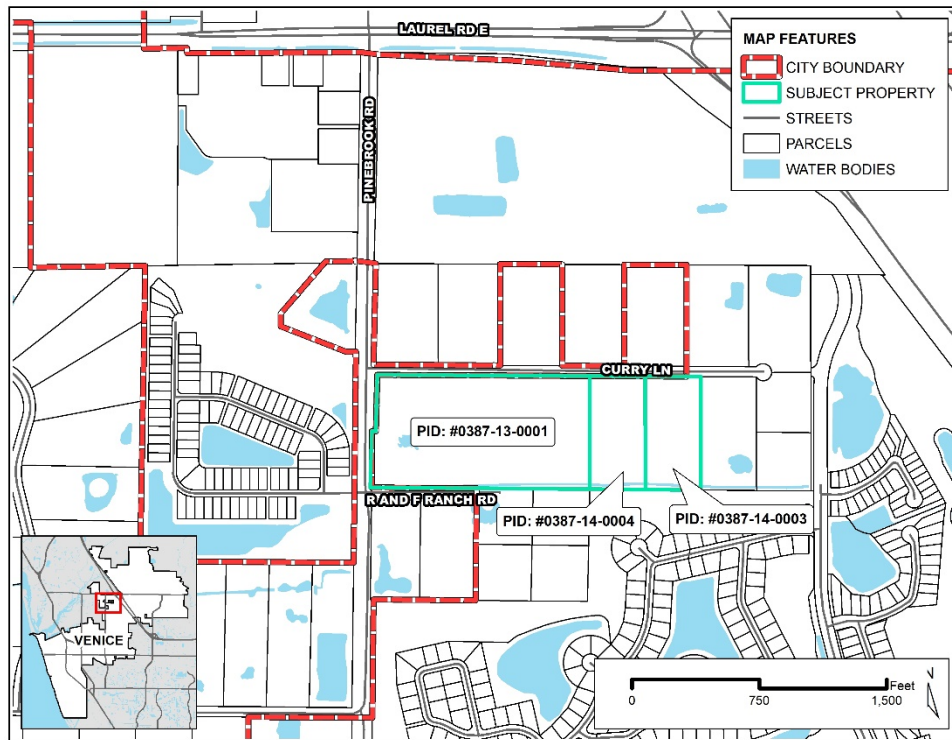




SITE AND DEVELOPMENT PLAN & SPECIAL EXCEPTION STAFF REPORT WATERMARK AT VENICE

September 21, 2021
21-13SP & 21-29SE



GENERAL INFORMATION	
Petition Numbers:	21-13SP & 21-29SE
Address:	500 R&F Ranch Road, 2800 & 2806 Curry Lane
Request:	21-13SP: Development of 244 multifamily units (paired villas) with amenity center and other associated improvements 21-29SE: Allowing a 6' high masonry wall in a required front yard on a corner lot, requesting relief from the requirement in Sec. 86-497(b)
Owner:	Thompson Thrift Development, Inc.
Agent:	Jackson Boone, Esq. – Boone Law Firm
Parcel IDs:	0387120001, 0387140004, 0387140003
Property Size:	29.4 ± acres
Future Land Use:	Medium Density Residential/Moderate Density Residential
Zoning:	Residential Multi-Family 3 (RMF-3) and RMF-1
Comprehensive Plan Neighborhood:	Pinebrook Neighborhood
Application Date:	April 27, 2021 (21-13SP)/June 21, 2021 (21-29SE)

RELATED PETITIONS

Conditional Use Petition No. 21-14CU

ASSOCIATED DOCUMENTS

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

I. PROJECT DESCRIPTION

Background

The project is situated on nearly 30 acres, twenty acres of which were recently annexed into the city (petition no. 20-45AN) and given City future land use and zoning designations (petition nos. 20-46CP and 20-47RZ). The additional 10 acres were already within the city boundary at that time and are subject to additional standards due to conditions of rezoning imposed by Ordinance no. 2007-20. These conditions relate primarily to landscaping and density and will be discussed in terms of the project's compliance with the Land Development Code (Section II of this report).

