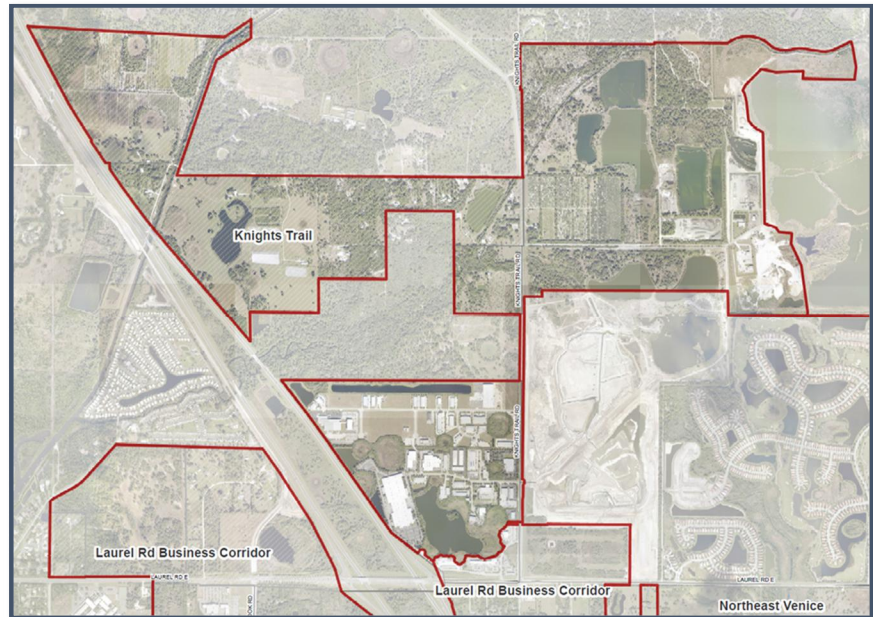


Section IV – ELEMENTS – Knights Trail Neighborhood

Overview

The Knights Trail Neighborhood is predominately industrial, situated East of I-75 and along Knights Trail Rd. This Neighborhood is bordered along its southern boundary by the Northeast Venice Neighborhood and the Laurel Rd Neighborhood. Based on the carrying capacity analysis and development standards for this Neighborhood, specifically the Industrial land use areas, approximately one-half of the City's non-residential development could be located in the Knight's Trail Neighborhood. However, it should be noted that based on the existing development patterns within this Neighborhood, achieving this level of development is unlikely and may place undue burdens on the public infrastructure including transportation resources without additional public expenditures by both the City of Venice and Sarasota County.



Existing Land Use

The Knights Trail Neighborhood encompasses approximately 785 acres (gross acreage) or approximately 8.5 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:

- 23 residential units (single family detached, single family attached, multifamily/ condominium), and
- 1,283,295 square feet of non-residential uses (industrial, commercial, office, civic, professional).

These numbers represent approximately less than 1 percent and 15 percent of the City's current residential and non-residential development, respectively.

Key thoroughfares

The Knights Trail is generally developed along these thoroughfares:

- Knights Trail Road

- Laurel Road East of I-75

Note: Laurel Road provides access to Interstate 75 for this Neighborhood. Sarasota County has identified an extension of Knights Trail Road to the north providing a future, additional access to this area.

Unique Neighborhood Strategies

Land Use

Strategy LU-KT 1.1.1 – Mixed Use Corridor

The MUC within the Knights Trail Neighborhood comprises approximately 169 acres generally including property along Knights Trail Road (see mixed use descriptions in the Future Land Use Element).

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

- A. The designation-wide total for residential units allowed within the MUC designation limited to the Knights Trail Neighborhood shall be no more than **1,100** units including the 3 existing residential units¹. This is calculated as a maximum density of 13.0 units per acre, limited to a maximum of 50% of the total acreage within the MUC designation within this Neighborhood.
- B. The designation-wide total for non-residential square footage allowed within the Knights Trail Neighborhood MUC designation shall be no more than **4,150,000** square feet and there has been no non-residential development to date for this area². This amount is calculated on an average FAR across the neighborhood of 0.75, and allows for a maximum FAR on an individual site of 1.0.
- C. Industrial uses are not permitted within the MUC.

Strategy LU-KT 1.1.2 – Industrial Lands - Existing

- A. The City shall protect the existing industrial land uses and properties within this Neighborhood in order to provide the City and region with a diverse economic base.
- B. The City, through the Land Development Code and development review processes shall provide standards to mitigate the potential adverse impacts created by industrial uses through a variety of measures, including buffering, site planning and design, environmental controls, and performance standards.

Strategy LU-KT 1.1.3– Industrial Lands - Future

The City shall identify additional lands (which may include Joint Planning Areas), suitable for the development of light industrial and similar uses allowing for the expansion of the City's economic and employment base strengthening Venice's employment opportunities.

¹ Based on Sarasota County Property Appraiser data and available, additional geographic information system data of existing land use obtained _____, 2015.

² *ibid*

Strategy LU-KT 1.1.4– Non-Industrial Uses

The City shall discourage retail uses in Industrial land use designations and zoning districts as a principal use in order to maintain and protect viable industrial areas. This Strategy does not preclude providing supporting retail, office, open space and other non-industrial uses which are determined to be accessory and necessary to support the industrial use (i.e., child care).

