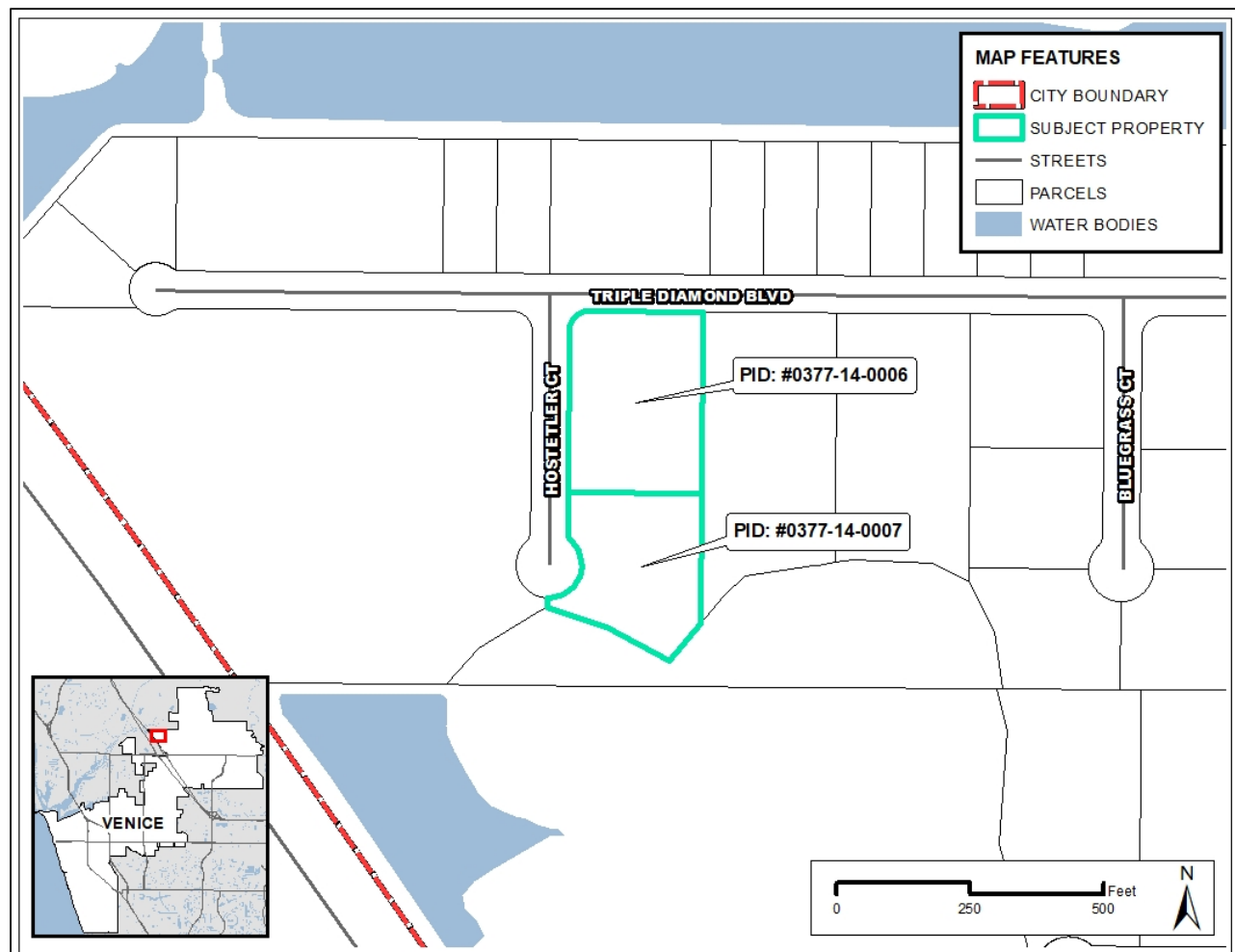




NATIONAL DRYING TECHNOLOGIES SITE & DEVELOPMENT PLAN 18-14SP STAFF REPORT

08/20/2019
18-14SP



PETITION NO.: 18-14SP

REQUEST: A Site & Development Plan for a 24,777 square foot industrial complex consisting of a two-story office and one-story storage facility. The site will include a vehicle storage lot and there will be vehicle maintenance conducted inside the main facility. The development will occur on two lots encompassing a total of 3.46 acres of vacant land.