Site and Development Plan

The subject site and development plan proposes 244 multifamily units, to be built as paired villas, along with amenities. Parking will be provided both as surface parking spaces and spaces distributed among eleven garages, and units will be a mix of one-, two-, and three-bedroom villas. Sidewalks are provided throughout the development, providing access to units on the rear of buildings in relation to the internal streets, as well as access to amenities. A wetland covers the southeast portion of the property, and a wetland buffer will be maintained with no improvements to the area. Three ponds are also proposed onsite.

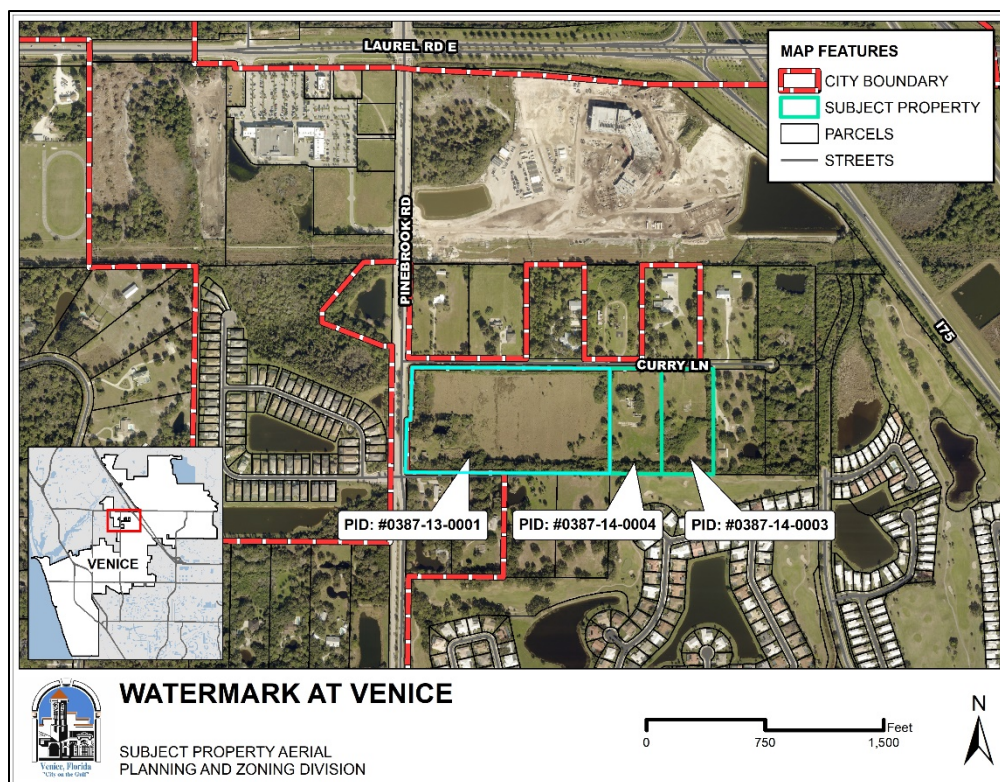
Two amenity areas are provided on the site plan. One amenity area will be located near the main entrance and is proposed to have a clubhouse with a lawn, a pool and spa, and a mail kiosk for the neighborhood. The other amenity area is near the rear of the development, and will include a dog park and two pickleball courts. These will be fenced and screened. A maintenance garage is also provided in this area for resident use.

The site will be accessed from both Pinebrook Road and Curry Lane. There are three entry points on Curry Lane, although the easternmost driveway is accessible for refuse collection and emergency vehicles only. Gates are proposed for the resident entrances through related petition 21-14CU, and the emergency access gate is siren-activated and not associated with the conditional use petition.

Special Exception

The applicant is requesting a special exception for a 6' high masonry wall along Pinebrook Road. The property has two street frontages, Pinebrook Road and Curry Lane, and therefore two required front yards. The special exception request would allow the wall to be 6', rather than the maximum of 3' high set by Sec. 86-497(b), in a required front yard as part of the project's proposed buffering.

