

B.C.C.: 4/5/2018

PDMU-17-30(P)
423 SUWANEE AVENUE (F.K.A. 423 PARTNERS LLC)
(DTS #20170558)

An Ordinance of the Board of County Commissioners of Manatee County, Florida, regarding land development, approving a Preliminary Site Plan for a mixed use redevelopment on an approximately 0.5096-acre site in the ROR (Retail/Office/Residential) Future Land Use Category, within the PDMU (Planned Development Mixed-Use) zoning district, and generally located at the northeast corner of Suwanee Avenue and Pinehurst Street at 423 Suwanee Avenue, Sarasota (Manatee County); subject to stipulations as conditions of approval; approving a schedule of uses voluntarily proffered by the applicant and attached as Exhibit B; setting forth findings; providing a legal description; providing for severability, and providing an effective date.

P.C.: 3/8/2018

B.O.C.C.: 4/5/2018

RECOMMENDED MOTION

Based upon the staff report, evidence presented, comments made at the Public Hearing, the action of the Planning Commission, and finding the request to be CONSISTENT with the Manatee County Comprehensive Plan and the Manatee County Land Development Code, as conditioned herein, I move to APPROVE Manatee County Ordinance No. PDMU-17-30(P); APPROVE a Preliminary Site Plan with Stipulations A.1-A.6, B.1-B.3, and C.1; and GRANT Specific Approval for alternatives to the Land Development Code Sections 1001.6.A (Elimination of the requirement to construct a sidewalk along the north side of Suwanee Avenue); 700, 701, and 900 (Relief from requirement to landscape the eastern portion of the site); and 402.11.D.3 (Adjustment of front and side setbacks established for PDC zoning districts to GC zoning districts), as recommended by the Planning Commission.

(Commissioner DiSabatino)

PLANNING COMMISSION ACTION:

On March 8, 2018, by a vote of 5 – 0, the Planning Commission recommended approval. Mr. Rutledge and Mr. DeLesline were absent.

PUBLIC COMMENT AND CORRESPONDENCE:

March 8, 2018 Planning Commission

There were no public comments.

Nothing was entered into the record.

PROJECT SUMMARY

CASE#	PDMU-17-30(P) (DTS #20170558)
PROJECT NAME	423 Suwanee Avenue (423 Partners, LLC)
LAND OWNER	423 Partners, LLC
APPLICANT(S)	Russ Tilton; Bob Schmitt
PROPOSED ZONING	Not Applicable
EXISTING ZONING	PDMU (Planned Development Mixed-Use)
PROPOSED USE(S)	Electric Bicycle Sales & Repair and additional uses as indicated in Exhibit B
CASE MANAGER	Ryan Todd, Planner I
STAFF RECOMMENDATION	APPROVAL with stipulations

DETAILED DISCUSSION

History:

The implementation of the Land Development Code in 1990 changed the zoning from C-1 (General Commercial) to PDMU (Planned Development Mixed-Use) without an approved site plan.

Randy's Cycle, a motorcycle sales and repair shop, is the current occupant of the site and has been in business for forty-one years.

Request, Including Detailed Discussion:

The request is for approval of a preliminary site plan for the redevelopment of the site to accommodate an electric bicycle sales and repair shop and additional uses proffered by the applicant attached as Exhibit B. Exhibit B allows applicants to identify self-imposed prohibitions on uses for a project in addition to uses prohibited by the LDC in the relevant zoning district.

There will be two phases to the redevelopment. During the first phase, a 456 sq. ft. building located to the north of the existing principal structure will be demolished, and a new two-story structure with a 2,394 sq. ft. footprint will be erected in the northeast corner of the site. Proposed programming for the new structure during Phase I is as follows: 1,652 sq. ft. of warehouse, 1,180 sq. ft. of retail, and 552 sq. ft. of office space. During the second phase, the existing principal structure will be demolished and replaced with surface parking, and a three-story structure with a footprint of approximately 2,310 sq. ft. will be erected to the south of the structure erected during Phase I. Proposed programming for the three-story structure is as follows: 1,396 sq. ft. of warehouse, 1,447 sq. ft. of retail, and 1,550 sq. ft. of office space. These uses are permitted in the PDMU zoning district and will meet the specific use criteria set forth in the Manatee County Land Development Code.

