

Vistera of Venice

Preliminary Plat Petition

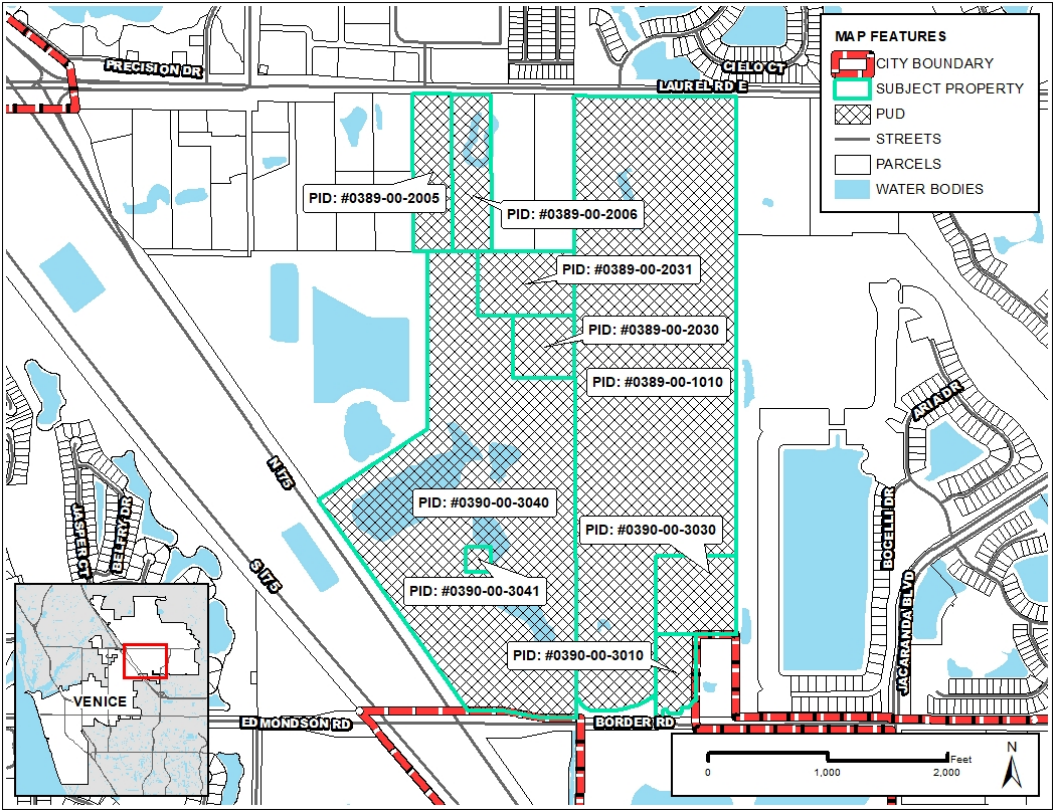
Petition No. 20-68PP



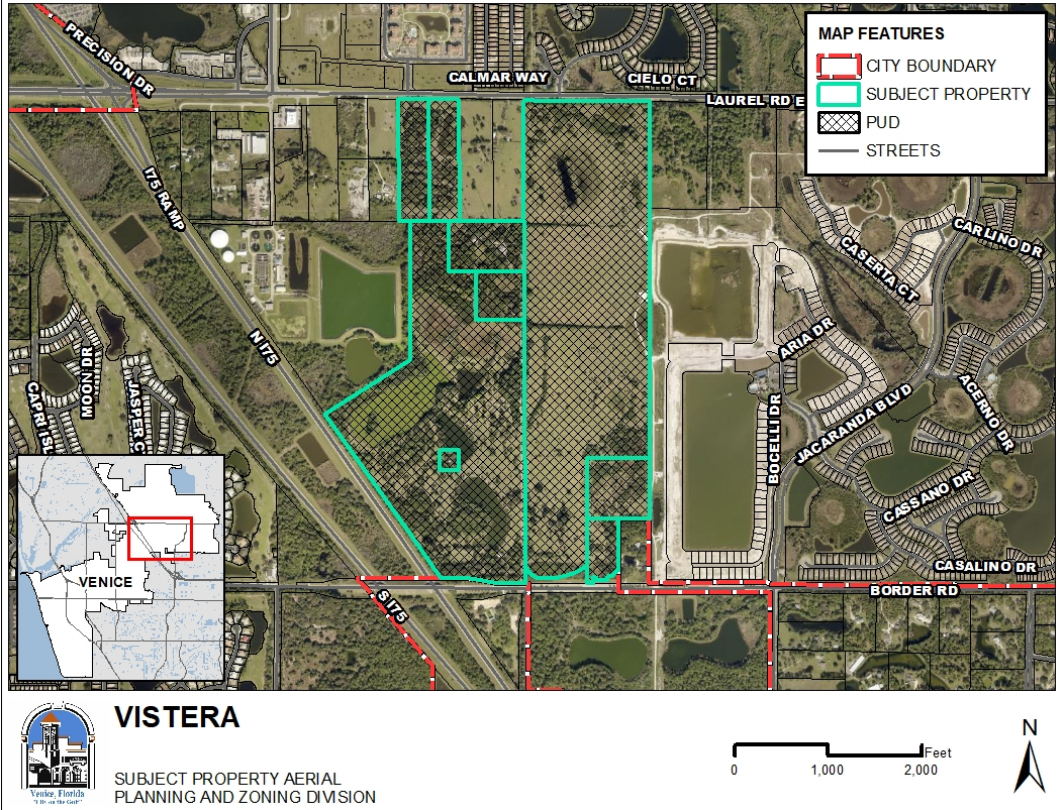
Project Information

PRELIMINARY PLAT	
Request:	Approval of a preliminary plat for a 391-lot residential single family subdivision
Applicant/ Owner:	Border Road Investments, LLC
Agent:	D. Shawn Leins, P.E.
Location:	Between Border Road and Laurel Road west of Jacaranda Boulevard
Parcel IDs:	0389001010, 0389002005, 0389002006, 0389002030, 0389002031, 0390003010, 0390003030, 0390003040, & 0390003041
Parcel Size:	229.15 +/- acres
Current Future Land Use:	Mixed Use Residential (MUR)
Current Zoning:	Planned Unit Development (PUD)
Comprehensive Plan Neighborhood:	Northeast Neighborhood