Existing Conditions



Site Photos



View towards the south along Pinebrook Road



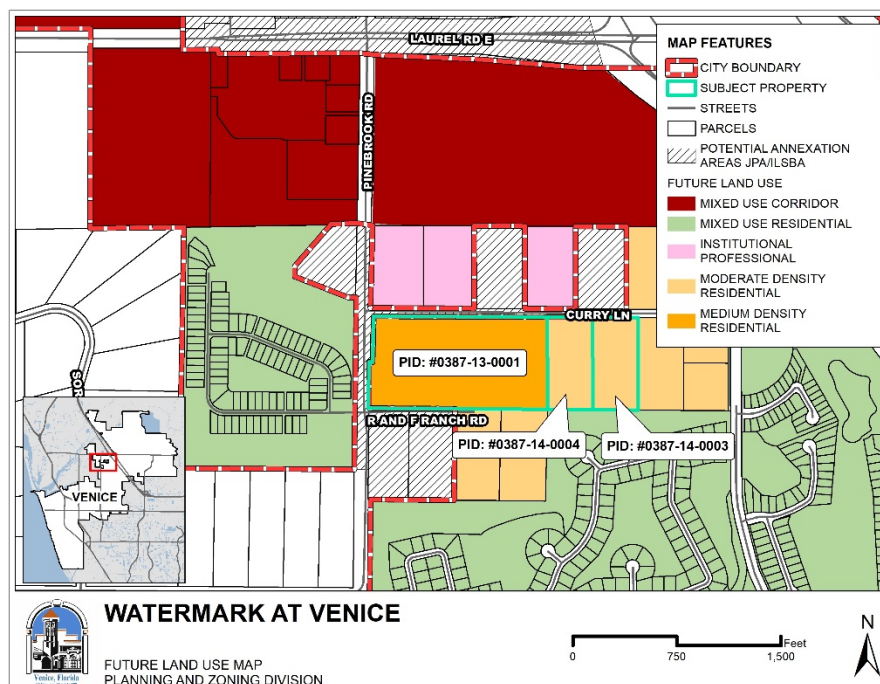
View at the corner of Curry Lane and Pinebrook Road



View towards the east down Curry Lane

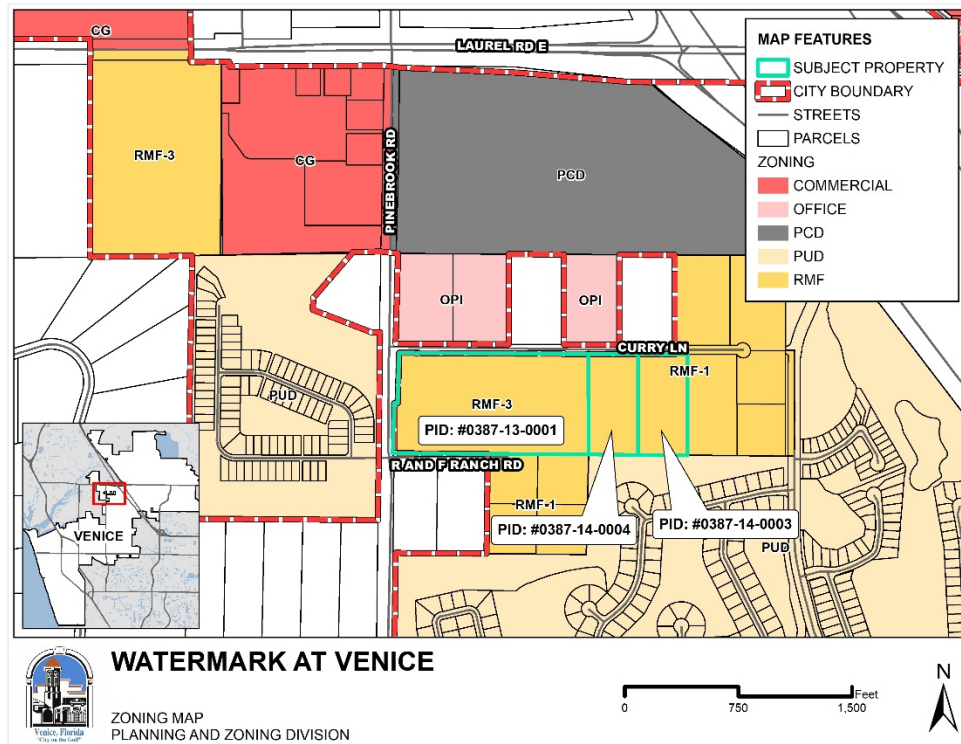
Future Land Use

There are two Future Land Use (FLU) designations on the subject property. The recently-annexed parcel (20± acres) has a designation of Medium Density Residential (MEDR), and the 10± acre parcel on the east side of the project is designated Moderate Density Residential (MODR). To the east and south are Medium Density Residential designations, and other properties to the south have a Mixed Use Residential designation or are located within Sarasota County. West of the subject property is designated Mixed Use Residential. To the North, parcels alternate between City Institutional Professional designations and Sarasota County MODR designations.



