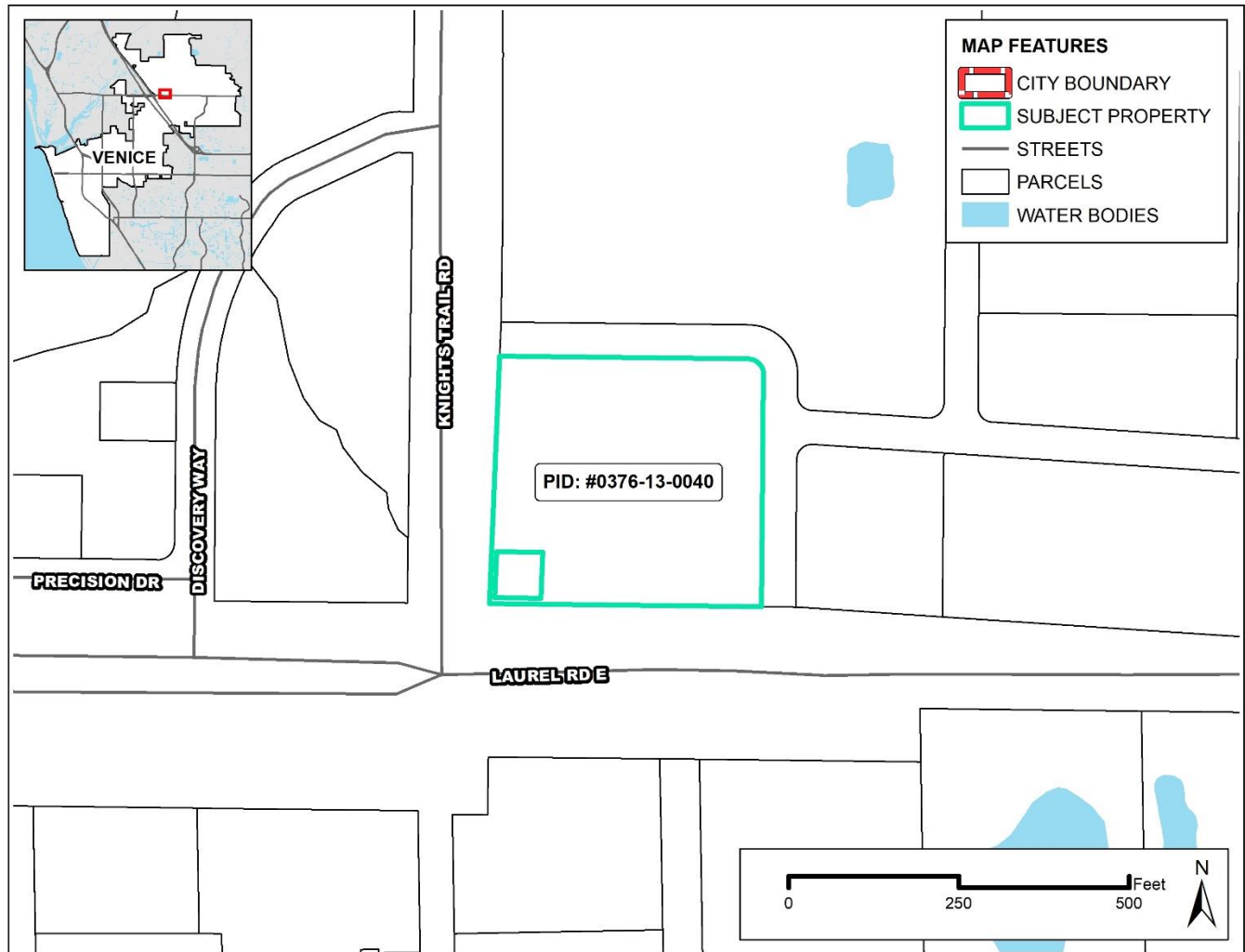




SITE & DEVELOPMENT PLAN STAFF REPORT: LAUREL ROAD 7-ELEVEN Petition No. 20-35SP

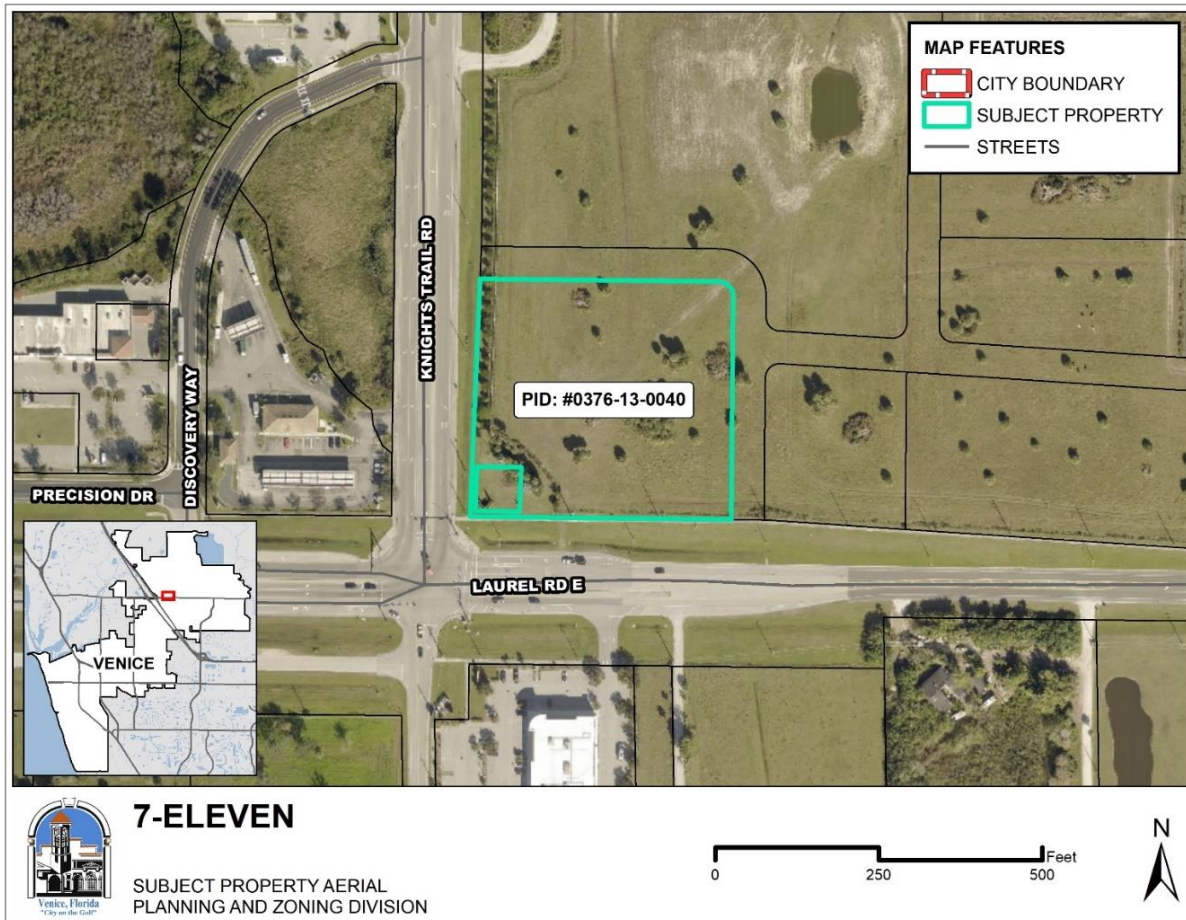


| Site & Development Plan | |
|---------------------------------|--|
| Request: | Site & Development Plan for convenience store with fuel pumps and car wash |
| Owner: | Laurel Road Property, LLC |
| Applicant: | Creighton Construction & Management |
| Agent: | Jackson R. Boone |
| Location: | Portofino (Mirasol) Commercial Mixed Use (CMU) |
| Parcel ID: | 0376130040 |
| Parcel Size: | 3.18 +/- acres |
| Current Future Land Use: | Mixed Use Corridor (MUC) |
| Current Zoning: | CMU |
| Neighborhood: | Laurel Road |
| Application Date: | August 18, 2020 |

