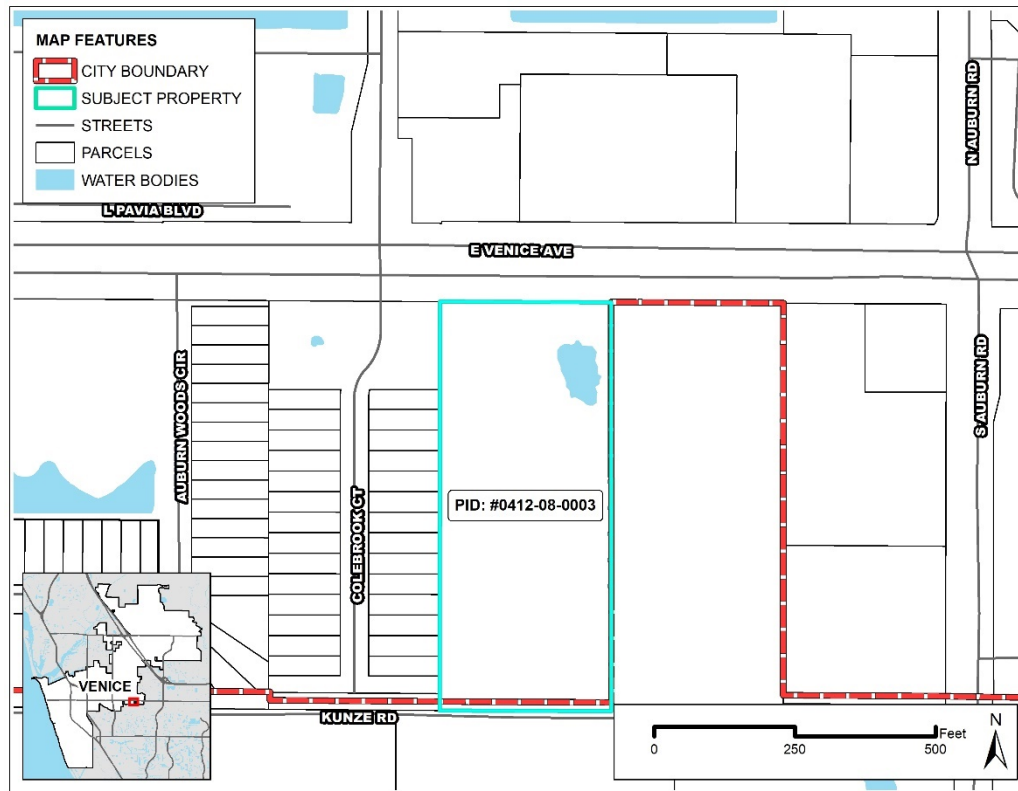




PRELIMINARY PLAT STAFF REPORT COTTAGES OF VENICE

June 15, 2021
20-66PP



GENERAL INFORMATION	
Petition Number:	20-66PP
Address:	1775 E. Venice Avenue
Request:	A preliminary plat for thirty-six single family attached units
Owner:	Keeneland, LLC
Agent:	Jeffery Boone, Esq., Boone Law Firm
Parcel ID:	0412080003
Property Size:	5.06± acres
Future Land Use:	Moderate Density Residential (MODR)
Zoning:	Residential Multifamily 2/Venetian Gateway overlay district (RMF-2/VG)
Comprehensive Plan Neighborhood:	East Venice Avenue Neighborhood
Application Date:	December 17, 2020