The site is in the ROR (Retail/Office/Residential) Future Land Use Category and the intent is to identify, textually in the Comprehensive Plan's goals, objectives, and policies, or graphically on the Future Land Use Map, exhibiting a broad range of commercial, residential and, in certain cases, light industrial uses, and to recognize the continued existence of such areas through the long range planning timeframe; to prohibit the intrusion of new industrial areas into these ROR areas, which typically fail to exhibit a planned or integrated approach to multiple use development; to allow the development of major future community or region-serving commercial multi-use nodes; to provide incentives for the horizontal or vertical integration of uses, achieving internal trip capture; and to encourage the development of a high quality environment for

living, working, or visiting. Policy 2.2.1.17.2 lists the range of potential uses as neighborhood, community and regional serving commercial uses, mixed with residential, lodging, office, public or semi-public, schools, and recreational uses, and appropriate water-dependent, water-related, and water-enhanced uses (see also Objective 4.2.1), and short-term agricultural uses.

The intended use of the PDMU (Planned Development Mixed-Use) zoning district is to provide for development of such districts at appropriate locations, in accord with the goals, objectives, policies, and locational criteria of the Comprehensive Plan, and in accord with the requirements herein.

It is further intended that PDMU development shall be in complexes with carefully located buildings, parking and service areas, open space and use mixtures which are scaled and balanced to reduce general traffic congestion, by providing interdependent uses and uses which are compatible with adjacent and surrounding land uses.

The Floor Area Ratio and project size for a PDMU district shall not exceed the maximum established in the Comprehensive Plan. The ROR Future Land Use Category in the Manatee County Comprehensive Plan has a maximum FAR of 0.35, 1.0 inside the UIRA and along designated Urban Corridors, or 2.0 along Urban Corridors if an FAR bonus is approved. The proposed redevelopment has a FAR of 0.35.

Surrounding properties along US 41 are commercial.

The applicant is requesting Specific Approval for relief from the requirement to construct a sidewalk on the north side of Suwanee Avenue, for relief from the requirement to landscape the eastern portion of the site, and for an adjustment of the required setbacks from those established for PDC (Planned Development Commercial) zoning districts to the setbacks established for GC (General Commercial) zoning districts. Staff supports each of the applicant's Specific Approval requests.

Staff recommends APPROVAL.

SITE CHARACTERISTICS AND SURROUNDING AREA

ADDRESS	423 Suwanee Avenue (Sarasota)	
GENERAL LOCATION	Generally located at the northeast corner of Suwanee Avenue and Pinehurst Street	
ACREAGE	±.5096 acres	
EXISTING USE	Vacant automotive repair	
PROPOSED USES	Retail/Office/Warehouse	
FUTURE LAND USE CATEGORY(S)	ROR (Retail/Office/Residential)	
OVERLAY DISTRICT	AI (Airport Impact Overlay District); UC (Urban Corridor); Entranceway (US 41)	
INTENSITY	F.A.R. max = 1.00	F.A.R. proposed = 0.35
SPECIAL APPROVAL(S)	Project within an Entranceway of the County (US 41)	
SPECIFIC APPROVAL(S)	Sidewalk (1001.6.A), Landscaping (700, 701, and 900), and Setbacks (402.11.D.3)	

