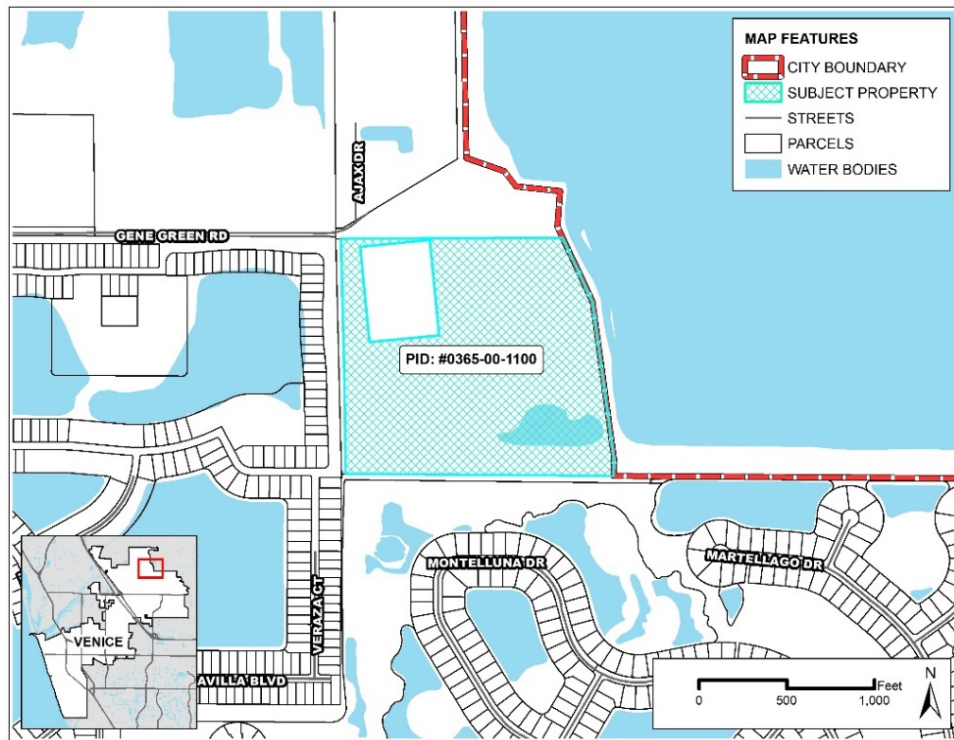




SPECIAL EXCEPTION & SITE AND DEVELOPMENT PLAN STAFF REPORT VENICE BOOSTER PUMP STATION

September 7, 2021
21-07SE & 21-08SP



GENERAL INFORMATION	
Petition Numbers:	21-07SE & 21-08SP
Address:	Eastern terminus of Gene Green Road
Request:	21-07SE: Allowing a booster pump station in a GU zoning district and waiving a requirement for landscaping adjacent to property lines 21-08SP: Developing the subject property for use as a booster pump station
Owner:	City of Venice
Agent:	Bruce E. Franklin – Land Resource Strategies, LLC
Parcel IDs:	0365001100
Property Size:	44.34 ± acres
Future Land Use:	Government
Existing Zoning:	Planned Industrial Development
Proposed Zoning:	Government Use
Comprehensive Plan Neighborhood:	Knights Trail Neighborhood
Application Date:	April 13, 2021

RELATED PETITIONS

Zoning Map Amendment Petition No. 21-06RZ

ASSOCIATED DOCUMENTS

- A. Application Information (completed petitions)
- B. Site and Development Plans
- C. Landscape Plans
- D. Architectural Elevations

I. PROJECT DESCRIPTION

Special Exception

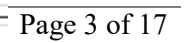
The special exception request for this project is twofold. First, it seeks to allow the proposed booster pump station as a land use in the Government Use zoning district. The request is made under section 86-112(e)(2), which allows public utilities to be permitted under a special exception petition heard by Planning Commission. This request would apply the special exception for public utility use to the entire 44-acre project site, rather than limiting the use to the current project area.