Zoning

There are also two zoning districts represented on the subject property. The recently-annexed parcel (20± acres) is zoned Residential, Multi Family 3 (RMF-3), and the 10± acre parcel on the east side of the project is RMF-1. Properties to the east and south are also zoned RMF-1, and other properties to the south have a Planned Unit Development (PUD) zoning or are located within Sarasota County. West of the subject property is designated PUD as well. To the North, parcels alternate between City Office, Professional and Institutional (OPI) and Sarasota County Open Use Estate.



Direction	Existing Land Use(s)	Current Zoning District(s)	Future Land Use Map Designation(s)
North	Medical offices & rehabilitation hospital, single-family residential	OPI, Sarasota County Open Use Estate (OUE-1)	Institutional Professional, Sarasota County MODR
West	Residential (Windwood)	Planned Unit Development (PUD)	Mixed Use Residential (MUR)
South	Residential (Waterford), vacant land, and single-family residential	PUD, RMF-1, Sarasota County OUE-1	MUR, MODR, Sarasota County MODR
East	Residential	RMF-1	MODR

II. PLANNING ANALYSIS

In this section of the report, analysis of the subject site and development plan and special exception 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

The western part of the project was previously included in JPA Area 6, and has been given the Future Land Use designation of Medium Density Residential (MEDR). The JPA limits residential density in this area to 13.0 dwelling units per acre (du/ac), and the MEDR designation in Strategy 1.2.3 provides the same limitation. This part of the project proposes a density of 10 du/ac. The eastern parcels of the project are designated Moderate Density Residential (MODR) and this designation limits density to 9.0 du/ac; however, zoning conditions on this property require a density maximum of 5 du/ac, which will be addressed further in the section on Land Development Code compliance. This part of the project proposes a density of 5 du/ac.

The subject property is located in the Pinebrook Neighborhood. No strategies in the Pinebrook Neighborhood element relate directly to the property, with the exception of transportation strategies TR-PB 1.1.3 and 1.1.4, which should be addressed through the Curry Lane improvement project underway with the City's Engineering department and proposed by private developers with interests along Curry Lane. This is consistent with Strategy TR 1.5.3 regarding developer agreements.

Regarding Intent TR 1.2 –Service Standards, this project is served by Pinebrook Road between Edmondson and Laurel Roads, a segment that has an LOS standard of C in the Comprehensive Plan for motorists, bicycles, and pedestrians, and is not served by transit.

The project will be consistent with Strategy OS 1.3.1 - Wetland and Aquifer Recharge Areas Protection, though the wetland onsite is not large enough to warrant the additional levels of review noted in Strategy OS 1.3.2.

Looking to the special exception request, a review of the Comprehensive Plan does not produce any strategies with which the request for a 6' high wall in a required front yard would conflict. The intent of the wall is to increase compatibility with neighboring single-family development.

Comprehensive Plan Inconsistencies

No inconsistencies have been identified with this proposal.

Policy 8.2

Site and Development Plan and Special Exception 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.

Site and Development Petition No. 21-13SP

A. Land use density and intensity.

Applicant Comment: The proposed S&D Plan is consistent with the density permitted by the Comprehensive Plan.

Staff Comment: The site plan has met the two different density requirements for both sections of the project area, according to the Comprehensive Plan and relevant ordinances.

B. Building heights and setbacks.

Applicant Comment: The proposed Site & Development plan will limit buildings to one and two stories, and will meet or exceed all setback requirements

C. Character or type of use proposed.

Applicant Comment: The proposed amendment will allow for development of multi-family residential units consistent with the character of the neighborhood.

D. Site and architectural mitigation design techniques.

Applicant Comment: The site has been designed to ensure compatibility with the existing neighborhood by limiting building heights, providing landscape buffering, and buildings setback a substantial distance from existing single-family homes.

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 use is compatible with the existing single-family neighborhoods, nevertheless, significant buffering will be provided to ensure compatibility.