SURROUNDING USES & ZONING													
NORTH	Sarasota Bradenton International Airport; PDMU (Planned Development Mixed-Use)												
SOUTH	Jo-To Japanese Steakhouse; GC (General Commercial)												
EAST	Sarasota Bradenton International Airport; PDMU (Planned Development Mixed-Use)												
WEST	Adams Pawn Too, Plants & Treasures (Out of Business); GC (General Commercial)												
SITE DESIGN DETAILS													
SETBACKS (MINIMUM)	<table border="0"> <tr> <td>Front</td> <td>35'</td> <td>Specific Approval Requested for 25'</td> </tr> <tr> <td>Side</td> <td>15'</td> <td>Specific Approval Requested for 10'</td> </tr> <tr> <td>Rear</td> <td>N/A</td> <td></td> </tr> <tr> <td>Wetland Buffer</td> <td>n/a, no wetlands present on site</td> <td></td> </tr> </table>	Front	35'	Specific Approval Requested for 25'	Side	15'	Specific Approval Requested for 10'	Rear	N/A		Wetland Buffer	n/a, no wetlands present on site	
Front	35'	Specific Approval Requested for 25'											
Side	15'	Specific Approval Requested for 10'											
Rear	N/A												
Wetland Buffer	n/a, no wetlands present on site												
OPEN SPACE (EXISTING)	0%												
OPEN SPACE (PROPOSED)	25% (20% Planned Development Commercial + 5% Entranceway)												
ACCESS (EXISTING)	One (1) along Suwanee Avenue One (1) along Pinehurst Street												
PARKING PROVIDED	21 spaces (includes 1 handicapped space and 1 compact space) Parking for uses in Exhibit B will comply with Table 10-2 of the LDC												
FLOOD ZONE(S)	Site lies in Zone X per FIRM Panel 12081CO314E, effective 3/17/2014												
AREA OF KNOWN FLOODING	Not Applicable												
UTILITY CONNECTIONS	<p>The following water and wastewater facilities are in the vicinity of this development project:</p> <p>Water: 6" potable water main along Pinehurst Street (Hafer Ct), 8" potable water main along Suwanee Ave, and 12" potable water main along the perimeter of the Sarasota-Manatee County Airport</p> <p>Sewer: 8" VCP sanitary gravity sewer along Pinehurst Street (Hafer Ct) and 8" sanitary gravity sewer along Suwanee Ave</p> <p>Reclaimed: Currently, the Manatee County GIS does not indicate any County owned reclaimed water main along Pinehurst Street (Hafer Ct) and Suwanee Ave</p>												

ENVIRONMENTAL INFORMATION

Overall Wetland Acreage	None
Proposed Wetland Impacts	None

Wetlands
Not Applicable

Uplands
Not Applicable

Endangered Species
Not Applicable

Trees
Not Applicable

Landscaping/Buffers
Not Applicable

NEARBY APPROVED DEVELOPMENT

PROJECT	LOTS / UNITS	DENSITY	Minimum Lot Size	APPROVED
Sarasota Bradenton International Airport	N/A	N/A	N/A	1999

COMPLIANCE WITH LDC

Standard(s) Required	Design Standard	Compliance		Comments
		Y	N	

BUFFERS

10' roadway buffer – Pinehurst St.	10'	Y		Shown
10' roadway buffer – Suwanee Ave.	10'	Y		Shown
Perimeter buffer – along south property line	10'	Y		Shown
Perimeter Buffer – along north property line	5'	Y		Shown
Perimeter Buffer – along east property line	10'	Y		Shown

SIDEWALKS

5' external sidewalks	5' wide sidewalk along Pinehurst St.	Y	Shown; Specific Approval for relief from requirement along Suwanee Ave.
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DRIVEWAYS, ROADS & RIGHTS-OF-WAY

Not Applicable	Not Applicable	N/A	Site is already developed. No additional development proposed.
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TRANSPORTATION

Major Transportation Facilities

The site is located on a Pinehurst Street/Suwanee Avenue loop road, east of US 41. Pinehurst Street and Suwanee Avenue are local roads. US 41 is designated as a 6-lane arterial with a planned right of way of 150 feet in the Comprehensive Plan's Future Traffic Circulation Plan.

Transportation Concurrency

Transportation concurrency was evaluated as part of the review of this project. The Applicant prepared a Traffic Impact Statement (TIS) to determine impacts to segments of US 41 adjacent to the project site. The results of the traffic study, which was reviewed and accepted by the Transportation Planning Division, indicated that the impacted roadway segment is expected to operate above the level of service (LOS) D performance standard with no off-site concurrency-related improvements required to mitigate project impacts (See Certificate of Level of Service Compliance table below).

Access

Access to the site will be provided via two existing driveways, a right in only on US 41 and a full access on Pinehurst Street/Suwanee Avenue.

