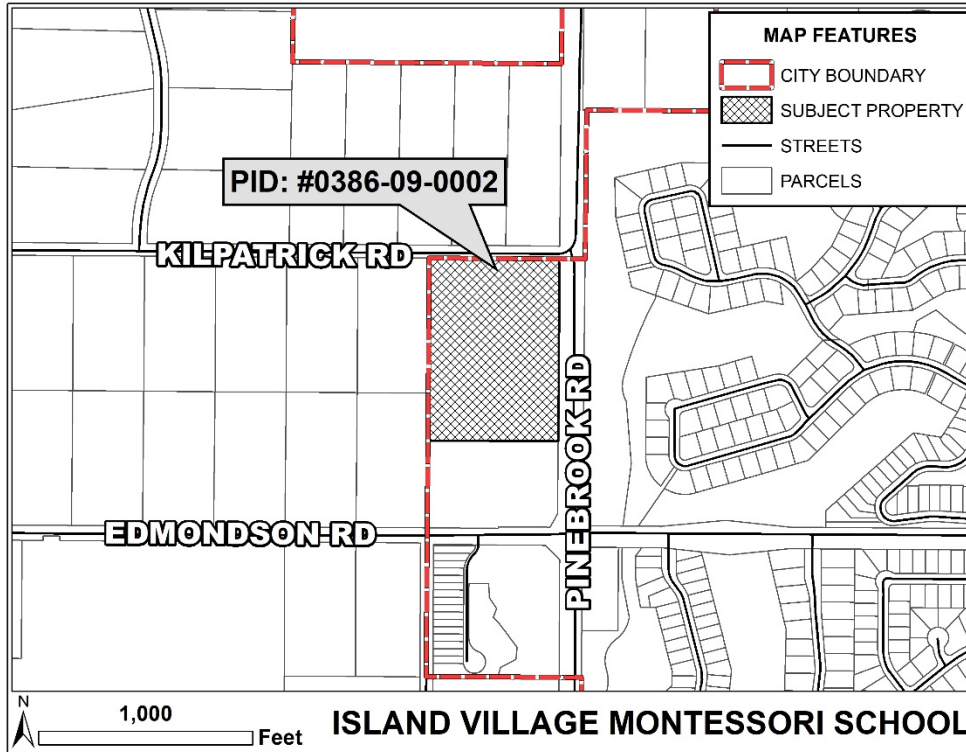


**SITE AND DEVELOPMENT PLAN  
AMENDMENT  
STAFF REPORT  
ISLAND VILLAGE MONTESSORI  
CHARTER SCHOOL**

April 20, 2021  
20-55SP



**GENERAL INFORMATION**

<b>Petition Number:</b>	20-55SP
<b>Address:</b>	2001 Pinebrook Rd.
<b>Request:</b>	A site and development plan for the construction of 5 classroom buildings with water & sewer service, sidewalks, and realignment of the parent pickup and bus loop.
<b>Owners:</b>	Island Village Montessori Charter School
<b>Agent:</b>	Gregg Fisher – Fisher Engineering
<b>Parcel IDs:</b>	0386090002
<b>Property Size:</b>	12.054 ± acres
<b>Future Land Use:</b>	Low Density Residential
<b>Zoning:</b>	Residential Single Family (RSF-3)
<b>Comprehensive Plan Neighborhood:</b>	Pinebrook Neighborhood
<b>Application Received:</b>	October 20, 2020