GENERAL DATA

Owner: National Drying Technologies, LLC
Agent: Hibner + Levine & Associates
Address: 101 & 105 Hostetler Court
Parcel ID: 0377-14-0006 & 0377-14-0007
Property Size: 3.46 +/- Acres
Future Land Use: Industrial
Comp Plan Neighborhood: Knights Trail Neighborhood
Zoning: Planned Industrial Development (PID)

ASSOCIATED DOCUMENTS

A. Application Materials

EXECUTIVE SUMMARY

The subject petition is a proposed site and development plan for 24,777 square foot industrial complex for National Drying Technologies and will serve as a headquarters as well as a storage and business operations site. The two story facility provides for appropriate parking, landscaping, and will serve as a functional headquarters for a local employer. The project is consistent with the PID zoning and Knights Trail neighborhood. Based on the submitted application materials, staff analysis, and conclusions from this staff report, staff provides the following summary findings on the subject petition:

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

Analysis has been provided to determine consistency with the Land Use Element strategies applicable to the Industrial future land use designation, Policy 8.2 regarding compatibility, strategies found in the Knights Trail Neighborhood and other plan elements. This analysis should be taken into consideration upon determining Comprehensive Plan consistency.

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

The subject petition complies with all applicable Land Development Code standards and there is sufficient information to reach a finding for each of the site and development plan considerations contained in Section 86-23(m) of the Land Development Code.

Conclusions / Findings of Fact (Concurrency):

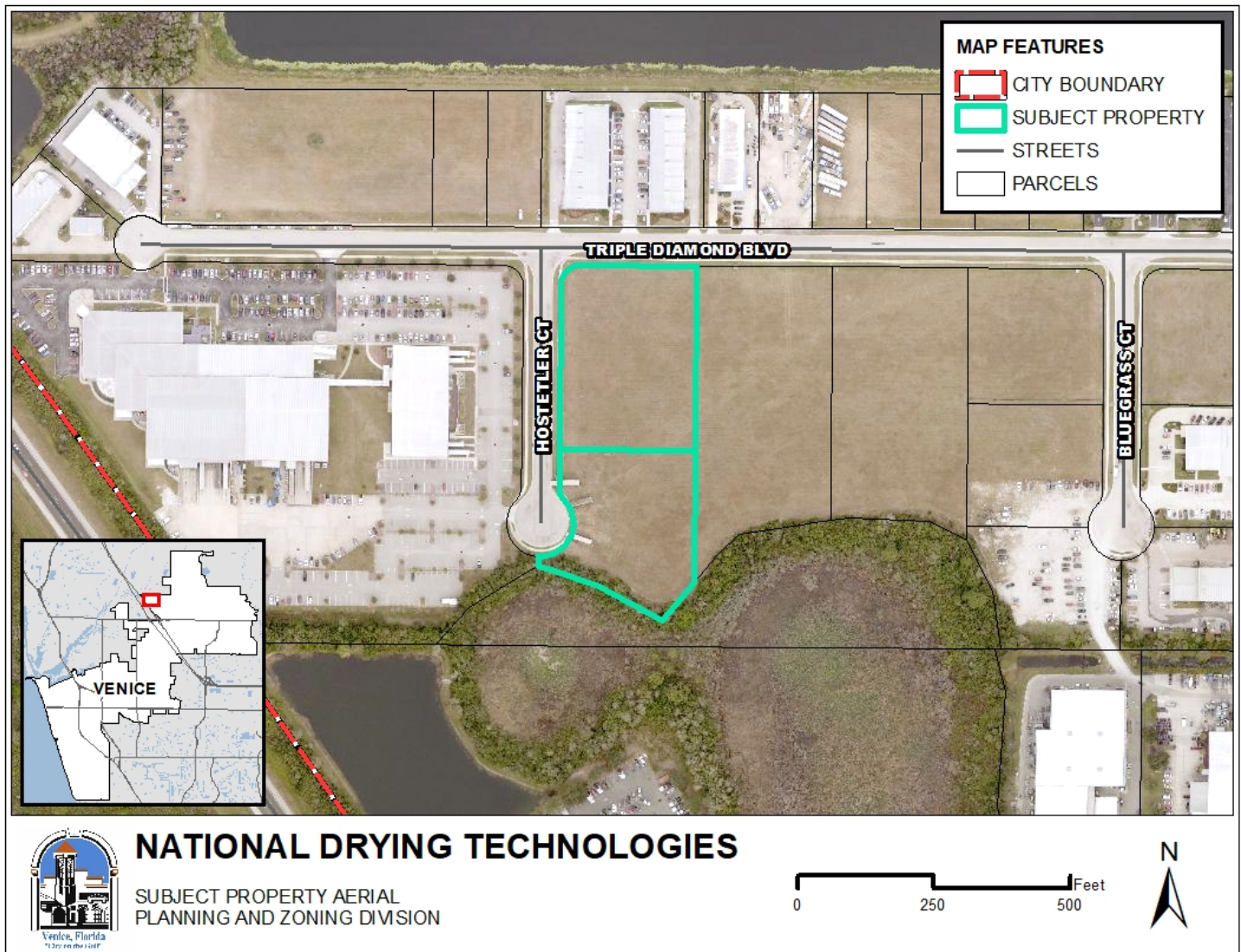
No issues have been identified regarding adequate public facilities capacity to accommodate the development of the project per Chapter 94 of the Land Development Regulations.