**CERTIFICATE OF LEVEL OF SERVICE (CLOS) COMPLIANCE
TRANSPORTATION CONCURRENCY**

CLOS APPLIED FOR: Yes
TRAFFIC STUDY REQ'D: Yes. A traffic study has been submitted.

NEAREST ROADWAY	LINK(S)	ADOPTED LOS	FUTURE LOS (W/PROJECT)
US 41	3270	D	C

OTHER CONCURRENCY COMPONENTS

Solid waste landfill capacity, transportation and preliminary drainage intent will be reviewed at the time of application for concurrency. Potable water and waste water will be reviewed at the time of FSP/Construction Drawings.

POSITIVE ASPECTS

- The proposed business provides a sustainable transportation alternative to automobiles.
- The proposed business is owned and operated by a local entrepreneur.
- The proposed redevelopment will help create a sense of place in an urban corridor.
- The proposed redevelopment could prove to be catalytic, and encourage the redevelopment of adjacent parcels along an urban corridor.

NEGATIVE ASPECTS

- It is staff's opinion that there are no apparent or notable negative aspects of the proposed redevelopment.

MITIGATING MEASURES

- N/A

**REMAINING ISSUES OF CONCERN
(NOT RESOLVED OR CONDITIONED WITH RECOMMENDATION OF APPROVAL)**

No remaining issues

**LAND DEVELOPMENT CODE
ANALYSIS & FINDINGS**

322.2 Preliminary Site Plan (PSP) Review Criteria

In deciding whether to recommend for approval, or approval with modifications, or denial of a proposed preliminary site plan, the approving authority shall consider the following factors:

- A. **A. Previous Approvals. The site plan substantially conforms and is consistent with prior approvals such as a General Development Plan, rezoning, Special Permit, variance, etc.**
There are no prior approvals associated with this site.
- B. **Comprehensive Plan. The proposed plan must be consistent with all applicable provisions of the Manatee County Comprehensive Plan.**
The proposed redevelopment is consistent with all applicable provisions of the Comprehensive Plan
- C. **Land Development Code. The proposed plan must be in conformance with Land Development Code.**
The proposed redevelopment conforms with the Land Development Code, however the applicant is requesting Specific Approval for alternatives to LDC sections 1001.6.A (elimination of the requirement to construct a sidewalk along Suwanee Avenue); and 700, 701, and 900 (relief from the requirement to landscape the eastern portion of the site abutting the airport runway).
- D. **Use and District Requirements. The proposal must conform to the requirements of the zoning district(s) in which it is located and, where applicable, to the requirements of Chapter 5 for the particular use or activity under consideration.**
The applicant is requesting Specific Approval from LDC section 402.11.D.3 (adjustment of front and side setbacks established for PDC zoning districts to GC zoning districts).
- E. **Environment. The proposal shall not adversely impact environmentally sensitive lands or natural resources.**
There are no environmentally sensitive lands or natural resources on-site.
- F. **Circulation. Ingress and egress to the property and internal traffic patterns must be designed to protect and promote motorized vehicle and pedestrian/bicycle safety and convenience, allow for desirable traffic flow and control, and provide adequate access in case of fire or catastrophe.**
Ingress and egress routes are designed to protect and promote pedestrian, cyclist, and motorist safety; and adequate access is provided in case of fire or catastrophe.

- G. Concurrency. The site plan must meet the requirements of Section 360, Certificate of Level of Service, or the site plan must be conditioned upon a Certificate of Level of Service being granted prior to Construction Drawing approval (this second option is available only where the applicant is required to obtain Construction Drawing approval).**

Applications for Certificate of Level of Service Compliance for potable water, sanitary sewer, solid waste, transit, drainage, and traffic have been reviewed and will be approved upon project approval. Prior to final site plan approval, concurrency must be met relative to drainage design. Please contact Public Works Storm Water Engineering Division in order to obtain approval regarding this issue.

No concurrency-related improvements were identified.