EXISTING CONDITIONS

The subject 3.18 +/- acre subject property is currently vacant, level, and mostly cleared. The subject property is located in the Portofino (Mirasol) Commercial Mixed Use (CMU), at the northeast corner of the intersection of Laurel Road and Knights Trail Road. Adjacent properties have a variety of uses: convenience store with gas, retail, marshland, agricultural grazing land, and vacant commercial land. Vehicular access to the property will be provided off of Laurel Road and Knights Trail Road, via future private street connections.

Aerial Photograph



Site Photographs



West from Knights Trail Road



North from Laurel Road

Flood Zone Information

The FEMA Flood Insurance Rate Map (FIRM) shows the subject property with a designation of Zone X: outside the 500 year floodplain. Development of the property will be subject to compliance with applicable FEMA requirements.

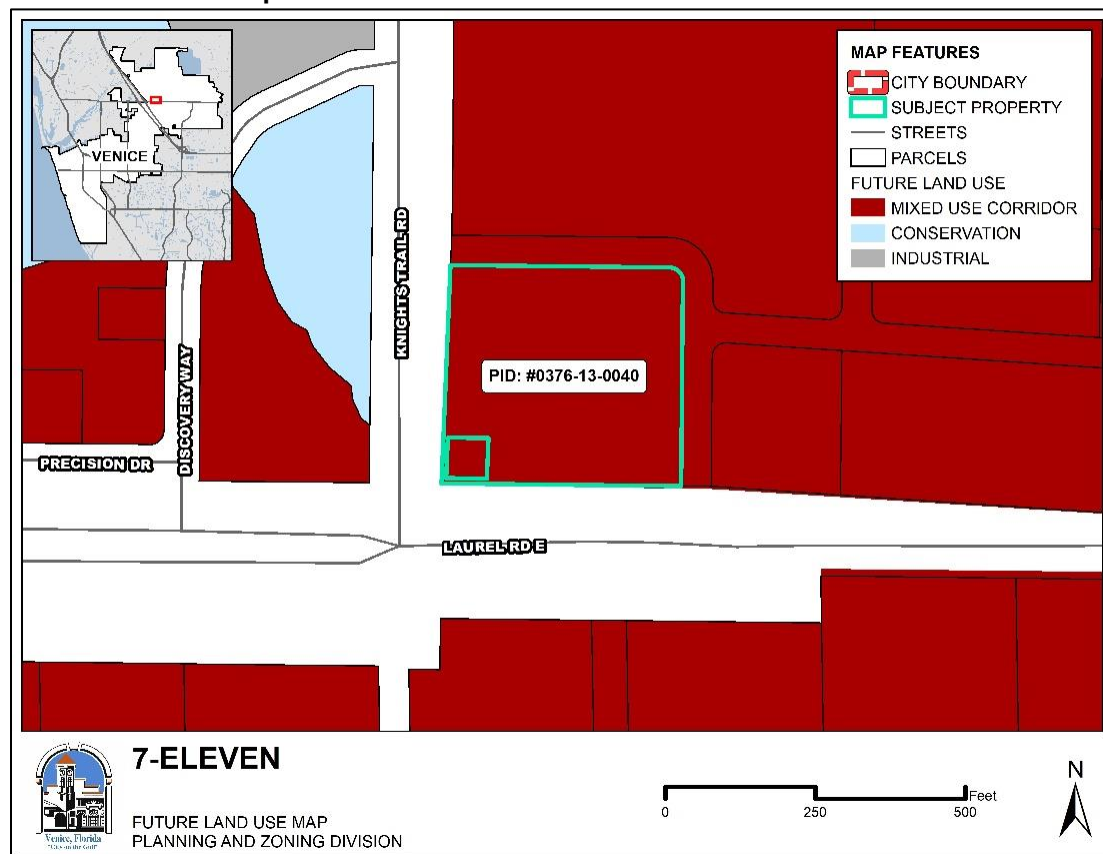
Surrounding Properties

| Direction | Existing Land Uses | Current Zoning Districts | Existing Future Land Use Map Designations |
|-----------|---|---|---|
| North | Vacant (CMU) land | Commercial Mixed Use (CMU) | Mixed Use Corridor (MUC) |
| South | Retail (Dollar Tree); agricultural grazing land | Commercial Highway Interchange (CHI); Open Use Estate (OUE-1, County zoning within City limits) | MUC |
| East | Vacant (CMU) land | CMU | MUC |
| West | Convenience store with gas; marshland | Commercial, Intensive (CI); Open Use Conservation (OUC) | MUC; Conservation |

Future Land Use

The subject property is located in the Comprehensive Plan's Laurel Road Neighborhood and is designated as Mixed Use Corridor (MUC) on the City of Venice's Future Land Use Map. Locations to the north, east, and south of the subject property are also designated MUC. To the west is additional MUC, along with conservation. The following image shows the Future Land Use Map of the subject property and the surrounding area.

