Whitfield – Lockwood Ridge Residential
PDR-19-13(Z) (G)
Applicant's Building Height Compatibility Analysis
Revised June, 2020

- Two parcels are proposed for rezoning. The parcel on the west side of Lockwood Ridge Road will be used for floodplain compensation and wetland and will have no buildings.

- All buildings will be located on the property east of Lockwood Ridge Road. This property is currently zoned RMF-6. The zoning district permits four (4) stories, subject to the provisions of 401.5.A of the Land Development Code. Because the applicant is requesting rezoning to PDR, the provisions of 401.5.B are also applicable.

- The applicant is requesting three stories south of Rattlesnake Slough and four stories north of the Slough.

- This narrative reviews each of the Code standards.

- **401.5 – Building Height Compatibility**

    - **A. Adjacent to Single Family Development. Developments of three (3) stories or more abutting a single-family residential district or directly across the street from a single family residential district (excluding major arterials) shall provide:**

        - **1. An additional building setback of twenty (20) feet over the minimum setback required for each floor above three (3) stories. Developers may elect to apply the setback just to those floors above the third story (step-back approach, see Figure 4-3 – Option A), to the entire façade (Option B) or a combination of the two (Option C). The additional setback/step-back requirement may render some sites ineligible for the maximum permitted height.**

        - **2. A six-foot solid, decorative wall along the property line abutting the single-family site, in addition to the buffer requirements of Chapter 7. The wall shall not be required if the uses are separated by a public or private street.**

            - The parcel to be rezoned is bounded on the west by Lockwood Ridge Road. As this is an arterial, the provisions of Section 401.5 are not applicable to this frontages.

            - To the north is a narrow (approximately seventy (70) feet) strip of property owned by Manatee Fruit. This property is zoned A-1. Immediately north of the Manatee Fruit strip is property owned by Manatee County for stormwater purposes. Thus, this Code section is not applicable on the northern portion of the property.

- To the east is Carlyle, a single-family residential community zoned PDR. Section 401.5.A standards are applicable in this direction.

    - **1. Setback.** The applicant is proposing a maximum of three stories south of Rattlesnake Slough. As indicated on the General Development Plan, there is a 100-foot buffer and floodplain compensation area located along the eastern property boundary. The applicant has also agreed that the easterly 350-feet of the site south of the Slough will be limited to floodplain compensation, wetlands, wetland mitigation, stormwater management and landscaping. Additionally, the General Development Plan places the eastern edge of Building #6 384-feet from the property line and the applicant is agreeing that should the setback be less than 370 feet, Board approval is required. This exceeds the setback standards of this provision. It should be noted that the setback of the current zoning district (RMF-6) is ten (10) feet for a three story building; thirty feet for a four (4) story building.

    - **2. Wall.** As noted above, Building 6 is located 384-feet from the eastern property line. This is in addition to the more than one-hundred (100) foot open space area under control of the Carlyle Community Association. The applicant has also agreed to limit the easterly 350-feet south of the Slough to floodplain compensation, wetlands, wetland mitigation, stormwater management and landscaping. The applicant is also proposing a twenty (20) foot wide berm be located between the southeast stormwater pond and the floodplain compensation/wetland mitigation area conceptually illustrated below:

- The berm will be planted with hardwoods and the downward slope of the wetland mitigation area will be planted with wet tolerant species such as red maple and bald cypress to provide additional screening.

- The requirement for a wall will have no beneficial impact for Carlyle homeowners. Pursuant to Section 402.4, it is requested that the Board of County Commissioners make a specific finding that the public purposes of Section 401.5.A.2 have been met or exceeded.

- To the south, across Whitfield Avenue is Treymore, a single-family residential subdivision zoned PDR. Whitfield Avenue in this location is a collector. While this is a thoroughfare, it is not an arterial. In an abundance of caution, this frontage has been analyzed for compliance with Section 401.5.A.

  - **Setback.** The required front-yard setback in the current RMF-6 zoning district is twenty-five (25) feet. Below is an aerial showing the relationship of the homes in Treymore to Whitfield Avenue and the site.