402.6 General Design Requirements for all Planned Development Site Plans

A. Physical Characteristics of the Site; Relation to Surrounding Property

The site is located at the northeast corner of the intersection of Suwanee Avenue and Pinehurst Street, 100' east of US 41, and immediately west of the Sarasota Bradenton International Airport runway.

B. Relation to Public Utilities, Facilities and Services

The project is served by County water and County sewer.

C. Relation to Major Transportation Facilities

The site is located at the intersection of Suwanee Avenue and Pinehurst Street. The site has an access point on both Suwanee Avenue and Pinehurst Street. Suwanee Avenue and Pinehurst Street are local streets accessible only from US 41 to the west. US 41 is the first directly accessed, functionally classified, thoroughfare from the project site.

D. Compatibility

The proposed redevelopment is consistent with site designs in the area. The requested reduction in front and side setbacks ensures visual continuity with adjacent commercial properties in the GC zone. The proposed uses, community retail; warehouse; and office, as well as uses listed in Exhibit B, are comparable with development in the area. The vertical mix of uses proposed will serve as an exemplar for future mixed-use development.

E. Transitions

The site is surrounded by commercial development in a GC (General Commercial) zone along US 41, and the Sarasota Bradenton International Airport lies to the east of the site. No transitions are necessary.

F. Design Quality

The proposed redevelopment meets the standards set forth in the Land Development Code, however Specific Approval has been requested to adjust the requirements of LDC sections 1001.6.A; 700, 701, and 900; and 402.11.D.3. It is staff's opinion that these Specific Approvals will not negatively impact the design quality of the project. The requested adjustment to section 402.11.D.3 will provide a higher-quality design than if the applicant was compelled to adhere to the established setbacks for a PDC zoning district.

G. Relationship to Adjacent Property

The site is abutting commercial development to the north, south, and west. The Sarasota Bradenton International Airport lies to the east. The project has screening and buffers that meet or exceed the requirements set forth in the Land Development Code.

H. Access

Access to the site is provided along Suwanee Avenue to the south, and Pinehurst Street to the west.

I. Streets, Drives, Parking and Service Areas

The site has been designed in such a way to provide safe and convenient access to the building and general facilities. The site provides 21 parking spaces and includes 1 handicapped space and 1 compact space. 1 loading dock will be provided at a depth of 32.5'.

J. Pedestrian Systems

The site provides a 5-foot internal sidewalk along the building frontage and along Pinehurst Street. Specific Approval has been requested for relief from constructing a sidewalk along Suwanee Avenue.

K. Natural and Historic Features, Conservation and Preservation Areas

There are no known natural and historic features, conservation and preservation areas on this site.

L. Density/Intensity

The FAR is 0.35, which is less than the maximum of 1.00 allowed for development in an Urban Corridor in the ROR FLUC.

M. Height

Proposed height of 35' should not create any external negative impact that would affect surrounding developments and will not interfere with air traffic.

N. Fences and Screening

10-foot wide roadway buffers will be provided along Suwanee Avenue and Pinehurst Street. The north property line will have a 5-foot wide screen. Specific Approval has been requested to relieve the applicant from emplacing a buffer along the east property line because it abuts the Sarasota Bradenton International Airport. The airport supports the applicant and adds that landscaping along the eastern property line, if required, could negatively impact air traffic safety.

O. Yards and Setbacks

The applicant has requested a Specific Approval to reduce the front setback from 35' to 25', and to reduce the side setback from 15' to 10', which is consistent with GC development in the area. Staff finds that the requested setback reductions are contextually appropriate and are better aligned with the vision for the urban corridor than the required setbacks.

P. Trash and Utility Plant Screens

Trash and utility plant screens meet the requirements of this section.

Q. Signs

All signs will meet the requirements of LDC Chapter 6 – Signs and LDC Section 900.6.C (Entranceway Standards for Development). All signs will be reviewed at time of Final Site Plan and Building Permits.

R. Landscaping

The current landscaping meets the standards of LDC 701. A Specific Approval has been requested to relieve the applicant from landscaping the eastern portion of the site due to aviation safety issues.

S. Special Guidelines for Review of Projects with Mixed Use Plan Designations and Projects at Designated Entranceways

The project is in an entranceway and meets the requirements set forth in Section 900 of the LDC.

