

# **Rustic Road North**

## **Preliminary Plat Petition**

**Petition No. 21-05PP**



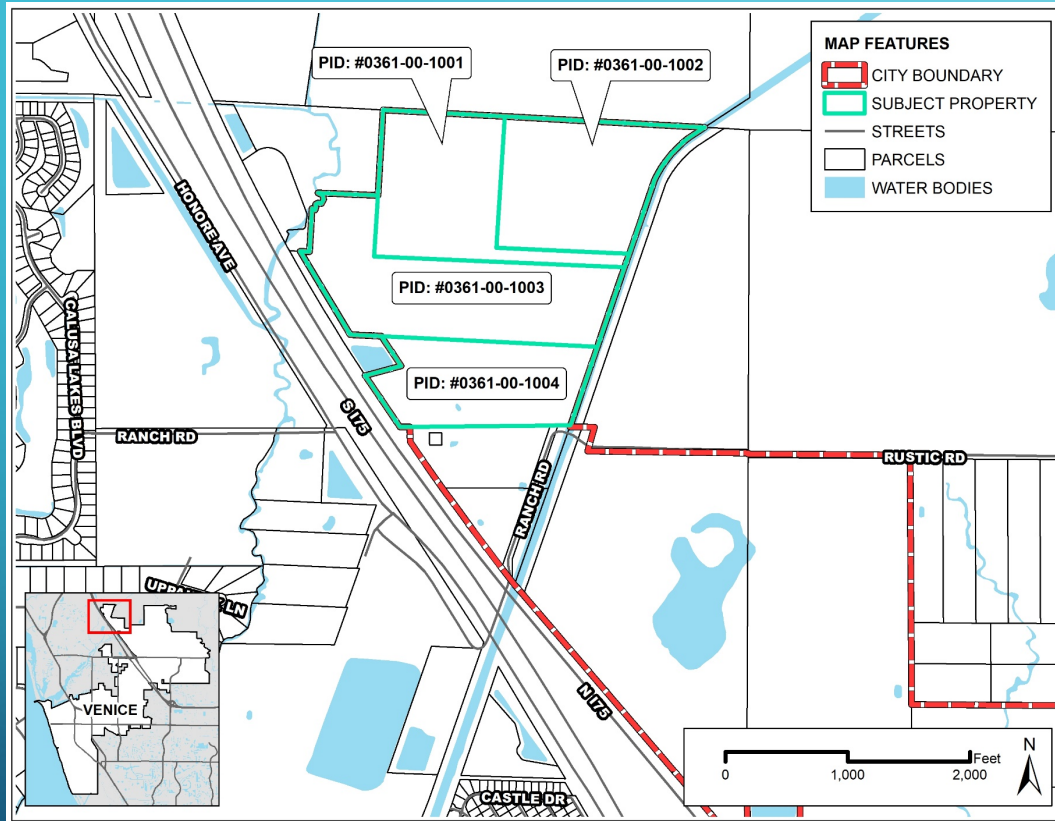
# Project Information

PRELIMINARY PLAT	
<b>Request:</b>	Approval of a preliminary plat for a 296-lot residential single family subdivision
<b>Applicant/ Owner:</b>	Jen Tampa 1, LLC
<b>Agent:</b>	Jeffery A. Boone, Esq.
<b>Location:</b>	North of Ranch Road east of I-75
<b>Parcel IDs:</b>	0361001001, 0361001002, 0361001003 & 0361001004
<b>Parcel Size:</b>	129.13 +/- acres
<b>Current Future Land Use:</b>	Mixed Use Residential (MUR)
<b>Current Zoning:</b>	Planned Unit Development (PUD)
<b>Comprehensive Plan Neighborhood:</b>	Knights Trail Neighborhood

