvement within the neighborhood. Specific complete street elements to be included on a particular street segment shall be subject to evaluation and approval on a segment by segment basis. Potential candidates for complete street principles include but are not limited to. *(New)*

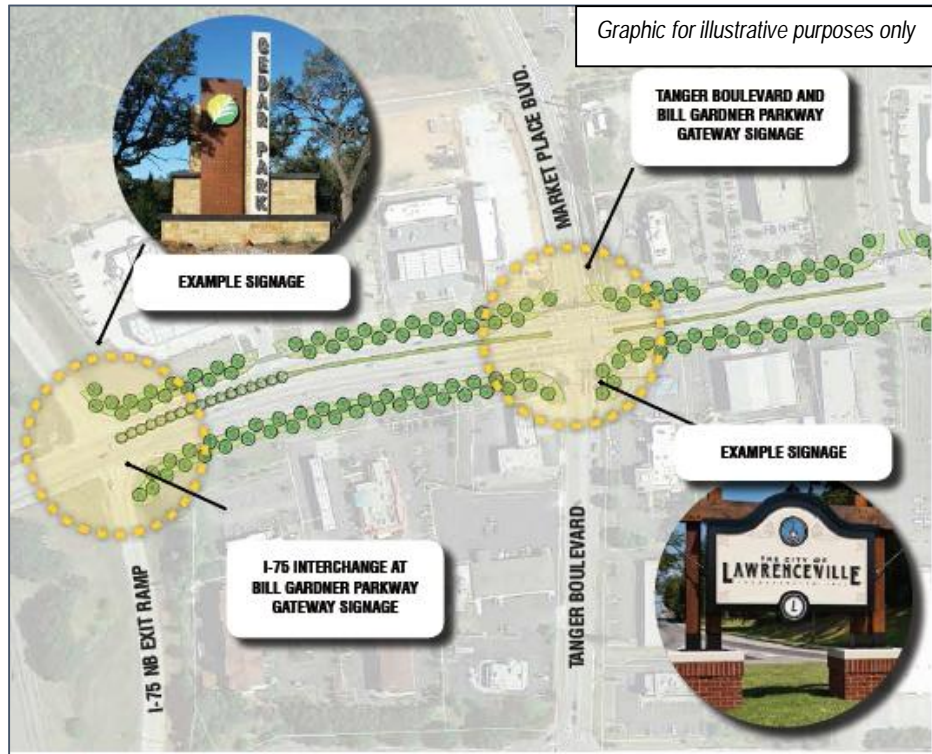
Complete Street Elements	Roadway Segments			
	Pinebrook Road	Honore Avenue	Laurel Road	Knights Trail Road
Bike Lanes / Sharrows	X	X	X	X
Sidewalks	X	X	X	X
Multi-Use Trail	X	X	X	X
Cross Walks	X	X	X	X
Pedestrian Safety Treatments	X	X	X	X
Curb Extensions Bulb-outs				
Median Islands	X	X	X	X
Shade Trees and Landscaping	X	X	X	X
Linear Park/Greenway				
On-street Parking				
Transit Improvements (bus shelters) Note: coordinate with transit routes		X	X	X
Road Diet				
Lighting	X	X	X	X



Strategy TR-LR 1.1.5 – Gateway Features

The City shall reinforce and enhance the Laurel Road Neighborhood as a gateway to the City of Venice by designing and installing community gateway features. The City shall work with the Florida Department of Transportation and/or private property owners to provide a location for such gateway features. Gateway features may incorporate the following design and development elements. *(New)*