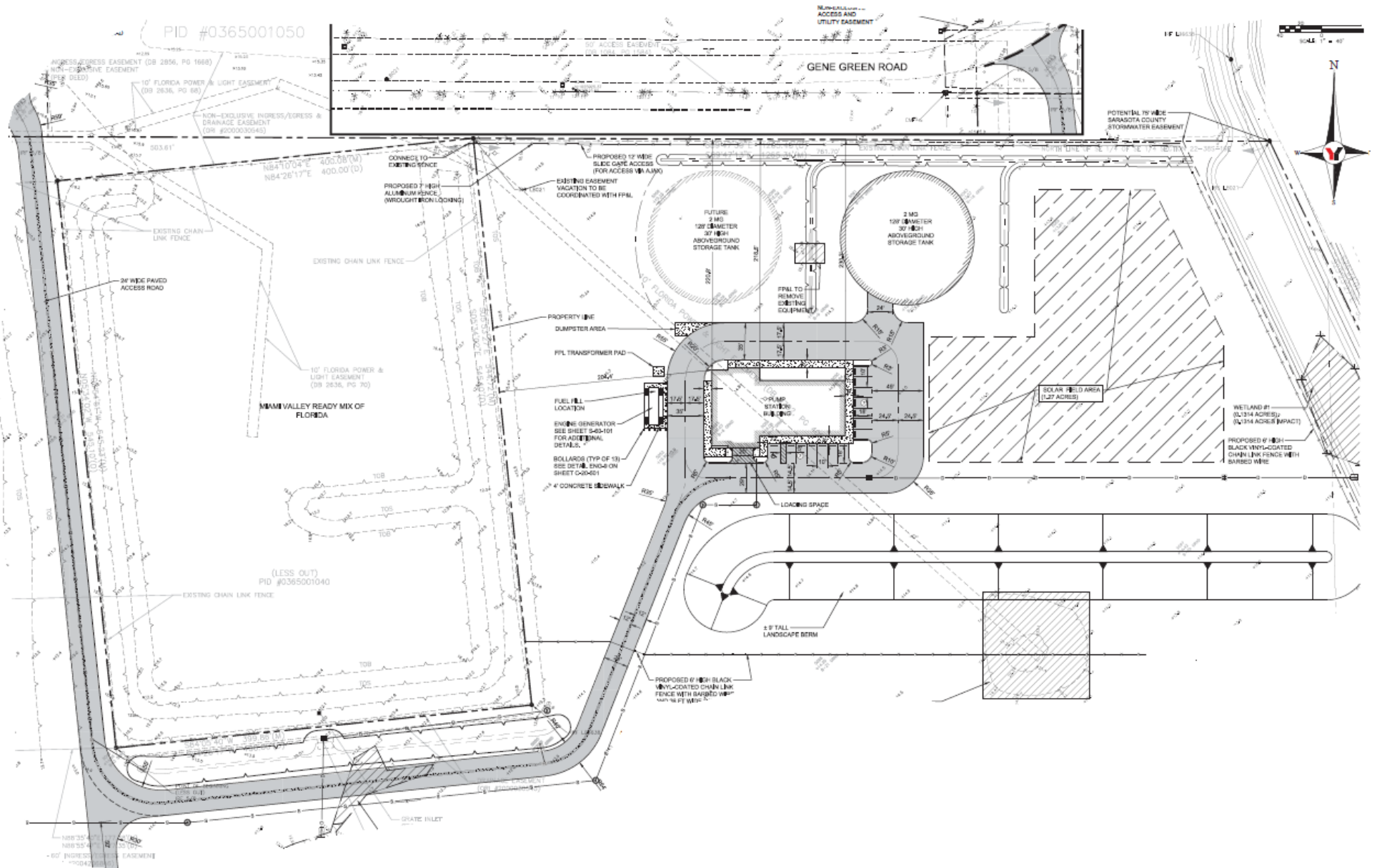
The second part of the request seeks relief from Sec. 86-437(2) as it pertains to the access from Gene Green Road; The applicant has asked to be relieved of the requirement to provide landscaping adjacent to the western property line and the property line of the neighboring Titan America concrete plant (formerly known as Miami Valley).