## ASSOCIATED DOCUMENTS

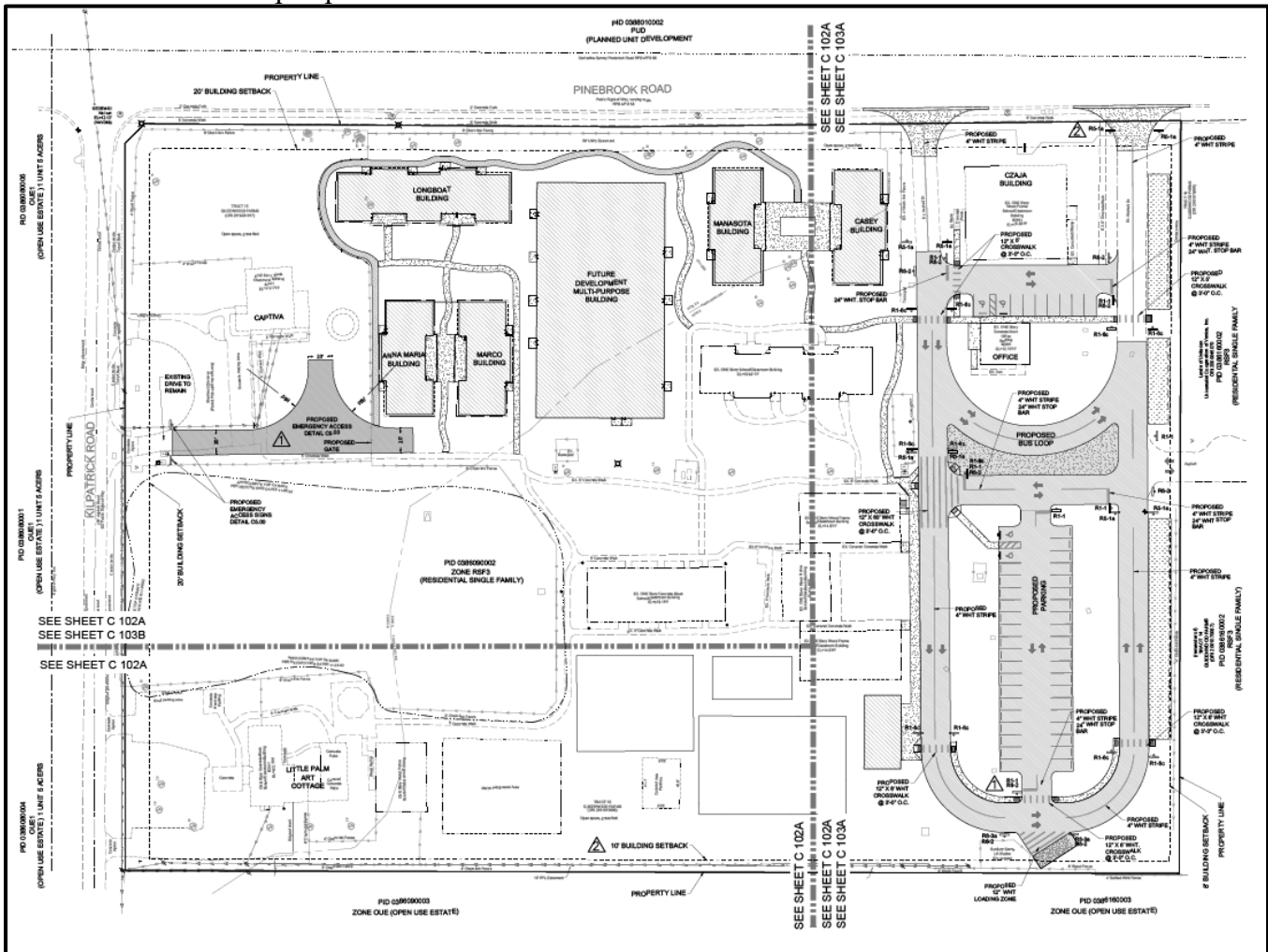
- A. Application Information (completed petition)
- B. Site and Development Plans
- C. Landscape Plans