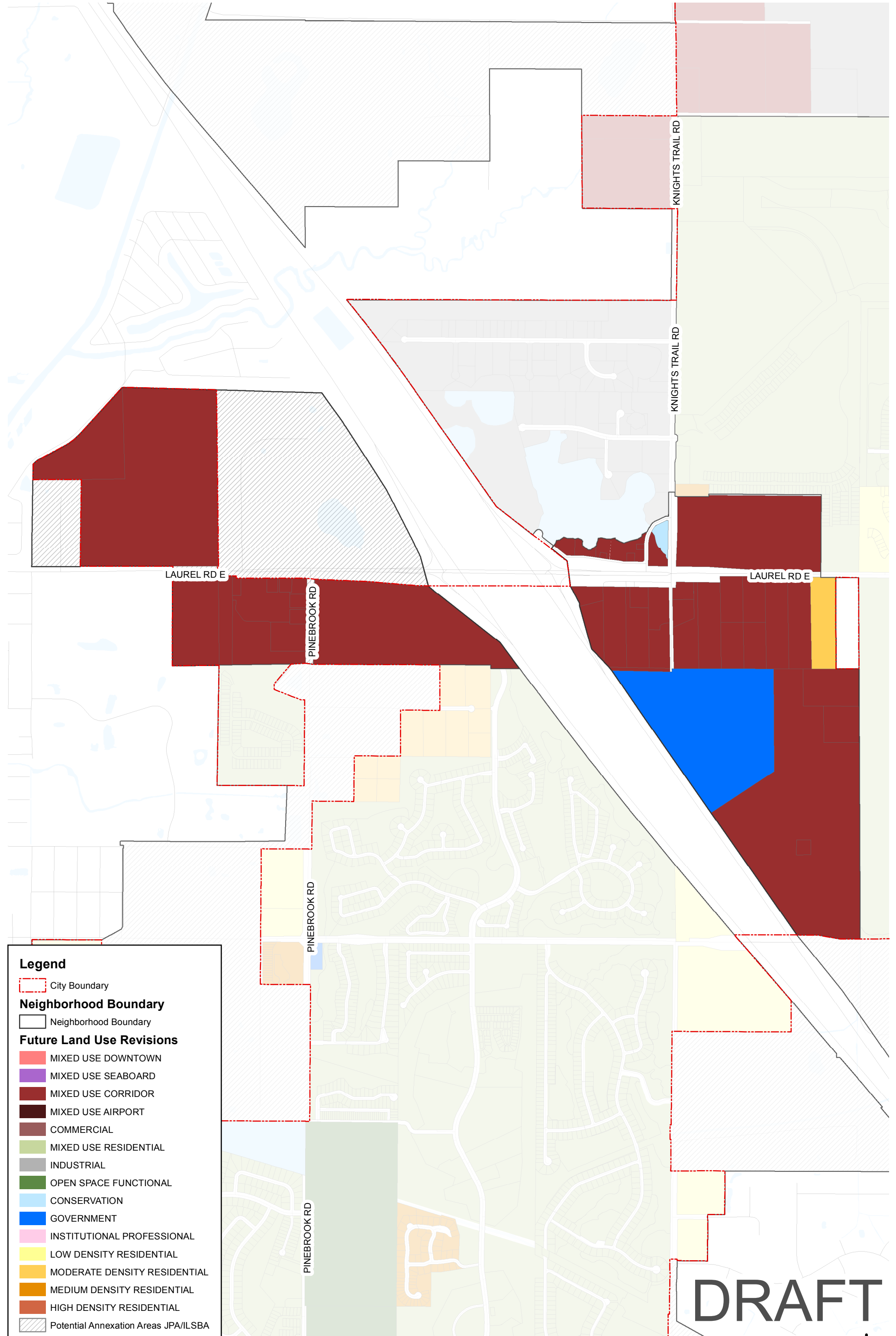
- Streetscape improvements
- Public art
- Signage
- Landscape/architectural themes



Areas for Future Consideration:

The following topics have been identified but not included within this planning horizon. However, changing conditions may require their consideration:

- A. The City needs to coordinate and review the JPA/ILSBA areas with Sarasota County to adjust the development potential for this area to coincide with the Laurel Road Neighborhood serving as a major non-residential development area.