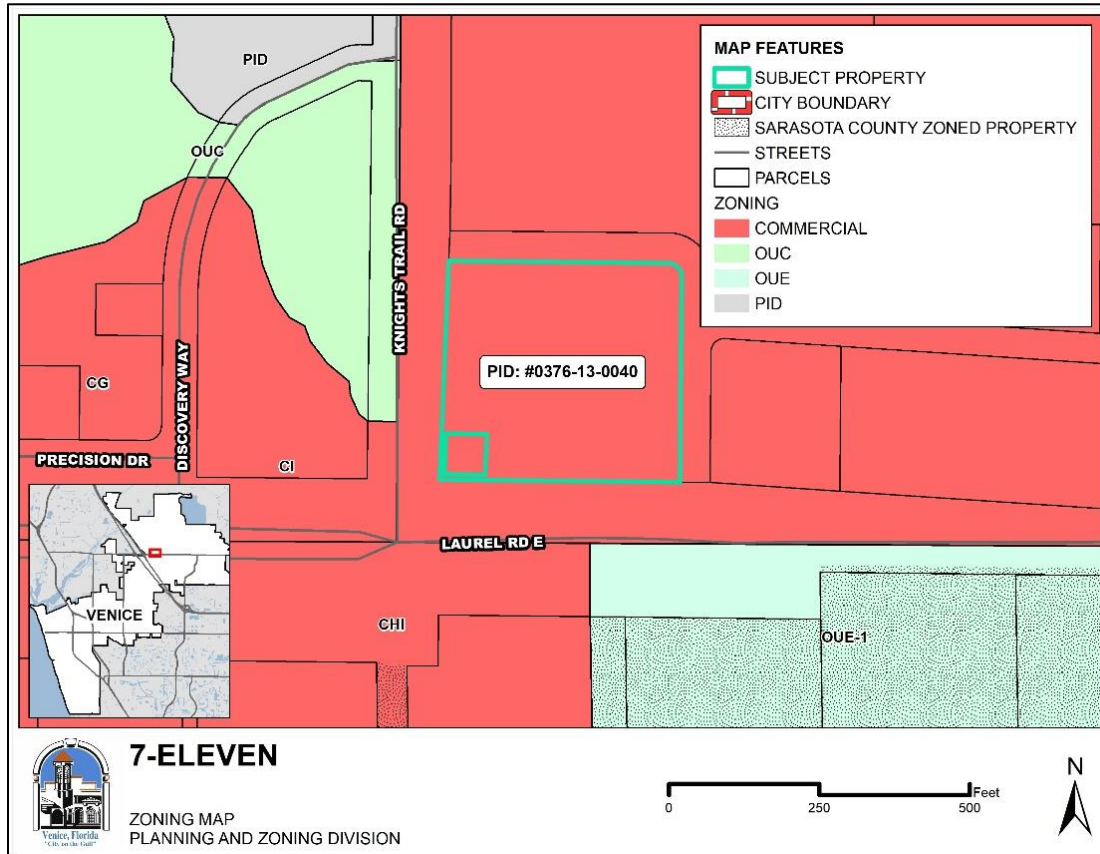
Future Land Use Map



Zoning

The subject property is zoned Commercial Mixed Use (CMU). Adjacent parcels to the north and east are also zoned CMU, and are part of Portofino (Mirasol). To the west is Commercial Intensive (CI) and Open Use Conservation (OUC). To the south are parcels zoned Commercial Highway Interchange (CHI) and Open Use Estate (OUE-1).

Zoning Map



PROJECT INFORMATION

The submitted Site and Development Plan proposes improvement of a vacant parcel within the City of Venice for construction of the Laurel Road 7-Eleven. The project will be part of the Portofino CMU, and will be located in the southwest corner of that development.

The proposed facility will consist of a convenience store with fuel pumps (including diesel and truck fueling) and a car wash, with 67 parking spaces on the site. The primary vehicular access will be off of Laurel Road and Knights Trail Road, via an internal private road network that will connect the site with the remainder of the CMU. A turn lane is to be built on Knights Trail Road to assist with managing the flow of traffic into the site and the CMU. The site will be illuminated for safety and landscaping will be provided, along with buffers for Laurel Road and Knights Trail Road as required by the Portofino CMU. Sidewalks will also be provided.

The southwest corner of the site is a separate tract and will hold the sign for the overall CMU. An access easement is in place to allow entrance to this tract for maintenance. The 7-Eleven site will have two monument signs, double faced, one sign at each entry off of Laurel Road and Knights Trail Road. These signs are in keeping with the requirements of the Portofino CMU.

[illegible]

Staff reviewed the proposed site and development plan petition in relation to the City of Venice *2017-2027 Comprehensive Plan*, the Portofino CMU Binding Master Development Plan, the Land Development Code, and Concurrency/Mobility requirements.