Conclusions / Findings of Fact (Mobility):

The applicant has provided traffic data that has been reviewed by the City's transportation consultant and found to be in compliance with applicable traffic standards and compliant with the original study.

EXISTING CONDITIONS

The aerial photograph below shows that the subject property is located to the southeast of the intersection of Triple Diamond Blvd and Hostetler Ct, with the proposed address frontage being Hostetler Ct. Currently undeveloped, the subject property consists of two parcels totaling 3.46 + acres. The subject property is bordered by Triple Diamond Blvd to the North, Hostetler Ct abuts to the west, empty parcels lay to the east, and a wetland is to the direct south. There are sidewalks on both street frontages, National Drying Technologies has been using the property as storage space for their trailers under a temporary use permit.

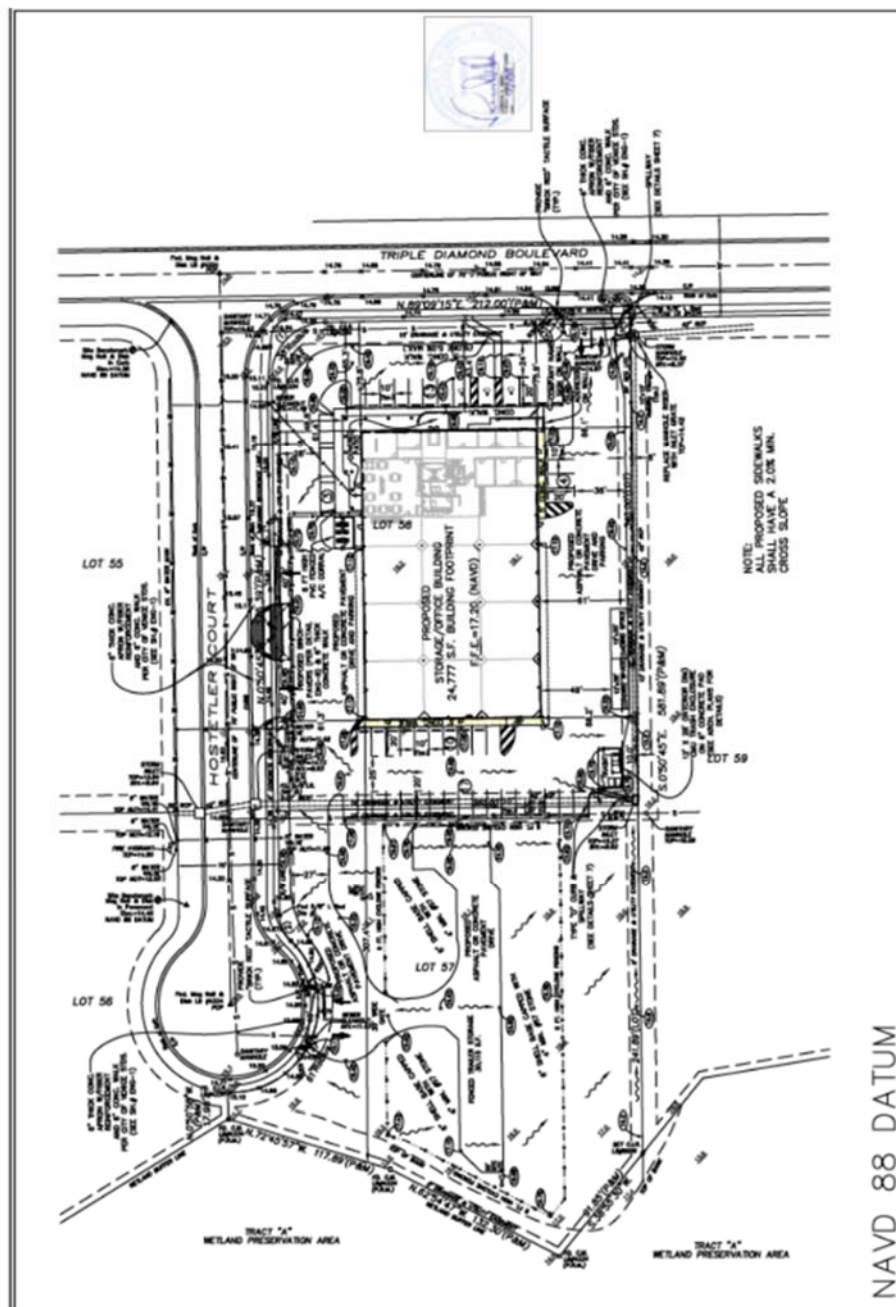


EXISTING CONDITIONS



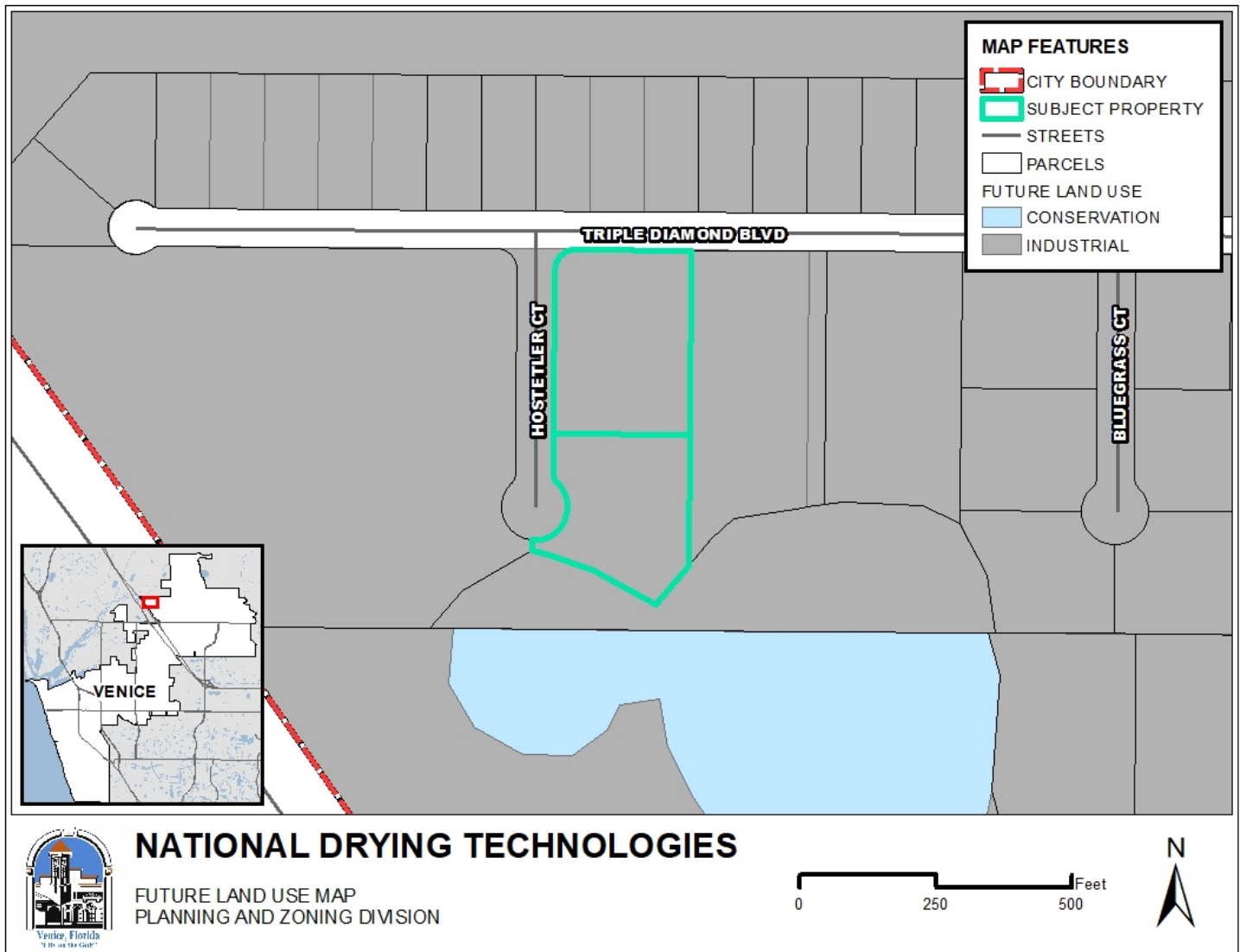
PROJECT DESCRIPTION

The 24,777 square foot facility will function as a hub for National Drying Technologies LLC providing the company with an asset for years to come. The site will be comprised of an interior vehicle & asset storage space, office space which will consist of a conference room, office storage space, and breakroom/kitchen as well as a mezzanine, gated CMU trash enclosure, and an outside vehicle/trailer storage area. The proposed site and development plan has analyzed regarding truck turning characteristics as indicated in sheet TT-1, confirming this site design conducive to National Drying's business operations. As