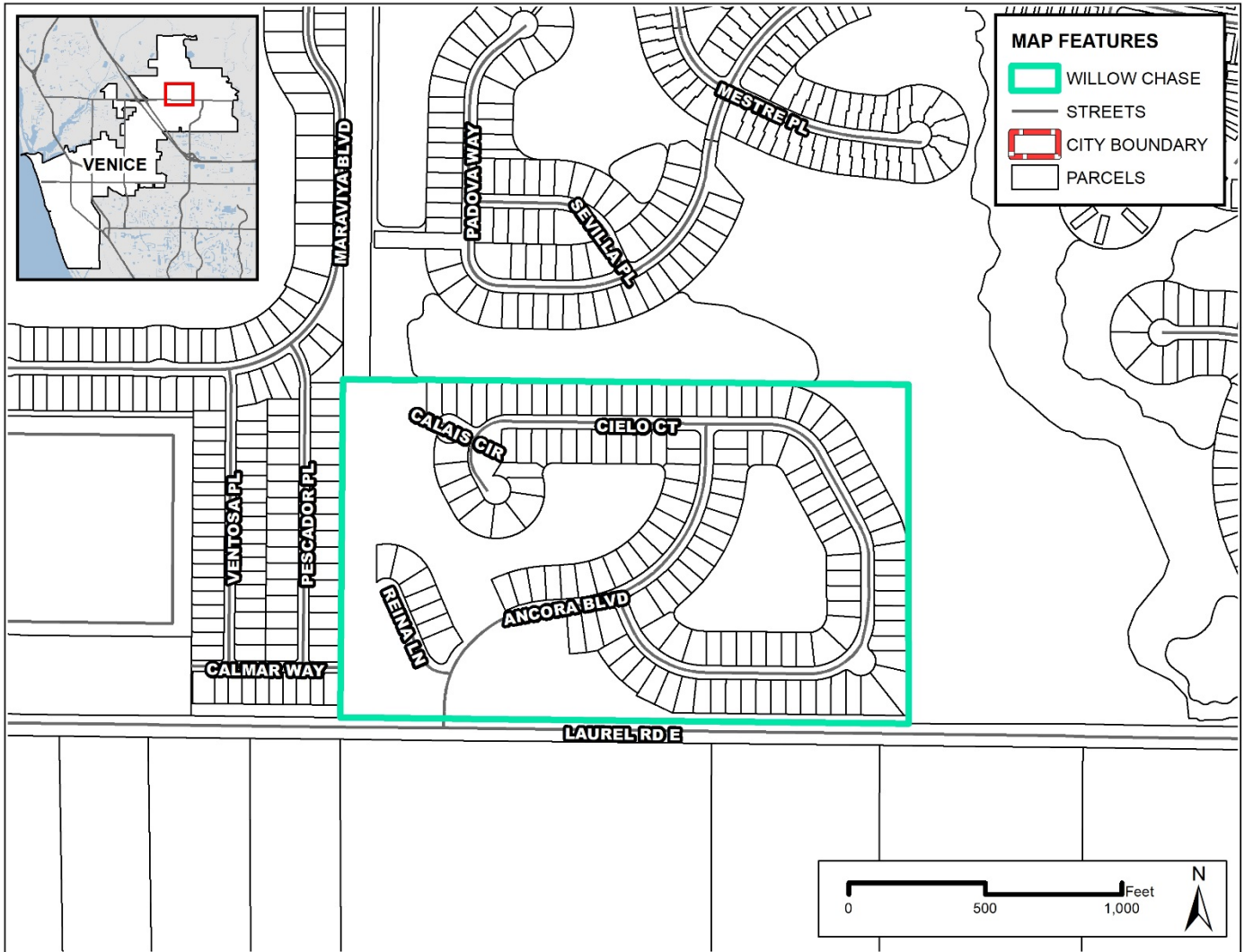




PRELIMINARY PLAT AMENDMENT STAFF REPORT WILLOW CHASE

December 18, 2018

04-03PP.1



PETITION NO.: 04-03PP.1

REQUEST: Preliminary plat amendment petition to request modification of the landscape plan that was approved with the original subdivision.

GENERAL DATA

Owner: Willow Chase Community Assoc.

