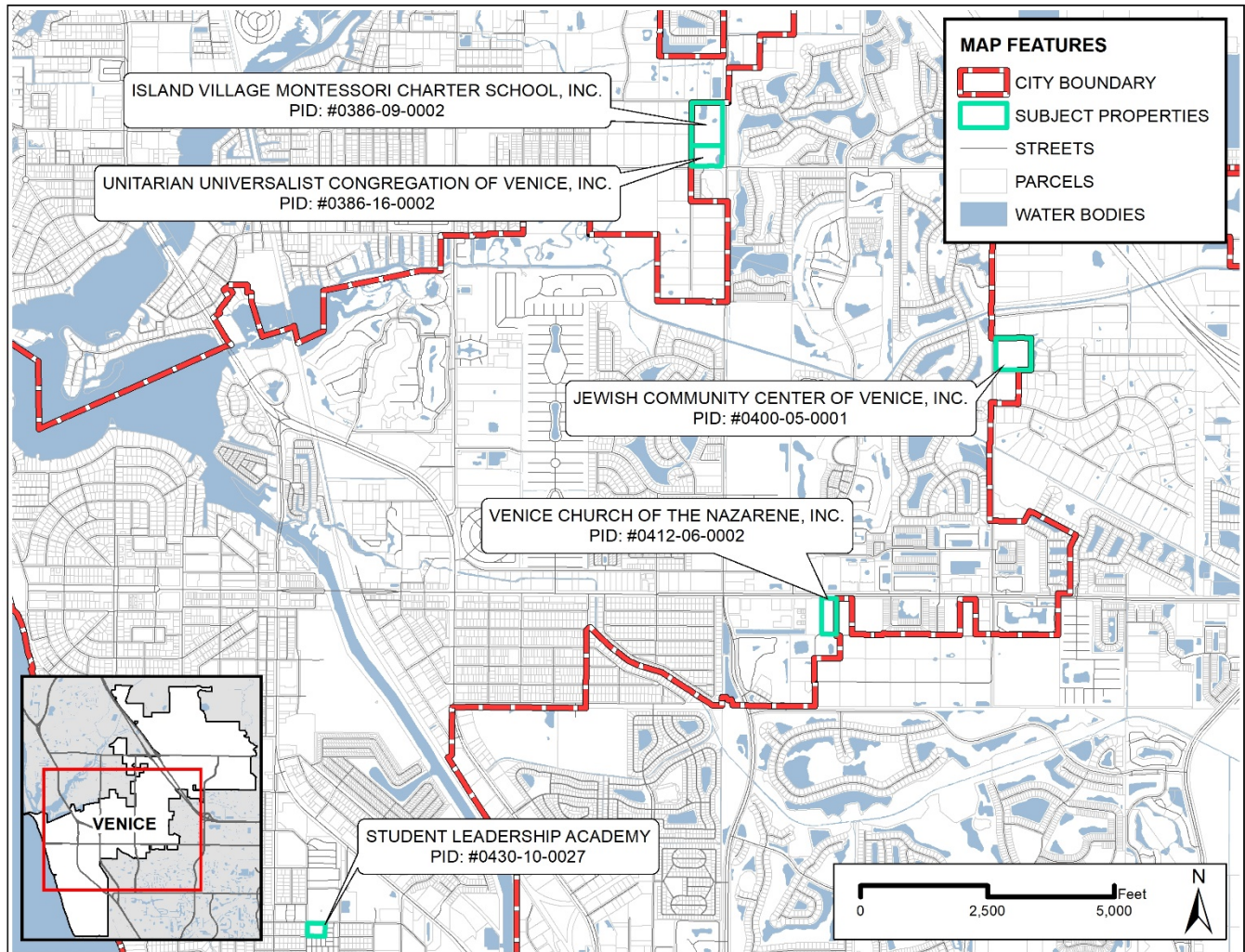




STAFF REPORT FOR 21-04RZ CITY INITIATED ZONING MAP AMENDMENTS: MULTIPLE SITES



GENERAL INTRODUCTION

The City of Venice is initiating Zoning Map Amendments on five parcels within the city limits. Staff became aware of properties which were designated on the City's Zoning Map as residential, even though they contained existing non-residential uses. The proposed zoning changes for these sites will implement the proposed Comprehensive Plan Map designations presented in a separate petition, 19-01CP. These proposed changes are intended to further the City's efforts to provide predictability of land use, whereby residential Comprehensive Plan and Zoning designations would allow for residential uses and non-residential designations would allow for non-residential uses. This staff report details the parcels to be included in an effort to update the Zoning Map with designations that will align the subject parcels with their existing land uses.

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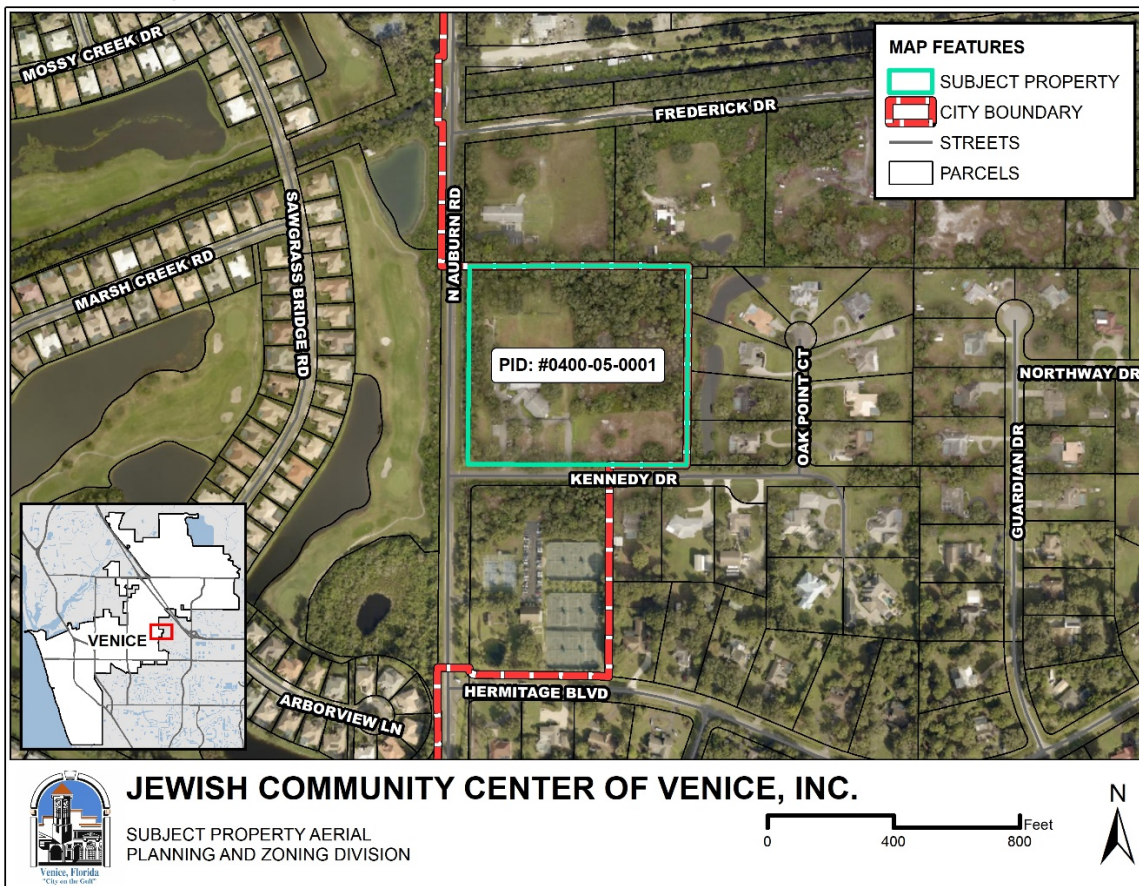
CITY INITIATED ZONING MAP AMENDMENTS						
Subject Properties	Property Details					
	Situs Address	PID	Current Future Land Use	Proposed Future Land Use	Current Zoning	Proposed Zoning
Jewish Community Center of Venice	600 N. Auburn Rd., 34292	0400050001	Low Density Residential	Institutional Professional	Residential Single Family-1	Office, Professional, and Institutional
Island Village Montessori Charter School	2341 Kilpatrick Rd., 34275	0386090002	Low Density Residential	Institutional Professional	Residential Single Family-3	Office, Professional, and Institutional
Unitarian Universalist Congregation of Venice	1971 Pinebrook Rd., 34275	0386160002	Low Density Residential	Institutional Professional	Residential Single Family-3	Office, Professional, and Institutional
Venice Church of the Nazarene	1535 E. Venice Ave., 34292	0412060002	Moderate Density Residential	Institutional Professional	Residential Multi-family-2/ Venetian Gateway	Office, Professional, and Institutional/ Venetian Gateway
Student Leadership Academy	200 Field Ave., 34285	0430100027	Moderate Density Residential	Institutional Professional	Residential Multi-family-2	Office, Professional, and Institutional

JEWISH COMMUNITY CENTER

ZONING MAP AMENDMENT	
Request:	City-initiated effort to bring zoning of parcels into agreement with their current uses, and with the proposed Comprehensive Plan Future Land Use
Applicant:	City of Venice
Location:	600 N. Auburn Road
Owner:	Jewish Community Center of Venice, Inc.
Parcel ID:	0400050001
Property Size:	10.08 +/- acres
Existing Future Land Use:	Low Density Residential
Comprehensive Plan Neighborhood:	Pinebrook
Existing Zoning:	Residential Single Family (RSF-1)
Proposed Zoning:	Office, Professional and Institutional (OPI)
Application Date:	March 1, 2021

EXISTING CONDITIONS

Aerial Photograph



Subject Property

The property has been developed and is currently home to a house of worship, a columbarium, and a cemetery. The land is both open and wooded, and includes an area of wetlands. The subject property is bordered by two streets. North Auburn Road is to the west, providing access to the cemetery, and Kennedy Drive is to the south, providing primary vehicular access to the main building. The house of worship was granted a Special Exception on September 3, 2019 to allow a columbarium on the property. Across Kennedy Drive to the south of the subject property is a tennis center and single family homes. To the north is a house of worship and a large lot single family residence. To the east of the subject property is a large lot single family residential subdivision. North Auburn Road and a golf course provide a buffer for the single family homes to the west, which are in the Sawgrass development.