In the Comprehensive Plan, the subject property is identified as being part of the 473 acre Laurel Road Neighborhood, and has a designated Future Land Use of Mixed Use Corridor (MUC). This Neighborhood is a

gateway from I-75 to growing northeast Venice. The following analysis reviews Comprehensive Plan strategies for consistency.

Strategy LU 1.2.9.c – Corridor (MUC)

Supports mixed use, non-residential uses are limited to Commercial and Institutional-Professional.

Strategy LU 1.2.11 – Mixed Use Development Principles

The proposed use includes sidewalks. When the Portofino development is complete, connections will be provided through an internal sidewalk network. These sidewalks will in turn connect to sidewalks along Laurel Road and Knights Trail Road. All uses permitted internal/within a mixed use category shall be deemed to be compatible.

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

The Laurel Road Neighborhood has 298.8 acres for MUC, including for the proposed 7-Eleven within the Portofino CMU. The maximum non-residential intensity for the overall area is calculated based on a designation-wide FAR of 0.50 with 1.0 allowed for individual sites. The project does not exceed the permitted square footage for the MUC.

Strategy LU-LR 1.1.2 – Horizontal Mixed-Use

Horizontal and vertical mixed-use developments are encouraged in the Laurel Road Neighborhood, providing a project with a campus-style setting.

Transportation and Mobility Element

The Comprehensive Plan prescribes that the City “shall adopt and seek to maintain” a Level of Service (LOS) “D” for all transportation facilities. The roadway segment near the project site, which is Laurel Road from Knights Trail Road to Jacaranda Boulevard, is currently operating at LOS “C”. Pedestrian and bicycle facilities are at LOS “D”. The Laurel Road 7-Eleven is not projected to have a negative impact on any LOS along this segment of Laurel Road. The Bus LOS for this segment of Laurel Road is n/a, although the route map shows transit existing on Knights Trail Road.