Property Location



Area Map



Aerial Photograph

Site Photographs



South from Laurel Road

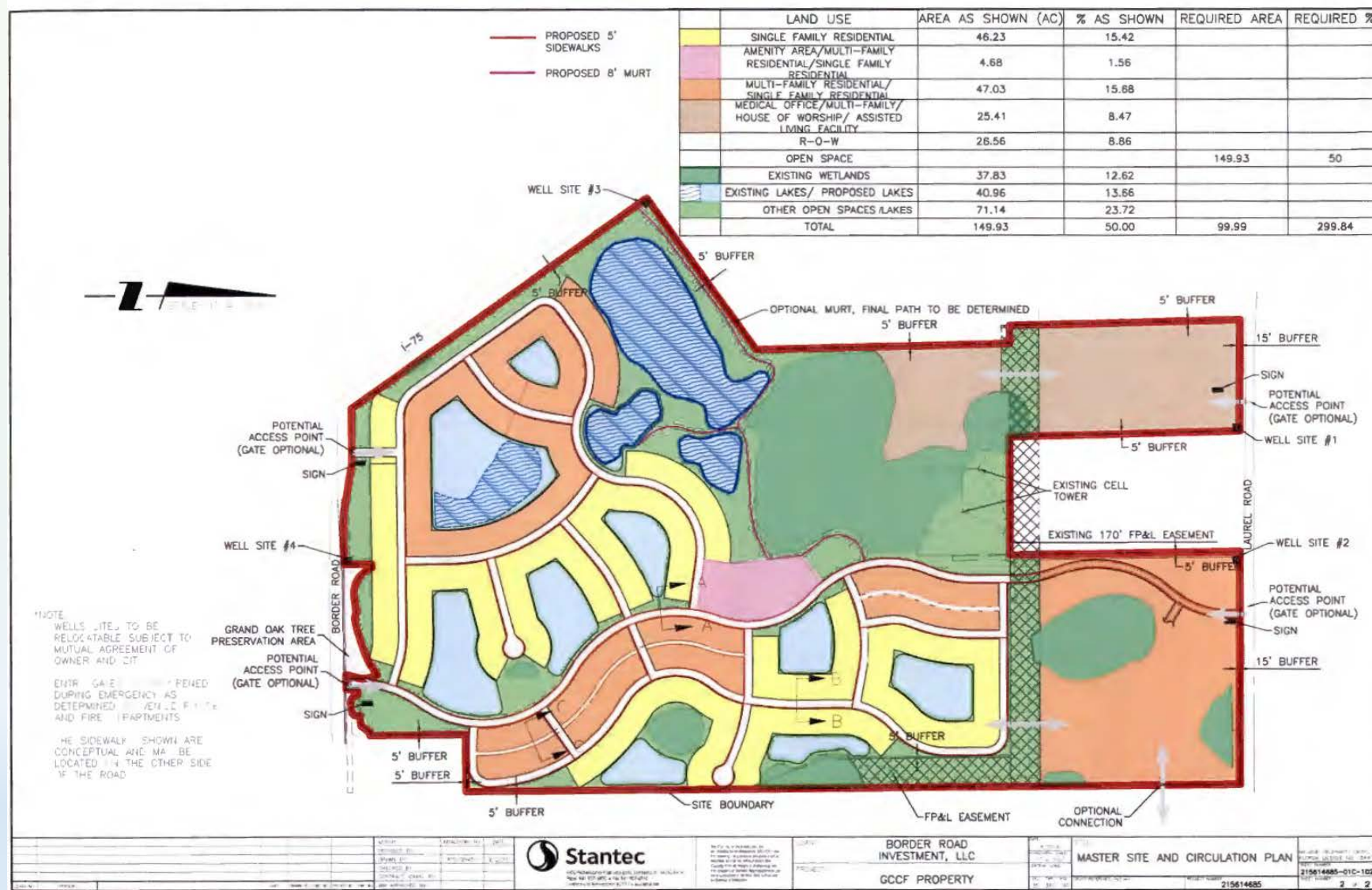
Looking west along Border Road



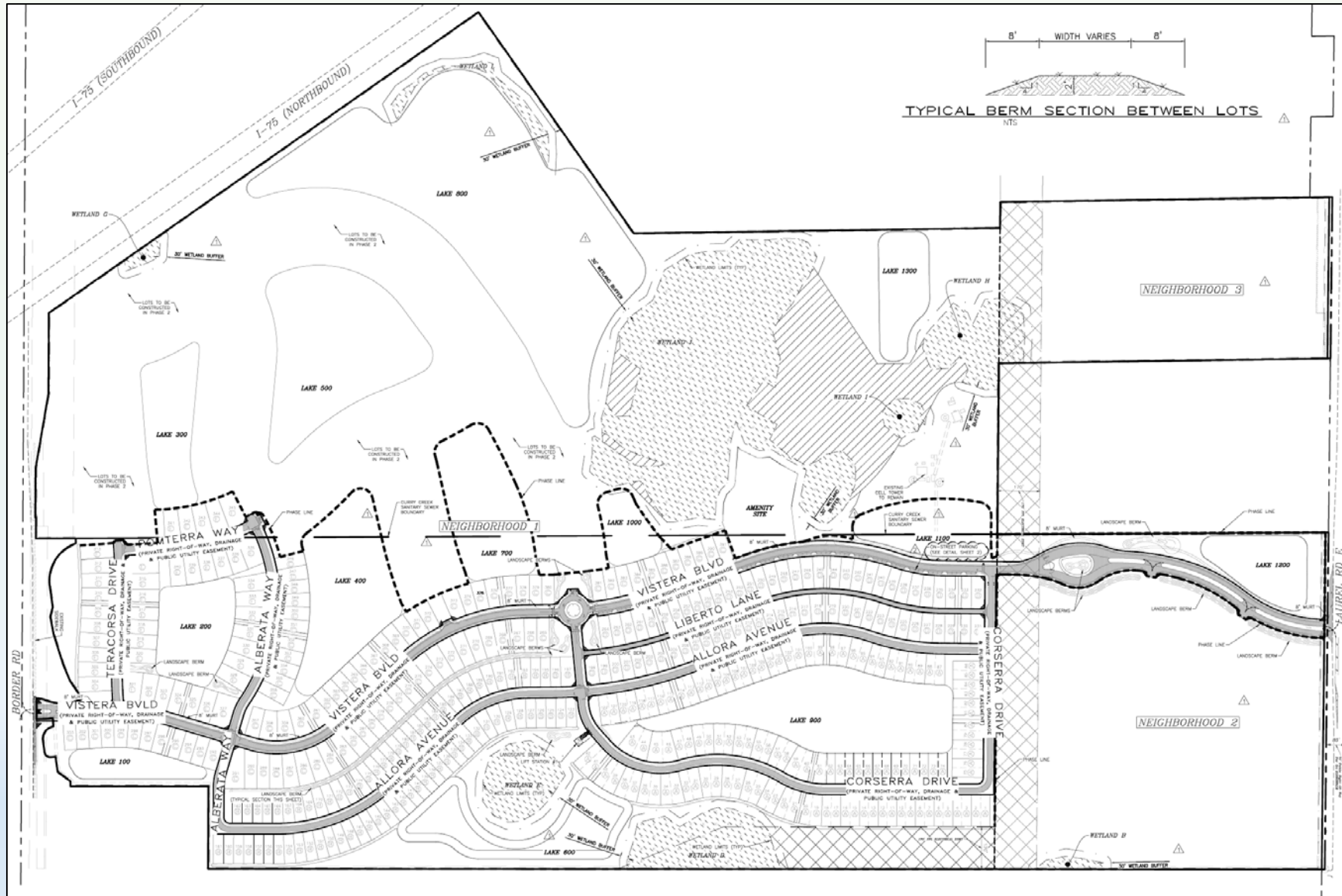
Surrounding Area

Direction	Existing Land Use(s)	Current Zoning District(s)	Existing Future Land Use Map Designation(s)
North	Residential common areas/elements & single family detached (Willow Chase & Toscana Isles), Vacant commercial land (Mirasol Town Center)	Commercial Mixed Use (CMU), Planned Unit Development (PUD), Residential Single Family (RSF-4), Residential Multi-family (RMF-2), County Open Use Estate (OUE-1) (Enclave)	Mixed Use Residential (MUR), Low Density Residential, Mixed Use Corridor (MUC), County Major Employment Center
South	Residential vacant site/agricultural use, residential subdivision under construction (Palencia)	OUE-1, PUD	MUR, County Major Employment Center, County Rural
East	Agricultural grazing land, Residential common areas/ elements (Milano), Single family detached	PUD	MUR
West	Single family detached, Agricultural grazing land, Water & sewer utility, I-75	County OUE-1 (within City of Venice), Government Use	MUC, Government