Site Photograph



View is northeast along Kennedy Drive

Flood Zone Information

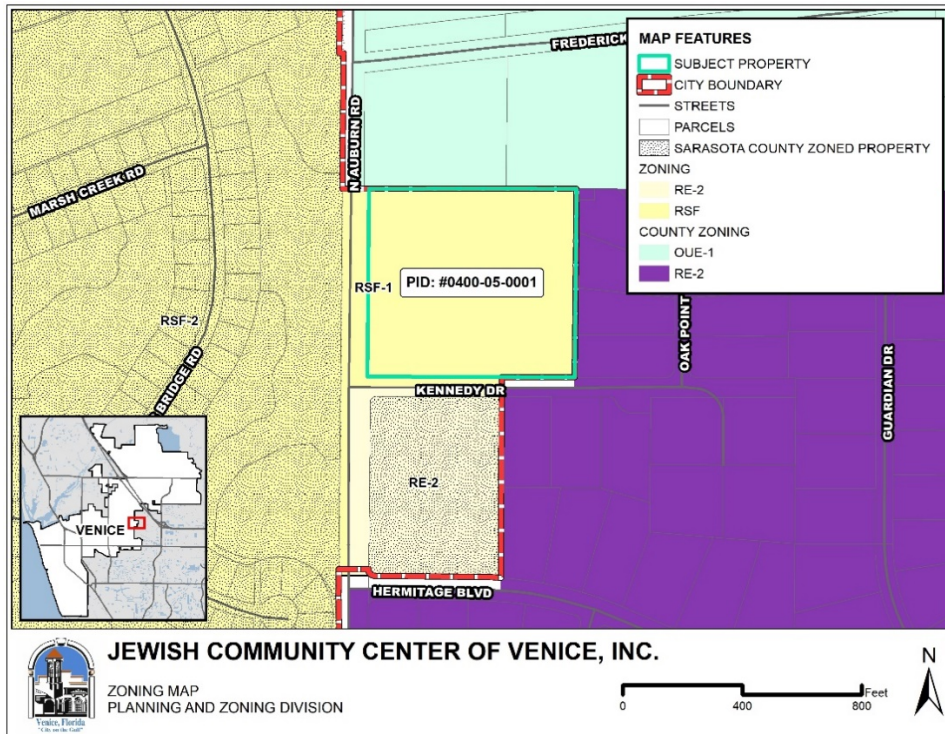
The FEMA Flood Insurance Rate Map (FIRM) determined flood zone designations for this parcel are AE with a 1% annual chance of flooding and X which is outside the 500 year floodplain. The JCC structure is not in a flood zone. Any further development of the property will be subject to compliance with applicable FEMA requirements.

SURROUNDING PROPERTIES			
Direction	Zoning	Current Land Use	Future Land Use
North	County Open Use Estate (OUE-1)	House of worship; Residential	County Moderate Density Residential
South	Residential Estate (RE-2, County zoned City of Venice parcel); County RE-2	Tennis club, Residential	Low Density Residential; County Low Density Residential
East	County RE-2	Residential	County Low Density Residential
West	Residential Single Family (RSF-2, County zoned City of Venice parcels)	Golf Course (Sawgrass)	Mixed Use Residential

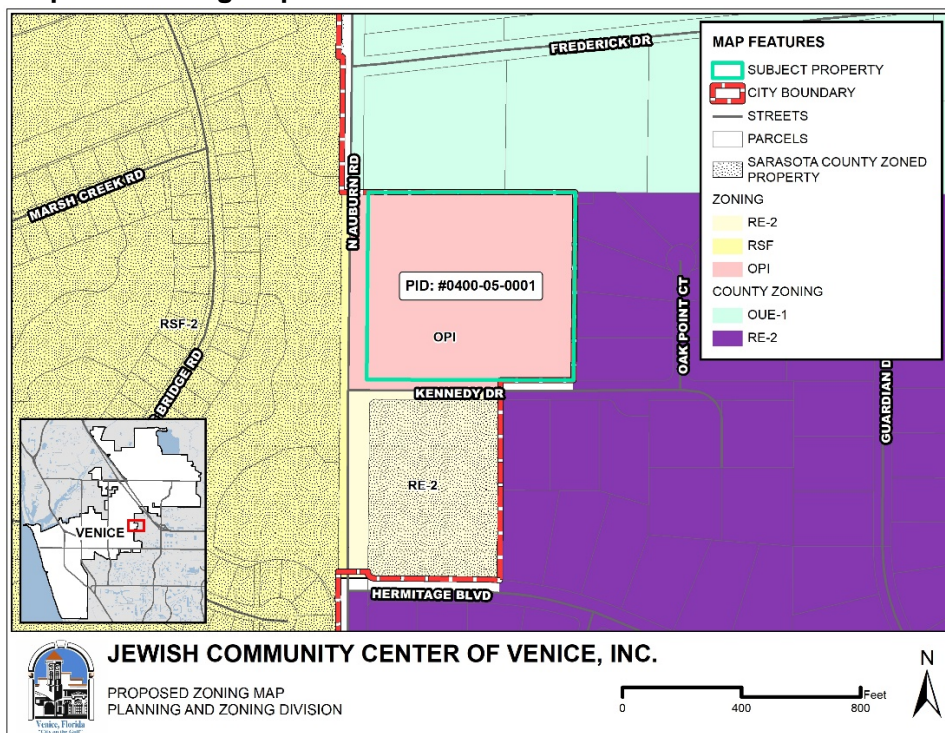
Zoning Designation

The current zoning designation for the subject property is Residential Single Family-1 (RSF-1). This allows for low density single family residential housing, with some other uses allowed, including religious, through a special exception. To the north of the subject property is Sarasota County Open Use Estate (OUE-1). To the south is Residential Estate (RE-2) (within the City but County zoned) and Sarasota County RE-2. East of the subject property is Sarasota County RE-2, while to the west is Residential Single Family (RSF-2) (within the City but County zoned).

Zoning Map



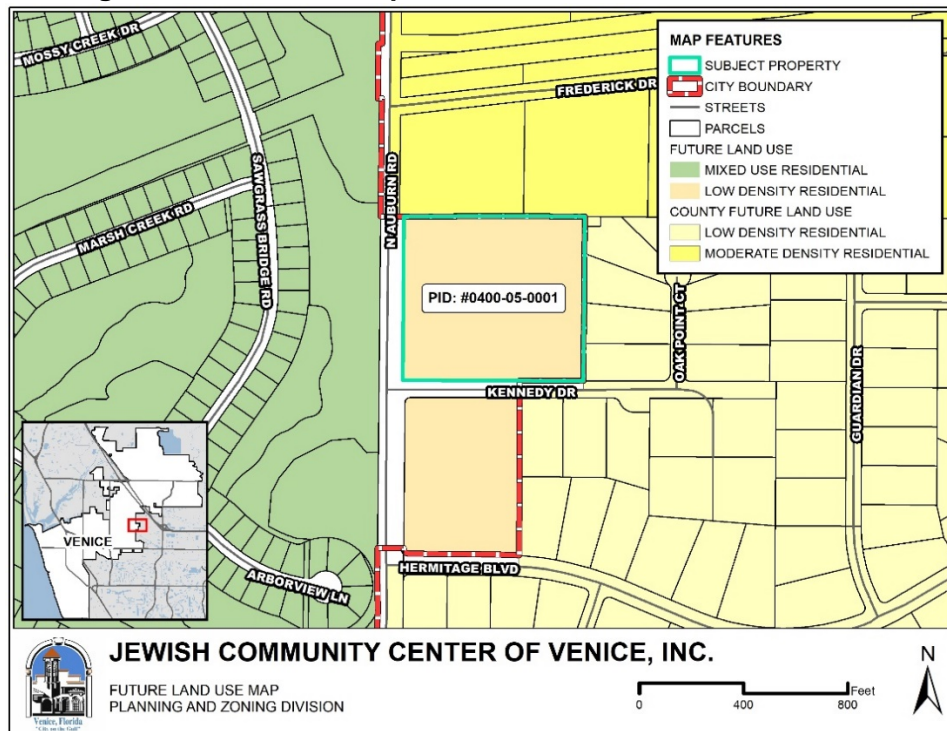
Proposed Zoning Map



Future Land Use

The subject property is currently designated as Low Density Residential on the future land use map. There is a separate petition for a Comprehensive Plan Map Amendment proposing to change the designation to Institutional Professional.