Agent: Edward Dean, Landscape Architect, Kimley-Horn & Associates

Location: Laurel Road just east of Knights Trail Rd. **Property ID:** Multiple

Property Size: 32.78+ acres

Future Land Use: Low Density Residential (LDR)

Neighborhood: Northeast Neighborhood

Existing Zoning: Residential, Single-Family-4 (RSF-4)

ASSOCIATED DOCUMENTS

- A. Application Information (completed petition)
- B. Three Sets of Plan Sheets
 - 2004 Approved Landscape Plans
 - 2004 Approved Landscape Plans with Areas of Proposed Revision Highlighted
 - 2018 Proposed Landscape Plans

I. BACKGROUND INFORMATION

Based on a review of city records, the following is an outline of the past development activity on the subject property.

- The property was annexed into the City on February 8, 2000 as part of the Henry Ranch property through the adoption of Ordinance No. 2000-05. This majority of the property annexed is the property now known as the Venetian Golf and River Club.
- February 10, 2004, Comprehensive Plan Amendment Petition No. 03-02CP was approved through the adoption of Ordinance No. 2004-08 changing the Future Land Use from Sarasota County Industrial-Commercial to City of Venice Low Density Residential.
- August 10, 2004, Zoning Map Amendment Petition No. 03-10RZ was approved through the adoption of Ordinance No. 2004-30 changing the zoning designation from Sarasota County Open Use Rural to City of Venice Residential, Single-Family-4.
- September 16, 2004, Preliminary Plat Petition No. 04-03PP was approved for a 147 lot single-family subdivision. The approval included a landscape plan for the entire subdivision that is the subject of the proposed preliminary plat amendment.

II. EXECUTIVE SUMMARY

The subject property is the Willow Chase residential subdivision consisting of 147 single-family lots along with an amenity center and other common area. Due to ongoing issues and concerns regarding trees in the subdivision, the homeowner's association is proposing an amendment to the landscape plan that was approved with the preliminary plat in 2004. The proposed modification includes the replacement and relocation of street trees, the removal of the plan depiction of required trees from private lots and confirmation of existing landscape material throughout the common area in order to obtain a compliant landscape plan. It is important to note that the only aspect of the Willow Chase Preliminary Plat that is under consideration in the subject petition is the landscape plan associated with the approved plat. All other aspects of the approved Preliminary Plat remain in full effect.

Based on the submitted application materials, staff data and analysis, and conclusions of this staff report, staff provides the following summary findings on the subject petition:

1. Conclusions / Findings of Fact (Consistency with the Comprehensive Plan):

Due to minimal Strategies in the Comprehensive Plan relating to trees, the subject petition may be found consistent with the Comprehensive Plan.

2. Conclusions / Findings of Fact (Compliance with the Land Development Code):

The proposed modifications to the preliminary plat landscape plan meet the minimum requirement of the City's codes regarding size and type of material proposed and therefore complies with the city's Land Development Code, including the subdivision standards.

3. Conclusions / Findings of Fact (Concurrency/Mobility):

Not applicable as there is no impact on concurrency or mobility.