stated by the applicant, there are no signage standards or design provided making it subject to Triple Diamond's and the City of Venice standards through the normal permitting process. The facility will provide 47 parking spaces in total. All parking spaces will 10x18 parking spaces. The loading spaces on site will be 12x35. The landscaping plan calls for 76 trees to be planted around the site.



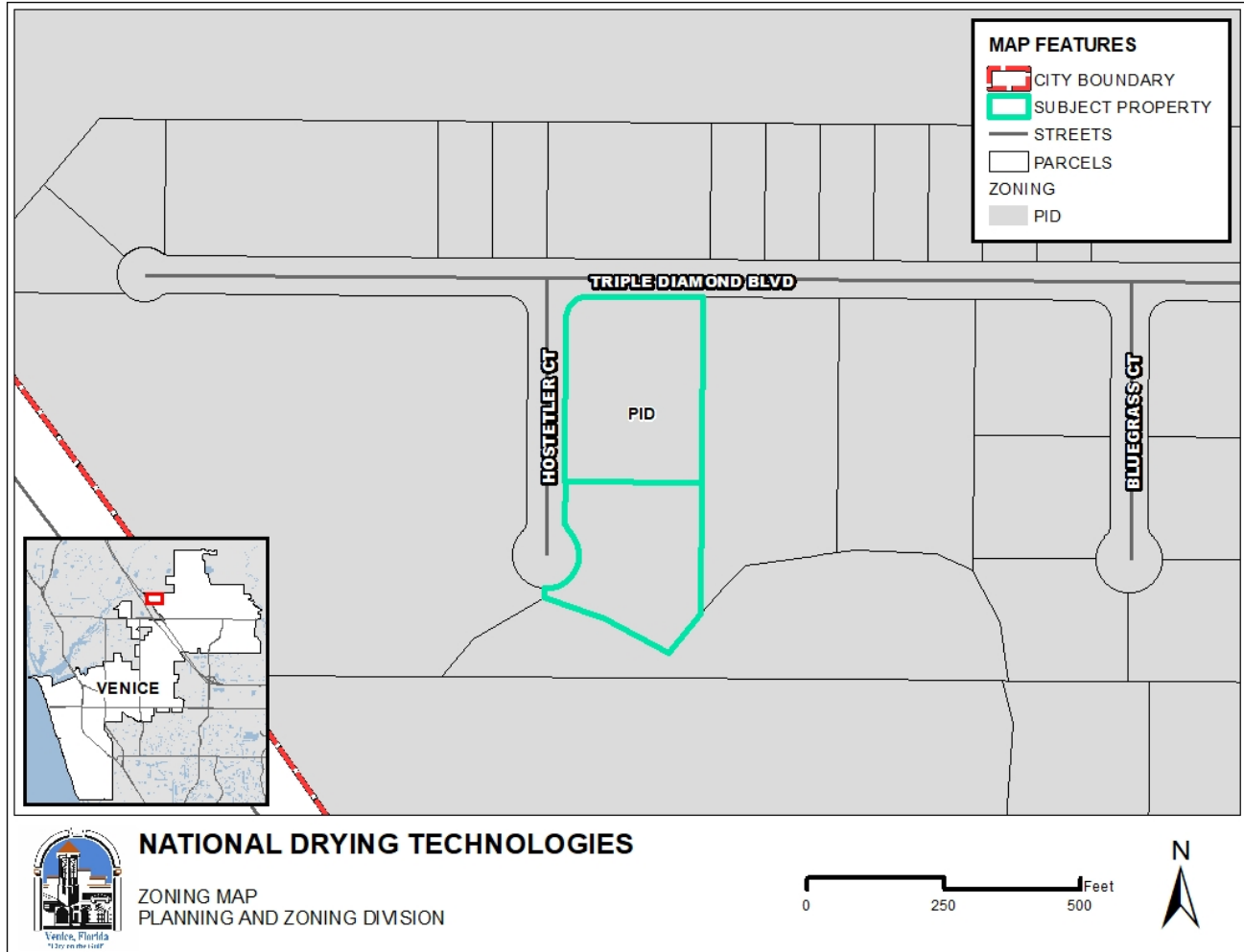
Future Land Use

The subject property is located in the Knights Trail Neighborhood. This Neighborhood predominately industrial, situated East of I-75 and along Knights Trail Road. The property is located within the approximately 125 acre Triple Diamond Commerce Plaza and is surrounded on all sides by property designated as Industrial on the City's Future Land Use Map.