GCCF PUD Binding Master Plan



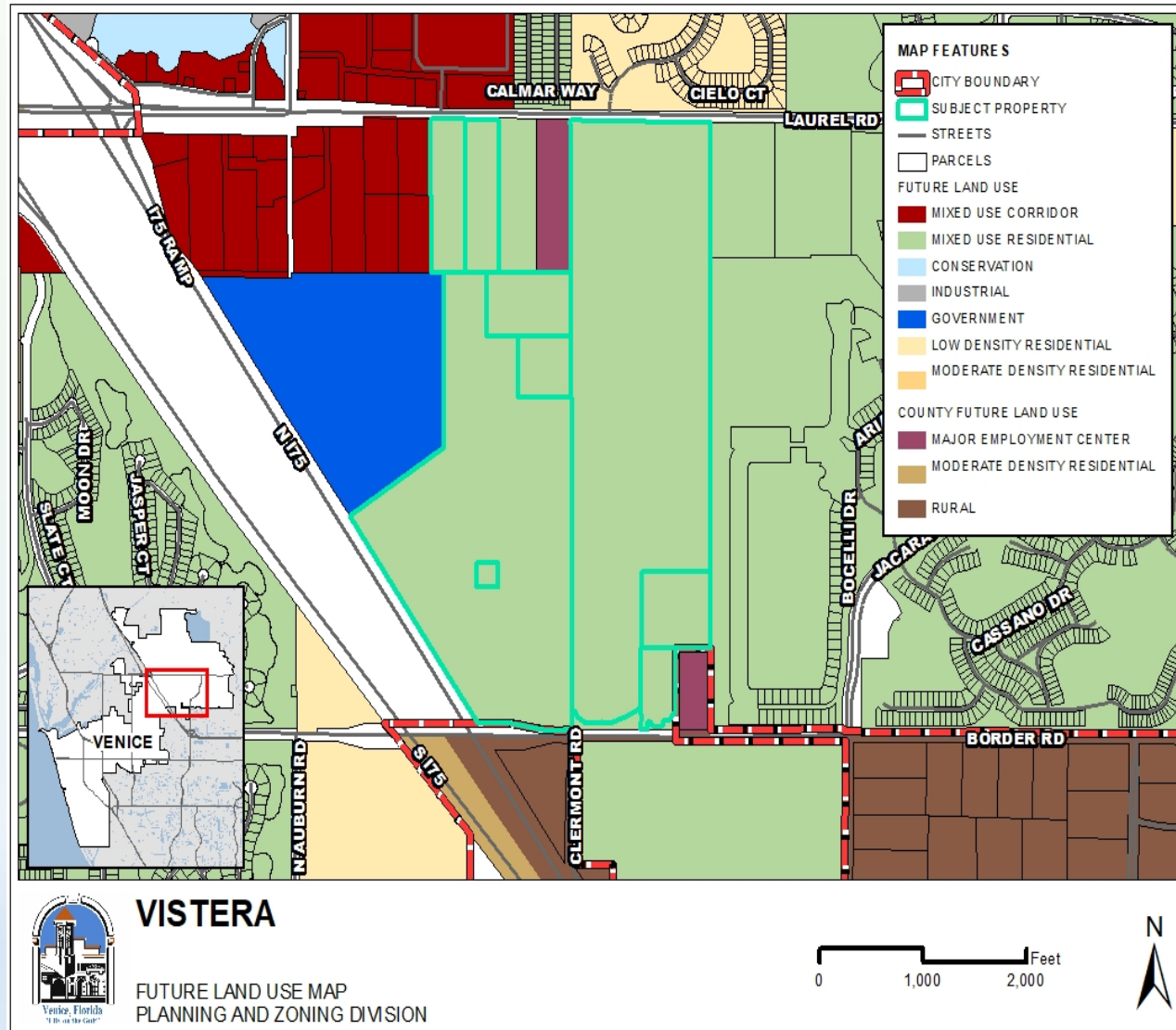
Proposed Preliminary Plat, Master Site Plan