This is an enlarged version of the homes on Treymore Court closest to Whitfield Avenue both in aerial and map view:

The first two lots adjacent to Whitfield Avenue are owned by the Treymore Community Association. There is vegetation, a wall and a community entry feature as seen below:

As shown on the General Development Plan, the closest residential structure to Whitfield Avenue is fifty (50) feet. Whitfield Avenue has 120 feet of Right-of-Way in this location.
The proposed fifty (50) foot setback from Whitfield Avenue exceeds the requirements of Section 401.5.A.1.

- **2. Wall.** Because Treymore is separated from the site by Whitfield Avenue, a wall is not required.

- **B. Through Special Permit or PD. Requests for approval of additional building height … in conjunction with Planned Development Residential as provided for in Section 402.7.D.9, shall meet the provisions of subsection A, above, if applicable, and the following provisions.**

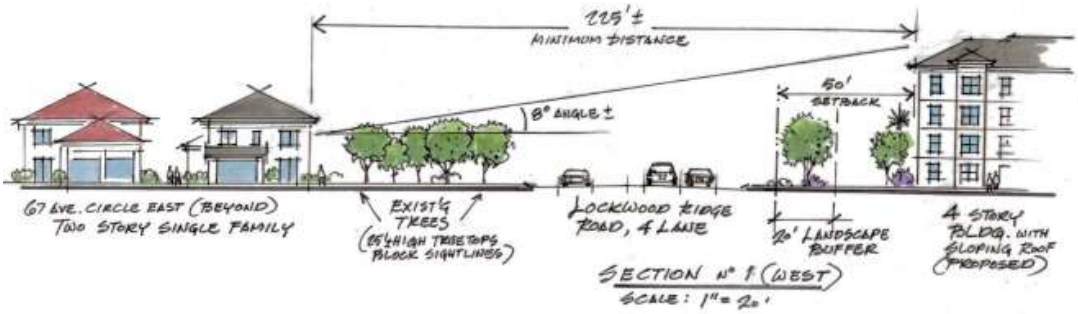
  - **1. The height of the proposed development shall not adversely affect surrounding development or waterfront vistas.**

    - There are no waterfront vistas associated with this property.

    - Building 1 is located along Lockwood Ridge Road. There is a fifty-foot building setback from the western property line. A twenty (20) foot roadway buffer is included in this setback area. This will provide visual screening for the driving public. Directly across Lockwood Ridge Road there is a Woodridge Oaks Homeowners Association stormwater facility. The closest single-family home is at 4206 67th Avenue Circle East. This home is approximately 225 feet from proposed Building 1. The Woodridge Oaks Homeowners Association has an extensive vegetative buffer along Lockwood Ridge Road, as shown below:

- This buffer will protect the views from 67th Avenue Circle East.

- Building 2 is located along the northern boundary of the property. There is a dense, existing buffer at the northwest corner of 67th Avenue Circle East and Lockwood Ridge Road. Section No. 1 on the view graphic depicts this view.



- Building 2 is also adjacent to the well-vegetated Manatee Fruit strip. To the north of that strip is a Manatee County stormwater facility. This places Building 2 over 750 feet from the residences to the north in Woodbrook.

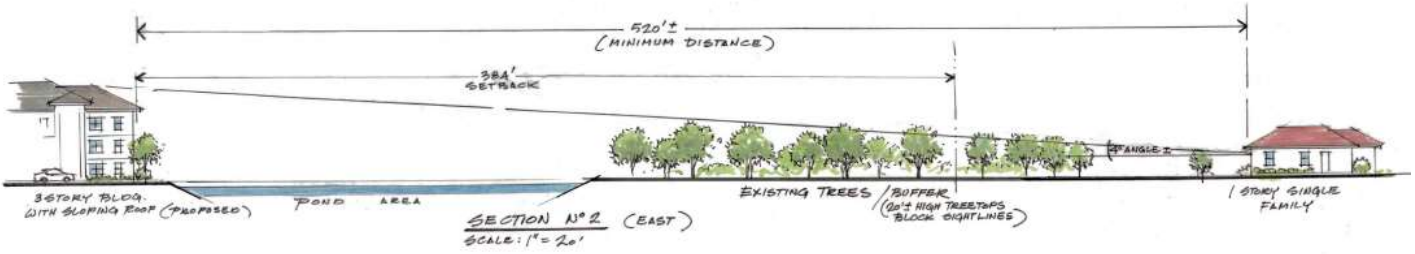
Northern Boundary

- Building 3 is also located on the northern boundary of the site. It is in the north central portion of the site. The building benefits from the same screening and buffering as Building 2.