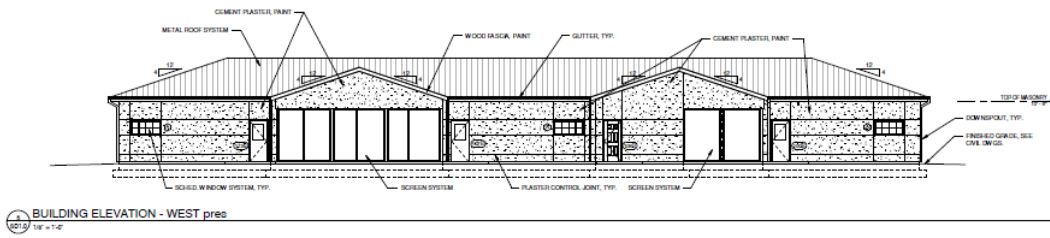
## I. PROJECT DESCRIPTION

### Site and Development Plan

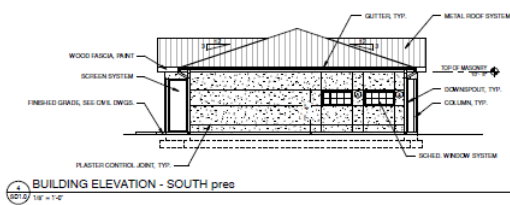
The proposed project includes the construction of 5 new classroom buildings to consist of: one (1) single-story, 6,236 square foot classroom building and four (4) single-story, 4,129 square foot classroom buildings. A realignment of the existing bus loop and parent pickup drive is proposed to provide more on site queuing to help alleviate any queuing on Edmondson Rd. and Pinebrook Rd. The buildings are proposed as replacement buildings in order to redistribute the student population throughout the classrooms. Adequate parking and landscaping have been provided to serve the project. Sidewalks are provided throughout the interior of the site, alongside pickup and drop-off areas, and the existing curb cuts from Pinebrook Road are proposed to be re-constructed to better accommodate the new vehicular traffic movements and patterns. Compliant site and vehicular directional signage are proposed throughout the campus where necessary. Pursuant to Sec. 86-520(c) the applicant is requesting a waiver of the sidewalk requirements along Kilpatrick Road.

Below is the overall site plan for the proposed classroom buildings, followed by excerpts of the architectural elevations and a rendered perspective.

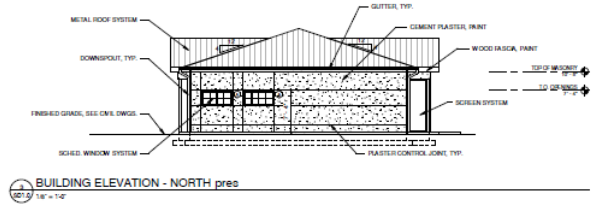




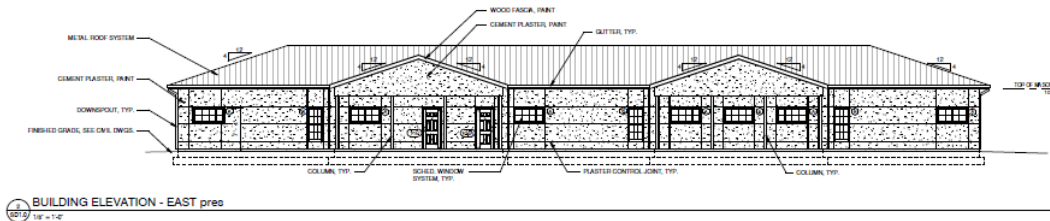
102.10 BUILDING ELEVATION - WEST pres  
1/8" = 1'-0"



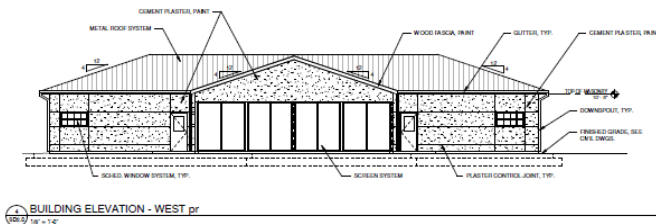
102.11 BUILDING ELEVATION - SOUTH pres  
1/8" = 1'-0"



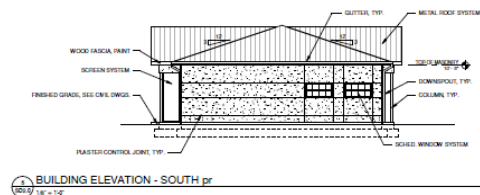
102.12 BUILDING ELEVATION - NORTH pres  
1/8" = 1'-0"



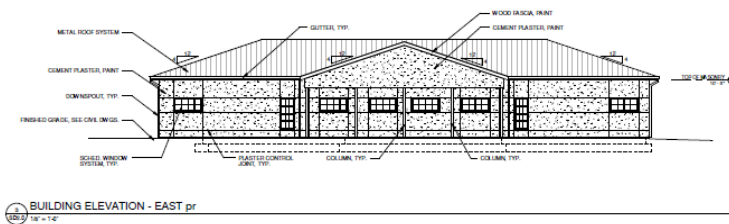
102.13 BUILDING ELEVATION - EAST pres  
1/8" = 1'-0"



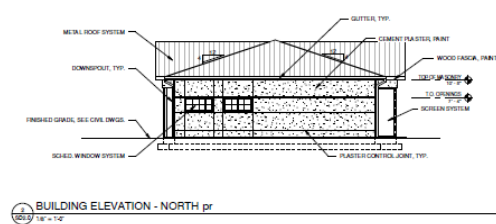
102.14 BUILDING ELEVATION - WEST pr  
1/8" = 1'-0"