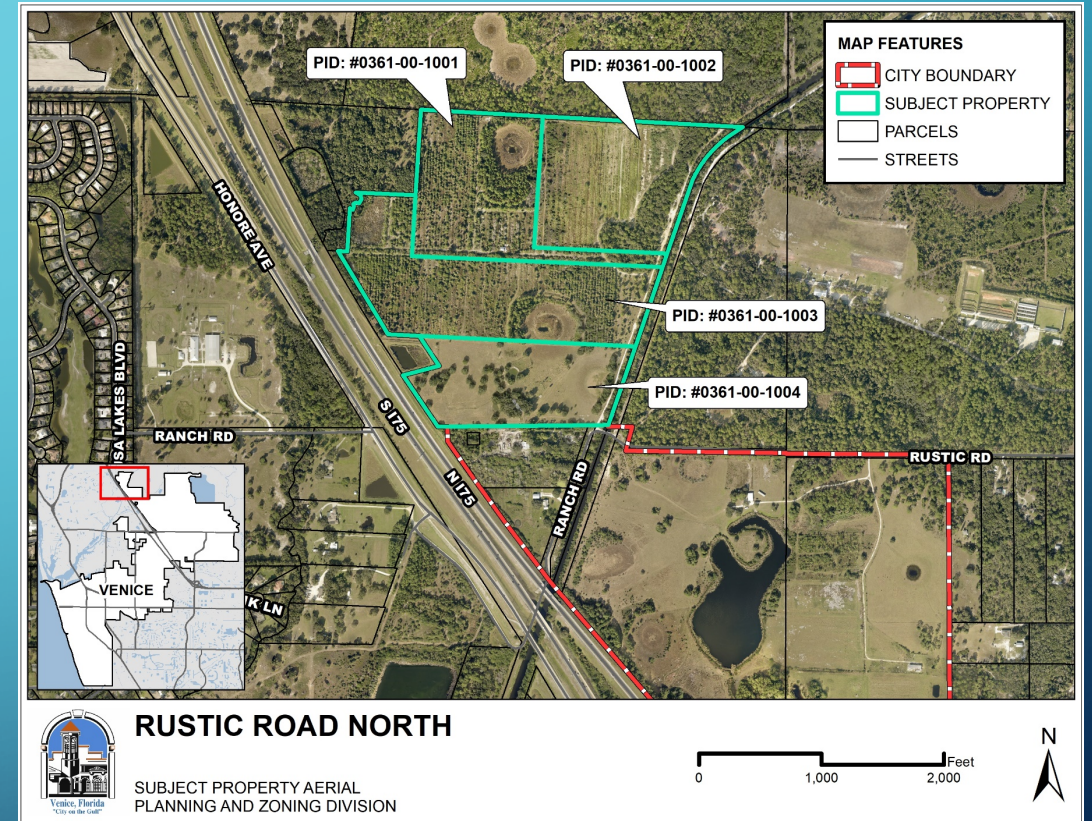
RUSTIC ROAD NORTH: PRELIMINARY PLAT



# PROPERTY LOCATION



Area Map



Aerial Photograph

RUSTIC ROAD NORTH: PRELIMINARY PLAT



# SITE PHOTOGRAPHS



North at the intersection of Ranch Road  
and Rustic Road

Looking west along Ranch Road



RUSTIC ROAD NORTH: PRELIMINARY PLAT

# Surrounding Area

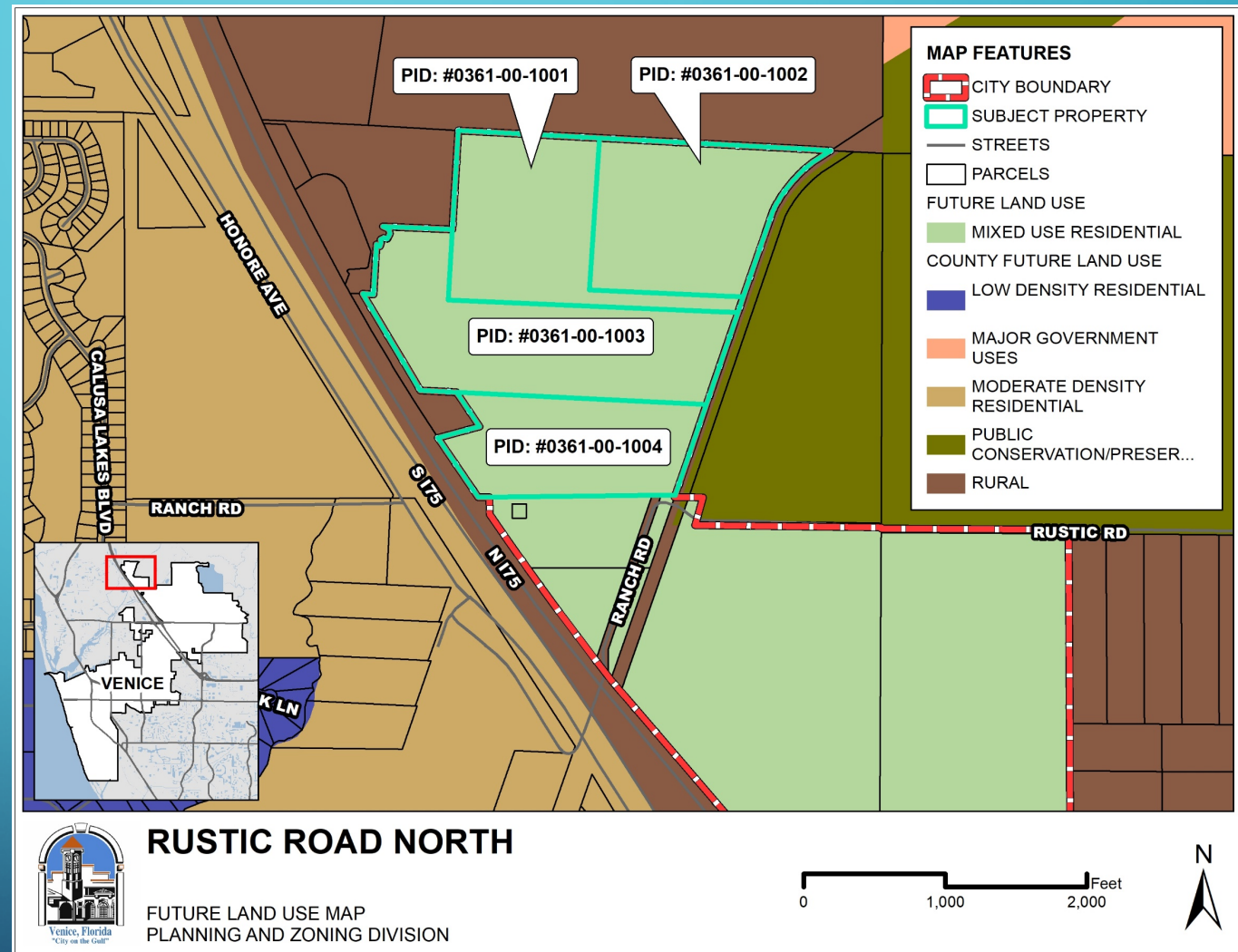
Direction	Existing Land Use(s)	Current Zoning District(s)	Existing Future Land Use Map Designation(s)
North	Agricultural grazing land, Single family detached	Sarasota County Open Use Estate (OUE-1) and Open Use Residential (OUR)	Sarasota County Rural
South	Residential vacant site/agricultural use, Cow Pen Slough	City of Venice Planned Unit Development (PUD)	City of Venice Mixed Use Residential (MUR)
East	Sarasota County Gun Range	Sarasota County Government Use (GU)	Sarasota County Public Conservation/Preservation
West	I-75	Sarasota County Open Use Estate (OUE-1)	Sarasota County Rural