Site and Development Plan

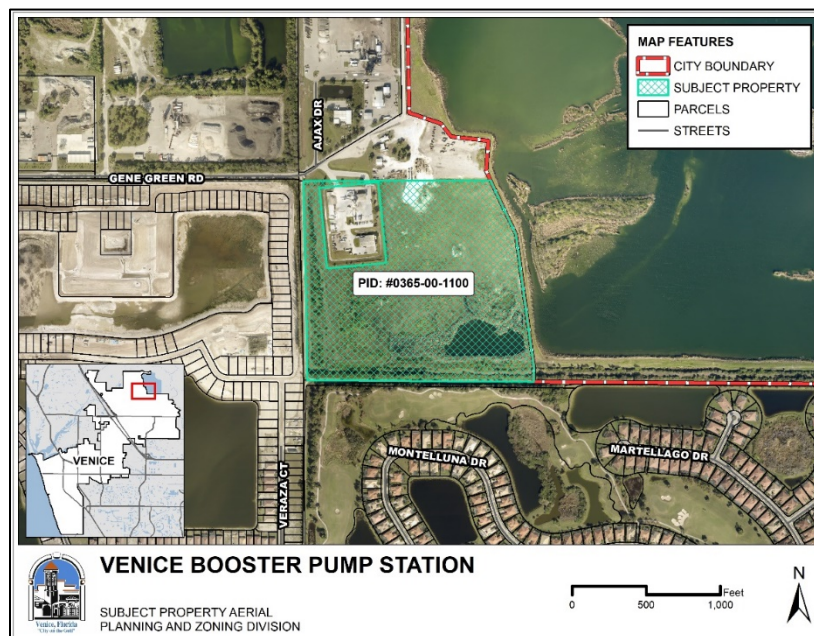
The subject site and development plan comprises a booster pump station, access and parking, fencing, and landscaping. The applicant notes that this station is needed to improve the Level of Service and maintain adequate water pressure during peak demand times, particularly for the eastern part of the city.

The plan includes two 30' high storage tanks with a capacity of two million gallons each (one to be provided now, and the other to be provided in the future), along with a solar array to produce electricity for the station. Fourteen parking spaces are proposed to accommodate the project. In general, improvements will be limited to the northern quarter of the property, on an area of about 11 acres, and the station and solar array will be situated between the Titan America concrete company to the west and the Dona Bay Surface Water Storage Facility to the east. The southern part of the property features a sizeable wetland, and a landscape buffer is proposed between the vehicle use area to the north and the rest of the property to the south.