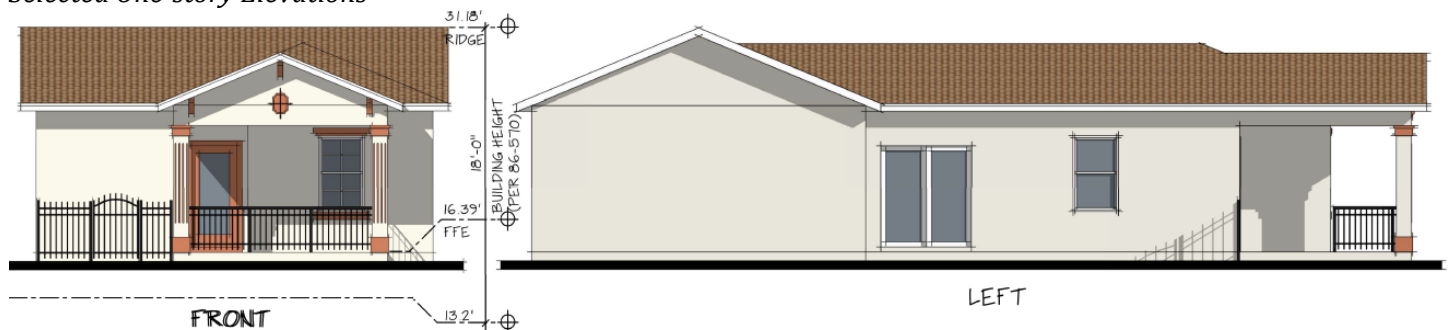
ASSOCIATED DOCUMENTS

- A. Application Information (completed petition)
- B. Preliminary Plat Plans
- C. Landscape Plans

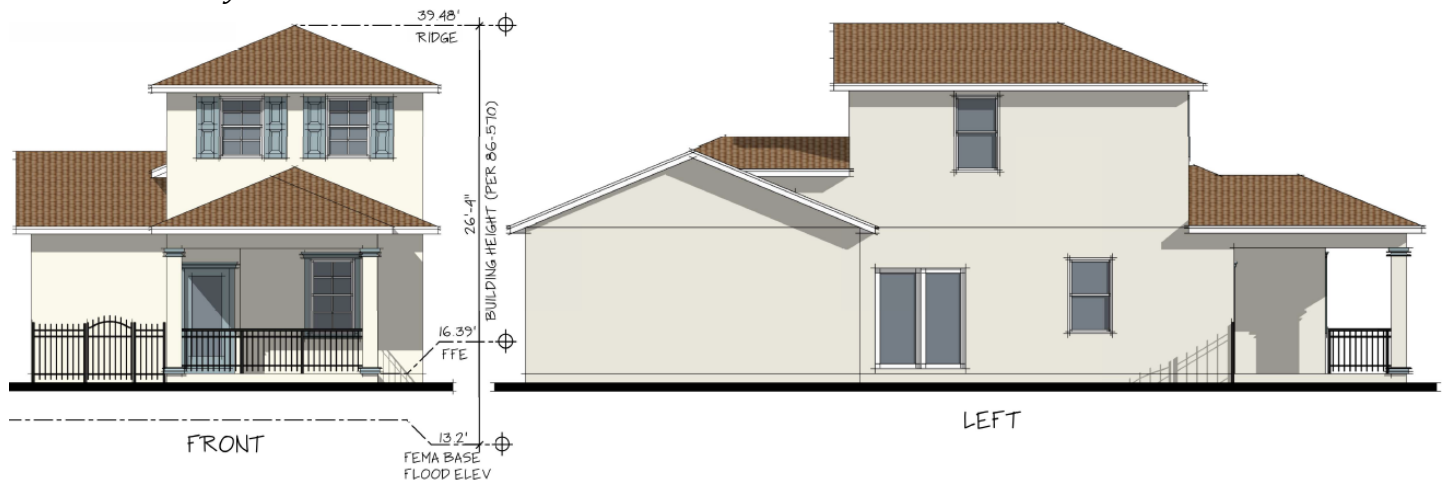
I. PROJECT DESCRIPTION

The proposed project is a plat for thirty-six single family attached units with surface and garage parking. Streetlights and sidewalks are provided throughout the development to access units, amenities, refuse collection areas, and parking. Landscaping is proposed in accordance with Venetian Gateway overlay district standards, and fencing will be provided around the perimeter of the site and at the end of each group of units. Amenities on this site will be processed as a separate site and development plan.