Zoning Designation

The subject properties has a zoning designation of Planned Industrial Development (PID). The proposed warehousing, storage, office, and service uses are permitted use in Planned Industrial Development districts. The subject property is surrounded on all sides by PID zoned properties.



The following table summarizes the existing uses and current zoning and future land use designations on properties adjacent to the subject property.

Direction	Existing Use(s)	Current Zoning	Future Land Use Designation
North	Industrial (NDT Current Location)	PID	Industrial
East	Vacant	PID	Industrial
South	Industrial (Laurel Interchange Business Center (LIBC))	PID	Industrial
West	Industrial (Tervis Tumbler Facility)	PID	Industrial

Flood Zone Information

The FEMA Flood Insurance Rate Map (FIRM) shows the subject properties are within a Zone X FIRM designation. The Zone X designation has a low flood risk and is not identified as a Special Flood Hazard Area, therefore it is not subject to base flood elevation requirements. Any development of the property will be subject to compliance with FEMA requirements.

PLANNING ANALYSIS

Consistency with the Comprehensive Plan

The Comprehensive Plan identifies the subject property as being within the 818 acre Knights Trial Neighborhood. The subject property has an Industrial future land use designation. The following analysis includes review of significant strategies found in the Land Use Element, Knights Trail Neighborhood and other Elements of the comprehensive plan that provided for consistency with the Comprehensive Plan.

Strategy LU 1.2.4.c provides the following guidance for Industrial designated property:

1. Supports industrial uses located within the City either on individual lots or part of an industrial park.
2. Typical uses may include manufacturing, storage and warehouse/distribution uses including those with outdoor storage; agricultural and agricultural related uses are also permitted. 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 1.1.2 – Industrial Lands – Existing

- A. The City shall protect the existing industrial land uses and properties within this Neighborhood 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.

Policy 8.2 - Land Use Compatibility

The land use compatibility review procedures contained in Policy 8.2 are intended to ensure that the character and design of infill and new development are compatible with existing neighborhoods and surrounding uses. The review requires an evaluation of the following items listed in Policy 8.2 A through H. Staff provided the applicant's response to each item as well as staff's commentary on certain items.

- A. Land use density and intensity.

Applicant Response: The proposed project is consistent with the Land Use density and intensity.

- B. Building heights and setbacks.

Applicant Response: The proposed heights, set backs, and use are all prevalent through the Triple Diamond Subdivision.

- C. Character or type of use proposed.

Applicant Response: The proposed project and the Storage/Business Use policy are uniform with the surrounding areas and businesses.

- D. Site and architectural mitigation design techniques.

Applicant Response: The project contains abundant landscaping and perimeter buffers. The mechanical

area are screen by landscaping; the reuse area is located in a gated masonry walled area; and the storage area is completely fenced in.

Policy 8.2 E through H lists considerations for determining compatibility. Staff provided the applicant's response to each consideration as well as staff's commentary on each consideration.

E. Protection of single-family neighborhoods from the intrusion of incompatible uses.

Applicant Response: The project site does not have any adverse impact on any single family neighborhoods.

Staff Comment: *The Toscana Isles subdivision is across Knights Trail Road from the established Triple Diamond Commerce Plaza.*

F. Prevention of the location of commercial or industrial uses in areas where such uses are incompatible with existing uses.

Applicant Response: The proposed use of this property complies and is consistent with the Future Land Use Designation and will provide an Industrial-Commercial facility, combining a mix of office and storage for a local business.

Staff Comment: *The project is appropriately located within an established industrial park.*

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.

Applicant Response: The proposed use of this property complies and is consistent with the Future Land Use Designation and will provide an Industrial-Commercial facility, combining a mix of office and storage for a local business.

H. Densities and intensities of proposed uses as compared to the densities and intensities of existing uses.

Applicant Response: Our proposed project is consistent with the Land Use density and intensity, building heights, set backs and the Storage/Business Use policy and are in uniform with the surrounding area and businesses. The proposed heights, set backs, and use are all prevalent throughout the Triple Diamond Subdivision.

