

## Rezone Project Narrative

The subject property is approximately 19.5 +/- acres located at the southeast quadrant of Pinebrook road and Curry Lane. The property is located within the Pinebrook Road Neighborhood of the JPA/ILSBA (Area No. 6) as identified in the Comprehensive Plan, which identifies areas for annexation by the City. Concurrent Annexation and Comprehensive Plan Amendment Applications have been filed with this proposed rezoning which seeks to rezone the property from Sarasota County - OUE to City of Venice-RMF-3.

The JPA/ILSBA identifies, among the potential uses for the property, residential dwellings up to 13 dwelling units per acre. The proposed Comprehensive Plan Amendment, consistent with the JPA/ILSBA, is to designate the property Pinebrook Neighborhood- Medium Density Residential. The proposed rezoning to the RMF-3 zoning district would allow for the intended paired villa residential development consistent with *Strategy LU 1.2.3*.

The proposed rezoning is consistent with all applicable elements of the Comprehensive Plan including Policy 8.2 as evaluated below.

*Policy 8.2 Land Use Compatibility Review Procedures. Ensure that the character and design of infill and new development are compatible with existing neighborhoods.*

*Compatibility review shall include the evaluation of the following items with regard to annexation, rezoning, conditional use, special exception, and site and development plan petitions:*

- A. *Land use density and intensity.*  
**The proposed RMF-3 rezoning is compatible with the existing neighborhood and consistent with the requirements of the JPA/ILSBA and the City's Comprehensive Plan.**
- B. *Building heights and setbacks.*  
**Building heights and setbacks will be compatible with the existing neighborhood.**
- C. *Character or type of use proposed.*  
**The proposed RMF-3 zoning will allow for development of a community of paired villas which will be compatible with the broad range of uses in the neighborhood and consistent with the requirements of the JPA/ILSBA and the Comprehensive Plan.**
- D. *Site and architectural mitigation design techniques.*  
**Site and architectural mitigation design techniques, if necessary, will be established through the Site & Development Plan process.**

*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.*  
**The proposed RMF-3 zoning is compatible with single-family zoning. Site and architectural mitigation design techniques, if necessary, will be established through the Site & Development Plan process.**
- F. *Prevention of the location of commercial or industrial uses in areas where such uses are incompatible with existing uses.*  
**Not applicable.**

- 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.*  
**Not applicable.**
- H. *Densities and intensities of proposed uses as compared to the densities and intensities of existing uses.*  
**The proposed RMF-3 zoning will allow for density which will integrate well with the densities and intensities of existing uses in the area including single-family residential, multi-family residential, commercial retail, medical office, and hospital.**

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

- I. *Providing open space, perimeter buffers, landscaping and berms.*  
**No incompatibility exists, nevertheless, site and architectural mitigation design techniques, if necessary, will be established through the Site & Development Plan process.**
- J. *Screening of sources of light, noise, mechanical equipment, refuse areas, delivery and storage areas.*  
**No incompatibility exists, nevertheless, site and architectural mitigation design techniques, if necessary, will be established through the Site & Development Plan process.**
- K. *Locating road access to minimize adverse impacts.*  
**No incompatibility exists, nevertheless, road access to the property will be designed to minimize impacts.**
- L. *Adjusting building setbacks to transition between different uses.*  
**No incompatibility exists, nevertheless, site and architectural mitigation design techniques, if necessary, will be established through the Site & Development Plan process.**
- M. *Applying step-down or tiered building heights to transition between different uses.*  
**No incompatibility exists, nevertheless, site and architectural mitigation design techniques, if necessary, will be established through the Site & Development Plan process.**
- N. *Lowering density or intensity of land uses to transition between different uses.*  
**No incompatibility exists, nevertheless, site and architectural mitigation design techniques, if necessary, will be established through the Site & Development Plan process.**