Existing Future Land Use Map

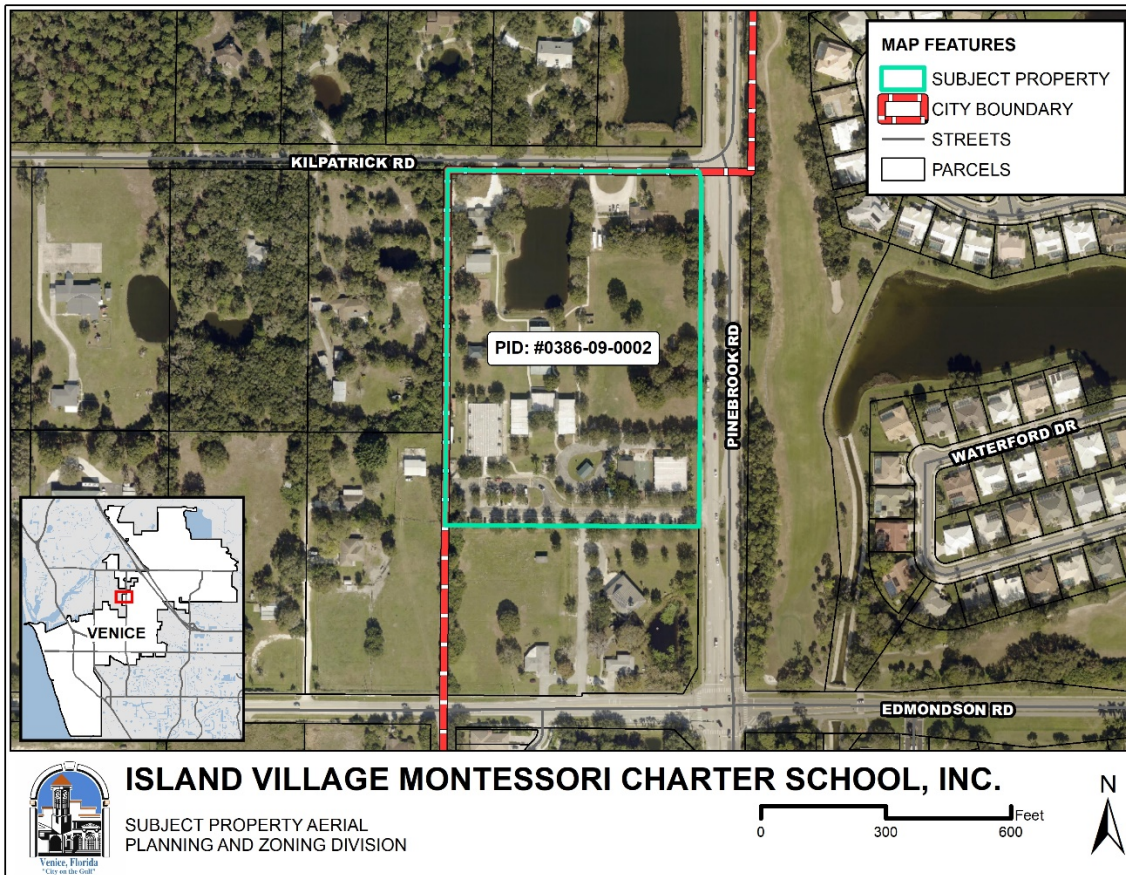


ISLAND VILLAGE MONTESSORI CHARTER SCHOOL

ZONING MAP AMENDMENT	
Request:	City-initiated effort to bring zoning of parcels into agreement with their current uses, and with the proposed Comprehensive Plan Future Land Use
Applicant:	City of Venice
Location:	2001 Pinebrook Road
Owner:	Island Village Montessori Charter School, Inc.
Parcel ID:	0386090002
Property Size:	11.9 +/- acres
Existing Future Land Use:	Low Density Residential
Comprehensive Plan Neighborhood:	Pinebrook
Existing Zoning:	Residential Single Family (RSF-3)
Proposed Zoning:	Office, Professional and Institutional (OPI)
Application Date:	March 1, 2021

EXISTING CONDITIONS

Aerial Photograph



Subject Property

The current use of the subject 11.9 +/- acre parcel is a charter school. The parcel has been developed with classroom and support buildings, along with a stormwater pond and trees. The adjacent properties are used as residential, a drainage reservoir, a house of worship, and a residential golf course. Vehicular access to the property is provided off of Pinebrook Road and Kilpatrick Road.

Site Photograph



Looking northwest along Pinebrook Road

Flood Zone Information

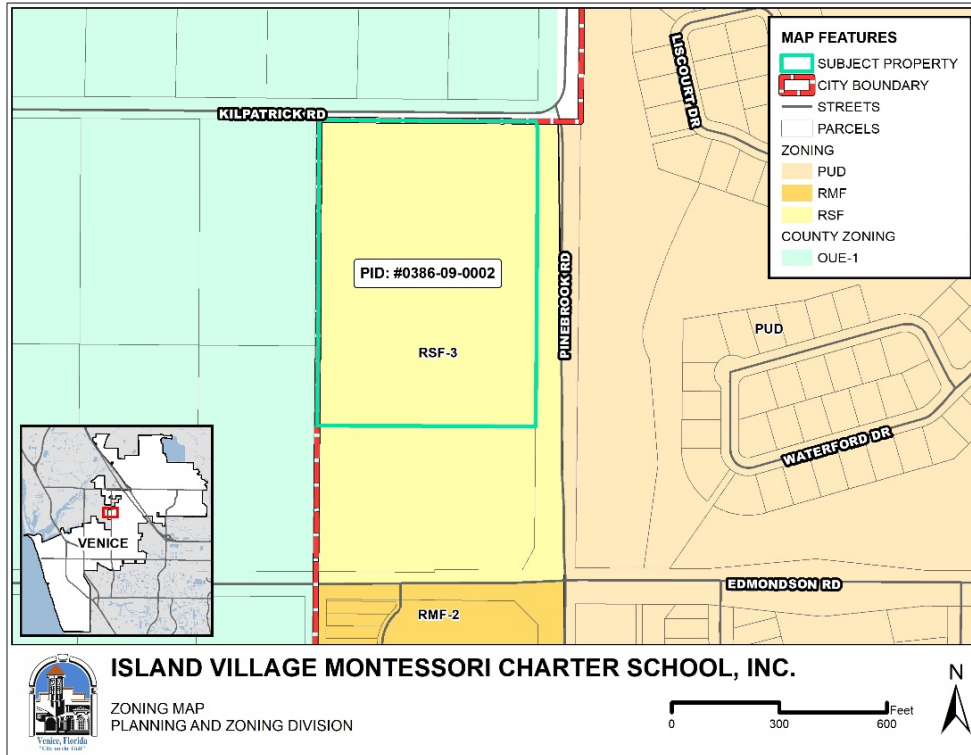
The FEMA Flood Insurance Rate Map (FIRM) shows the subject property with designations of Zone X which is outside the 500 year floodplain and X500 which is a 0.2% annual chance of flooding. Any further development of the property will be subject to compliance with applicable FEMA requirements.

SURROUNDING PROPERTIES			
Direction	Current Zoning	Current Land Use	Current Land Use Designation
North	County Open Use Estate (OUE-1)	Residential; Drainage reservoir	County Moderate Density Residential
South	Residential Single Family (RSF-3)	House of worship	Low Density Residential
East	Planned Unit Development (PUD)	Golf course (Waterford)	Mixed Use Residential (MUR)
West	County OUE-1	Residential	County Moderate Density Residential

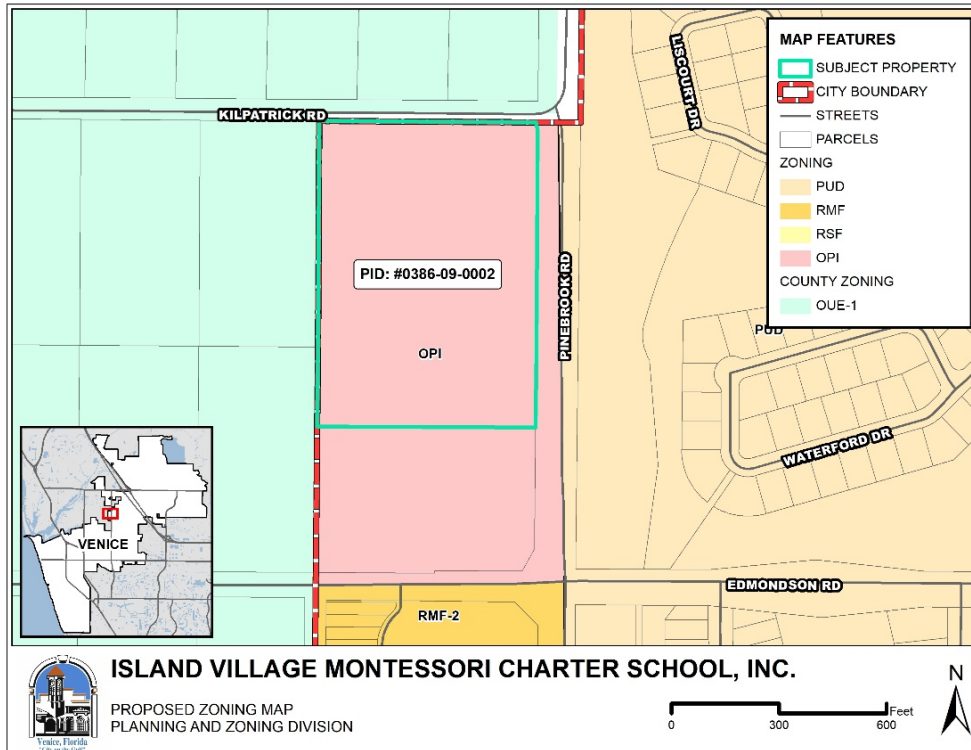
Zoning

The subject property's zoning is currently Residential Single Family-3 (RSF-3). This allows for low density single family residential housing, with some other uses allowed, including schools. North of the subject property is County OUE-1. To the south is RSF-3. East of the subject property is Planned Unit Development (PUD) and to the west is County OUE-1.