II. Existing Conditions



Site Photos



Looking across Dona Bay Surface Water Storage Facility



View of Subject Property from Adjacent Concrete Plant



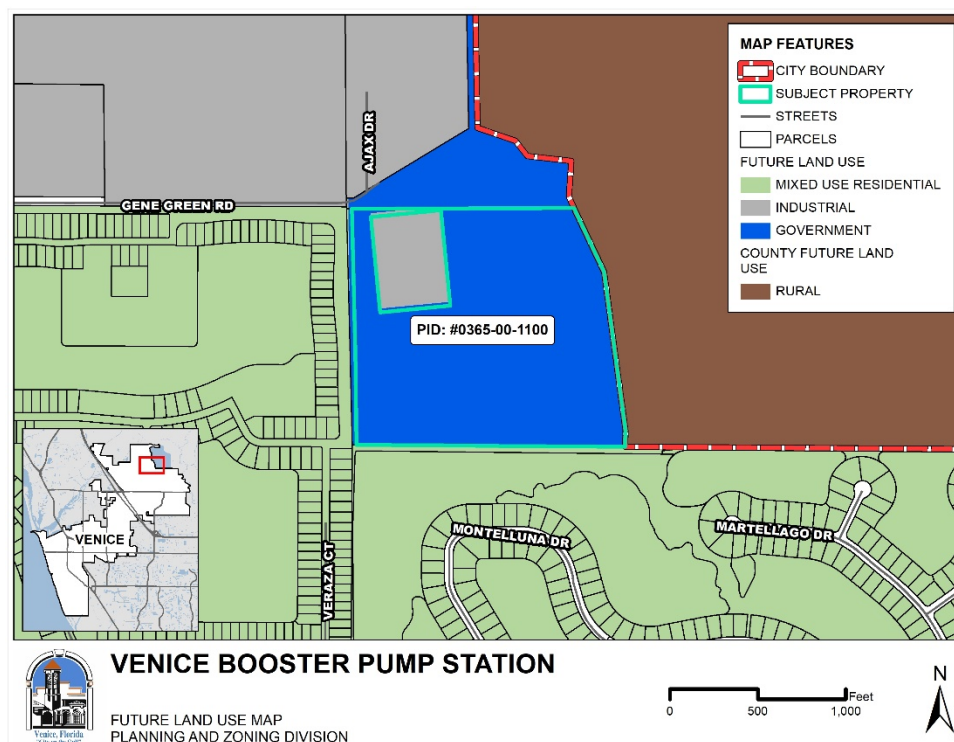
View towards the South



Looking down Proposed Access Road between Concrete Plant and Toscana Isles

Future Land Use

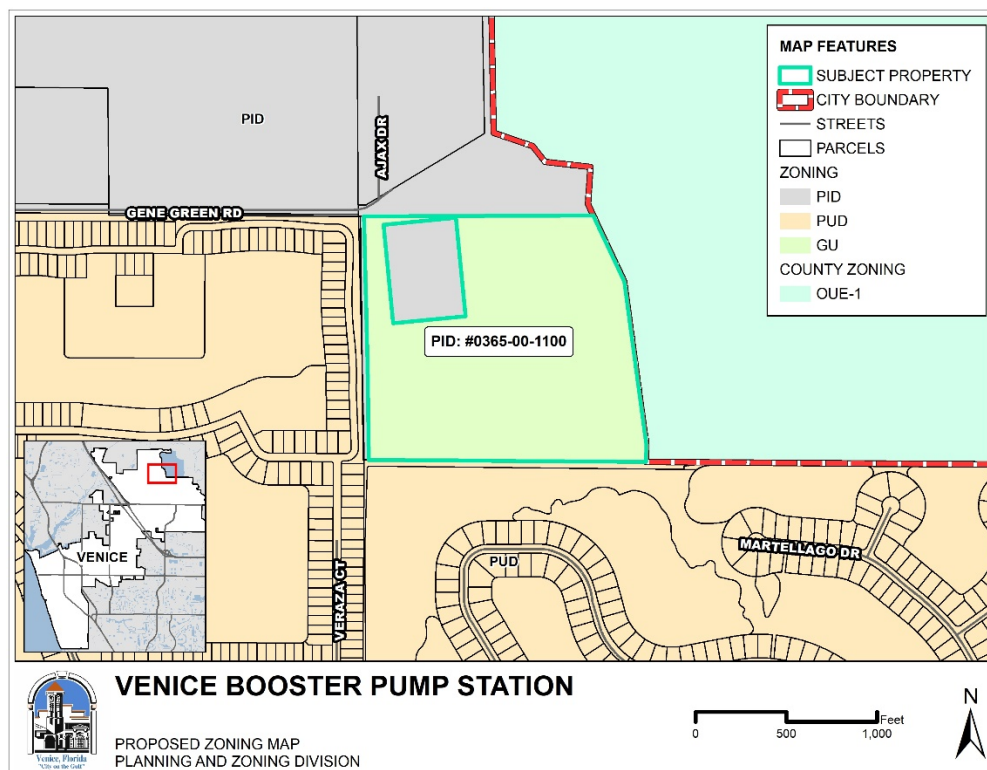
The Future Land Use (FLU) designation on the subject property is Government. To the west and south are Mixed Use Residential designations. North of the subject property is also designated Government, along with Industrial. To the east is a Sarasota County Rural FLU designation.



Zoning

This property is currently zoned Planned Industrial Development (PID). Properties to the west and south are zoned Planned Unit Development (PUD). To the north is also PID zoning, and the area east of the subject property is zoned Sarasota County Open Use Estate (OUE-1). This property is proposed to be rezoned to Government Use (GU) through concurrent petition 21-06RZ.

Proposed Zoning



Direction	Existing Land Use(s)	Current Zoning District(s)	Future Land Use Map Designation(s)
North	Industrial (Titan America concrete – fka Miami Valley, Ajax Paving)	Planned Industrial Development (PID)	Industrial and Government
West	Residential (Toscana Isles)	Planned Unit Development (PUD)	Mixed Use Residential (MUR)
South	Residential (Venetian Golf & River Club)	PUD	MUR
East	Open Use (Dona Bay Surface Water Storage Facility)	County OUE-1	County Rural

III. PLANNING ANALYSIS

In this section of the report, analysis of the subject special exception and site and development plan petitions evaluates 1) consistency with the Comprehensive Plan, 2) compliance with the City's Land Development Code (LDC), and 3) confirmation of Concurrency/Mobility.

Consistency with the Comprehensive Plan

Regarding the Future Land Use Designation on the property, Strategy LU 1.2.4.d – Government does not provide any intensity limits or other restrictions. The table found in Strategy LU 1.2.4 indicates that Government Use (GU) is the only implementing zoning district for the Government FLU designation, and petition 21-06RZ seeks to align the two designations on this property. This property is included in Figure LU-13

as part of former Planning Area L – Gene Green Neighborhood, but there are no requirements associated with this Planning Area.