T. Environmental Factors

The site meets the environmental requirements outlined by the code.

U. Rights-of-Way and Utility Standards. All improvements shall adhere to the requirements of the County's administrative procedures for all public and private rights-of-way construction

Internal driveways will be designed to Manatee County Public Works standards, and be reviewed in detail at Final Site Plan.

V. Stormwater Management

The proposed redevelopment is within the Sarasota Bay watershed, but is outside of the 100-year floodplain (Zone "X") pursuant to FEMA 2014 FIRM.

402.16 Planned Development Mixed-Use.

A. Intent

The proposed PSP is consistent with the intent of the PDMU zoning district.

B. Permitted Uses

Uses permitted in the PDMU zoning district are outlined in LDC Table 4-9. The uses proposed by the applicant,

as well as the potential future uses voluntarily proffered by the applicant in Exhibit B, are permitted in the PDMU zoning district.

C. Maximum Floor Area Ratio and Project Size

The proposed Floor Area Ratio is below the maximum allowed for the ROR FLUC along an Urban Corridor.

SPECIFIC APPROVALS – ANALYSES, RECOMMENDATIONS, FINDINGS

Applicant Request(s):

1. Alternative to LDC Section 1001.6.A – Sidewalks, Pedestrian Ways and Bicycle Facilities Standards

LDC Section 1001.6.A requires sidewalks to be constructed “Along the north and west sides of all new or existing public streets contiguous to the development, and/or also within the proposed development.” The applicant requests elimination of the requirement to construct a sidewalk along the north side of Suwanee Avenue because Suwanee Avenue terminates at the eastern lot line of the site, effectively leading no-where.

Staff Analysis and Recommendation

Staff supports the request for Specific Approval for relief from Section 1001.6.A of the LDC. Suwanee Avenue terminates at the eastern lot line of the site at the boundary for the taxiway of the Sarasota Bradenton International Airport.

Growth management staff supports the applicant’s request.

Finding for Specific Approval

Notwithstanding the failure of this plan to comply with the requirements of LDC Section 1001.6.A, the Board finds that the purpose of the LDC regulation is satisfied to an equivalent degree by the proposed elimination of the sidewalk along the north side of Suwanee Avenue.

2. Alternative to LDC Sections 700, 701, and 900 – Landscaping Standards

LDC Sections 700, 701, and 900 require landscaping and screening in order to: “protect and enhance the community’s environmental, economic and aesthetic quality, thereby contributing to the overall objective of promoting the public health, safety and general welfare.”. The applicant requests relief from the requirement to provide landscaping and screening on the eastern portion of the site.

Staff Analysis and Recommendation

Staff supports the request for Specific Approval for relief from Sections 700, 701, and 900 of the LDC to eliminate the requirement to replant trees and landscape the eastern portion of the site. The Sarasota Bradenton International Airport runway is located immediately to the east of the site, making landscaping unnecessarily onerous. The airport authority, in meetings with the applicant, has also expressed concern that planting trees along the eastern portion of the site could negatively impact air traffic safety.

The Environmental Review Section supports the applicant’s request.

Finding for Specific Approval

Notwithstanding the failure of this plan to comply with the requirements of LDC Sections 700, 701 and 900, the Board finds that the purpose of the LDC regulation is satisfied to an equivalent degree by the proposed design because roadway views will not be impacted.

3. Alternative to LDC Section 402.11.D.3 – PDC Standards Yards and Setbacks

LDC Section 402.11.D.3 states that “...a minimum front yard of thirty (30) feet shall be required along all thoroughfare streets and thirty-five (35) feet along all local streets. A side setback of fifteen (15) feet is required. The applicant requests an adjustment of the required setbacks established for PDC zoning districts to the setbacks established for GC zoning districts of 25’ in the front and 10’ on the side.

Staff Analysis and Recommendation

Staff supports the request for Specific Approval for an alternative to Section 402.11.D.3 of the LDC to reduce the required front and side setbacks from those established for PDC zoning districts to those required for GC zoning districts. The overwhelming majority of parcels in the immediate area surrounding the site are zoned GC.