RUSTIC ROAD NORTH: PRELIMINARY PLAT



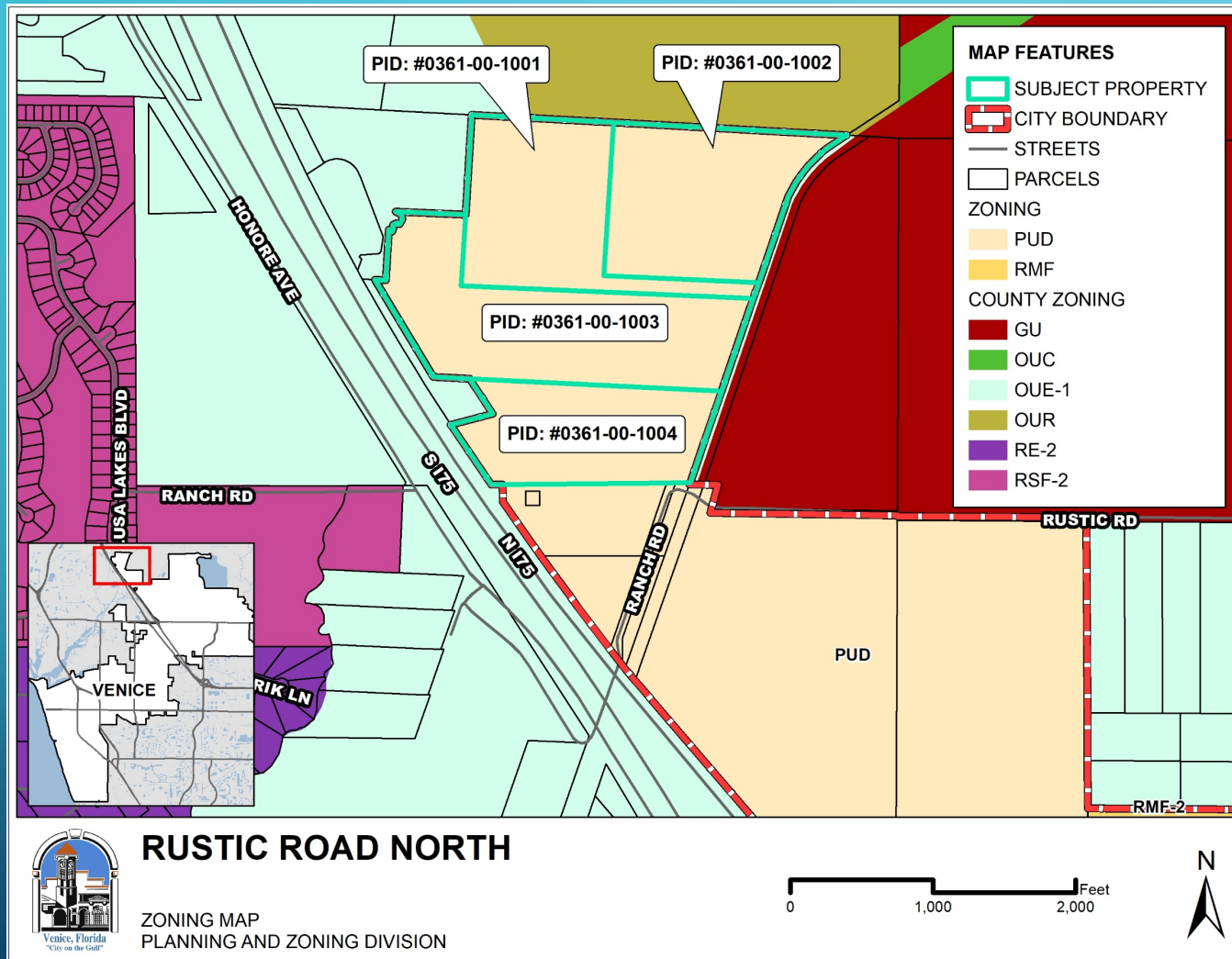
# Future Land Use

- The subject property has a future land use designation of Mixed Use Residential (MUR)
- The surrounding area has other MUR developments, County Public Conservation/Preservation, and County Rural



RUSTIC ROAD NORTH: PRELIMINARY PLAT

# Zoning



- The subject property is zoned Planned Unit Development (PUD)
- Neighboring parcels are zoned PUD, Government Use, County Open Use Rural, and County Open Use Estate