Strategy LU-KT 1.1.5 – Housing

Due to the nature of the Neighborhood and the adjacent residential opportunities in both the Laurel Road and Northeast Venice Neighborhoods, the City does not support the conversion of non-residential lands for residential uses.

Transportation

Strategy TR-KT 1.1.6 – 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 streets 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 streets principles include but are not limited to. *(New)*

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

Strategy TR-KT 1.1.7 – Transportation - Connectivity

The City shall require, through the Land Development Code and review processes, access to industrial designated lands via Knights Trail Road and other industrial lands; access shall not be supported through lower intensity lands including agricultural or residential.

Strategy TR-KT 1.1.8 – Transportation – Knights Trail Road

The City shall support the extension of Knights Trail Road north by Sarasota County to provide a secondary through access to this Neighborhood and the industrial lands.

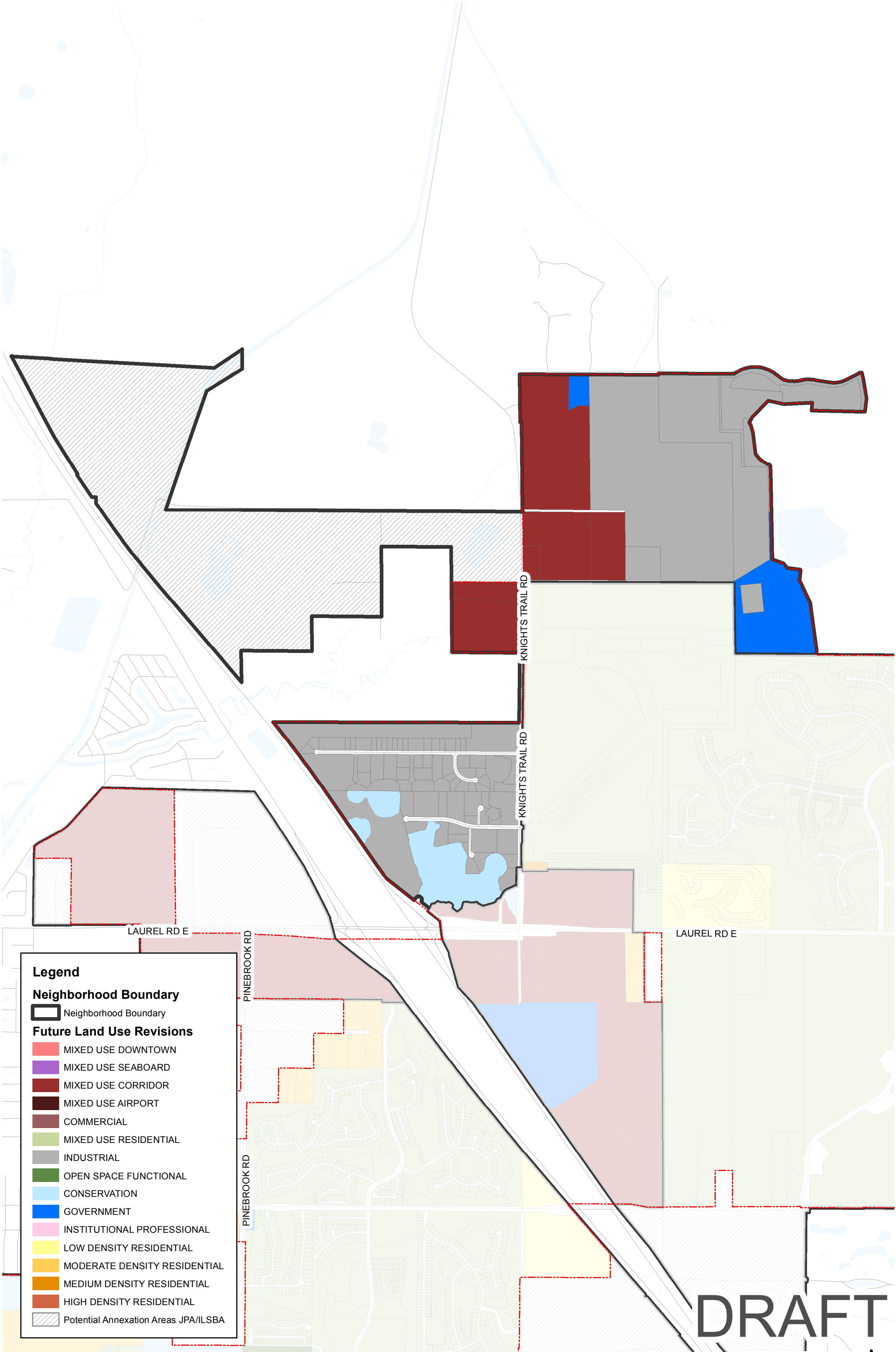
Strategy TR-KT 1.1.9 – Transit

The City supports the expansion of SCAT to serve the Knights Trial Neighborhood as a means of providing accessibility options to employees and the development of attainable housing areas within this neighborhood.

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 Joint Planning Areas with Sarasota County to include properties between JPA Area 1 to the north and the northern portion of the Triple Diamond Industrial Park that were excluded from the JPA when it was developed. This would provide for a contiguous area for the orderly expansion of the City.



Legend

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

DRAFT