Allowing the applicant to apply the GC setbacks to the proposed redevelopment will ensure that the site is consistent with commercial development in the area. Additionally, the proposed setback reductions are more aligned with the vision of the urban corridor than the setbacks established for PDC zoning districts.

Finding for Specific Approval

Notwithstanding the failure of this plan to comply with the requirements of LDC Section 402.11.D.3, the Board finds that the purpose of the LDC regulation is satisfied to an equivalent degree by the proposed alteration of the setbacks established for PDC zoning districts.

SPECIAL APPROVALS – ANALYSES, RECOMMENDATIONS, FINDINGS

Located within an Entranceway (US 41)

The Manatee County Comprehensive Plan (Policy 2.9.4.1), and LDC Section 900.5 require Special Approval for a project within one-quarter mile on either side of US 41, a designated Entranceway of the County.

The entire site lies within the US 41 Entranceway. The design of the Preliminary Site Plan meets the applicable entranceway standards in LDC Chapter 9, and the proposed buffers and open space meet or exceed the minimum requirements.

COMPLIANCE WITH COMPREHENSIVE PLAN

The site is in the ROR Future Land Use Category. A list of Comprehensive Plan Policies applicable to this request is attached. This project was specifically reviewed for compliance with the following policies:

Policy: 2.2.1.17.1 Intent

To identify, textually in the Comprehensive Plan's goals, objectives, and policies, or graphically on the Future Land Use Map, areas which are established and developed areas exhibiting a broad range of commercial, residential and, in certain cases, light industrial uses, and to recognize the continued existence of such areas through the long range planning timeframe; to prohibit the intrusion of new industrial areas into these ROR areas, which typically fail to exhibit a planned or integrated approach to multiple use development; to allow the development of major future community or region-serving commercial multi-use nodes; to provide incentives for the horizontal or vertical integration of uses, achieving internal trip capture; and to encourage the development of a high quality environment for living, working, or visiting.

Policy 2.2.1.17.3 Range of Potential Uses

Neighborhood, community and regional serving commercial uses, mixed with residential, lodging, office, public or semi-public, schools, and recreational uses, and appropriate water-dependent, water-related, and water-enhanced uses (see also Objective 4.2.1), and short-term agricultural uses.

Policy: 2.2.1.17.3 Range of Potential Density/Intensity

The ROR Future Land Use allows a maximum intensity of 0.35 F.A.R.; 1.0 inside the UIRA and along designated Urban Corridors; 2.0 along Urban Corridors if an FAR bonus is approved. The proposed redevelopment and has a FAR of 0.35.

STAFF RECOMMENDED STIPULATIONS

A. Design and Land Use Conditions:

1. Compliance with all applicable regulations of the Land Development Code shall be demonstrated at time of Preliminary/Final Site Plan, except for those requirements in which Specific Approval is granted with this request.
2. All other applicable state or federal permits shall be obtained before commencement of the development.
3. All roof mounted HVAC equipment shall be screened from view from Suwanee Avenue, Pinehurst Street, US 41, and adjacent properties. Screening shall consist of building materials matching those used for the

principal structure, or an opaque fence. Details of screening shall be submitted and approved with the Preliminary/Final Site Plan.

4. Dumpsters or compactors shall be screened from view from principal buildings, adjacent properties, and internal driveways. Screening shall consist of building materials and colors matching the principal structure.
5. All signs shall meet the requirements of LDC Chapter 6 – Signs and LDC Section 900.6.C (Entranceway Standards for Development). All signs will be reviewed at time of Final Site Plan review and Building Permit issuance.
6. The uses for this redevelopment are limited to those voluntarily proffered by the applicant in the schedule of uses attached to Zoning Ordinance PDMU-17-30(P) as Exhibit B.