RUSTIC ROAD NORTH: PRELIMINARY PLAT

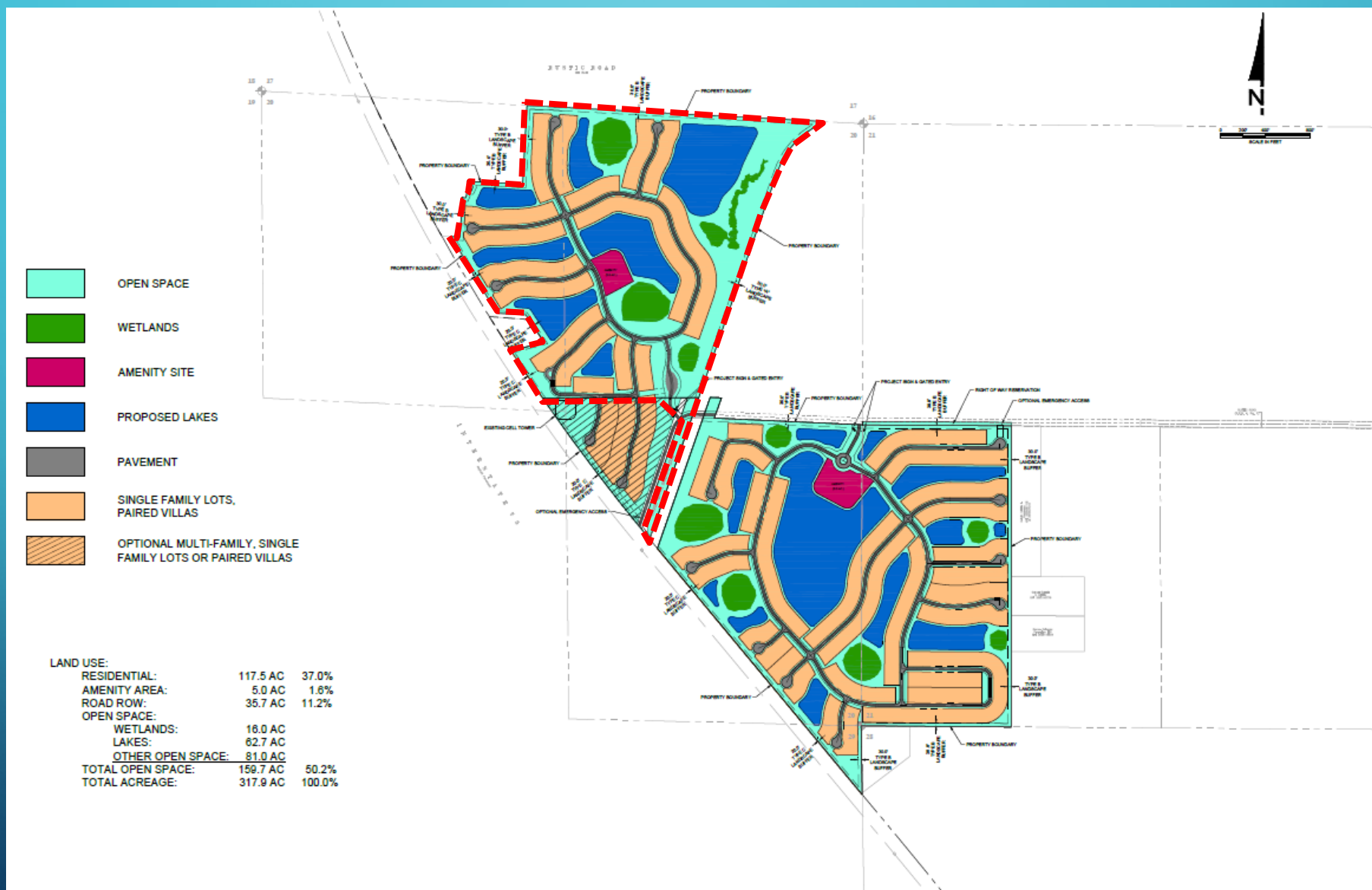
# Development Standards

Rustic Road PUD Minimum Lot Requirements and Provisions of the Preliminary Plat				
Standards	PUD Single Family Detached	Plat Provides (SF Detached)	PUD Single Family Attached	Plat Provides (SF Attached)
Minimum Lot Size	4,500 sf	4,500 sf	4,140 sf	N/A
Lot Coverage	None	None	None	N/A
Lot Width	40'	40'	36'	N/A
Front Setback	20'/15' side entry garage	20'/15' side entry garage	20'	N/A
Side Setback	5'	5'	5'	N/A
Rear Setback	10'	10'	10'	N/A
Accessory Structure Setback	3' from rear property line/ 5' from side property line	3' from rear property line/ 5' from side property line	3' from rear property line/ 5' from side property line	N/A