Transitional Policy 8.2

Policy 8.2 is a requirement for applicants to ensure compatibility. Staff comments have been provided to criteria on compatibility review:

- A. Land use density and intensity.
- B. Building heights and setbacks.
- C. Character or type of use proposed.
- D. Site and architectural mitigation design techniques.

Considerations for determining compatibility shall include, but are not limited to, the following:

- E. Protection of single-family neighborhoods from the intrusion of incompatible uses.
Staff Comment: Land use intensity does not exceed what is allowed by the CMU, and the site is not adjacent to any single-family neighborhoods.
- F. Prevention of the location of commercial or industrial uses in areas where such uses are incompatible with existing uses.
Staff Comment: The commercial use is allowed by the CMU. The immediate surroundings are primarily commercially-oriented.
- 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.
Staff Comment: There are no existing uses on the site. The proposed project complies with required setbacks, building heights, use type, and design techniques.
- H. Densities and intensities of proposed uses as compared to the densities and intensities of existing uses.
Staff Comment: The proposed project is adjacent to other commercial uses to the west and south, as well as agricultural grazing land to the south. Additional commercial uses may occur in the future to the north and east, as the zoning there is also CMU, part of the Portofino CMU. There will be a landscaped buffer surrounding the site.

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

- I. Providing open space, perimeter buffers, landscaping and berms.
- J. Screening of sources of light, noise, mechanical equipment, refuse areas, delivery and storage areas.
- K. Locating road access to minimize adverse impacts.
- L. Adjusting building setbacks to transition between different uses.
- M. Applying step-down or tiered building heights to transition between different uses.
- N. Lowering density or intensity of land uses to transition between different uses.

Overall Staff Comment (I-N): The subject site will provide buffers, landscaping and berms, lighting is to be confined to the site, and the refuse area will be screened. Open space is to be provided through the Portofino CMU overall. This facility will be accessed via an internal street.

CONCLUSIONS/FINDINGS OF FACT (CONSISTENCY WITH THE COMPREHENSIVE PLAN): Analysis has been provided to determine consistency of the Laurel Road 7-Eleven with Laurel Road Neighborhood Strategies, Land Use Strategies, the Mixed Use Commercial (MUC) Future Land Use designation, Open Space Strategies, and other applicable strategies found in the City of Venice 2017-2027 Comprehensive Plan. This analysis should be taken into consideration when determining Comprehensive Plan consistency.

B. Portofino CMU Binding Master Development Plan

The proposed site and development plan is a permitted land use allowed in the Portofino CMU Binding Master Development Plan, and follows CMU requirements for lighting and buffering.

| Portofino (Mirasol) CMU Standards | | |
|-----------------------------------|-------------------|----------|
| Standard | Required/ Allowed | Provided |
| Front Setback | 10' | 10' |
| Side Setback | 0' | 10' |
| Rear Setback | 5' | 10' |
| Building Height | 45' | 25'1" |
| Parking | 19 | 67 |
| Landscape Buffer Laurel | 40' | 40' |
| Landscape Buffer Knights Trail | 10' | 10' |

CONCLUSIONS/FINDINGS OF FACT (CONSISTENCY WITH PORTOFINO CMU BINDING MASTER DEVELOPMENT PLAN): The Laurel Road 7-Eleven is consistent with the Portofino CMU Binding Master Development Plan.

C. Land Development Code

The subject petition was processed consistent with procedural requirements contained in Section 86-49 and was reviewed by the Technical Review Committee (TRC). No issues regarding compliance with the LDC were identified.

Section 86-23(m)

The Planning Commission's role in taking action on a site and development plan approval. The planning commission shall review and act upon site and development plan applications in accordance with the provisions contained in section 86-49. In reaching a decision as to whether or not the site and development plan as submitted should be approved or approved with changes, the planning commission shall follow the procedures set out herein and shall be guided in its decision and the exercise of its discretion to approve, approve with conditions, or to deny by the following standards:

- (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 purpose and to ensure that such common facilities will not become a future liability for the city.