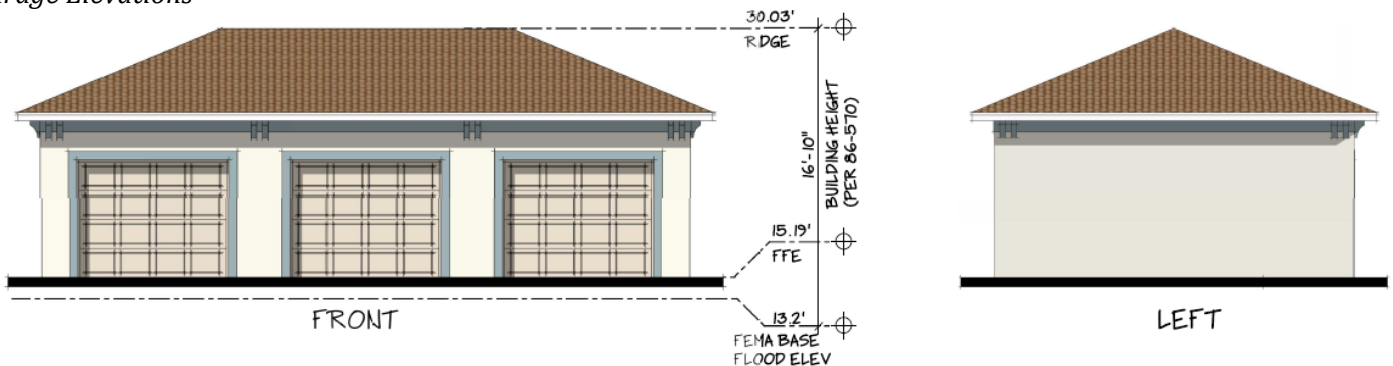
Selected One-story Elevations

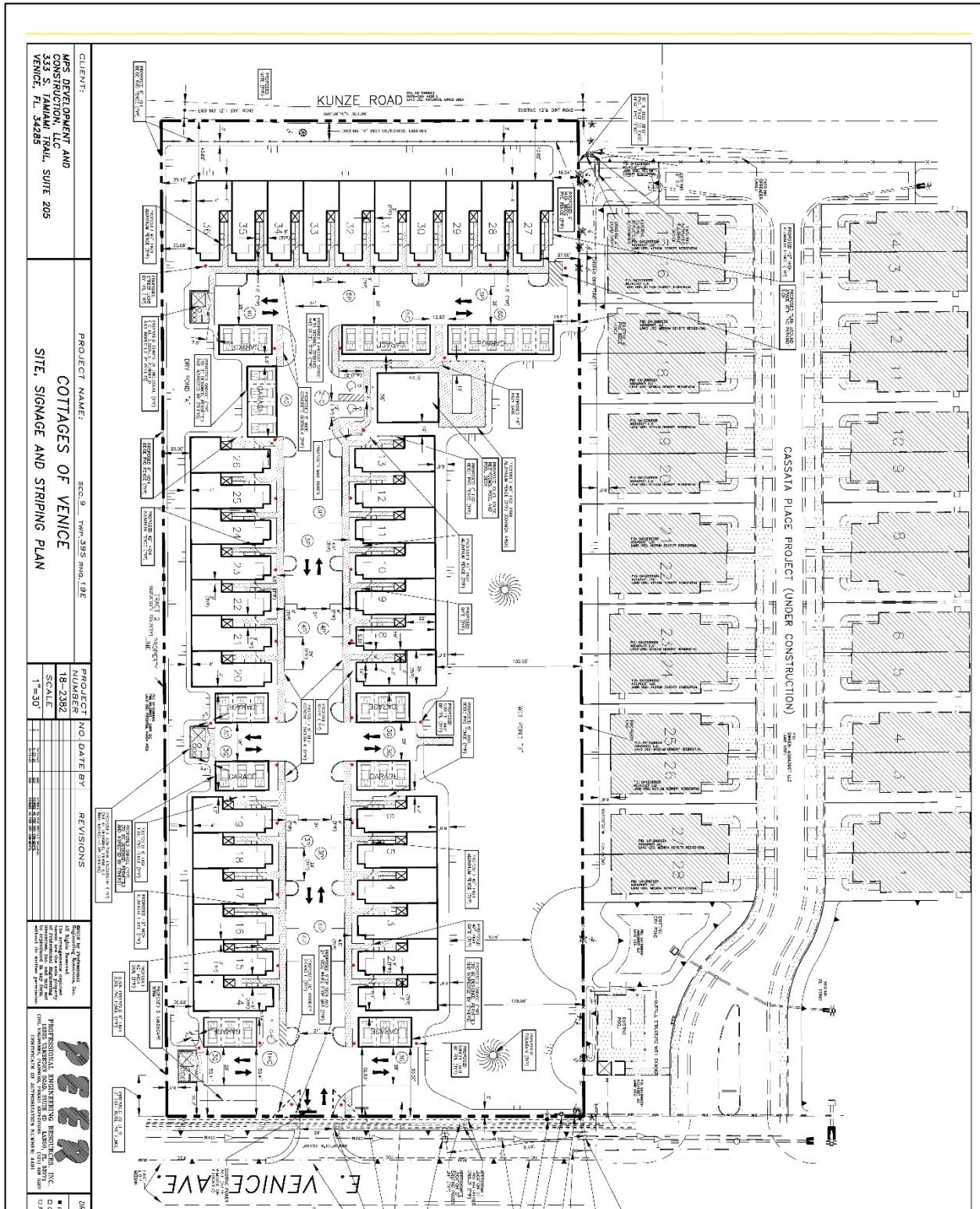


Selected Two-story Elevations



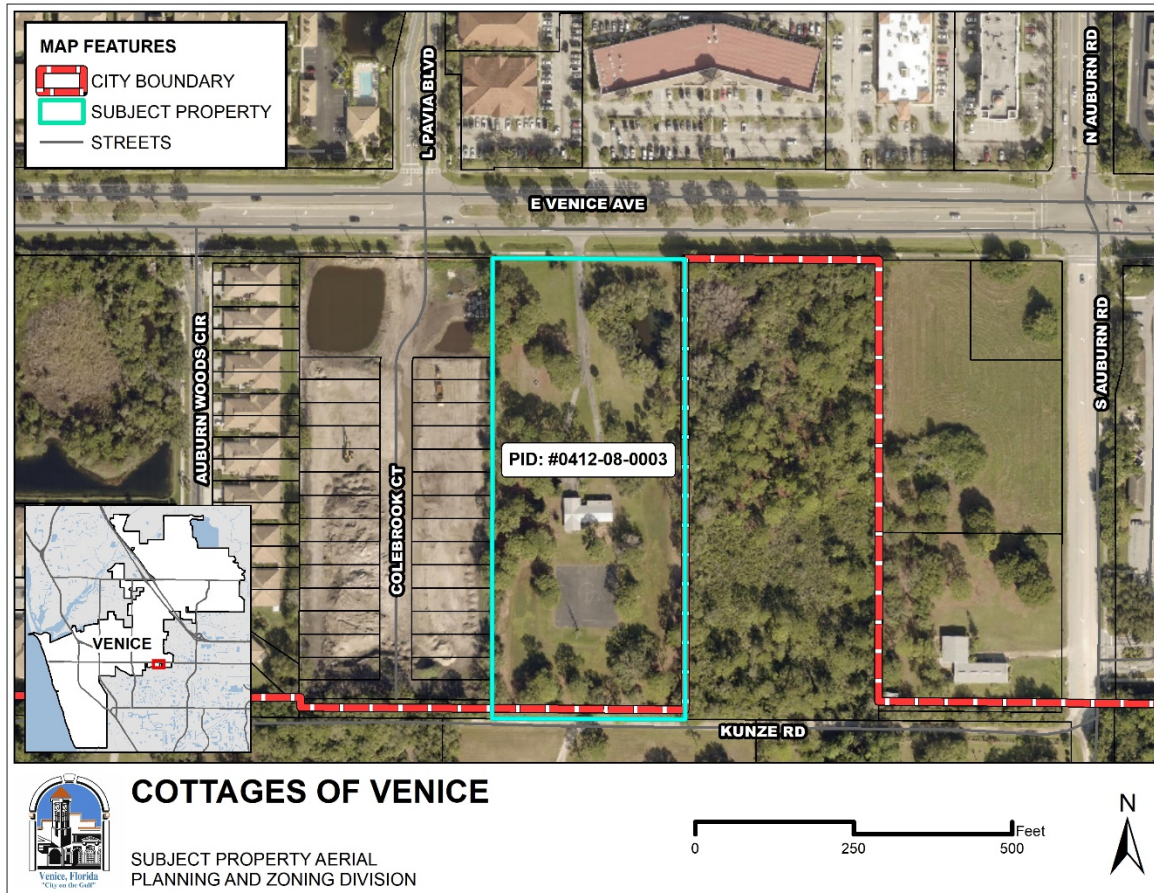
Garage Elevations





II. Existing Conditions

