

**CITY OF VENICE**  
**Planning & Zoning Department**

**Memorandum**

**TO:** Planning Commission

**FROM:** Scott Pickett, AICP, Senior Planner

**THRU:** Jeff Shrum, AICP, Development Services Director

**SUBJECT:** Planned Industrial Development (PID) District Text Amendment (No. 17-01AM)

**DATE:** March 15, 2017

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**Petition Request Overview**

PGT Industries, Inc. submitted the subject text amendment application to amend the Planned Industrial Development (PID) zoning district use regulations to add child care centers and principal parking as two new permitted uses. The proposed text amendment is requested to allow PGT Industries, Inc. to move forward with its plans to 1) develop a child care center in the PID-zoned Triple Diamond Commerce Park and 2) develop a stand-alone parking facility on two other Triple Diamond Commerce Park lots which is needed in conjunction with PGT Industries, Inc. manufacturing plant expansion in the Laurel Interchange Business Center. The requested text amendment, if approved, would apply to all PID zoned property in the city.

**Consistency with the Comprehensive Plan**

There are no comprehensive plan policies that specifically address child care centers and principal parking in planned industrial future land use designations. However, Policy 13.3 of the Future Land Use & Design Element provides the following policy on industrial future land uses.

Policy 13.3     **Industrial Future Land Uses.** Industrial future land uses are intended to support existing and future industrial areas. The City's industrial areas are designed to provide community members sustainable employment centers and necessary services. These areas are intended to be accessible via a variety of transportation alternatives.

Both of the proposed permitted uses (child care center and principal parking) are uses which tangibly promote the sustainability of an existing employment center in the city. Having a child care center in the same PID district as expanding businesses allows those businesses to provide a valuable service to its employees which, in turn, promotes the businesses' employee recruitment and retention efforts. As such, child care can be seen as a necessary service to advance the sustainability of an expanding employment center.

Similarly, allowing principal parking or stand-alone parking on an industrial lot or parcel advances the sustainability of expanding employment centers. When manufacturing facilities expand, that physical expansion is intended to expand capacity and enhance operations. Such expansion does not necessarily occur with development progressing from one lot or parcel to the next. Depending on the nature and configuration of an existing manufacturing plant, expansion of the existing plant may be the most efficient way to grow. Such expansion may then displace ancillary facilities on the property such as parking or drainage facilities. In this case, allowing a PID-zoned lot or parcel to developed as a parking facility facilitates manufacturing plant expansions and thereby enhances the sustainability of the city's employment centers.

**Staff Finding:** *Based on the above planning analysis, the proposed text amendment is consistent with the comprehensive plan.*

#### Compliance with the Land Development Code (LDC)

To be found in compliance with the LDC, the proposed text amendment needs to be found consistent with the intent and purpose of the PID district, which is found in Section 86-132(a) and provided below:

(a) *Intent and purpose.* A zoning district classification, to be designated as a planned industrial development district (PID), is hereby established. It is the intent of this district that it be used for industrial activity, promoting thereby, in connection with such industrial activity, more efficient and economical land use, harmony in physical design and industrial relationships, variety and amenity in industrial development, and the protection of adjacent and nearby existing and future nonindustrial uses and activities. It is further the intent of this district that it be so located in relation to major thoroughfares that resulting traffic generated by industrial activity will not be channeled through residential areas or unduly interfere with traffic on major thoroughfares.

The above provision does not contain language which directly addresses the two new proposed permitted uses, nor is there language which suggests that child care centers and principal parking are not appropriate uses in the PID district.

In part, the intent and purpose of the PID district is to promote industrial activity through more efficient and economical land use. As discussed in the comprehensive plan consistency portion of this report, the principal use of a PID district lot or parcel as a parking facility can support the efficient use of land in when a manufacturing plant expands.

The intent and purpose of the PID district also makes reference to amenity in industrial development. Amenities in the PID district include but are not limited to master planned stormwater management systems and the minimum landscaped open space requirement intended for the district to have a “park-like character”. Amenities are not necessarily limited to the physical design of industrial development. A child care center intended to directly serve employees in the district and also support the human resource goals of employers can also be viewed as an amenity for the district.

**Staff Finding:** *Based on the above planning analysis, the proposed text amendment is in compliance with the Land Development Code.*

#### Review for Conflict with Previously Approved PID Districts

Staff reviewed existing PID districts to ensure that the proposed text amendment does not conflict with any provision of PID rezone approvals. Staff found no such conflict.

**Staff Finding:** *The proposed text amendment does not conflict with any existing PID rezone approval.*

#### Text Amendment

The attached draft ordinance is presented in a legislative ~~strike through~~/underline format. The proposed amendment to the PID district include only the addition of child care centers and principal parking as new permitted uses in the district. All other PID district regulations are unchanged.