Zoning Map



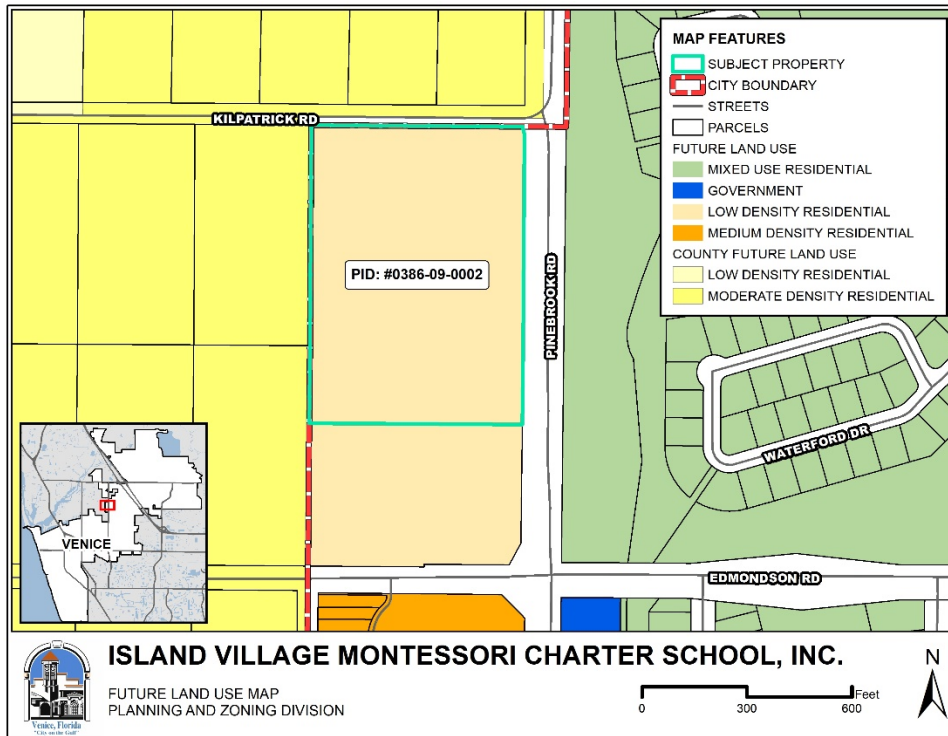
Proposed Zoning Map (shown with proposed change to Unitarian parcel as well)



Future Land Use

The subject property is currently designated as Low Density Residential on the Future Land Use Map. There is a separate petition for a Comprehensive Plan Map Amendment proposing to change the designation to Institutional Professional.

Existing Future Land Use Map

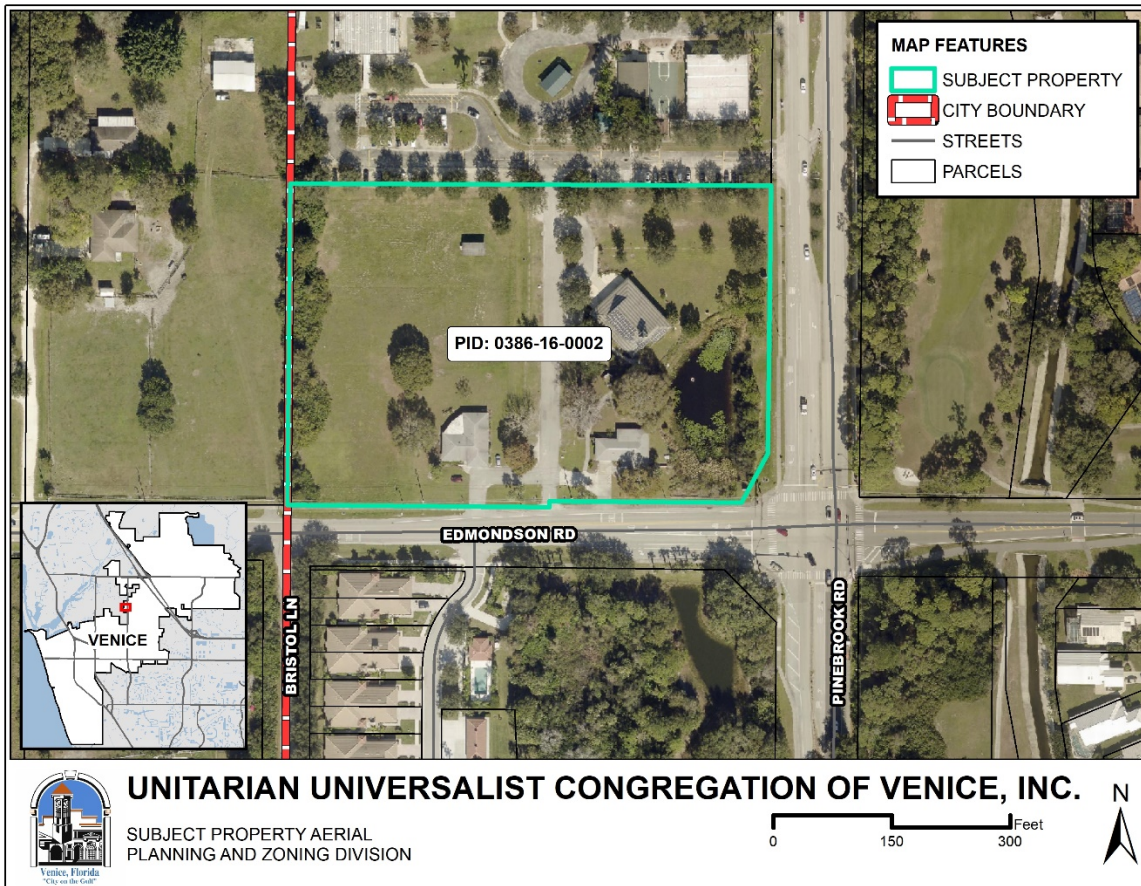


UNITARIAN UNIVERSALIST CONGREGATION OF VENICE

ZONING MAP AMENDMENT	
Request:	City-initiated effort to bring zoning of parcels into agreement with their current uses, and with the proposed Comprehensive Plan Future Land Use
Applicant:	City of Venice
Location:	1971 Pinebrook Road
Owner:	Unitarian Universalist Congregation of Venice, Inc.
Parcel ID:	0386160002
Property Size:	5.5 +/- acres
Existing Future Land Use:	Low Density Residential
Comprehensive Plan Neighborhood:	Pinebrook
Existing Zoning:	Residential Single Family (RSF-3)
Proposed Zoning:	Office, Professional and Institutional (OPI)
Application Date:	March 1, 2021

EXISTING CONDITIONS

Aerial Photograph



Subject Property

The current use of the subject 5.5 acre parcel is a house of worship. The parcel is level terrain with buildings and a pond. The adjacent properties are used as residential, a drainage reservoir, a house of worship, and a residential golf course. Vehicular access to the property is provided off of Edmondson Road and an access to Pinebrook Road shared with the adjacent Montessori parcel to the north.

Site Photograph



Looking southwest along Edmondson Road

Flood Zone Information

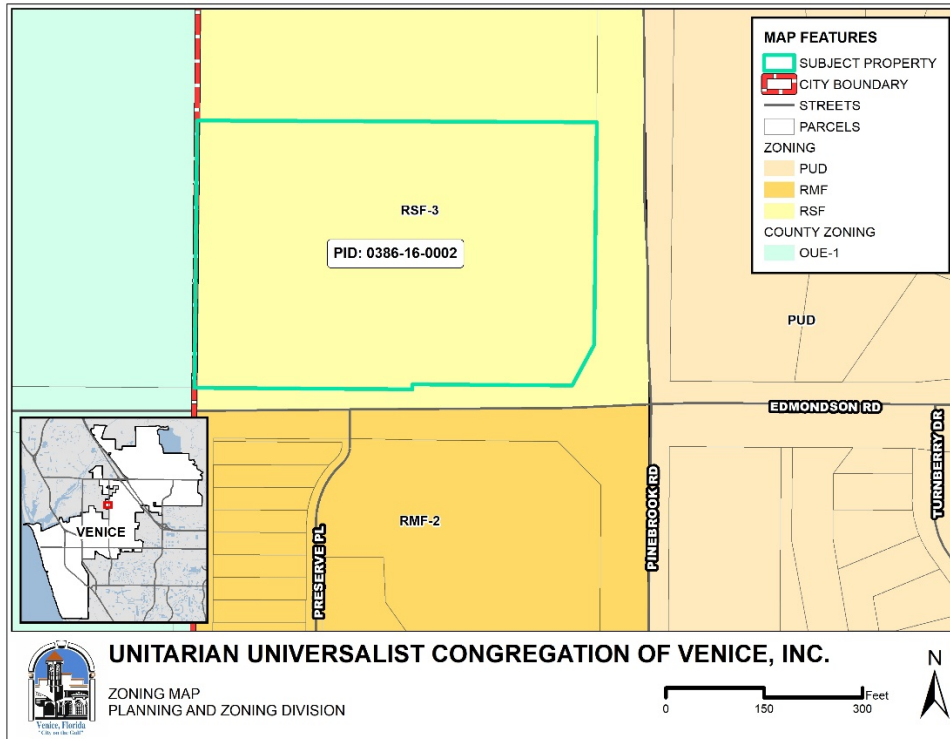
The FEMA Flood Insurance Rate Map (FIRM) shows the subject property with designations of Zone X which is outside the 500 year floodplain; X500 which is 0.2% annual chance of flooding; and AE with a 1% annual chance of flooding. Any further development of the property will be subject to compliance with applicable FEMA requirements.