Staff Comment: Statement of ownership and control have been provided.

- (2) Intensity of use and/or purpose of the proposed development in relation to adjacent and nearby properties and the effect thereon; provided, 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.

Staff Comment: The intensity of the proposed development is in keeping with surrounding properties and the Portofino CMU.

- (3) Ingress and egress to the development and proposed structures thereon, with particular reference 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.

Staff Comment: The CMU has multiple access points to a private street network to get traffic off of Laurel Road and Knights Trail Road. External sidewalks along the perimeter will connect with interior sidewalks within the development.

- (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.

Staff Comment: Crosswalks have been provided to get pedestrians from the parking areas onto the sidewalk and into the building.

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

Staff Comment: The buffers are in line with the CMU requirements.

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

Staff Comment: The Engineering Department has confirmed compliance with requirements.

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

Staff Comment: The Utilities Department has confirmed compliance with requirements.

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

Staff Comment: The Utilities Department has confirmed compliance with requirements.

- (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 or citywide open spaces and recreational facilities.

Staff Comment: Not applicable.

- (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.

Staff Comment: The project has been designed in compliance with the requirements of the City code.

- (11) Such other standards as may be imposed by the city on the particular use or activity involved.

Staff Comment: The project meets City code standards.

- (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.

Staff Comment: No variance or modification has been requested.

CONCLUSIONS/FINDINGS OF FACT (CONSISTENCY WITH LAND DEVELOPMENT REGULATIONS): The proposed site and development plan complies with the City's Land Development Code.

Concurrency/Mobility

A. Concurrency

| CONCURRENCY | | | |
|----------------|--------------|---|-----------------------|
| Facility | Department | Estimated Impact | Status |
| Potable Water | Utilities | 6 ERU | Concurrency Confirmed |
| Sanitary Sewer | Utilities | 6 ERU | Concurrency Confirmed |
| Solid Waste | Public Works | N/A | Concurrency Confirmed |
| Parks & Rec | Public Works | N/A | N/A |
| Drainage | Engineering | Compliance through Toscana Isles permit | Concurrency Confirmed |
| Public Schools | School Board | N/A | N/A |

The applicant has submitted a concurrency determination application and a concurrency review has been completed by staff. The project was determined compliant and within the requirements of the Portofino CMU.

B. Mobility

The Laurel Road 7-Eleven site is covered under mobility for the Portofino CMU. The project was reviewed by Wade Trim, the City's traffic consultant, to satisfy transportation concurrency requirements. The project is internal to the overall Portofino CMU, which means any roadway connections will be internal as well. The overall Portofino CMU connects to Laurel Road and Knights Trail Road, both of which are Sarasota County roads. The applicant is responsible for all necessary county permits.

CONCLUSIONS/FINDINGS OF FACT (CONCURRENCY/MOBILITY): 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.

SUMMARY FINDINGS OF FACT

CONSISTENCY WITH THE COMPREHENSIVE PLAN: Analysis has been provided to determine consistency of the Laurel Road 7-Eleven with Laurel Road Neighborhood Strategies, Land Use Strategies, the Mixed Use Commercial (MUC) Future Land Use designation, Open Space Strategies, and other applicable strategies found in the City of Venice 2017-2027 Comprehensive Plan. This analysis should be taken into consideration when determining Comprehensive Plan consistency.

CONSISTENCY WITH PORTOFINO CMU BINDING MASTER DEVELOPMENT PLAN: The Laurel Road 7-Eleven is consistent with the Portofino CMU Binding Master Development Plan.

CONSISTENCY WITH LAND DEVELOPMENT REGULATIONS: The proposed site and development plan complies with the City's Land Development Code.

CONCURRENCY/MOBILITY: 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.

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 and Development Plan, Petition No. 20-35SP.