This project is included in the Capital Improvement Program, Capital Improvement Schedule and the City’s 2019 Water Supply Work Plan as a needed improvement to maintain adequate water pressure and fire protection in the northeastern part of the city.

Per Strategy in 1.1.2 – Government Designations, the project has been deemed compliant with the Land Development Code and the appropriate review processes were completed for each petition type. Also from the infrastructure element, the project implements Strategy IN 1.1.4 regarding energy efficiency and renewable resources – particularly through the proposal of a solar field to operate the facility.

No strategies in the land use, infrastructure, or neighborhood elements have been found to conflict with the special exception or site and development plan requests.

Comprehensive Plan Inconsistencies

No inconsistencies have been identified with this proposal.

Policy 8.2

Special Exception and Site and Development Plan applications require a review of Policy 8.2, per Strategy LU 4.1.1 – Land Use Compatibility Review Procedures, to ensure compatibility with surrounding properties. The applicant’s responses to the criteria in Policy 8.2 were provided separately for each petition and are reproduced verbatim with staff commentary.

Special Exception Petition No. 21-07SE

A. Land use density and intensity.

Applicant Comment: The Special Exception (SE) provides for an Essential Service (Public Utility) in a GU zone district which, by definition, is compatible with the community and is adjacent to existing industrial uses.

B. Building heights and setbacks.

Applicant Comment: The proposed building height of 20.33 feet is compatible with the adjacent PIO districts and is buffered from the Toscana Isles PUD to the west/southwest and is over 650 feet from the nearest residence in the Venetian Golf and River Club PUD which is also buffered by a 9 foot high landscaped berm.

C. Character or type of use proposed.

Applicant Comment: The proposed BPS is an Essential Service (Public Utility) permitted by Special Exception in the GU District.

D. Site and architectural mitigation design techniques.

Applicant Comment: The BPS is limited to the northerly ¼ of the 44.34 acre site buffered from the residential PUDs to the west/southwest and south as described.

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.

Applicant Comment: An Essential Service/Public Utility is compatible with the community it serves. Refer to B. above.

Staff Comment: As mentioned by the applicant, this will be a public utility that serves nearby development, and the need for this is largely driven by development of single-family homes in the northeast of the city.

F. Prevention of the location of commercial or industrial uses in areas where such uses are incompatible with existing uses.

Applicant Comment: No commercial or Industrial Uses are proposed.

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.

Applicant Comment: Not applicable. The proposed use is consistent with the Comprehensive Plan.

Staff Comment: This project implements strategies of the Comprehensive Plan, including those found in the Infrastructure element, and is consistent with the Water Supply Work Plan and Capital Improvements Schedule.

H. Densities and intensities of proposed uses as compared to the densities and intensities of existing uses.

Applicant Comment: There is nothing comparable in the area. As described and reflected in the Site & Development Application the proposed BPS is compatible with existing uses.

Staff Comment: No intensity limits apply to GU zoning; the immediately adjacent properties are generally industrial and are not likely to be impacted by intensity on this project. The other adjacent use is Toscana Isles, and it is difficult to compare residential density to public utilities intensity, but this project is limited to approximately one quarter of the overall site. The building is proposed to have a floor area ratio of 0.02. Also important to note regarding proposed uses, the special exception for public utilities use is proposed to apply to the entire property, not only the project area.

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

I. Providing open space, perimeter buffers, landscaping and berms.

Applicant Comment: The proposed BPS is to be located in the northerly ¼ of the 44.34 acre property as reflected in the Site & Development Plan Application and is not incompatible.

Staff Comment: Significant open space is proposed. The special exception request would limit landscaping to the parking area; however, there is a wall between the proposed access and Toscana Isles that may buffer the neighborhood from this use.

J. Screening of sources of light, noise, mechanical equipment, refuse areas, delivery and storage areas.

Applicant Comment: These issues are addressed in the accompanying Site & Development Application.

K. Locating road access to minimize adverse impacts.

Applicant Comment: Access is provided at the terminus of Gene green Road in an industrial area.

L. Adjusting building setbacks to transition between different uses.

Applicant Comment: The proposed building is adjacent to a concrete plant. Any future buildings will be subject to Site and Development Plan review.

M. Applying step-down or tiered building heights to transition between different uses.

Applicant Comment: The building is reflected in the accompanying Site and Development Plan Application.

N. Lowering density or intensity of land uses to transition between different uses.

Applicant Comment: The Special Exception is for a permitted Essential Service. Density and intensity are addressed in the accompanying Site and development Plan Application.