B. Environmental:

1. Irrigation for landscaping shall use the lowest water quality source available, (plans indicate a private well), which shall be identified on the Final Site Plan on the cover sheet and the required irrigation plan sheet. Use of Manatee County public potable water supply shall be prohibited. A Water Well Construction Permit must be obtained prior to the construction of any proposed well(s).
2. Landscape plant material details including species and quantities, shown on the Preliminary Site Plan, are not approved at this time and shall be reviewed for consistency with the LDC at the time of Final Site Plan.
3. Since this project is within an Entranceway, foundation landscaping increases to 40 sq. ft per 1,000 sq. ft of gross floor area with at least 60% located along foundations visible from entranceway roadways. Buffer landscaping requires 1 canopy tree planted every 25' and hedge/shrubs shall achieve 60% opacity at a height of 5 feet.

C. Utility Engineering:

1. Connection to the County potable water and wastewater systems is required pursuant to the Manatee County Comprehensive Plan. The cost of connection, including the design, permitting and construction of off-site extensions of lines, shall be the responsibility of the Applicant. Such off-site extension shall be designed and constructed in accordance with the appropriate County Master Plan. The connection shall be designed, engineered and permitted by the Applicant consistent with Manatee County Public Works Standards and approved by County Engineer through the construction plans review process for the project.

ATTACHMENTS

1. **Applicable Comprehensive Plan Policies**
2. **Staff Report Maps**
3. **Preliminary Site Plan**
4. **Exhibit B – Schedule of Uses**
5. **Traffic Impact Statement**
6. **Specific Approval Narrative**
7. **Correspondence with Airport Authority**
8. **FAA Determination of No Hazard to Air Navigation**
9. **Newspaper Advertising**
10. **Ordinance PDMU-17-30(P)**

APPLICABLE COMPREHENSIVE PLAN POLICIES

Policy 2.1.2.7.		Review all proposed development for compatibility and appropriate timing of development. this analysis shall include the following: <ul style="list-style-type: none"> • Consideration of existing development patterns; • Types of land uses; • Transition between land uses; • Density and intensity of land uses; • Natural features; • Approved development in the area; • Availability of adequate roadways; • Adequate centralized water and sewer facilities; • Other necessary infrastructure and services; • Limiting urban sprawl; • Applicable specific area plans; • (See also policies under Objectives 2.6.1—2.6.3).
Policy:	2.2.1.13	RES-9: Establish the Residential-9 future land use category as follows:
Policy:	2.2.1.13.1	Intent: To identify, textually in the Comprehensive Plan's goals, objectives, and policies, or graphically on the Future Land Use Map, areas which are established for a low-moderate urban, or clustered moderate density urban residential environment. Also to provide for a complement of residential support uses normally utilized during the daily activities of residents of these urban areas.
Policy	2.2.1.13.2	Range of Potential Uses (see Policies 2.1.2.3—2.1.2.7, 2.2.1.5): Suburban or urban residential uses, neighborhood retail uses, dormitories, short-term agricultural uses other than special agricultural uses, agriculturally-compatible residential uses, public or semi-public uses, schools, low intensity recreational uses, and appropriate water-dependent/water-related/water-enhanced uses (see also Objectives 4.2.1 and 2.10.4). Hotel uses may also be allowed within this designation but only along Urban Corridors and subject to the locational criteria for commercial uses.
Policy	2.2.1.13.3	<p>Range of Potential Density/Intensity:</p> <p>Maximum gross residential density: Nine (9) dwelling units per acre; up to twenty (20) dwelling units per acre along designated urban corridors if a density bonus is approved.</p> <p>Minimum Gross Residential Density: 7.0 only in UIRA for residential projects that designate a minimum of twenty-five (25) percent of the dwelling units as "affordable housing".</p> <p>Maximum net residential density: Sixteen (16) dwelling units per acre. Twenty (20) dwelling units per acre within the UIRA for residential projects that designate a minimum of twenty-five (25) percent of the dwelling units as "Affordable Housing". Maximum "net" densities shall not apply to projects within designated Urban Corridors. See Policies 2.3.1.4 and 4.3.1.5 for density restrictions within the WO or CHHA Overlay Districts.</p> <p>Maximum Floor Area Ratio: 0.23 (0.35 for mini-warehouse uses). 1.00 inside the UIRA and within designated Urban Corridors.</p> <p>Maximum Square Footage for Neighborhood Retail Uses: Medium (150,000 s.f.).</p>