

## Project Narrative

The subject property is a 5 acre tract located at 3530 Laurel Road East, North Venice Florida. Although the property has a Laurel Road address, it is set back from and separated from Laurel Road by another 5 acre property to the north and it is immediately adjacent to the City's waste water treatment plant to the south. The property is located within the Laurel Road Neighborhood of the Comprehensive Plan has a Future Land Use designation of Mixed Use Corridor (MUC). The property was annexed in 2006 and has been used as a welding business and home to the owner of the welding business prior to the annexation and continuously up to the present time.

The adopted 2017 Comprehensive Plan recognized the need to "grandfather" existing ILW zoned properties in the Laurel Road Neighborhood- Mixed Use Corridor, but did not recognize the need to allow for existing properties with industrial uses to rezone to the ILW zoning district. The applicant proposes a text amendment to the Comprehensive Plan as outlined below in strikethrough/underline format to allow for such properties to rezone to the ILW zoning district.

### ***Strategy LU 1.2.9.c - Corridor (MUC)***

- 10. Within the Laurel Road Corridor existing ILW Zoned properties shall be permitted to remain as "grandfathered", and properties with existing industrial uses at the time of adoption of the 2017 Comprehensive Plan shall be permitted to be rezoned to the ILW zoning district.***

The proposed text amendment is consistent with all elements of the Comprehensive Plan and will allow for processing of the concurrently filed rezone application which proposes to place the ILW zoning designation on the property. Together the text amendment and rezoning will allow for the continued operation of the existing welding business, which has existed in harmony with the neighborhood for more than 15 years, under the City's land use regulations.