102.15 BUILDING ELEVATION - SOUTH pr  
1/8" = 1'-0"



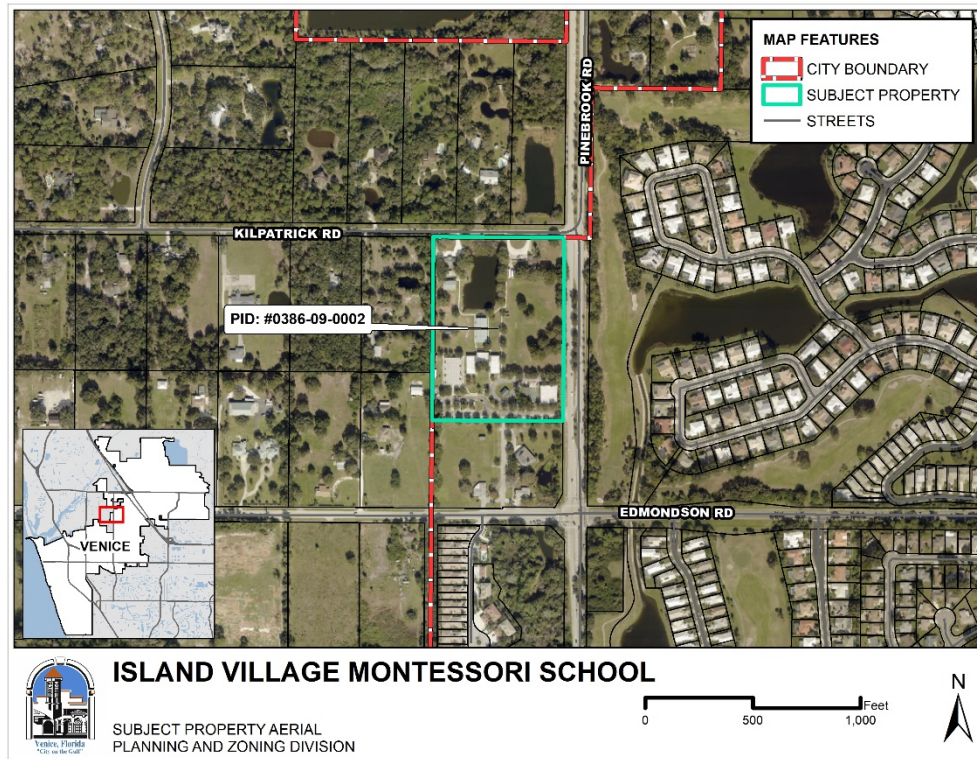
102.16 BUILDING ELEVATION - EAST pr  
1/8" = 1'-0"



102.17 BUILDING ELEVATION - NORTH pr  
1/8" = 1'-0"



## II. Existing Conditions



### Site Photos



Pinebrook Rd. looking north at the school's south vehicular exit.



South side of Kilpatrick Rd. looking east towards Pinebrook Rd.





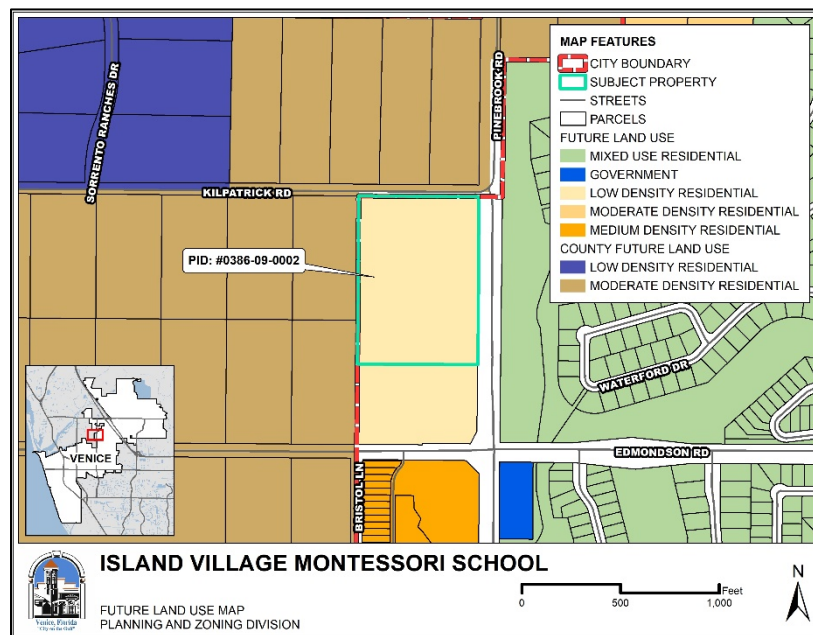
Looking south along Pinebrook Rd. at the Kilpatrick Rd. intersection.