SURROUNDING PROPERTIES			
Direction	Current Zoning	Current Land Use	Current Land Use Designation
North	Residential Single Family (RSF-3)	School	Low Density Residential
South	Residential Multi-family (RMF-2)	Residential; Open space	Medium Density Residential
East	Planned Unit Development (PUD)	Golf course (Waterford)	Mixed Use Residential (MUR)
West	County Open Use Estate (OUE-1)	Residential	County Moderate Density Residential

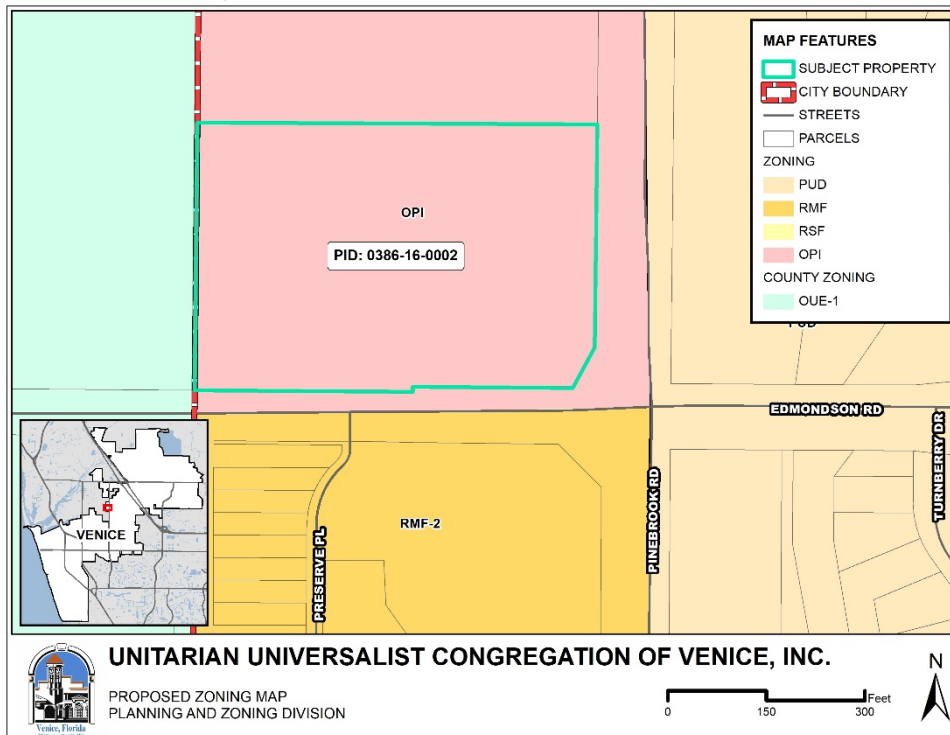
Zoning

The subject property's zoning is currently Residential Single Family-3 (RSF-3). This district allows for single family residential housing, with some other uses allowed, including religious, through a special exception. North of the subject property is RSF-3, while to the south is Residential Multi-family (RMF-2). To the east is Planned Unit Development (PUD) and to the west is County Open Use Estate (OUE-1).

Zoning Map



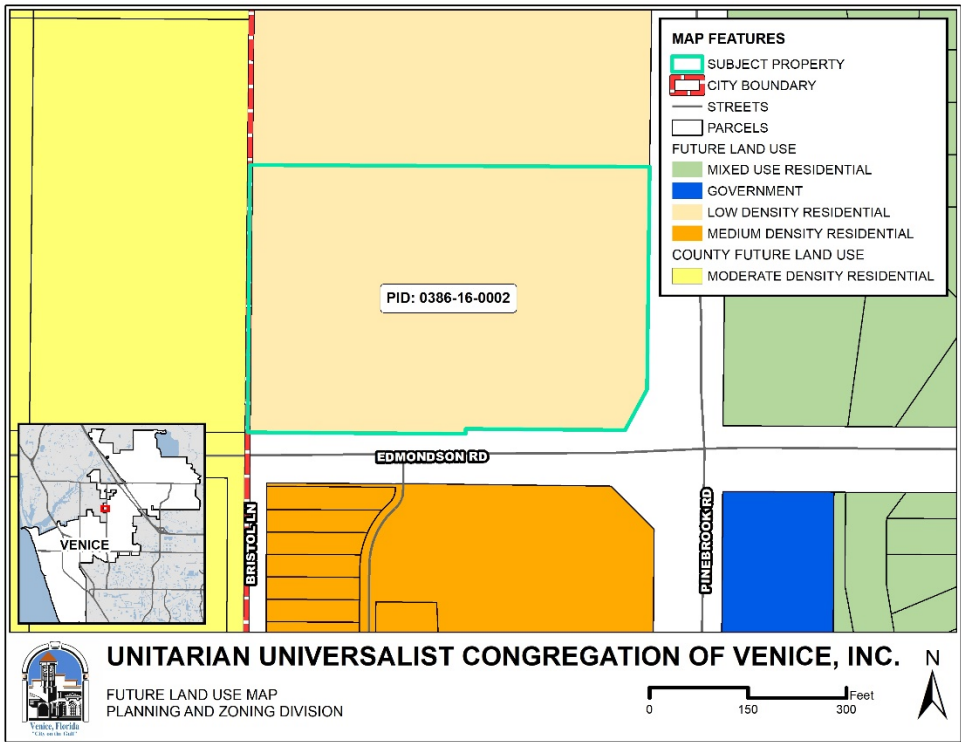
Proposed Zoning Map



Future Land Use

The subject parcel is designated as Low Density Residential on the Future Land Use Map. There is a separate petition for a Comprehensive Plan Map Amendment proposing to change the designation to Institutional Professional.

Existing Future Land Use Map

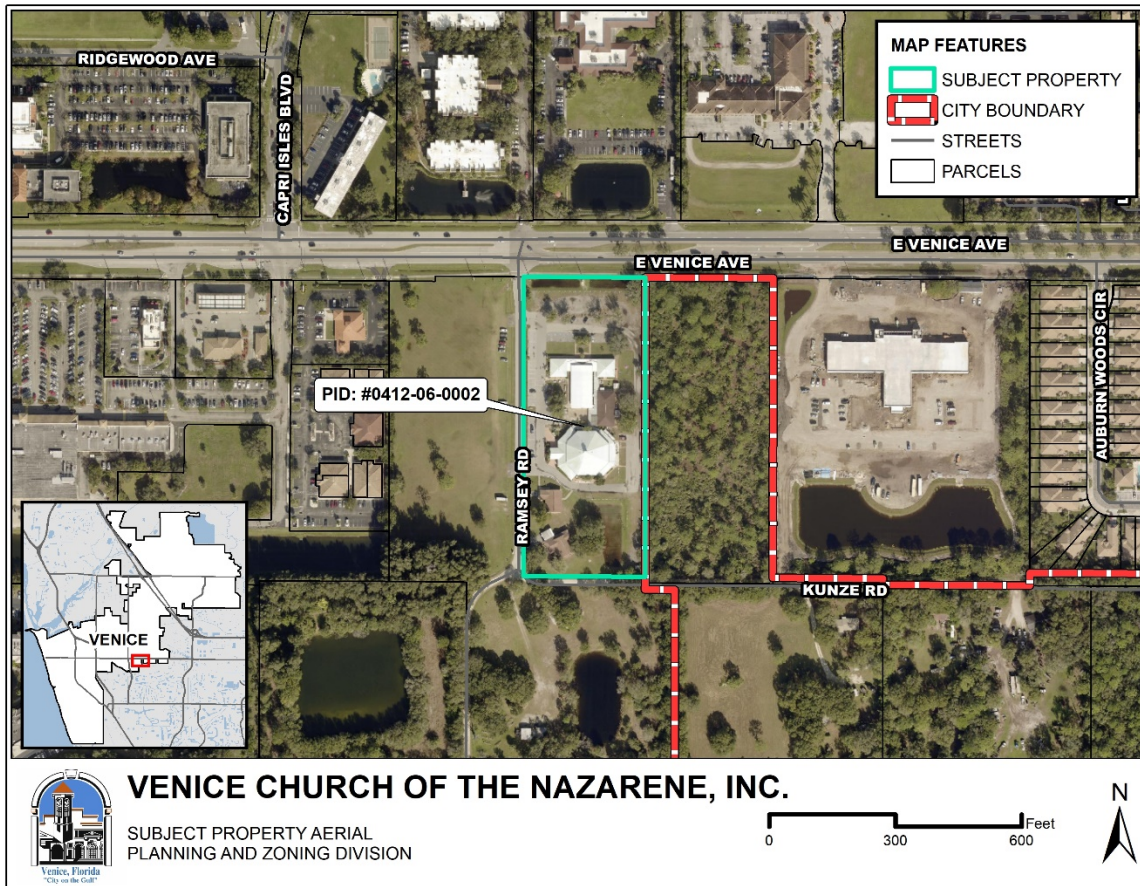


VENICE CHURCH OF THE NAZARENE

ZONING MAP AMENDMENT	
Request:	City-initiated effort to bring zoning of parcels into agreement with their current uses, and with the proposed Comprehensive Plan Future Land Use
Applicant:	City of Venice
Location:	1535 E. Venice Avenue
Owner:	Venice Church of the Nazarene, Inc.
Parcel ID:	0412060002
Property Size:	5.06 +/- acres
Existing Future Land Use:	Moderate Density Residential
Comprehensive Plan Neighborhood:	East Venice Avenue
Existing Zoning:	Residential Multi-family/Venetian Gateway (RMF-2/VG)
Proposed Zoning:	Office, Professional and Institutional (OPI)
Application Date:	March 1, 2021

EXISTING CONDITIONS

Aerial Photograph



Subject Property

The subject 5.06 acre parcel is lot 2 of Kent Acres, developed for a house of worship. The parcel also has other associated buildings and areas for parking. In addition to structures, the site has trees and a pond. The adjacent properties have residential, vacant, and office uses. Vacant County jurisdiction is to the east. Vehicular access to the property is provided off of East Venice Avenue via Ramsey Road.