Site and Development Plan Petition No. 21-08SP

A. Land use density and intensity.

Applicant Comment: The proposed BPS is located in the GU District as a Special Exception Public Utility Use. The proposed facility is located on the northernmost 11 acres of the 44.34 City property. As an Essential service it is compatible with the community it serves and is located adjacent to existing PID zoning and land uses. The BPS is buffered by Toscana Isles by an approximately 15 foot high wall and a nine foot high landscaped buffer is provided to the south of the building. The closest residence in the Venetian Golf and River Club is 650 feet to the south.

B. Building heights and setbacks.

Applicant Comment: The proposed building is 20.33 feet in height and is compatible with the adjacent PID zone district and the Toscana Isles PUD residential building height. The building setback exceeds the 25 feet required in the adjacent PID district.

C. Character or type of use proposed.

Applicant Comment: The proposed BPS is quiet, generates almost no traffic and as an Essential Service is compatible with the community it serves particularly in this proposed location. The City acquired the property in 2016 in part, for this facility.

D. Site and architectural mitigation design techniques.

Applicant Comment: The building is similar to a large two story single family home and is buffered as indicated in A. above.

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.

Applicant Comment: The proposed BPS is an Essential Service serving the community which surrounds it and is located and buffered as referenced in A. above.

Staff comment: No intrusion is expected on nearby single-family development; the neighboring properties are well screened where single-family homes exist. The nearest fully-developed single-family neighborhood is Toscana Isles, which is buffered by a wall and a landscaped area. Venetian Golf and River Club is separated from the proposed improvements by approximately 30 acres of open land, including a wetland.

F. Prevention of the location of commercial or industrial uses in areas where such uses are incompatible with existing uses.

Applicant Comment: The proposed use is not a commercial or industrial use.

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.

Applicant Comment: Not applicable. The proposed BPS is consistent with the Comprehensive Plan

H. Densities and intensities of proposed uses as compared to the densities and intensities of existing uses.

Applicant Comment: The proposed BPS is adjacent to existing PID zoning and uses. The existing property is vacant.

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

I. Providing open space, perimeter buffers, landscaping and berms.

Applicant Comment: Property uses adjacent to the west is a concrete plant and to the north a mining operation. The BPS is buffered from the Toscana Isles and Venetian golf and river Club as referenced in A. above property to the east is the Sarasota county Dona Bay Master Stormwater facility.

J. Screening of sources of light, noise, mechanical equipment, refuse areas, delivery and storage areas.

Applicant Comment: Except for emergency hurricane events, the property is maintained by a single person, generates hardly any traffic, is quiet and all equipment, with the exception of an emergency generator which is screened and noise-buffered, is located within the proposed building. The refuse dumpster is located in a screened area.

K. Locating road access to minimize adverse impacts.

Applicant Comment: Access is provided at the terminus of Gene green road in an industrial area.

L. Adjusting building setbacks to transition between different uses.

Applicant Comment: Refer to B. above.

M. Applying step-down or tiered building heights to transition between different uses.

Applicant Comment: The building is similar to a large two-story single family home located in an industrial area. No transition is required.

N. Lowering density or intensity of land uses to transition between different uses.

Applicant Comment: Refer to M, above.

Staff Comment: Intensity on this project is very low (0.02FAR), and by concentrating development in the northern part of the parcel towards industrial uses, an area of 30+ acres separating VGRC from the station will remain undeveloped.

Summary staff comment: *There is no mix of uses internal to the property buffering and landscaping have been provided according to Land Development Code requirements, with the exception of the request for relief from landscaping along the access road. Building setbacks are not regulated by the GU district, but the setback proposed are all greater than 204', which would be in excess of setbacks required for any district.*

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 Government future land use designation, strategies found in the Knights Trail Neighborhood, Infrastructure element, and other plan elements. As indicated above, no inconsistencies have been identified. This analysis should be taken into consideration upon determining Comprehensive Plan consistency.

Compliance with the Land Development Code

The subject petitions have been processed with the procedural requirements to consider special exception and site and development plan petitions. In addition, the petitions have been reviewed by the Technical Review Committee and no issues were identified regarding compliance with the Land Development Code. The site and development plan has been deemed compliant with the Code contingent upon approval of the zoning map amendment and special exception requests.