Staff Comment: Buffering is required in particular by the rezoning ordinance that pertains to the eastern parcels, but all sides of the property are buffered according to their adjacent land use as required by the Land Development Code.

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

Applicant Comment: Not applicable.

Staff 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.

Staff Comment: Staff is not aware of any nonconforming uses on the property.

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

Applicant Comment: The proposed S& Development plan proposes densities which are compatible with the density and intensity of existing development in the neighborhood.

Staff Comment: Density on this property is limited further than what the Comprehensive Plan has laid out, due to conditions of rezoning on the eastern parcels. Nearby residential is less dense than the proposed project, but there are also medical and institutional uses to the north that will bring significant development to this 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 S&D plan provides open space, perimeter buffers and landscaping to ensure compatibility with the neighborhood.

Staff Comment: The existing wetland provides a large open space area, and three ponds are proposed throughout the development for additional open space. Landscaping and buffering are proposed according to the standards for residential development and for the Venetian Gateway overlay (on the eastern side), and the special exception request addresses enhanced buffering on the western side.

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

Applicant Comment: The proposed S&D Plan provides sufficient screening of sources of light, noise, mechanical equipment, refuse areas and delivery and storage areas.

Staff Comment: A lighting plan is provided, and refuse collection is screened and located at a separate entrance on the northeastern corner of the property.

K. Locating road access to minimize adverse impacts.

Applicant Comment: Road access to the property been designed to minimize impacts.

L. Adjusting building setbacks to transition between different uses.

Applicant Comment: The proposed S&D plan reduces building heights below the 35' allowed in nearby residential districts.

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

Applicant Comment: Not Applicable.

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

Applicant Comment: The proposed S&D Plan provides a transition in density and intensity of uses from the more intense uses to the north of the subject property.

Special Exception Petition No. 21-29SE

- A. Land use density and intensity.**
- B. Building heights and setbacks.**
- C. Character or type of use proposed.**
- D. Site and architectural mitigation design techniques.**

Applicant Comment: Whereas, in the City of Venice walls are typically utilized in residential developments for the purpose of buffering and mitigating against potential incompatibility, the proposed six-foot wall located in the Project's western landscape buffer provides enhanced buffering beyond code requirements and consequently supports a finding of compatibility when evaluating items A through C 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.**
- F. Prevention of the location of commercial or industrial uses in areas where such uses are incompatible with existing uses.**

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

Applicant Comment: To the extent that considerations E through H above could be found relevant to the Project and this special exception, the proposed six-foot wall located in the Project's western landscape buffer provides enhanced buffering beyond code requirements and consequently supports a finding of compatibility for the Project and existing properties in the area.

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

- I. Providing open space, perimeter buffers, landscaping and berms.**
- J. Screening of sources of light, noise, mechanical equipment, refuse areas, delivery and storage areas.**
- K. Locating road access to minimize adverse impacts.**
- L. Adjusting building setbacks to transition between different uses.**
- M. Applying step-down or tiered building heights to transition between different uses.**
- N. Lowering density or intensity of land uses to transition between different uses.**

Applicant Comment: To the extent that potential incompatibility could result from the Project's use and design, walls are often utilized as a mitigation technique in residential developments to provide effective buffering, screening, and transitioning. The proposed six-foot wall located in the Project's western landscape buffer provides enhanced buffering beyond code requirements, which in combination with other details of the proposed Project design that encompass the considerations under items I through N above, and for which do not require a special exception, facilitates compatibility.

***Summary staff comment:** Density on this project is lower than what would be allowed by the Comprehensive Plan, both because of the limitation on the 10-acre area, and because the 20-acre area is proposed for 10 du/ac rather than the maximum allowed of 13 du/ac. The special exception request aims to provide a mitigation technique as a result of discussion with nearby single-family neighborhoods.*

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 Medium and Moderate Density Residential future land use designations, strategies found in the Pinebrook Neighborhood 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 site and development plan and special exception 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 special exception request.