Location Map

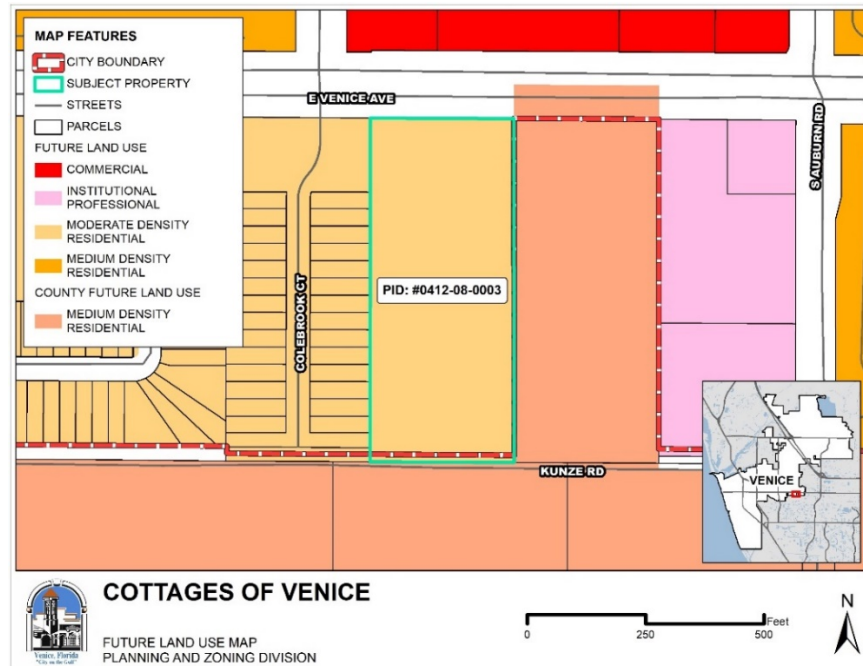


Site Photos



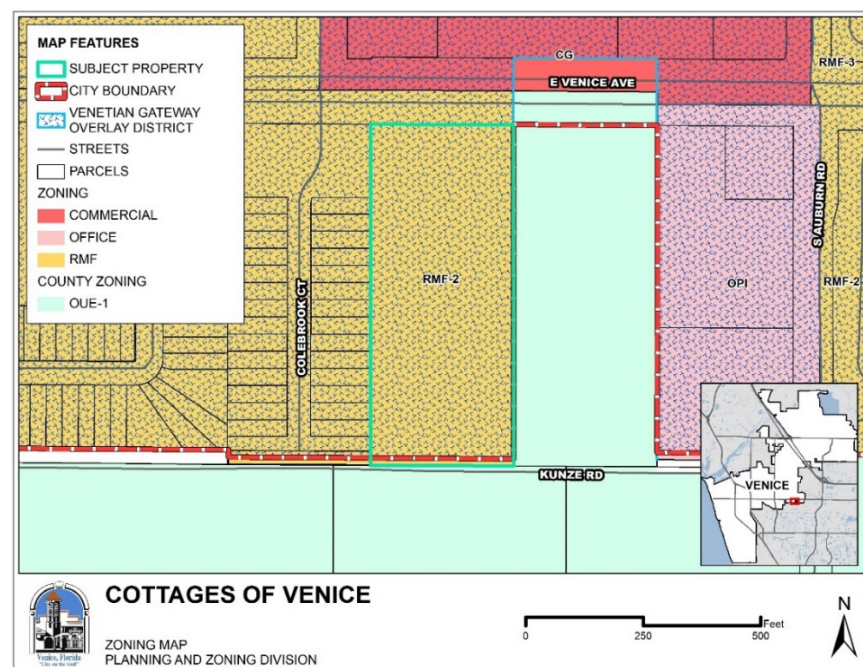
Future Land Use

The Future Land Use (FLU) designation on the subject property is Moderate Density Residential. Adjacent properties to the east and south are in Sarasota County (part of JPA Area 4) and have designations of Medium Density Residential. A City of Venice Moderate Density Residential designation lies to the west, and property to the north is designated Commercial.