Legend

City Boundary

Neighborhood Boundary

Neighborhood Boundary

Future Land Use Revisions

MIXED USE DOWNTOWN

MIXED USE SEABOARD

MIXED USE CORRIDOR

MIXED USE AIRPORT

COMMERCIAL

MIXED USE RESIDENTIAL

INDUSTRIAL

OPEN SPACE FUNCTIONAL

CONSERVATION

GOVERNMENT

INSTITUTIONAL PROFESSIONAL

LOW DENSITY RESIDENTIAL

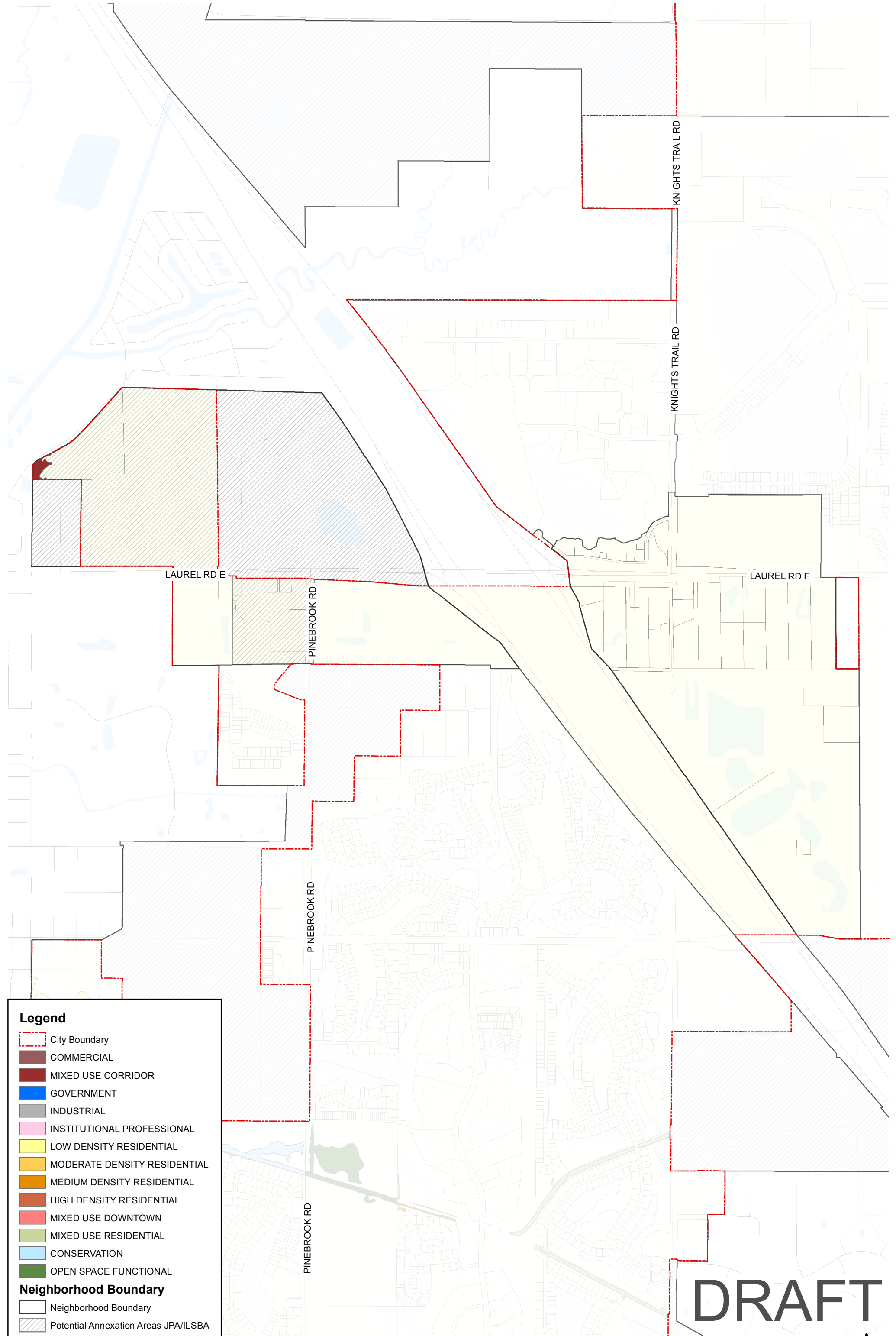
MODERATE DENSITY RESIDENTIAL

MEDIUM DENSITY RESIDENTIAL

HIGH DENSITY RESIDENTIAL

Potential Annexation Areas JPA/ILSBA

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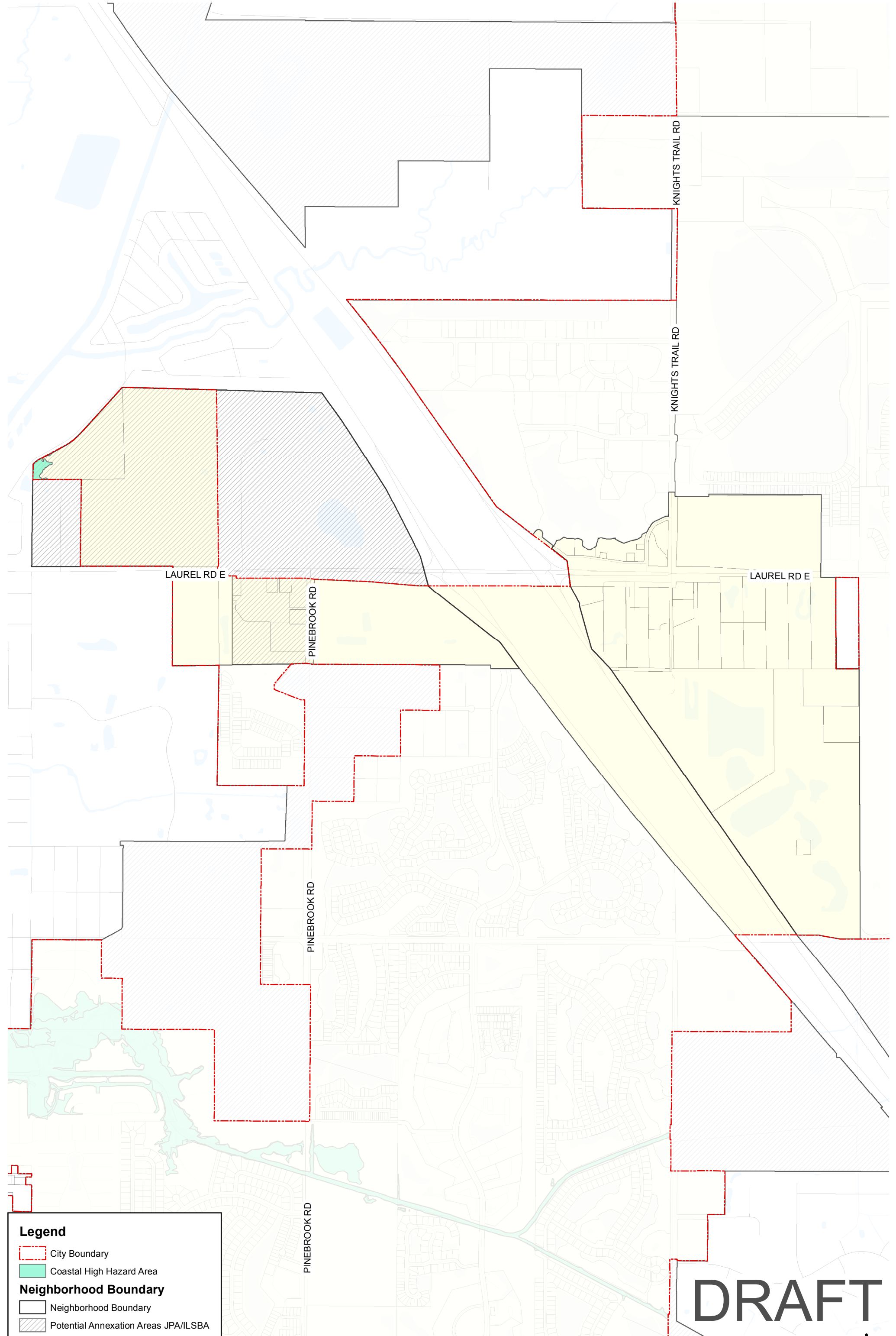
Legend

- City Boundary
- COMMERCIAL
- MIXED USE CORRIDOR
- GOVERNMENT
- INDUSTRIAL
- INSTITUTIONAL PROFESSIONAL
- LOW DENSITY RESIDENTIAL
- MODERATE DENSITY RESIDENTIAL
- MEDIUM DENSITY RESIDENTIAL
- HIGH DENSITY RESIDENTIAL
- MIXED USE DOWNTOWN
- MIXED USE RESIDENTIAL
- CONSERVATION
- OPEN SPACE FUNCTIONAL

Neighborhood Boundary

- Neighborhood Boundary
- Potential Annexation Areas JPA/ILSBA

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Legend

City Boundary

Coastal High Hazard Area

Neighborhood Boundary

Neighborhood Boundary

Potential Annexation Areas JPA/ILSBA

LAUREL ROAD CORRIDOR COASTAL HIGH HAZARD AREA