*RUSTIC ROAD NORTH: PRELIMINARY PLAT*



# Rustic Road PUD Binding Master Plan



RUSTIC ROAD NORTH: PRELIMINARY PLAT

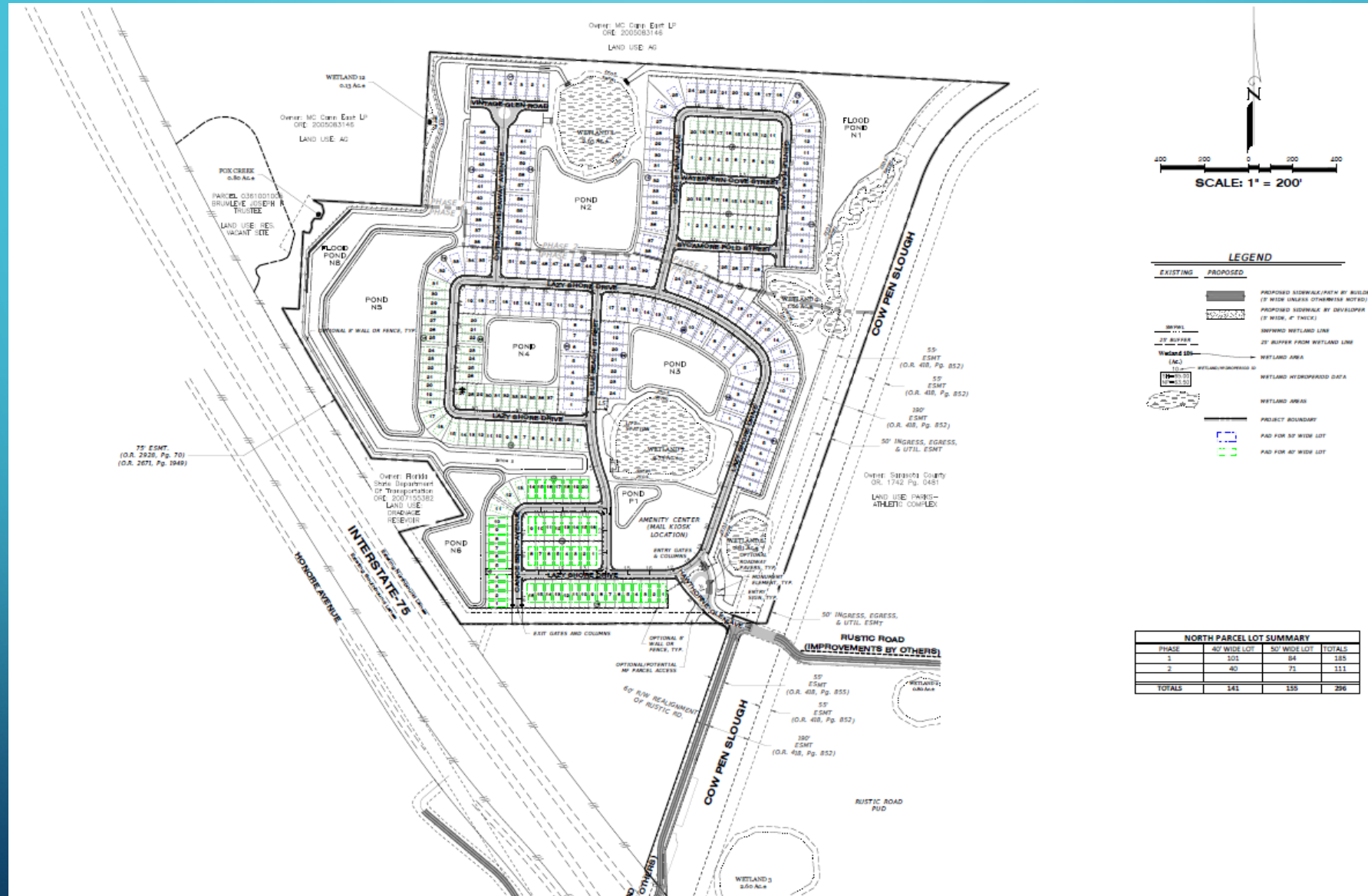
# Zoning Determination

**AUGUST 11, 2020:** A zoning determination letter was issued for the Rustic Road PUD that proposed minor modifications that were determined not to necessitate a rezoning of the property to amend the PUD:

- the layout,
- storm water pond configurations, and
- the location of single family areas



# Proposed Preliminary Plat, Master Site Plan



RUSTIC ROAD NORTH: PRELIMINARY PLAT

# Conclusions / Findings of Fact

- **COMPREHENSIVE PLAN:** Analysis has been provided to determine consistency with the Knights Trail 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.
- **Rustic Road PUD:** Analysis has been provided to determine consistency of the Rustic Road North Preliminary Plat with the Rustic Road 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.



# Stipulations

## Ordinance 19-25:

- For any standard not addressed in the Rustic Road PUD, the appropriate standard found in the City's Land Development Code will be applied.
- Zoning Map Amendment Petition No. 18-07RZ is contingent on Annexation Petition No. 18-02AN being approved.
- Zoning Map Amendment Petition No. 18-07RZ will become effective upon the adoption of the Comprehensive Plan Amendment Petition No. 18-02CP being adopted by City Council.
- The Binding Master Plan for the Rustic Road PUD depicts gated access to the subdivision which will require approval of a Conditional Use for a gated community prior to any gates being installed.
- A Conditional Use approval will be required for any proposed structure that exceeds 35 feet in height.
- At the time of final plat (final phase) open space (including wetlands) shall be protected in perpetuity by a recorded document approved by the City.
- A notice of proximity will be required to be provided to any potential owner of property in the Rustic Road PUD that discloses the nearby use of a gun range along with the close proximity of Interstate 75.
- The PUD is limited to no more than 785 PM Peak Hour vehicle trips.

These stipulations have all been confirmed or are being evaluated and implemented through the development of the project.

# 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 21-05PP.

*RUSTIC ROAD NORTH: PRELIMINARY PLAT*