Site and Development Plan

As noted above, the western part of the project (totaling 20± acres) is subject to the standards of the RMF-3 zoning district, while the eastern part (two parcels totaling 10± acres) is subject to both RMF-1 standards and additional conditions set by rezoning ordinance 2007-27. These conditions are as follows:

1. *Venetian Gateway (VG) standards relating to Section 86-124(d) architectural design standards, Section 86-124(f) landscaping.*
2. *Inclusion of appropriate landscaping and buffer yard standards adjacent to any property zoned Open Use Estate at the time of site and development plan.*
3. *Density shall not exceed five dwelling units per acre.*

*Note: Code citations for the VG standards are not consistent with the City's LDC, and should read 86-120(e) and 86-120(g), respectively.

The eastern parcels are proposed to have a density of 5 du/ac, and the landscaping has been reviewed according to the VG standards contained in Sec. 86-120(g) as required. Buffers of ten feet are provided adjacent to parcels with County zoning of Open Use Estate, and are compliant with LDC requirements for buffering and screening. Regarding architecture, Planning Commission will be required to approve the architectural elevations proposed and should use the standards in Sec. 86-120(e)(4), including architectural style, harmonious design, materials, proportions, colors, visibility of mechanical equipment, exterior lighting, screening of service and storage areas, and variation of design. Architectural and lighting plans have been provided by the applicant, and the site plan demonstrates how screening and visibility of equipment will be achieved.

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: Documents submitted with application are sufficient for these purposes, as applicable.

Staff Comment: Statements of ownership and control have been provided.

- (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 intensity of the proposed development is compatible with adjacent and nearby properties.

Staff Comment: Residential density has been reduced on the property through Ordinance No. 2007-20, and the applicant has met that requirement. Density is also proposed below the maximum on the recently-annexed portion of the property. Aside from neighboring residential development, there is institutional development occurring at varying intensities in this area.

- (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 site plan has designed ingress, egress, traffic flow and circulation, and location of all components of same to account for the safety and efficiency of pedestrians, vehicles, and all types of services

accessing and utilizing the Property.

Staff Comment: Access is provided to the site at one main entrance along Pinebrook Road and two entrances off of Curry Lane. Sidewalks and crosswalks are provided throughout the site for pedestrian safety.

(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: The site plan has located parking facilities to allow safe and efficient internal traffic flow that accounts for automotive and pedestrian safety, as well as emergency service. Parking facilities have also been adequately screened and landscaped.

Staff Comment: Parking is provided both as surface parking and as garage parking. The parking areas are landscaped according to the standards in the Land Development Code, and emergency service access is provided through a dedicated entrance.

(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: Proposed screens and buffers preserve internal and external harmony and compatibility for uses inside the proposed development as well as for those uses outside.

Staff Comment: Screening and buffering is provided on all four sides of the project, and privacy is offered internally through fencing. Pickleball courts and the dog park are also fenced and/or screened with landscaping.

(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: The proposed manner of drainage on the property will comply with City regulations and will have no negative impact on surrounding properties nor on overall public drainage capacities.

Staff Comment: The Engineering Department has confirmed compliance with requirements.

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

Applicant Comment: The site plan provides for adequate sewer service for the proposed development.

Staff Comment: The Utilities Department has confirmed compliance with requirements.

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

Applicant Comment: The site plan has designed its utilities pursuant to discussions with and direction from City Staff, and provides adequate utility service for the proposed development.

Staff Comment: The Utilities Department has confirmed compliance with requirements.

(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: Open space and recreational facilities provided under the proposed development are consistent with the City Comprehensive Plan and LDRs; there is no negative impact on privacy of nearby properties or other uses within the Property, nor on the relationship to other community/citywide open spaces and recreational facilities.

Staff Comment: Significant open space has been proposed for this project, and several amenities are included in the plan. The amenities that may cause additional noise or increased activity, namely the dog park and pickleball courts, have been fenced and screened from neighboring units.

(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 site plan has been designed to be compatible and harmonious with properties in the area, and such design will not cause a depreciation of property values.

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

Applicant Comment: Not 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: A concurrent Special Exception Application had been filed to allow for a 6' high wall within a required front yard.

Summary Staff Comment: The applicant has provided all relevant documents to apply for a site and development plan, and all members of the Technical Review Committee has confirmed compliance with these criteria.

Special Exception

The special exception is being requested to allow a 6' masonry wall along Pinebrook Road as part of the property's buffering along that road. Sec. 86-86(i)(1)(a) requires a front setback of 20' along Pinebrook Road and Curry Lane, and solid walls are limited to three feet in height in a front yard per Sec. 86-497(b). The special exception would request relief from that height requirement. The applicant notes that this wall is proposed as a result of discussion with a neighboring PUD, Windwood, during a public workshop.