III. PROJECT DESCRIPTION

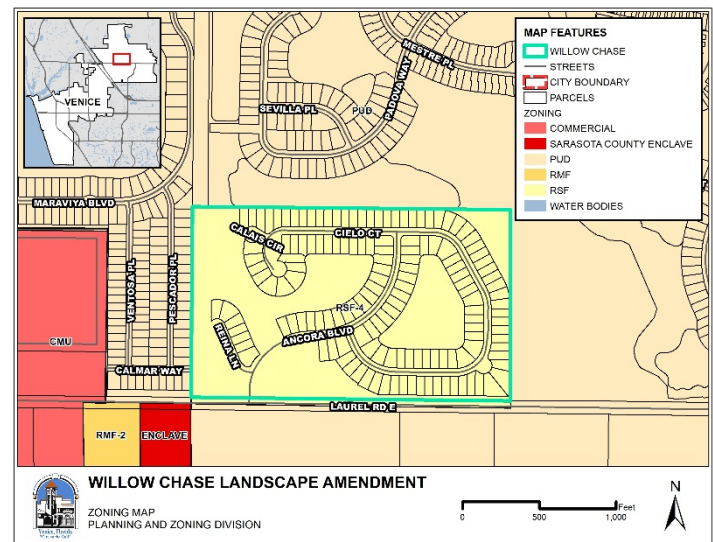
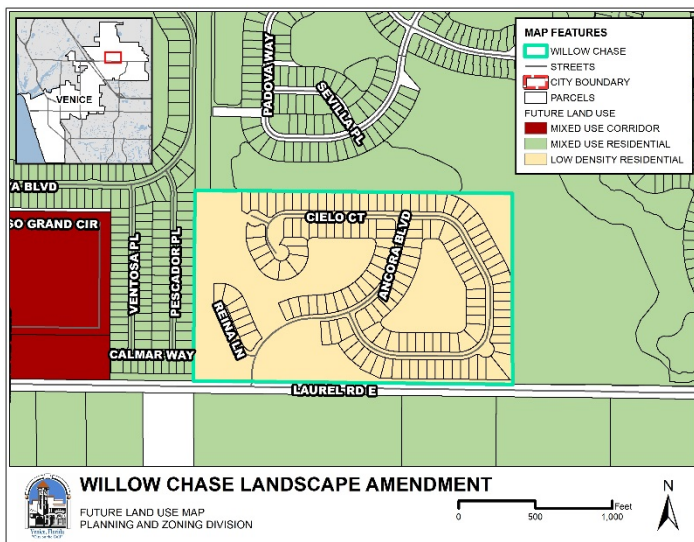
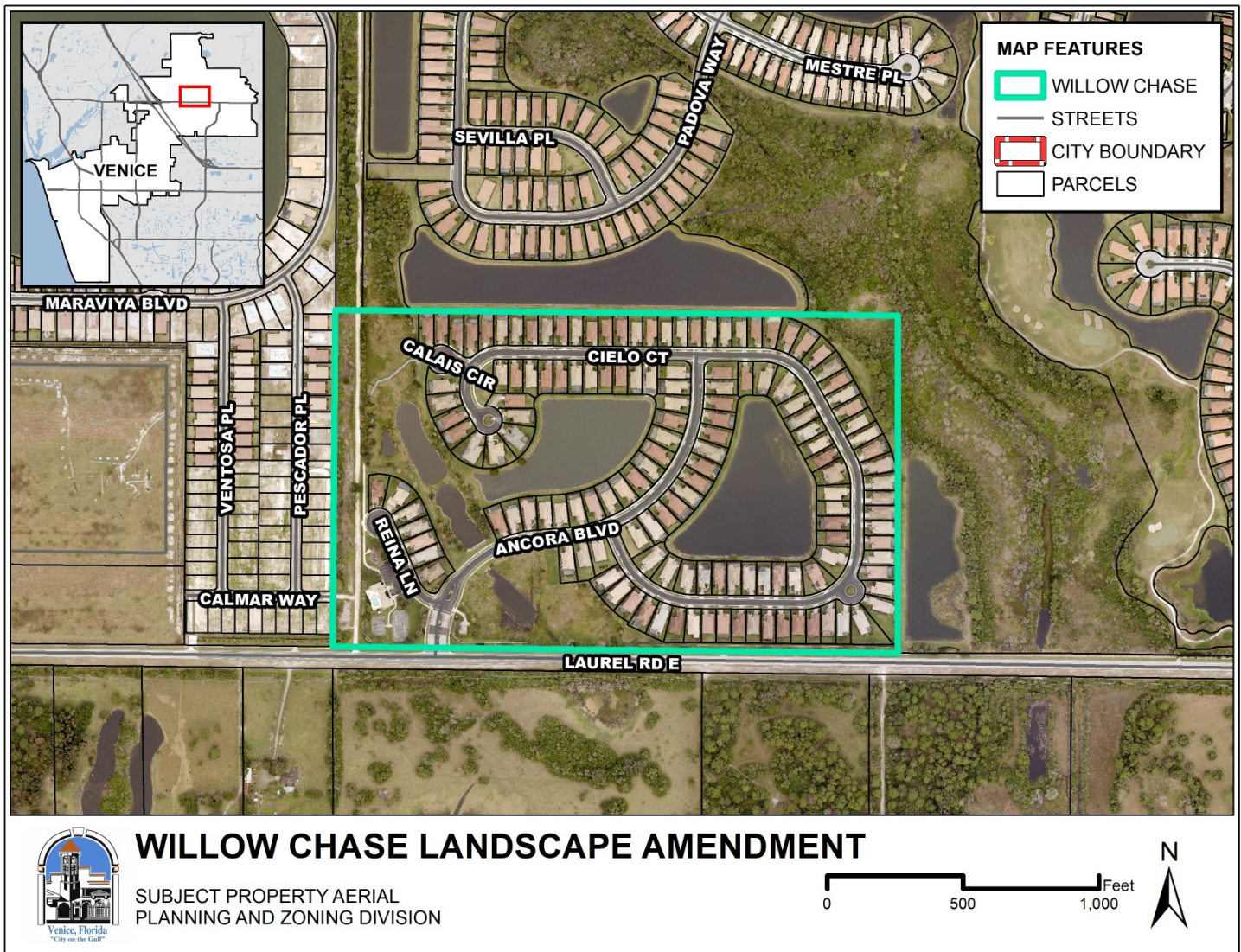
The Willow Chase Community Association is requesting approval of a modification to the landscape plan that was approved with the preliminary plat in 2004. The applicant indicates the proposed modification is basically threefold as follows:

1. Allow the continuation of the replacement of street trees within the neighborhood with trees that are appropriate for the planting conditions.
2. Correct an issue on the 2004 approved plan which depicted trees, which do not exist, on individual residential lots.
3. Update the plan layout of landscape in common areas to reflect what exists today and provide flexibility for future replacement of landscape material with alternate species while remaining in compliance with City of Venice LDC requirements.

The Willow Chase residential subdivision was approved in 2004. Within recent years, the community association has expressed concerns regarding the larger street trees, especially live oak trees, that have caused damage to sidewalks along with other infrastructure. This damage has been an ongoing maintenance and safety issue for the association as the damage is typically located within the common areas the association is responsible for. In an attempt to resolve the issue, the association created a phasing plan through which the live oak street trees would be removed and, in some cases, relocated to other more suitable common area within the subdivision. The removed and relocated trees would then be replaced with tree species that are less likely to cause damage to adjacent infrastructure.

In addition to the street tree issue, the 2004 plan depicted required trees on private lots. The reason this occurs is that sometimes it is difficult for an applicant to comply with the total number of trees required by the Sarasota County tree code without depicting trees on private lots. There sometimes is simply not enough space to accommodate all the trees without including plantings on private lots. This is something that the City currently tries to avoid when subdivision plans are being considered. The problem comes about upon approval of a landscape plan that depicts a tree on a private lot; that tree is now required to be in place for the life of the subdivision. Even if the homeowner desires to remove the tree, they cannot and maintain compliance with the approved plan. In addition, the applicant has indicated that many of the trees that are depicted on the approved plan on private lots were never installed. Although the majority of lots contain at least one tree, it may not be the approved species and location shown in the approved plan. The proposed petition will resolve this issue by removing all trees depicted on private lots from the proposed plan.