Site Photograph



Looking south across Venice Avenue

Flood Zone Information

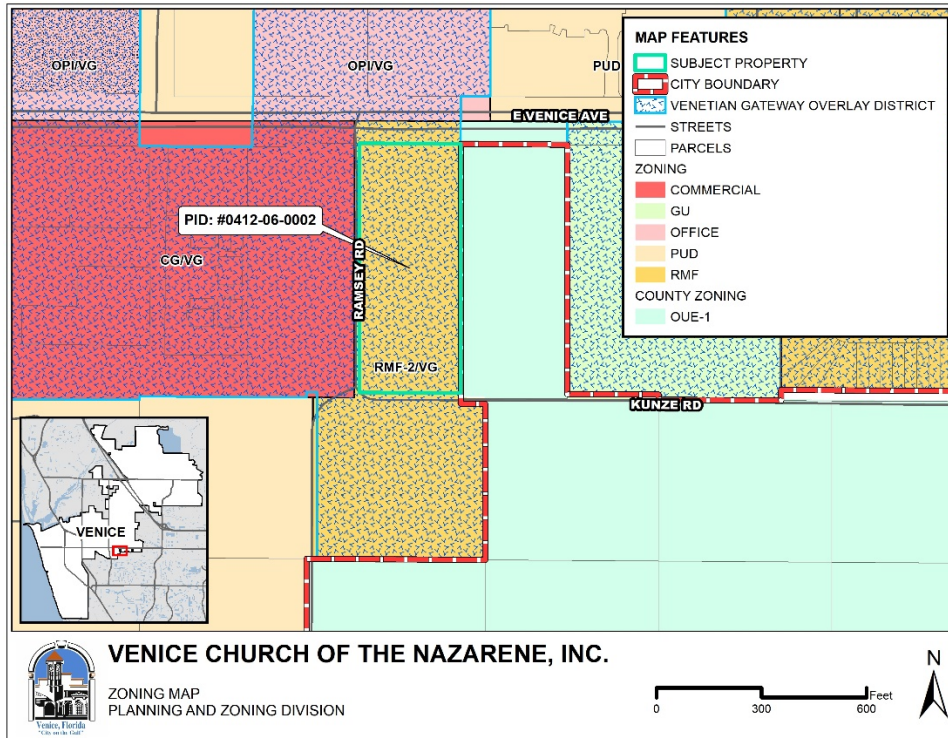
The FEMA Flood Insurance Rate Map (FIRM) shows the subject property with designations of Zone X which is outside the 500 year floodplain, X500 which has a 0.2% annual chance of flooding, and AE which has a 1% annual chance of flooding. Any future development of the property will be subject to compliance with applicable FEMA requirements.

SURROUNDING PROPERTIES			
Direction	Current Zoning	Current Land Use	Current Land Use Designation
North	Office, Professional and Institutional/ Venetian Gateway (OPI/VG)	Nursing home	Institutional Professional
South	Residential Multi-family/Venetian Gateway (RMF-2/VG)	Outbuildings, pond	Moderate Density Residential
East	County Open Use Estate (OUE-1)	Vacant	County Medium Density Residential
West	Commercial, General/Venetian Gateway (CG/VG)	Vacant	Commercial

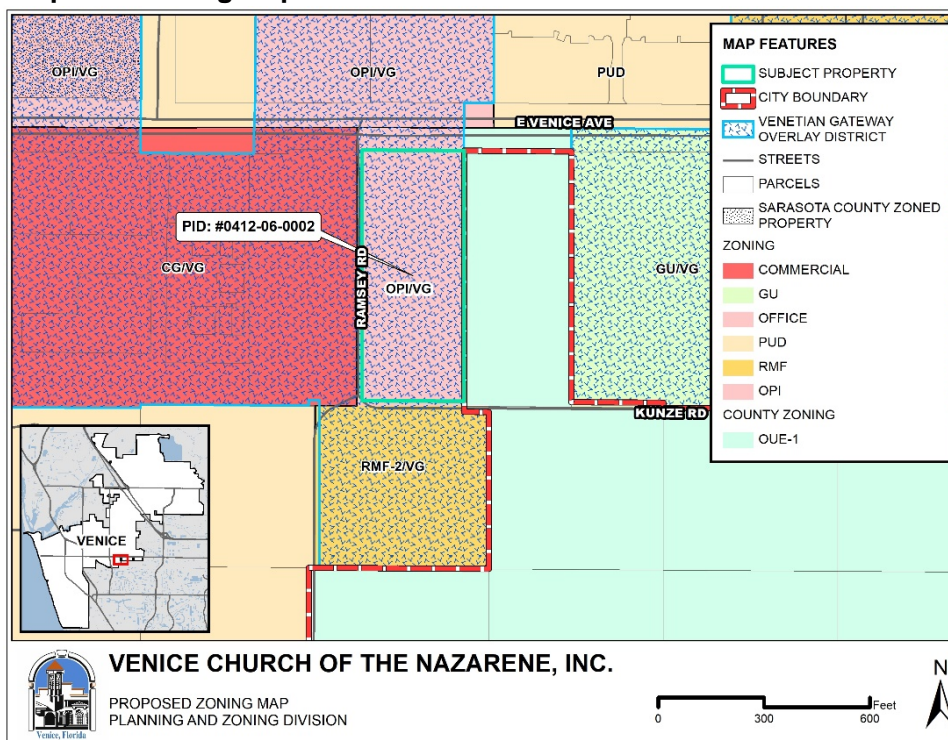
Zoning

The current zoning of the subject property is Residential Multi-family-2/Venetian Gateway (RMF-2/VG). This allows for moderate to medium density residential, with some other uses allowed, including houses of worship. To the north of the subject property is Office, Professional and Institutional/Venetian Gateway (OPI/VG). To the south is Residential Multifamily (RMF-2/VG). East of the subject property is County Open Use Estate (OUE-1) and to the west is Commercial General/Venetian Gateway (CG/VG).

Zoning Map



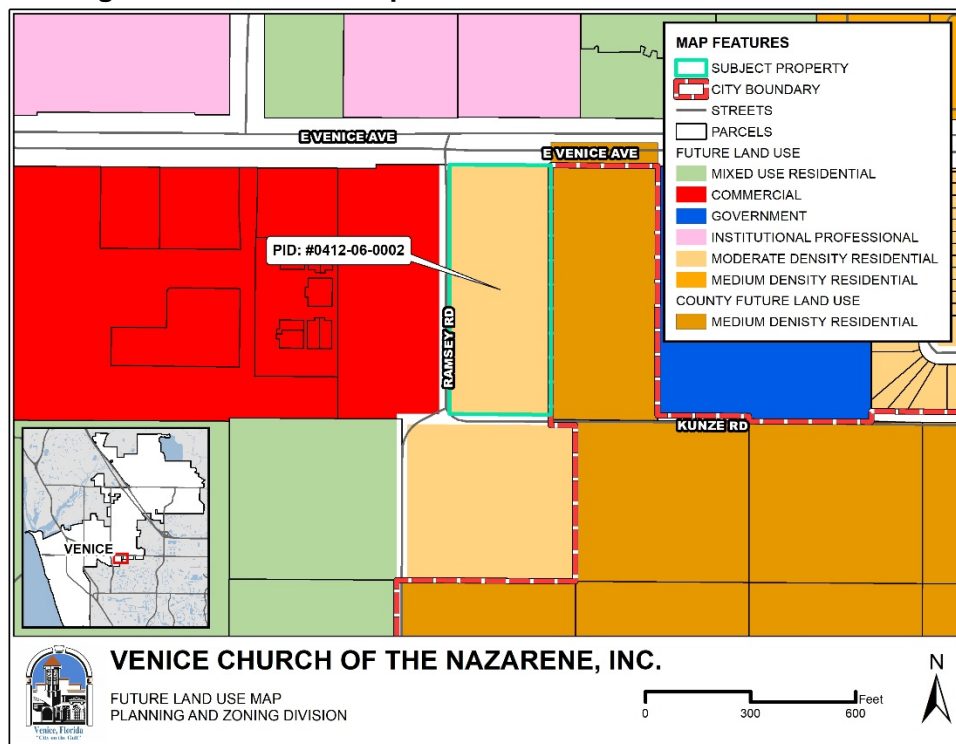
Proposed Zoning Map



Future Land Use

The subject parcel is currently designated as Moderate Density Residential on the City's future land use map. There is a separate petition for a Comprehensive Plan Map Amendment proposing to change the designation to Institutional Professional.