Zoning

The subject property is zoned Residential Multifamily 2 (RMF-2). The zoning map below shows the existing county and city zoning of the subject and adjacent properties. Adjacent properties to the east and south are zoned County Open Use Estate-1 (OUE-1). The property west of the subject has a City RMF-2 zoning designation. The property to the north is zoned Commercial General. All neighboring properties that are within the City boundary also fall within the Venetian Gateway overlay district.



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

Direction	Existing Land Use(s)	Current Zoning District(s)	Future Land Use Map Designation(s)
North	Restaurants, medical offices, shopping, personal services	Commercial General/VG	Commercial
West	Residential	RMF-2/VG	Moderate Density Residential
South	Residential	County Open Use Estate	Sarasota County MEDR (JPA Area 4)
East	Vacant	County OUE	County Medium Density Residential and JPA Area 4

III. PLANNING ANALYSIS

In this section of the report, analysis of the subject preliminary plat petition evaluates 1) consistency with the Comprehensive Plan, and 2) compliance with the City's Land Development Code (LDC), and 3) compliance with requirements for Concurrency/Mobility.

Consistency with the Comprehensive Plan

Regarding the Future Land Use Designation on the property, Strategy LU-1.2.3 – Residential provides a density range for Moderate Density Residential: 5.1 to 9.0 dwelling units per acre (du/ac). This strategy also lists the four implementing zoning districts for the designation, including RMF-2. The proposed project density of 7.1 du/ac falls within the prescribed range. Strategy 1.2.3.b describes intended uses for the designation, which includes a focus on single family attached development; the proposed use for this project fits that intention.

The property is part of the East Venice Avenue Neighborhood in the Comprehensive Plan. This neighborhood comprises about 5.2% of the city's total area and is mostly developed. For this reason, Strategy LU-EV 1.1.1. – Redevelopment supports redevelopment of underutilized properties and encourages new projects to maintain the area's historical character regarding building massing, form, layout, and setbacks.

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 future land use designation, strategies found in the East Venice Avenue Neighborhood, and other plan elements. This analysis should be taken into consideration upon determining Comprehensive Plan consistency.

Compliance with the Land Development Code

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

The applicant is requesting modifications to the requirements for the RMF-2 district under Sec. 86-230(d). The section reads:

(d) Variances. Whenever the tract to be subdivided is of such unusual size or shape, or is surrounded by such development or unusual conditions, that the strict application of the requirements contained in this chapter would result in unusual difficulties or substantial hardship or injustice, city council, after report by the planning commission, may vary or modify such requirements so that the subdivider may develop his property in a reasonable manner, but so that, at the same time, the public welfare and

interests of the city and surrounding area are protected and the general intent and spirit of this chapter preserved.

Below is the applicant's summary of their code modification requests:

Standard Proposed from Modification	Code Section	Code Standard Single-Family Lot	Code Standard- Other (Garage & Clubhouse)	Proposed Modification Single-Family Lot	Proposed Modification- Other (Garages & Clubhouse)
Minimum Lot Requirement	Sec 86-82 (h)(1)	Width 75 ft., Area 7,500 sq. ft.	none- see Sec 86-829h)(4)	Width 26 ft., Area 2,574 sq. ft.	none- see Sec 86-829h)(4)
Maximum Lot Coverage	Sec 86-82(i)(1) Sec 86-82(i)(4)	35 percent	30 percent	31.56 - 47.47 percent	100 percent
Front Setback	Sec 86-82 (j)(1)a. Sec 86-82 (j)(3)a.	20 ft	20 ft	none (proposed 31 - 47.08 ft)	zero
Side Setback	Sec 86-82 (j)(1)b.	6 ft minimum, 15 ft combined	8 ft minimum 18 ft combined 8 ft minimum, 18 ft combined	zero	zero

The rationale provided for these modifications is that the density range set in the Comprehensive Plan could be accomplished through multi-story multifamily development with no code modifications, whereas the intent of this proposal is to provide single-story, single family development of moderate density. The applicant also notes that, while increased individual lot coverage is included in the request for modification, the overall coverage on the site will be 25.1%, which is below the per-lot maximum of 35%.