Special Exception

According to the intent statement for the GU district (Sec. 86-110(a)), the “district is intended to apply to those lands where national, state or local governmental activities are conducted and where governments hold title to such lands. Any lawful government activity is permitted in these districts. It is not the intent to classify all lands owned by government into this district, but only those lands particularly and peculiarly related to the public welfare.” This land is owned by the City of Venice and would be used to conduct local government activities, specifically provision of additional water capacity. A booster pump station is not listed as a permitted use in the GU zoning district, but Sec. 86-110(e)(2) lists “public utility facilities” as a use permitted by special exception. A booster pump station is considered a public utility facility.

The applicant also requests relief from provisions of 86-437 requiring landscaping adjacent to property lines, which would result in a requirement for landscaping along both sides of the access road from Gene Green to the site, as there is a property line on each side of that access. The justification provided states that such landscaping would not be useful and would require maintenance that could be avoided. Along the western side of the access road is a buffer wall and landscaping for Toscana Isles, and along the eastern side of the access is the property line for Titan America concrete, an industrial use.

The proposed special exception has been reviewed for consistency with the Land Development Code and has been deemed compliant. No departments provided any objection to the request for a booster pump station to be permitted as a use in the GU district, nor to the request for relief from interior landscaping along the access road. The applicant has also provided responses to Sec. 86-43(e)(1-10) regarding criteria to approve a special exception petition, which are reproduced below.

- (1) *Compliance with all applicable elements of the comprehensive plan.*

Applicant Comment: Refer to narrative below outlining consistency with the City Comprehensive Plan.

Staff Comment:. Analysis is provided in this report.

- (2) *Ingress and egress for property and proposed structures thereon with particular reference to automotive and pedestrian safety and convenience, traffic flow and control, and access in case of fire or catastrophe.*

Applicant Comment: Ingress and egress to the subject BPS property will be secured via a single two way private City asphalt road extending from the terminus of Gene Green Road. The BPS is primarily a single purpose public utility which will require a daily visit from operational personnel. In an emergency condition or a catastrophic event (e.g. Hurricane), the facility will serve as an Emergency Operations Center accommodating approximately 16 personnel.

- (3) *Off-street parking and loading areas, where required, with particular attention to the items listed in subsection (e)(2) of this section and the economic, noise, glare or odor effects of the special exception on adjoining properties and properties generally in the district.*

Applicant Comment: Parking is required at 11 spaces and is provided at 14 spaces. Required parking is based on 3 company vehicles operating from the premises plus one space for every 1000 square feet of floor area. Major equipment loading will be through the overhead roll-up door on the southwest side of the building. Regular delivery will be through the front hall doorway also on the south side of the building. Issues relative to noise, glare or odor are non-existent; Economic impacts are subjective to be supported by the City of Venice.

- (4) *Refuse and service areas, with particular reference to the items listed in subsections (e)(2) and (e)(3) of this section.*

Applicant Comment: The refuse dumpster loading pad is located on the drive aisle off the northwest corner of the building.

- (5) *Utilities, with reference to location, availability and compatibility.*

Applicant Comment: The proposed BPS is a City Water Utility which will be served by a gravity sewer line and City water. Electric power will be supplemented by a proposed solar panel array field.

- (6) *Screening and buffering; with reference to type, dimensions and character.*

Applicant Comment: As referenced, the proposed BPS is located on the norther approximately ¼ of the City property. No screening is required for the concrete plant to the west, the Dona Bay Surface Water Management (Borrow Pit) Area to the east, or the Borrow Pit area to the north. The southern portion of the City property is buffered to Toscana Isles PUD by their 15 foot+/- high privacy wall. Although nearly 650 feet from the nearest residence (450 feet+/-) from the golf course buffer of Venice Golf and River Club PUD, a nine foot landscaped berm is proposed along the southern portion of the BPS site as reflected in the Site Plan and Landscape Plans submitted.

- (7) *Signs, if any, and proposed exterior lighting with reference to glare, traffic safety, economic effects, and compatibility and harmony with properties in the district.*

Applicant Comment: According to the Utilities department no signage is requested. Site lighting will be low-lit and will not extend beyond the BPS site boundary.

- (8) *Required yards and other open space.*

Applicant Comment: Minimum open space and yard requirements shall meet those for the adjacent PID District. The proposed development exceeds the 20 percent minimum open space requirement and the proposed water storage tanks exceed the 25 foot road requirement. However, the BPS is proposed for only the northern approximately 1/4 of the City property. The balance of the property will remain undeveloped until such time as the City proposes any change which will be subject to public notice and prevailing Land Development Code procedures.