Existing Future Land Use Map

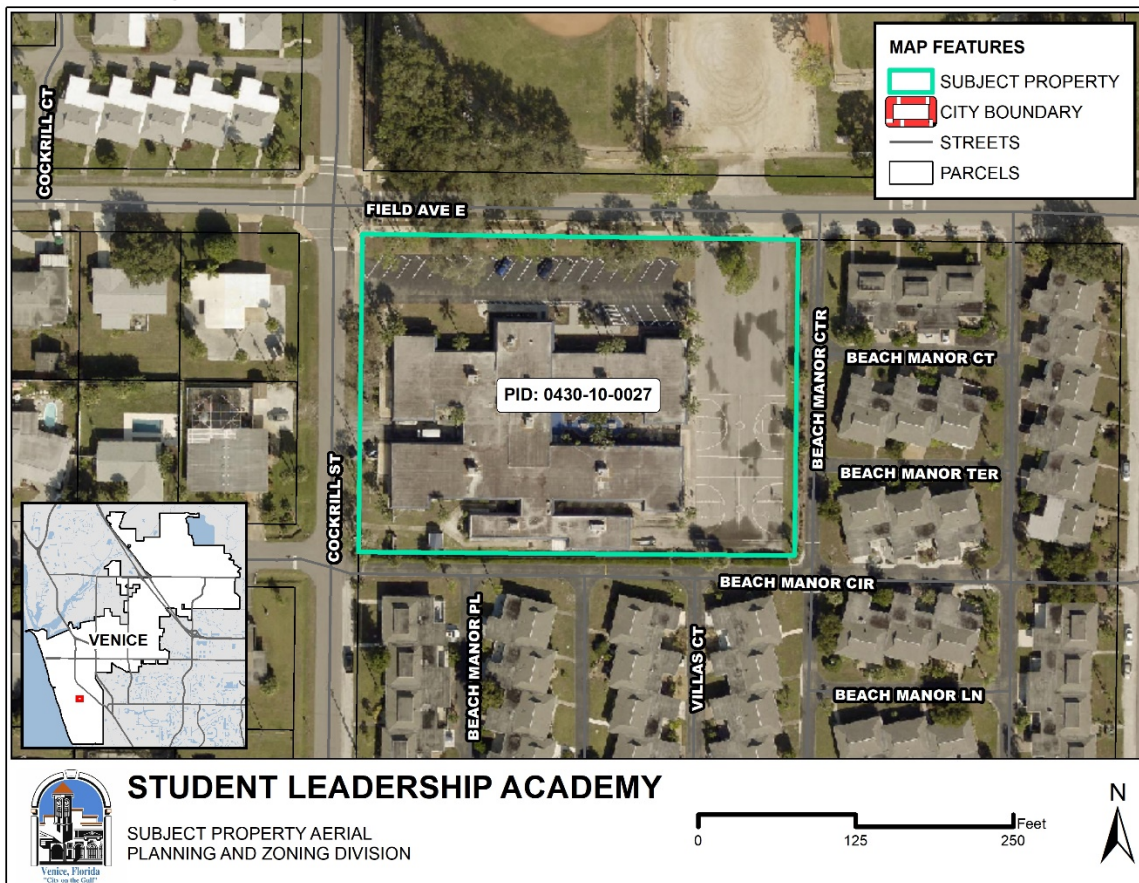


STUDENT LEADERSHIP ACADEMY

ZONING MAP AMENDMENT	
Request:	City-initiated effort to bring zoning of parcels into agreement with their current uses, and with the proposed Comprehensive Plan Future Land Use
Applicant:	City of Venice
Location:	200 Field Ave.
Owner:	Student Leadership Academy, c/o Anthony & Donna Szafranic
Parcel ID:	0430100027
Property Size:	1.9 +/- acres
Existing Future Land Use:	Moderate Density Residential
Comprehensive Plan Neighborhood:	Island
Existing Zoning:	Residential Multi-family (RMF-2)
Proposed Zoning:	Office, Professional and Institutional (OPI)
Application Date:	March 1, 2021

EXISTING CONDITIONS

Aerial Photograph



Subject Property

The current use of the subject 1.9 acre parcel is a private school. The parcel has been developed with a building, an outdoor recreation area, and parking. The adjacent properties are used as residential and as a public athletic park. Vehicular access to the property is provided off of Field Avenue East and Cockrill Street.

Site Photograph



Looking south across Field Avenue

Flood Zone Information

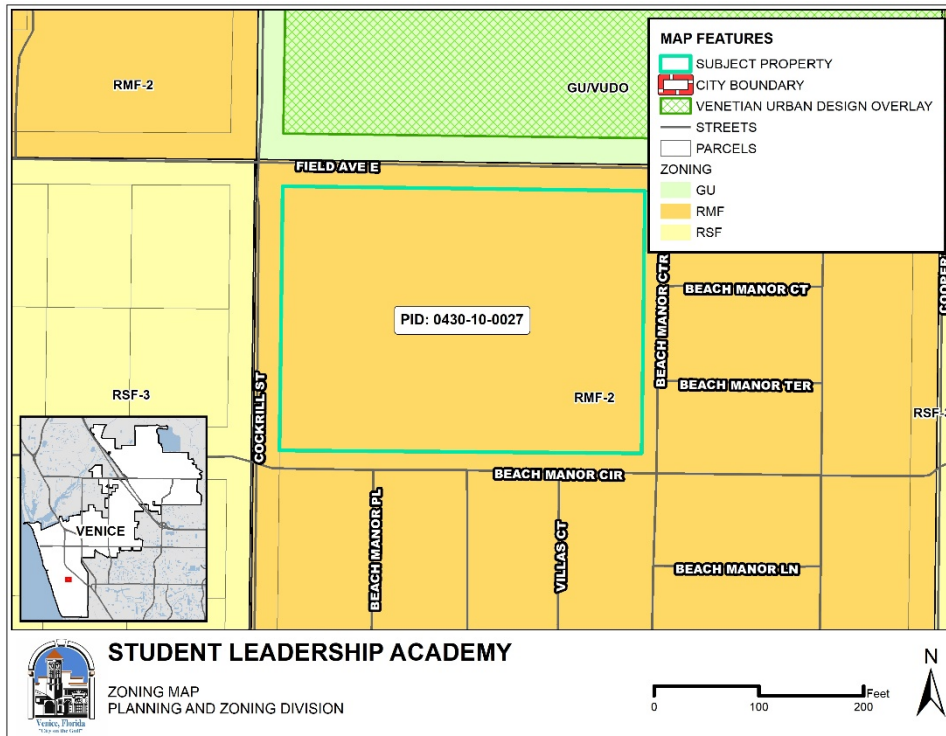
The FEMA Flood Insurance Rate Map (FIRM) shows the subject property with designations of Zone X which is outside the 500 year floodplain, and X500 which has a 0.2% annual chance of flooding. Any further development of the property will be subject to compliance with applicable FEMA requirements.

SURROUNDING PROPERTIES			
Direction	Current Zoning	Current Land Use	Current Land Use Designation
North	Government Use/Venetian Urban Design Overlay (GU/VUDO)	Athletic park/facilities (Chuck Reiter Park)	Open Space Functional
South	Residential Multi-family (RMF-2)	Residential	Moderate Density Residential
East	RMF-2	Residential	Moderate Density Residential
West	Residential Single Family (RSF-3)	Residential	Low Density Residential

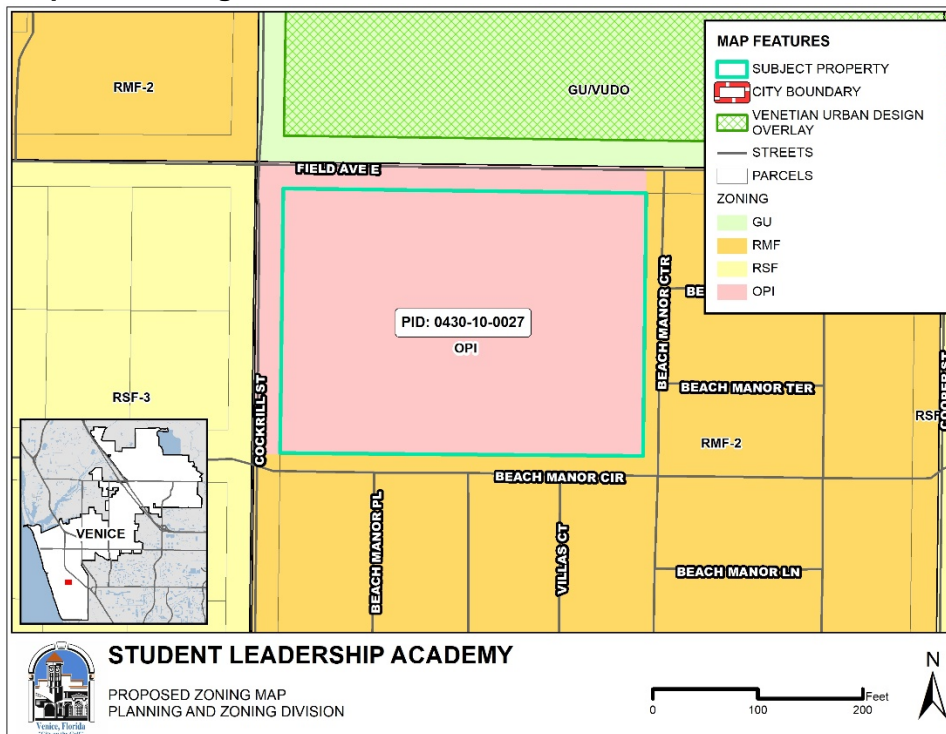
ZONING

The current zoning of the subject property is Residential Multi-family (RMF-2). This allows for moderate to medium density residential, with some other uses allowed, including schools. To the north of the subject property is Government Use/Venetian Urban Design Overlay (GU/VUDO). To the south and east is RMF-2. West of the subject property is RSF-3.

Zoning Map



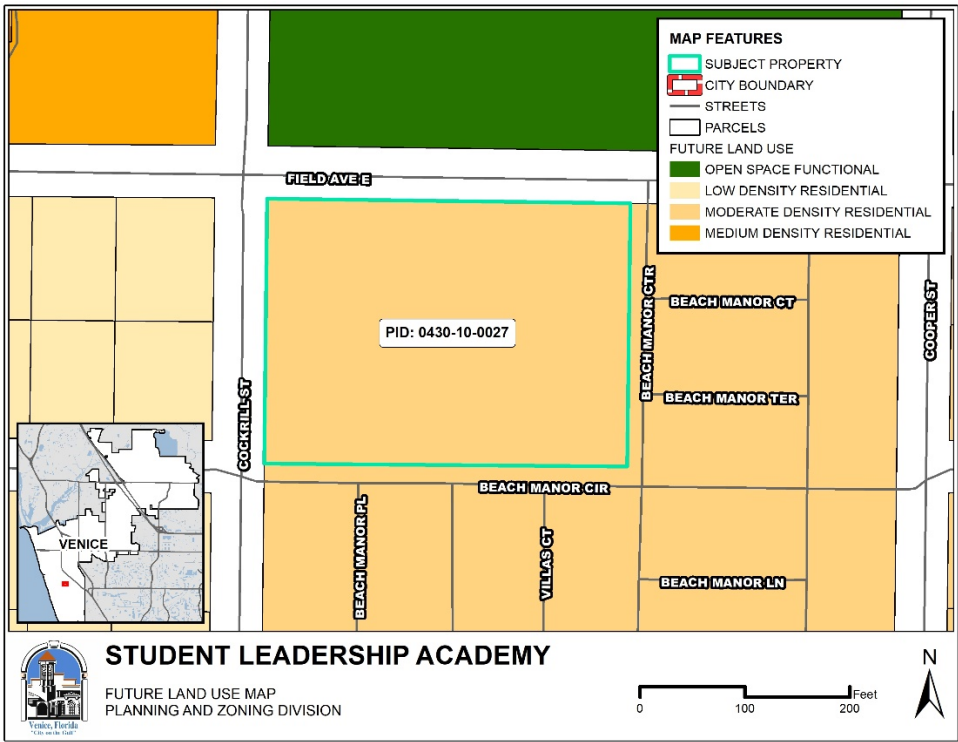
Proposed Zoning



Future Land Use

The subject parcel is designated as Moderate Density Residential on the City’s Future Land Use Map. There is a separate petition for a Comprehensive Plan Map Amendment proposing to change the designation to Institutional Professional.