Staff Comment: *The proposed project is similar to the surrounding uses in the industrial park and has been functioning in the park for more than a year with no issues.*

Based on the above evaluation there is adequate information to make a determination regarding compatibility with the surrounding properties and to make a finding on considerations E. thru H.

Potential incompatibilities shall be mitigated through techniques including, but not limited to:

I. Providing open space, perimeter buffers, landscaping and berms.

Applicant Response: The project contains abundant landscaping and perimeter buffers. The mechanical area are screened by landscaping; the refuse area is located in a gated masonry walled area; and the storage area is completely fenced in.

J. Screening of sources of light, noise, mechanical equipment, refuse areas, delivery and storage areas.

Applicant Response: The project contains abundant landscaping and perimeter buffers. The mechanical area are screened by landscaping; the refuse area is located in a gated masonry walled area; and the storage area is completely fenced in.

K. Locating road access to minimize adverse impacts.

Applicant Response: Ingress and egress has been provided with automotive and pedestrian safety, traffic flow, servicing utilities and emergency situations in mind, during the design

L. Adjusting building setbacks to transition between different uses.

<i>Land Development Code Compliance</i>		
PID STANDARDS	REQUIRED	PROPOSED
Triple Diamond Blvd. Setback	25 FT	75.8 FT
Hostetler Court Setback	25 FT	61.3 FT
East Setback	25FT	66.1 FT
South Setback	25 FT	307.4 FT
Maximum Building Height	85 FT	30 FT
OFF-STREET PARKING STANDARDS	REQUIRED	PROPOSED
Parking Spaces	44.9	47
LANDSCAPING STANDARDS	REQUIRED	PROPOSED
Triple Diamond Blvd.	5 FT	5 FT
Hostetler Court	5 FT	5 FT
East	5 FT	5 FT
South	5 FT	5 FT
Interior Landscaping	1,322 SQFT 15 Trees	1,719 SQFT 15 Trees
Landscaped Open Space	20%	24.19%

Applicant Response: The proposed heights, set backs, and use are all prevalent throughout the Triple Diamond Subdivision.

M. Applying step-down or tiered building heights to transition between different uses

Applicant Response: The proposed heights, set backs, and use are all prevalent throughout the Triple Diamond Subdivision.

N. Lowering density or intensity of land uses to transition between different uses.

Applicant Response: The proposed heights, set backs, and use are all prevalent throughout the Triple Diamond Subdivision.

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

Analysis has been provided to determine consistency with the Land Use Element strategies applicable to the Industrial future land use designation, Policy 8.2 regarding compatibility, strategies found in the Knights Trail Neighborhood and other plan elements. This analysis should be taken into consideration upon determining Comprehensive Plan consistency.

Consistency with the Land Development Code

Section 86-23(m) specifies the Planning Commission's role in taking action on a site and development plan application and reads in part, "..... the Planning Commission shall be guided in its decision and exercise of its discretion to approve, approve with conditions, or to deny by the following standards". Staff has provided commentary on each standard or finding to facilitate the Planning Commission's review and evaluation of the site and development plan application.

1. Sufficiency of statements on ownership and control of the development and sufficiency of conditions of ownership or control, use and permanent maintenance of common open space, common facilities or common lands to ensure preservation of such lands and facilities for their intended purposes and to ensure that such common facilities will not become a future liability for the city .

Applicant Response- Statements of ownership and control of the development along, with sufficiency conditions have been included with the application documents. The maintenance of common open scape, or common lands shall be maintained to ensure this facility will not become a future liability to the City.

2. Intensity of use and/or purpose of the proposed development in relation to adjacent and nearby properties and the effect thereon; provide, however, that nothing in this subsection shall be construed as granting the planning commission the authority to reduce residential densities below that permitted by the schedule of district regulations set out in this code.

Applicant Response - The proposed project is in full compliance as indicated within the LD.

3. Ingress and egress to the development and proposed structures thereon, with particular referenced to automotive and pedestrian safety, separation of automotive traffic and pedestrian and other traffic, traffic flow and control, provision of services and servicing of utilities and refuse collection, and access in case of fire, catastrophe or emergency.

Applicant Response - Ingress and egress has been provided with automotive and pedestrian safety, traffic flow, servicing utilities and emergency situations in mind, during the design.