(9) *General compatibility with adjacent properties and other property in the district.*

Applicant Comment: All the property in the proposed GU district is owned by the City. The Special Exception for the proposed BPS provided an Essential Service in an area surrounded to the west, north and east by Planned Industrial property with which it is compatible. Residential PUDs to the south and southwest are appropriately buffered as referenced previously.

(10) *Any special requirements set out in the schedule of district regulations in this chapter for the particular use involved.*

Applicant Comment: No. The proposed Public Utility Facility is permitted by Special Exception in the GU Zone District (Land Development Code Section 86-110(e)(2)).

Site and Development Plan

This petition was reviewed according to the proposed zoning district of GU. This district has no lot or yard requirements or any other development standards with which to comply, except for permitted uses and structures, which is addressed in the special exception application (21-07SE).

The proposed site and development plan has been reviewed for consistency with the Land Development Code and has been deemed compliant. Applicant responses to the Planning Commission findings required for a site and development plan petition (contained in Sec. 86-23(m)) are reproduced below.

(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.*

Applicant Comment: The City acquired the property in 2016 which is evidenced by Warranty Deed submitted with the Application dated June 20, 2016.

(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.*

Applicant Comment: The proposed project is construction of a City Water Utility Booster Pump Station (BPS) to increase/enhance Level of Service. It is surrounded on the west, North and east by industrial zoned properties and is effectively buffered from the Residential Planned Unit Developments (PUDs) to the southwest and south.

(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.

Applicant Comment: The proposed facility will have no pedestrian access and will be manned by 1-2 operators/day in normal conditions and will serve as an emergency operations center during a catastrophic (hurricane) event the property will be secured with provisions for fire and emergency access and refuse collection.

(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.

Applicant Comment: Off-street parking is required at 11 spaces. 13 spaces are provided. One space is a designated loading space. Refer to above comments, as well.

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

Applicant Comment: The project is screened for the Toscana PUD by a 15 foot+/- privacy wall and from Venice Golf and River Club PUD by a 9 foot tall landscape berm and a 450 foot+/- buffer to the golf course and approximately 650 feet+/- to the nearest residence. The project will have no negative impacts.

(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.

Applicant Comment: A Stormwater Management Plan has been submitted with the Application accommodating the City 25 year/24 hour storm event Level of Surface. The City has also coordinated with Sarasota County in the development of the adjacent Dona Bay Master Stormwater Plan.

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

Applicant Comment: The project will be served by a gravity sewer from Gene Green Road by the City Sanitary Sewer system which has availability and capacity for this low-flow facility.

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

Applicant Comment: Water and sewer service are to be provided by the city to hook-in location from Gene Green Road.

(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.

Applicant Comment: Impervious area is proposed at approximately 3.6 acres with the balance of the city property remaining in passive open space. No recreational facilities are proposed.

(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.

Applicant Comment: The proposed project is a state-of-the-art Public Utility facility which will have no negative impacts, will improve/enhance water supply Level of Service and is likely to have an appreciable impact on property values.

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

Applicant Comment: To be determined, if applicable.

(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.

Applicant Comment: Not applicable.

Staff Comment: A special exception petition has been filed concurrently to address the use and landscaping requirements on the property.

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

The proposed special exception and site and development plan are compliant with exception of the request for reduced landscaping, and no inconsistencies have been identified with the LDC.

Concurrency/Mobility

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

Facility	Department	Estimated Impact	Status
Potable Water	Utilities	90 ERUs	Compliance confirmed by Utilities
Sanitary Sewer	Utilities	162 ERUs	Compliance confirmed by Utilities
Solid Waste	Public Works	6.8 lbs/day	Compliance confirmed by Public Works
Parks & Rec	Public Works	Non-residential	N/A
Drainage	Engineering	Will not exceed 25-year, 24-hour storm event	Compliance confirmed by Engineering
Public Schools	School Board	Non-residential	N/A

The estimated impact on transportation for this project is 1 PM peak hour trip per day; this is considered *de minimis* and does not require a traffic study.

Facility	Department	Estimated Impact	Status
Transportation	Planning & Zoning	1 PM Peak Hour Trips	Does not require traffic study

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):

No transportation 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 Special Exception Petition No. 21-07SE and Site and Development Plan Petition No. 21-08SP to include the following staff recommended stipulation:.

The Special Exception and the Site & Development Plan are contingent on approval of Zoning Map Amendment Petition No. 21-06RZ by City Council.