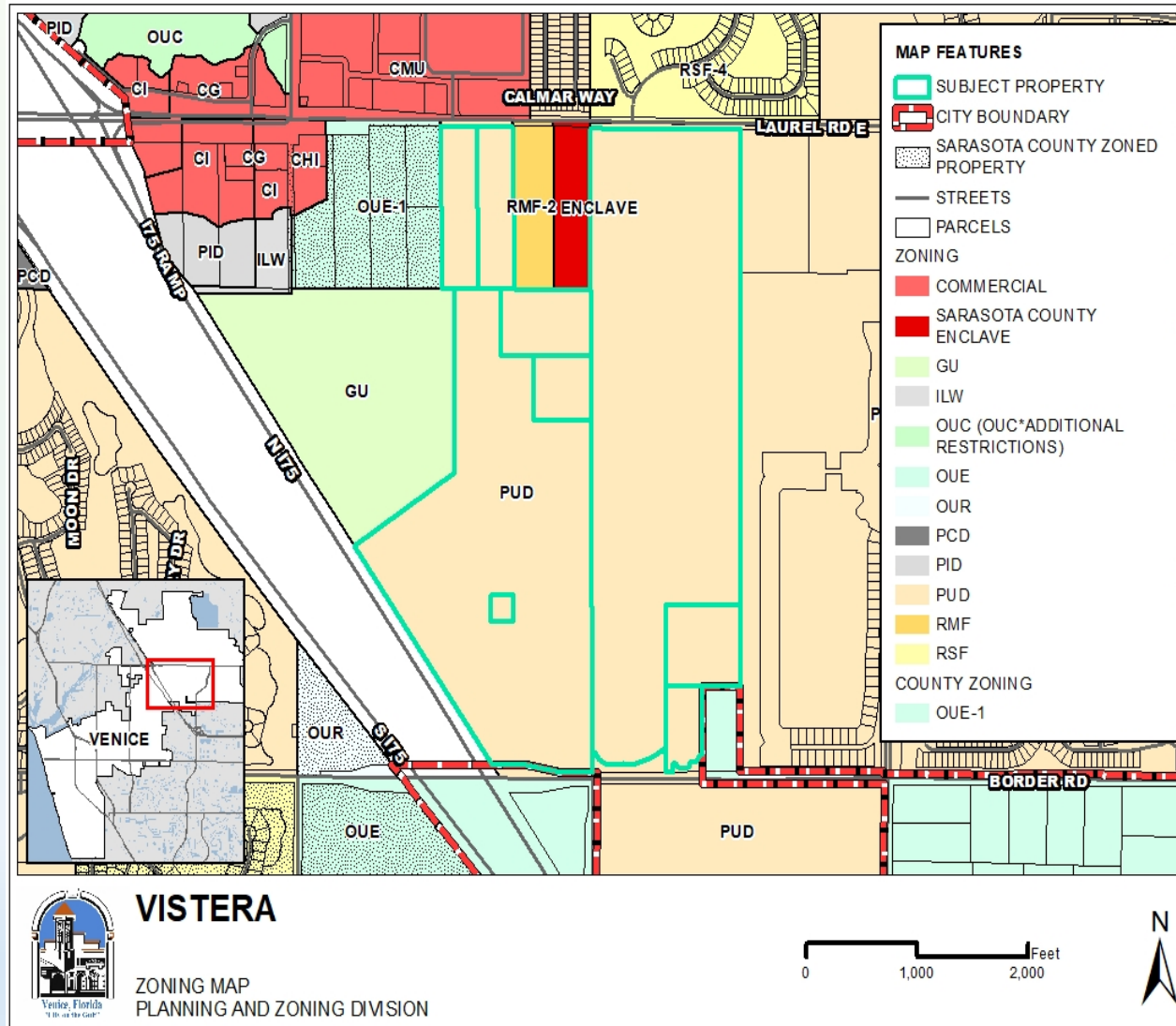
Visterra of Venice: Preliminary Plat

Future Land Use

- The subject property has a future land use designation of Mixed Use Residential (MUR)
- The surrounding area has other MUR developments, Government, Mixed Use Corridor, County Rural, and County Major Employment Center



Zoning



- Vistera is zoned Planned Unit Development (PUD)
- Neighboring parcels are zoned PUD, Government Use, Residential Single Family, Residential Multi-family, County Open Use Estate, and County Enclave

Development Standards

GCCF PUD Minimum Lot Requirements and Provisions of the Preliminary Plat				
Standards	PUD Single Family Attached	Plat Provides (SF Attached)	PUD Single Family Detached	Plat Provides (SF Detached)
Minimum Lot Size	4,025 sf	4,536 sf	4,500 sf	4,954 sf
Lot Coverage	None	None	None	None
Lot Width	35'	36'	40'	40'
Front Setback	20'	20'	20'	20'
Side Setback	5'	5'	5'	5'
Rear Setback	10'	10'	10'	10'
Accessory Structure Setback	5' from rear property line	5' from rear property line	5' from rear property line	5' from rear property line

Conclusions / Findings of Fact

- **COMPREHENSIVE PLAN:** Analysis has been provided to determine consistency with the Northeast Neighborhood strategies, Land Use Element strategies, Mixed Use Residential strategies, and other plan elements. This analysis should be taken into consideration upon determining Comprehensive Plan consistency.
- **GCCF PUD:** Analysis has been provided to determine consistency of the Vistera of Venice Preliminary Plat with the GCCF Binding Master Plan. This analysis should be taken into consideration upon determining consistency with the PUD.
- **LAND DEVELOPMENT REGULATIONS:** The proposed preliminary plat plans are compliant with the approved PUD and no inconsistencies have been identified with the LDC.
- **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.
- **MOBILITY:** The applicant provided traffic analysis that was reviewed by the City's transportation consultant during the PUD approval process. No issues were identified at that time.

Review & Action: Preliminary Plat

Upon review of the petition and associated documents, the Comprehensive Plan, the Land Development Code, the staff report and analysis, and testimony provided during the public hearing, there is sufficient information on the record to take action on Preliminary Plat 20-68PP.