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. The applicant has also provided responses to Sec. 86-43(e)(1-10) regarding criteria to approve a special exception petition, which are reproduced

verbatim below.

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

Applicant Comment: The proposed six-foot wall located within the Project's western landscape buffer complies with all applicable elements of the Comprehensive Plan and specifically supports Policies 8.2 and 8.5 under the Land Use element thereof. The proposed wall is just one component of the overall site design that provides for effective buffering, pleasing aesthetics, and overall compatibility for both the residents of existing nearby properties and the future residents of the Project.

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: The proposed six-foot wall located within the Project's western landscape buffer does not impede pedestrian, automotive, and emergency ingress and egress as all relate to the safety, convenience, access, and/or traffic flow or control on and offsite; rather, the proposed wall promotes such ingress and egress considerations as it more clearly defines the specific points and types of access to and from the site.

Staff Comment: The proposed wall is not expected to have any negative impact on safety or traffic flow.

(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: The proposed six-foot wall located within the Project's western landscape buffer will provide additional buffering to the surrounding properties from the Project's parking and loading areas.

(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 proposed six-foot wall located within the Project's western landscape buffer will provide additional buffering to the surrounding properties from the Project's refuse and service areas.

Staff Comment: Refuse areas are located at the rear of the property when viewed from Pinebrook Road, and are not likely to be visible from that view. The proposed wall will also screen the surrounding properties from the units and amenities closer to Pinebrook Road.

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

Applicant Comment: The proposed six-foot wall located within the Project's western landscape buffer does not interfere with the location, availability, and/or compatibility of utilities.

Staff Comment: The Utilities Department has confirmed compliance with requirements.

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

Applicant Comment: The proposed six-foot wall located within the Project's western landscape buffer provides enhanced screening and buffering beyond what is required for the proposed development.

Staff Comment: The special exception is intended to enhance buffering for nearby single-family development.

- (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: N/A.

Staff Comment: Staff is not aware of any wall signs or lighting proposed for the 6' masonry wall.

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

Applicant Comment: The proposed six-foot wall located within the Project's western landscape buffer is also located within the required front yard along Pinebrook Road; although walls are permitted within required front yards of residentially zoned properties, the code limits the solid portion of such walls to three feet in height from the ground elevation. The proposed special exception increases the solid portion of the wall by an additional three feet beyond what is permitted. This additional three feet in height of solid wall does not conflict with any other requirements for the Project's required yards and open space.

Staff Comment: The proposed wall is in an area that is proposed for buffering (as required), and is only proposed for one side of the project. It is located in a required yard, which is the reason for the special exception.

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

Applicant Comment: The proposed six-foot wall located within the Project's western landscape buffer is similar to the walls and buffering of other properties in the area.

Staff Comment: The intent of the request is to increase compatibility with nearby PUD development.

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

Applicant Comment: N/A.

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

The proposed site and development plan and special exception are compliant, 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 site and development plan or special exception requests.

Facility	Department	Estimated Impact	Status
Potable Water	Utilities	182 ERUs	Compliance confirmed by Utilities
Sanitary Sewer	Utilities	182 ERUs	Compliance confirmed by Utilities

Solid Waste	Public Works	2,613 lbs/day	Compliance confirmed by Public Works
Parks & Rec	Public Works	429 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	Up to 252 living units	Compliance will be confirmed by School Board

The traffic study for this project was submitted during the annexation, comprehensive plan amendment, and zoning map amendment processes. This study contemplated 252 units, which is eight more than the current proposal of 244 units. It has been reviewed by the County and the City, along with the City's transportation consultant, and no outstanding issues were raised.

The City's transportation consultant does note that the Curry Lane approach to Pinebrook Road is projected to have a Level of Service standard of E, and notes that the Catalyst Rehabilitation Hospital project to the north was not included in the study as vested trips, as it had not been approved at the time of application.

Facility	Department	Estimated Impact	Status
Transportation	Planning & Zoning	134 PM Peak Hour Trips	Compliance confirmed by City transportation 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):

No transportation issues have been identified.

III. 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 Site and Development Plan Petition No. 21-13SP and Special Exception Petition No. 21-29SE.