Items not included in the request for modification, and that meet the standards set by the RMF-2 district, include building height and rear setbacks. Building heights for this project are proposed at 18' (one-story units) and 26'4" (two-story units). Garages are proposed to be 16' high. RMF-2 sets a height limit of 35' by right for single and two-family homes. Rear setbacks are proposed at 43.82', well above the minimum of 10' in the RMF-2 zoning district.

Parking is also provided according to the standard set in Sec. 122-434(1)(a), which requires two spaces per unit. For this property, the required number of spaces is calculated as $36 \times 2 = 72$, and 75 spaces are provided. One monument sign is proposed near the entrance, which also complies with regulations in the LDC regarding size, location, and design.

Landscaping is provided on the property in accordance with the Venetian Gateway (VG) overlay district, which requires calculation of points for planting yards, buffer yards, and parking areas. The proposed landscape plans achieve the required points in all areas. Other relevant requirements of the VG overlay district relate to architectural design on the property. The applicant has responded to the architectural criteria listed in Sec. 86-120(e)(4) as follows:

(a) – Architectural style. The Northern Italian Renaissance style of architecture is observed in the designs for this project. The designs include: masonry walls with stucco, concrete barrel roof tile, decorative brackets and cornice trim at the eaves, varied column trim detailing, varied decorative trim at the openings including shutters, windows divided by muntin's, and decorative fencing and gates.

(b) – Harmonious design of buildings. The designs submitted are original designs, have good scale, are in harmonious conformance with the general intent of the Venetian gateway, and are less than 35' in height.

(c) – Materials. The building materials have been selected to be durable and have good architectural character and harmony with adjoining buildings.

(d) – Proportion of building components. The building components have good proportions and relationships to one another.

(e) – Colors. Colors are pleasing and harmonious with each other

(f) – Visibility of mechanical equipment. Mechanical equipment will be screened from public view.

(g) – Exterior lighting. The exterior lighting shown on the elevations is harmonious with the design and shall be harmonious with other exterior lighting.

(h) – Screening of service and storage areas. Dumpster enclosures will be screened with masonry walls clad in stucco.

(i) – Variation of design. Two diverse yet compatible elevation designs for the townhomes are represented in the submittal. Design elements from the townhomes were carried through to the clubhouse and garages to ensure harmony. Rich and diverse color palettes have been selected to create differentiation within this project.

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

The proposed site and development plan has been reviewed by the TRC and deemed compliant, with the exception of code modifications requested regarding lot size, lot coverage, and front and side setbacks under Sec. 86-230(d).

Concurrency/Mobility

Regarding public facilities concurrency, no issues were identified by the Technical Review Committee regarding the site and development plan request.

Facility	Department	Estimated Impact	Status
Potable Water	Utilities	36 ERUs	Compliance confirmed by Utilities
Sanitary Sewer	Utilities	36 ERUs	Compliance confirmed by Utilities
Solid Waste	Public Works	373.32 lbs/day	Compliance confirmed by Public Works
Parks & Rec	Public Works	61.2 potential population	Compliance confirmed by Public Works
Drainage	Engineering	Will not exceed 25-year, 24-hour storm event	Compliance confirmed by Engineering
Public Schools	School Board	No issues raised by School Board staff	Concurrency will be confirmed upon approval of preliminary plat

An analysis of transportation mobility for the site and development plan has been performed by the City's traffic consultant and has been deemed compliant per this review.

Facility	Department	Estimated Impact	Status
Transportation	Development Services	24 PM Peak Hour Trips	Compliance confirmed by Traffic Engineering Consultant

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 analysis that has been reviewed by the City's transportation consultant. No additional issues have been identified.

IV. CONCLUSION

Planning Commission Report and Recommendation

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 Petition No. 20-66PP.