Looking east along Kilpatrick Rd. at the Pinebrook Rd. intersection.

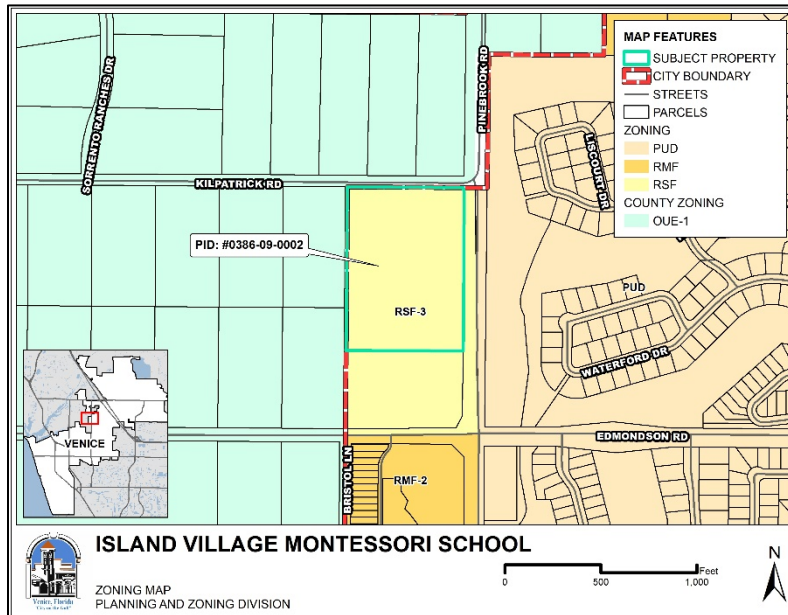
### Zoning and Future Land Use

This property is zoned Residential Single Family (RSF). To the north and west are properties that are county zoned Open Use Estate (OUE). To the south properties are zoned Residential Multi Family (RMF) and to the east properties are zoned Planned Unit Development (PUD). The Future Land Use designation on this property is Low Density Residential with surrounding properties to the north and west county designated as Moderate Density Residential. To the south city designated Medium Density Residential, and to the east Mixed Use Residential.

### Low Density Residential



**Residential Single Family District**



Direction	Existing Land Use(s)	Current Zoning District(s)	Future Land Use Map Designation(s)
North	Single Family Residential	County Zoned – Open Use Estate (OUE-1)	County Designated – Moderate Density Residential
West	Single Family Residential	County Zoned – Open Use Estate (OUE-1)	County Designated – Moderate Density Residential
South	Two Family Dwelling and Multi-Family Residential	Residential Multi-Family (RMF-2)	Medium Density Residential
East	Single Family Residential	Planned Unit Development (PUD)	Mixed Use Residential

**III. PLANNING ANALYSIS**

In this section of the report, analysis of the subject site and development plan petition evaluates 1) consistency with the Comprehensive Plan, and 2) compliance with the City’s Land Development Code (LDC):

**Consistency with the Comprehensive Plan**

Regarding consistency with the Comprehensive Plan the property is currently designated as Low Density Residential and is inconsistent with the current usage as a school. During the development of the 2017-2027 Comprehensive Plan, it was the intent and goal of the Planning Commission to provide predictability of land use. This is evident in Strategy LU 1.2.5 that states:

*Strategy LU 1.2.5 – Residential Uses in Non-Residential Designation*

*In order to provide predictable land uses, residential uses previously provided for or permitted through the conversion factor, including its allocation ratio, have been removed from this Comprehensive Plan.*

In other words, residential land use designations would permit residential uses and non-residential land use designations would provide for non-residential uses. During the past year, staff has become aware of a few properties that are currently designated on the City’s Future Land Use Map (FLUM) as residential, yet contain existing non-residential uses. The Montessori campus is one of these properties. As a result, the City of Venice is initiating Comprehensive Plan Map Amendments on this parcel along with five others. The use of the property will continue to operate the same based upon this petition. In addition to the future land use amendment to Institutional Professional, the property will be rezoned to Office, Professional and Institutional (OPI). These changes will be coming forth to the planning commission and city council in the near future for approval. On additional note, staff will also be bringing forward a text amendment to the current LDC to provide for the use of a school in the OPI district. Currently, this is not a permitted use although staff feels it should be and will be taking the appropriate measures to provide for this use.