4. Location and relationship of off-street parking and off-street loading facilities to thoroughfares and internal traffic patterns within the proposed development with particular reference to automotive and pedestrian safety, traffic flow and control, access in case of fire or catastrophe, and screening and landscaping.

Applicant Response - The location and placement of off-street parking and loading facilities, and thoroughfares, within the proposed development, provide adequate automotive and pedestrian safety and control in case of an emergency.

5. Sufficiency of proposed screens and buffers to preserve internal and external harmony and compatibility with uses inside and outside the proposed development.

Applicant Response - Proposed screens and buffer have been designed to preserve internal and external harmony with uses inside and outside the proposed development.

6. Manner of drainage on the property, with particular reference to the effect of provisions or drainage on adjacent and nearby properties and the consequences of such drainage on overall public drainage capacities.

Applicant Response - Water management within the project is designed in accordance with the approved SWFWMD masterplan.

7. Adequacy of provision for sanitary sewers, with particular relationship to overall city sanitary sewer availability and capacities.

Applicant Response - Proposed sanitary sewers have been designed to comply with the availability and capacities of the existing City Sanitary sewers.

8. Utilities, with reference to hook-in locations and availability and capacity for the uses projected.

Applicant Response - Utilities have been designed to be compatible with the availability of the existing capacities.

9. Recreation facilities and open spaces, with attention to the size, location and development of the areas as to adequacy, effect on privacy of adjacent and nearby properties and uses within the proposed development and relationship to community of citywide open spaces and recreational facilities.

Applicant Response - Open space provided is consistent with surrounding areas within the Triple Diamond Commerce Plaza.

10. General site arrangement, amenities and convenience, with particular reference to ensuring that appearance and general layout of the proposed development will be compatible and harmonious with properties in the general area and will not be so at variance with other development in the area as to cause substantial depreciation of property values.

Applicant's Response - Site arrangement, appearance, and general layout of proposed project is in keeping within the surrounding areas and provides for a harmonious project, that is consistent with properties in the Triple Diamond Commerce Plaza.

11. Such other standard as may be imposed by the city on the particular use or activity involved.

Applicant's Response - We will comply with any additional reasonable standards, if imposed by the City of Venice.

12. In the event that a site and development plan application is required, no variance to the height, parking, landscape, buffer or other standards as established herein may be considered by the planning commission. The planning commission may consider modifications to these standards under the provisions and requirements for special exceptions.

Applicant's Response - Acknowledged.

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

The subject petition complies with all applicable Land Development Code standards and there is sufficient information to reach a finding for each of the site and development plan considerations contained in Section 86-23(m) of the Land Development Code.

Concurrency/Mobility

The applicant has submitted a concurrency determination application and a concurrency review has been completed by staff. The table below shows the expected public facility impacts and the status of the applicable departmental concurrency reviews.

Concurrency			
FACILITY	DEPARTMENT	ESTIMATED IMPACT	STATUS
Potable Water	Utilities	8.8 ERUs	Concurrency Confirmed by Utilities
Sanitary Sewer	Utilities	8.8 ERUs	Concurrency Confirmed by Utilities
Solid Waste	Public Works	54 lbs. per day	Concurrency Confirmed by Public Works
Parks and Rec	Public Works	N/A	N/A
Drainage	Engineering	Compliance Shown with SWFWMD permit	Concurrency Confirmed by Engineering
Public Schools	School Board	N/A	N/A

Conclusions / Findings of Fact (Concurrency):

No issues have been identified regarding adequate public facilities capacity to accommodate the development of the project per Chapter 94 of the Land Development Regulations.

Regarding Transportation, the City has entered into an Interlocal Agreement with Sarasota County to collect mobility fees for traffic impacts consistent with County Ordinance. Fees collected may be used to mitigate transportation impacts. The Triple Diamond Commerce Plaza provided a traffic study at the point of the rezoning of the property to PID. The study provided for a total of 737 PM Peak Hour trips generated by the project. Currently, 598 trips have been accounted for with existing development. The proposed trip generation of the subject project is 28 Peak Hour trips which is still within the study parameters.

<i>Mobility</i>			
FACILITY	DEPARTMENT	ESTIMATED IMPACT	STATUS
Transportation	Planning and Zoning	28 PM Peak Hour Trips	Confirmed by Traffic Engineering Consultant

Conclusions / Findings of Fact (Mobility):

The applicant has provided traffic data that has been reviewed by the City's transportation consultant and found to be in compliance with applicable traffic standards and compliant with the original study.

CONCLUSION

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 the Site & Development Plan Petition No. 18-14SP.