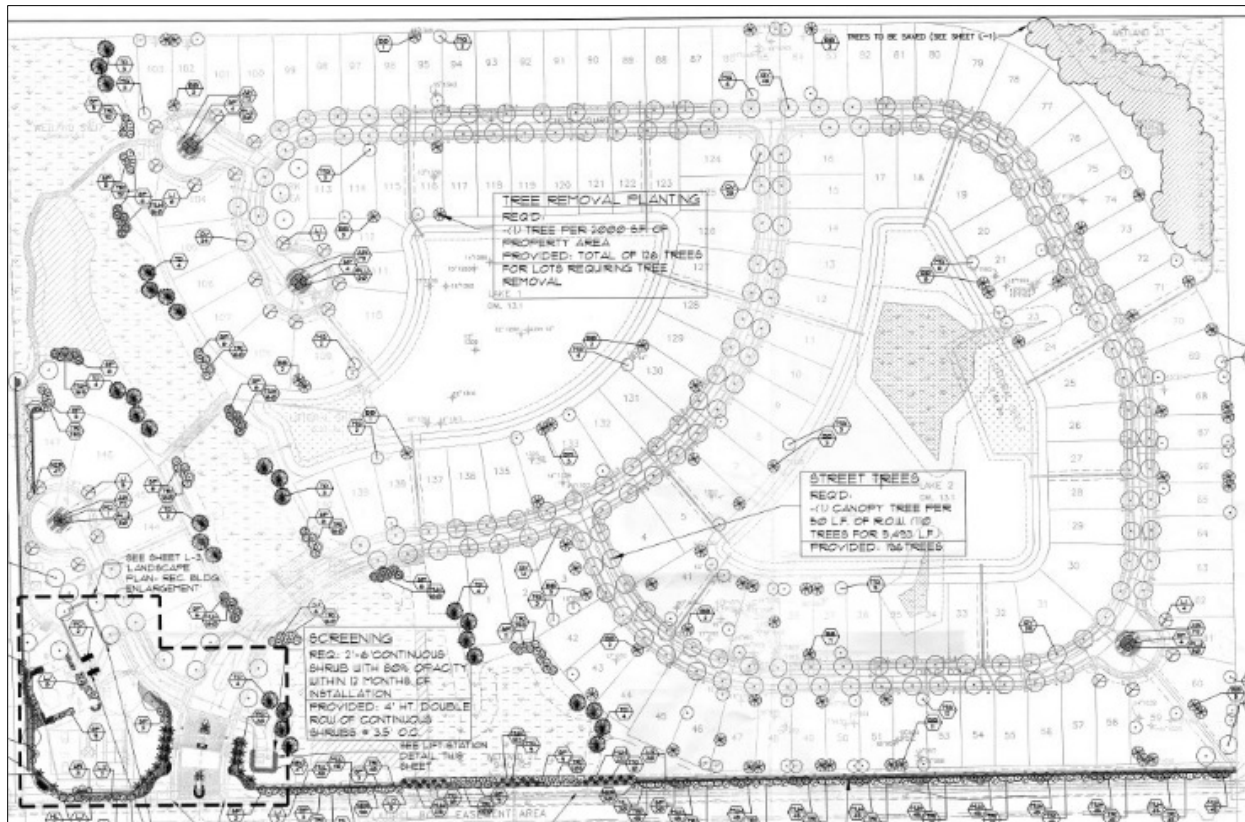
Finally to confirm compliance and memorialize the proposed changes to the originally approved landscape plan, the association has proposed a modified landscape plan for consideration by the City. The plan has been reviewed by both City staff and County staff and no compliance issues have been identified. The newly proposed landscape plan will memorialize existing landscaping along with the proposed modifications and will provide opportunity for the Willow Chase community to gain compliance with an approved plan.