**Compliance with the Land Development Code**

The subject petition has been processed with the procedural requirements to consider site and development plan. In addition, the petition has been reviewed by the Technical Review Committee and no issues regarding compliance with the Land Development Code were identified.

<b>Land Development Code Compliance</b>		
<b>RSF-3 Standards</b>	<b>Required</b>	<b>Proposed</b>
Front Setback	20’	>20’/>20’
Side Setback	6’ and 15’ min. combined	>8’/ >10’
Rear Setback	10’	N/A*
Building Height	35’	<35’
<b>Off-Street Parking Standards</b>	<b>Required</b>	<b>Proposed</b>
Parking Spaces	108	**136
<b>Landscaping-Trees</b>	<b>Required</b>	<b>Proposed</b>
Tree Protection	476”	642”
Interior Landscaping	1485 SF	1485 SF

\*Corner lot with two front yards and two side yards

\*\*Proposed parking includes 117 spaces to remain.

**Site and Development Plan**

The proposed site and development plan for 5 classroom buildings and associated realignments of the bus loop and parent drop-off/pick-up driveways have been reviewed for consistency with the Land Development Code and deemed compliant. The height, lot coverage, and yard requirements laid out in the RSF zoning district regulations have been met, and the landscaping plans are compliant as well. The project falls under a permitted use in the RSF district and the parking has been provided according to the appropriate calculations for such a use. Architectural elevations and renderings have been reviewed, and are presented to the Planning Commission for further consideration.

**Sidewalk Waiver Requested by Applicant**

Pursuant to Sec. 86-520(c) the applicant requests a waiver of the sidewalk requirements along Kilpatrick Road. The applicant provided the following justification for the request:

1. *The main access/entry to the school for students, parents, and teachers is located on Pinebrook Road and Edmondson Road where sidewalk connectivity exists. Additional sidewalks are existing and proposed internally providing a sidewalk circulation system to administration buildings and classrooms.*
2. *Connectivity from Kilpatrick is discouraged due to safety and security reasons and would counter the*

*purpose of the fenced “no entry” along Kilpatrick Road.*

3. *Kilpatrick Road is a substandard road only 18 feet wide from edge of pavement with a roadside drainage ditch on the side of the schools property. Right-of-way width is extremely limited for a sidewalk.*
4. *Additionally, no sidewalk exists along the entirety of Kilpatrick Road and the construction of a sidewalk along the property would encourage and require pedestrians to re-enter the substandard roadway and would be a significant pedestrian safety hazard.*

Per Section 86-520 (a-c) sidewalks shall be required improvements constructed on the behalf of the applicant as per the following:

- (a) *Sidewalks shall be required improvements along the following types of streets in connection with the construction of any new building or as a required condition to the approval of any site and development plan. The following sidewalk provisions shall apply in all zoning districts, except that no sidewalk shall be required for construction of single-family residences on existing platted lots or along local streets in the ILW industrial, light and warehousing district:*

*(1) **Responsibility for construction; specifications.** Sidewalks shall be installed by the developer or at the developer's expense along all property abutting arterial, collector and local streets. The sidewalks shall be constructed in accordance with the city standard details and shall be at least five feet in width. Sidewalks shall be installed prior to the issuance of a certificate of occupancy for any adjoining building. If the sidewalks have not been installed, a certificate of occupancy may only be issued if the developer provides a satisfactory cash or surety bond to ensure completion of all remaining sidewalks within two years or at any other time completion is required by the city.*

*(2) **Alternative proposal.** The developer may, at his discretion, submit an alternative proposal to the requirements of subsection (1) of this section. The proposal shall reflect a sidewalk system along streets and lot line easements which links the property to activities such as school sites, shopping and other pedestrian systems. Final approval of this design alternative shall be with the planning commission.*