Existing Future Land Use Map



PLANNING ANALYSIS

Analysis of the subject rezone petition evaluates the following: A) comparison of the existing and proposed zoning and allowed uses, and of the existing and proposed development standards, B) Comprehensive Plan consistency, C) compliance with the Land Development Code, and D) compliance with the city's concurrency management and transportation mobility regulations along with the expected impacts of the project on public facilities.

COMPARISON OF ZONING AND STANDARDS

The request is to rezone from the existing forms of residential to Office, Professional and Institutional. Part of the intent statement for the OPI district supports the use of this district in the subject locations: "The OPI district is designed to be compatible with residential uses." The majority of the existing uses surrounding these properties are residential. The Zoning Map Amendment provides for a change to align the existing zoning with the current land uses and the proposed Comprehensive Plan Future Land Use Amendment. The table below offers a look at the existing zoning districts and their uses, alongside the proposed.

ZONING DISTRICT USES AND DEVELOPMENT STANDARDS COMPARISON						
Allowances	Existing Zoning					Proposed OPI
	Jewish Community Center of Venice, RSF-1	Island Village Montessori School, RSF-3	Unitarian Universalist Congregation of Venice, RSF-3	Venice Church of the Nazarene, RMF-2/VG*	Student Leadership Academy, RMF-2	
Maximum Density	2.5 du/ac	4.5 du/ac	4.5 du/ac	9 du/ac	9 du/ac	9 du/ac for townhouses or multifamily, varies for adult congregate living facilities (no single-family allowed)
Maximum Dwelling Units (DU)	25	54	25	46	17	N/A, no residential or other construction is proposed
Maximum Intensity	N/A	N/A	N/A	N/A	N/A	None
Maximum Height	35 feet	35 feet	35 feet	35 feet	35 feet	35 feet**
Permitted Principal Uses***	One single-family dwelling per lot, public and private elementary and high schools, parks, playgrounds, playfields and city buildings, public libraries, essential services, existing railroad rights-of-way, community residential homes with six or fewer residents			Multiple-family dwellings, patio houses, two-family dwellings, townhouses or cluster houses, houses of worship (min. two acre parcel), community residential homes, bed and breakfast inn (with restrictions), one single-family dwelling per lot, public and private elementary and high schools		Professional offices, hospitals, nursing homes, housing for the aged, medical and dental clinics and laboratories, townhouses, art galleries, libraries, museums, community centers, houses of worship
Notes: *VG (Venetian Gateway) - permitted uses are same as underlying district; **Conditional use available for additional height; ***not an exhaustive list of allowed district uses						

CONSISTENCY WITH THE COMPREHENSIVE PLAN

The subject properties are all requested for a change in their existing Comprehensive Plan designations. The zoning requests presented here will be implementing the requested changes in Comprehensive Plan designations, thus making them consistent.

Per Strategy LU 1.2.4 – Non-Residential, the proposed zoning designation of OPI is identified as an implementing zoning district for the proposed Institutional Professional future land use designation.

Strategy LU 4.1.1 in the Comprehensive Plan includes Policy 8.2, Land Use Compatibility Review Procedures. At the point of rezoning of property, evaluation is required to ensure compatibility with adjacent uses. Compatibility review requires evaluation of the following as listed in Policy 8.2:

- 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.*

Staff Comment: No alterations to the subject properties have been proposed through this rezoning. The existing land uses have been in place for many years, compatible with adjacent uses. The requested change will be representative of the existing land uses of the subject properties and is an implementing district for the proposed Comprehensive Plan designation.

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.*
- F. *Prevention of the location of commercial or industrial uses in areas where such uses are incompatible with existing uses.*
- 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.*
- H. *Densities and intensities of proposed uses as compared to the densities and intensities of existing uses.*

Staff Comment: The proposed zoning designations are consistent with the requested Comprehensive Plan designation of Institutional Professional. No new development or redevelopment is proposed through the requested changes. Staff is not aware of any nonconforming uses on any of these parcels.

Based on the above evaluation, and the fact that the OPI district is designed to be compatible with residential uses, there is adequate information to make a determination regarding compatibility with the surrounding properties and to make a finding on considerations E. thru H.

At the point of a development application on any of the subject properties, a full review of the project, including compatibility with adjacent properties will be performed. If, during that review, potential incompatibilities are identified, the following mitigation techniques provided in Policy 8.2, I through N may be considered. That would ensure the application of appropriate mitigation measures in response to specific development characteristics of an actual development proposal.

- 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.*

Staff Comment: No new development or redevelopment of these sites are proposed through the zoning request. Mitigating factors should be more specifically addressed at the time of site and development plan review. However, the Planning Commission may use its discretion to require mitigation during the zoning map amendment process as well.

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 proposed Institutional Professional future land use designation, Policy 8.2 regarding compatibility, and strategies found in the Pinebrook, Island, and East Venice Avenue Neighborhoods and other plan elements. No inconsistencies have been identified. This analysis should be taken into consideration upon determining Comprehensive Plan consistency.

Compliance with the Land Development Code

The petition has been processed with the procedural requirements contained in Section 86-47 of the Land Development Code (LDC). In addition, the petition has been reviewed by the Technical Review Committee and no issues regarding compliance with the Land Development Code were identified.

Section 86-47(f) of the Land Development Code states that, when pertaining to the rezoning of land, the report and recommendations of the Planning Commission to the City Council shall show that the Planning Commission has studied and considered the proposed change in relation to the following considerations.

- a. *Whether the proposed change is in conformity to the comprehensive plan.*
- b. *The existing land use pattern.*
- c. *Possible creation of an isolated district unrelated to adjacent and nearby districts.*
- d. *The population density pattern and possible increase or overtaxing of the load on public facilities such as schools, utilities, streets, etc.*
- e. *Whether existing district boundaries are illogically drawn in relation to existing conditions on the property proposed for change.*
- f. *Whether changed or changing conditions make the passage of the proposed amendment necessary.*
- g. *Whether the proposed change will adversely influence living conditions in the neighborhood.*
- h. *Whether the proposed change will create or excessively increase traffic congestion or otherwise affect public safety.*
- i. *Whether the proposed change will create a drainage problem.*
- j. *Whether the proposed change will seriously reduce light and air to adjacent areas.*
- k. *Whether the proposed change will adversely affect property values in the adjacent area.*
- l. *Whether the proposed change will be a deterrent to the improvement or development of adjacent property in accord with existing regulations.*
- m. *Whether the proposed change will constitute a grant of special privilege to an individual owner as contrasted with the public welfare.*
- n. *Whether there are substantial reasons why the property cannot be used in accord with existing zoning.*
- o. *Whether the change suggested is out of scale with the needs of the neighborhood or the city.*
- p. *Whether it is impossible to find other adequate sites in the city for the proposed use in districts already permitting such use.*

Staff Comment: The requested zoning changes will bring the subject properties into an implementing district for the proposed Comprehensive Plan designations. The proposed zoning district is more appropriate for the existing land uses on these sites and no new development or redevelopment is being proposed through this requested change.

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

The subject properties comply with all applicable Land Development Code standards and there is sufficient information to reach a finding for each of the rezoning considerations contained in Section 86-47(f) of the Land Development Code.

CONCURRENCY AND MOBILITY

Concurrency

No request for concurrency confirmation is being made as part of the proposed Zoning Map Amendments. Any future concurrency will be reviewed with development proposals, and a full review will be provided at that time, should any changes to these properties be proposed. The proposed zoning map amendment was reviewed by the City's Technical Review Committee (TRC) and no issues were identified regarding facilities capacity.

Conclusion / Findings of Fact (Concurrency):

As indicated, the applicant is not seeking confirmation of concurrency with the subject application. However, the proposed zoning map amendment was reviewed by the City's Technical Review Committee (TRC) and no issues were identified regarding facilities capacity.

Mobility

A Traffic Impact Analysis was not indicated in this instance, as these sites have been occupied by their current uses for many years and no new development is proposed at this time.

Conclusion / Findings of Fact (Mobility):

No traffic issues have been identified. The existing uses are not proposed to change and they have been in their surroundings for many years.

CONCLUSION / FINDINGS OF FACT**Consistency with the Comprehensive Plan**

Analysis has been provided to determine consistency with the Land Use Element strategies applicable to the proposed Institutional Professional future land use designation, Policy 8.2 regarding compatibility, and strategies found in the Pinebrook, Island, and East Venice Avenue Neighborhoods and other plan elements. No inconsistencies have been identified. This analysis should be taken into consideration upon determining Comprehensive Plan consistency.

Consistency with Land Development Code

The subject properties comply with all applicable Land Development Code standards and there is sufficient information to reach a finding for each of the rezoning considerations contained in Section 86-47(f) of the Land Development Code.

Concurrency

As indicated, the applicant is not seeking confirmation of concurrency with the subject application. However, the proposed zoning map amendment was reviewed by the City's Technical Review Committee (TRC) and no issues were identified regarding facilities capacity.

Mobility

No traffic issues have been identified. The existing uses are not proposed to change and they have been in their surroundings for many years.

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 make a recommendation to City Council on Zoning Map Amendment Petition 21-04RZ.