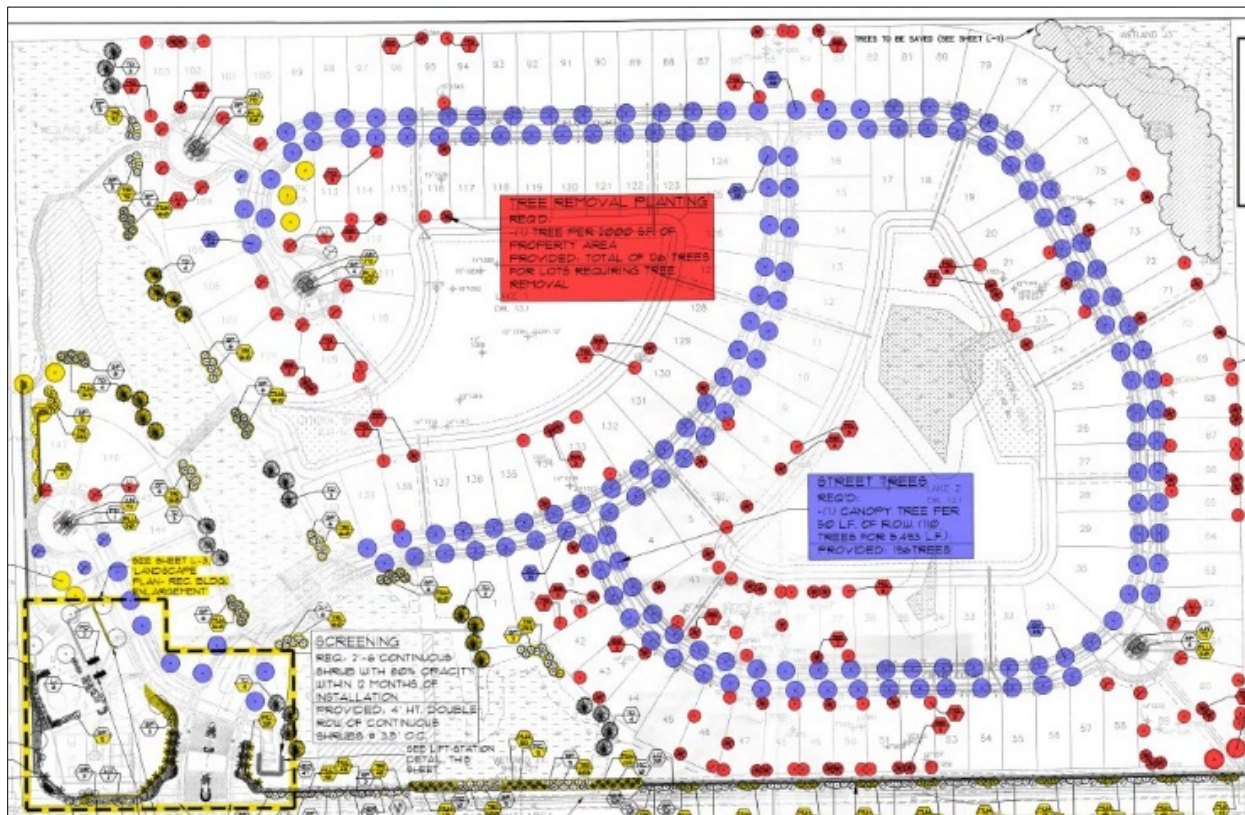
Low Density Residential

Residential, Single-Family-4

2004 Approved Landscape Plan



2004 Approved Landscape Plan with Highlighted Areas of Revision





Areas where trees have been removed.



Existing live oaks



Laurel Road buffer



Alternative replacement tree species

PLANNING ANALYSIS

In this section of the report, analysis of the subject preliminary plat amendment petition evaluates 1) consistency with the comprehensive plan, and 2) compliance with the City's Land Development Code (LDC), and 3) compliance with requirements for Concurrency/Mobility.

A. Consistency with the Comprehensive Plan

The Willow Chase subdivision is located within the 2,827 acre Northeast Neighborhood and contains mostly residential development. The 2017 Comprehensive Plan provides minimal Strategies related to the subject petition. A review of the Comprehensive Plan does not indicate any Intents, Visions or Strategies that the proposed petition would be in conflict with. In addition, although Policy 8.2 regarding compatibility is typically applicable to preliminary plats, in this case, the proposed petition does not impact compatibility as the majority

of the landscaping on the exterior is existing and substantial and the bulk of the modifications are internal to the subdivision. Therefore the proposed petition may be found consistent with the plan.

B. Compliance with the Land Development Code

The subject petition has been processed with the procedural requirements to consider an amendment to a preliminary plat. In addition, the petition has been reviewed by the Technical Review Committee and no issues regarding compliance with the Land Development Code were identified.

It is important to note that although an applicant is required to submit a landscape plan as part of a preliminary plat, there are no code standards specific to the provided plan. There are no requirements for landscape elements such as street trees, buffers or common area plantings. However, where landscape material is provided, the City does require that the material meet the minimum requirements in the LDC for size and type as follows:

- Trees – tree species shall be a minimum of ten feet in overall height and four feet in spread and a minimum of three inches in diameter measured six inches above the ground immediately after planting.
- Shrubs and Hedge Plants – shrubs shall be a minimum of two feet in height when measured immediately after planting. Hedge plants, where required, shall be planted not more than three feet on center, and maintained so as to form a continuous, unbroken, solid visual screen within a maximum of one year after time of planting.

The “Proposed Planting List” provided in the revised landscape plan is consistent with these requirements. It is important to note that much of the material onsite will remain unchanged and will be confirmed compliant through this process. Therefore, the subject petition may be found consistent with the City’s LDC.

C. Compliance with the City’s Concurrency/Mobility Requirements

Concurrency/Mobility review is not applicable to the subject petition, as landscaping has no impact on concurrency or mobility.

V. CONCLUSION

Planning Commission Report and Recommendation to City Council

Upon review of the petition and associated documents, comprehensive plan, land development code, staff report and analysis, and testimony provided during the public hearing, there is sufficient information on the record for the Planning Commission to take action on Preliminary Plat Amendment Petition No. 04-03PP.1.