If the construction of sidewalks is deemed not feasible the applicant has the option to request one of the following alternatives per Section 86-520 to me reviewed and approved by Planning Commission:

- (b) ***Cash deposit in lieu of construction.** Where the planning commission determines that circumstances exist, such as the planned future reconstruction of a street or the existence of a major surface drainage system, which make the immediate construction of an otherwise beneficial or useful sidewalk or portion thereof impractical within a reasonable time after completion of the project, the owner or developer may, in lieu of construction of such sidewalk or portion thereof, deposit with the city a sum of money established by the city council to represent the cost of constructing such sidewalk or portion thereof. All such sidewalk deposits shall be held in a special sidewalk fund which may be used by the city for construction of new sidewalks (but not maintenance of existing sidewalks) at any needed location in the city.*
- (c) ***Waiver of sidewalk requirements.** The planning commission may recommend to the city council waiver of the sidewalk requirement when the property owner can demonstrate that the required sidewalk will not be reasonably beneficial or useful because of the location of the subject property and the characteristics of the immediate neighborhood.*



Any motion on the proposed site and development plan amendment will need to include a recommendation to City Council regarding the applicant's request of the waiver, or any other alternative recommended by Planning Commission.

**Sec. 86-23(m)(1-12)**

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":

*(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:** The applicant has provided the appropriate deed and easement agreements applicable to the subject property.

*(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 purpose of the proposed development remains unchanged and will continue to operate as a school. Nearby properties are Single Family Residential and Multi-family Residential.

*(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 proposed project will provide for separate parent drop-off/pick-up and bus drop off areas. At points of ingress and egress and pedestrian vehicular crossings appropriate pavement markings and signage to include crosswalks and loading zones are included to enhance pedestrian safety. Additional pedestrian safety measures include increased visibility at vehicular and pedestrian crossings at Pinebrook Road thru the reconstruction of the curb cuts. The applicant has requested a waiver of the sidewalk along Kilpatrick Road.

*(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:** The design of the off-street parking has been reviewed for compliance with applicable LDC standards. The main access and entry curb cuts from Pinebrook Road are proposed to be removed and replaced to accommodate vehicular turning movements. Directional signage will also be provided at intersections and along driveways throughout the project.

*(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 proposed project has provided landscaping and buffering designed in compliance with all applicable LDC standards.

*(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 proposed project will maintain compliance by accommodating drainage on site through the existing pond. Concurrency has been reviewed and confirmed by Engineering.

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

**Staff Comment:** Sanitary Sewer concurrency has been evaluated by Utilities with no issues identified.

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

**Staff Comment:** Public facilities concurrency has been evaluated with no issues identified.

*(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:** Recreation facilities concurrency has been evaluated and with no increase in population and no residential proposed there are no issues identified.

*(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 proposed project use is not changing and will remain to operate as a school.

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

**Staff Comment:** There are no standards specific to the use as a school that have been applied to the subject petition.

*(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 special exception petition has been submitted for the proposed project. A waiver for sidewalks per Sec. 86-520(c) has been requested.

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

*The proposed site and development plan is compliant and no inconsistencies have been identified with the LDC. A waiver for sidewalks per Sec. 86-520(c) has been requested.*

**Concurrency/Mobility**

Regarding public facilities concurrency, no issues were identified by the Technical Review Committee regarding the site and development plan request. The applicant has provided the following figures for concurrency review.

CONCURRENCY			
Facility	Department	Estimated Impact	Status
Potable Water	Utilities	No increase to existing demand.	Concurrency confirmed by Utilities
Sanitary Sewer	Utilities	No increase to existing demand.	Concurrency confirmed by Utilities
Solid Waste	Public Works	No increase to existing demand.	Concurrency confirmed by Public Works
Parks & Rec	Public Works	No increase in population.	No residential use proposed
Drainage	Engineering	Compliance provided onsite	Concurrency confirmed by Engineering
Public Schools	School Board	N/A	No residential use proposed

A review of transportation concurrency for the site and development plan has been performed by the City’s traffic consultant and has been deemed compliant per this petition.

**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 information that has been reviewed by the City’s transportation consultant and the Technical Review Committee (TRC). No additional issues have been identified.*

**IV. CONCLUSION**

**Planning Commission Report and Action**

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 Site and Development Plan Petition No. 20-55SP.