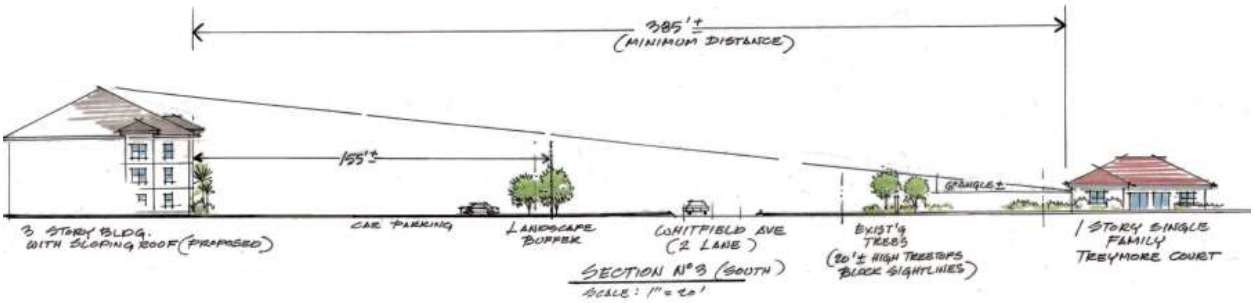
- Building 4 is located in the center of the site is abuts no residential development.

- Building 5 is on the southern portion of the site. Like Building 4, it is not adjacent to any residential development.

- Building 6 is the easternmost building proposed. This building will have a minimum 384-foot setback from the eastern property line. The applicant has committed that the eastern-most 350 feet south of the Slough will be limited to wetlands, wetland mitigation, floodplain compensation, stormwater management and landscaping. Additionally, there is Carlyle Association open-space between the applicant's property boundary and the closest single-family homes. As demonstrated below, there will be over 500-feet between Building 6 and the closest single-family home.



- Building 7 is positioned perpendicular to Whitfield Avenue. It has a fifty-foot building setback. Other buildings are parallel to Whitfield Avenue. The closest single-family homes are on Treymore Court, south of Whitfield Avenue. The Treymore Community Association has heavily vegetated lots at the intersection of Treymore Court and Whitfield Avenue. The Treymore Court homes will be approximately 385-feet from the Buildings 5 and 6 as shown on the General Development Plan.



- **2. The proposed building(s) shall have varied setbacks of at least three (3) feet in depth every seventy-five (75) horizontal feet to give the appearance of less bulk to the street frontage and adjacent buildings;**

  - Acknowledged. This will be addressed and demonstrated with the Final Site Plan submission.

- **3. The proposed building(s) shall have an articulated roofline, whether it consists of a series of flat or sloped roofs (Figure 4-4);**

    - Acknowledged. This will be addressed and demonstrated with the Final Site Plan submission.

- **4. The main entrance to the building shall face the street and the site shall be designed to provide clear and safe pedestrian access from the public sidewalk to that entrance.**

    - This Code provision first appeared when Ordinance 16-06 adopted Urban Corridor Design Standards. Specifically, the following provision was required of development along six (6) County-designated urban corridors:

        - **902.5.C.1. The main entrance of all buildings shall be oriented toward the public right-of-way.**

    - Because Ordinance 16-06 increased the potential height in the Urban Corridors, Section 902.6 was added for design compatibility adjacent to single-family development (except when separated by major arterials) and created the additional twenty (20) feet of setback for each floor over three(3).

    - This was not a standard for Planned Development Residential Districts until the process improvement amendments adopted in Ordinance 19-03. Prior to 2019, the Board of County Commissioners was required to consider a number of factors when presented with a request for additional height.

    - While this particular provision may be a common-sense provision in designated Urban Corridors, it is not necessarily transferrable to all projects requesting additional height.

        - Proposed is a multi-family project. To create a sense of community and safety, access to these projects is generally limited to residents and their guests.

        - While projects must meet access requirements for public safety, multiple entrances along arterials are limited. Internal access in multi-family projects is rarely from a public road.

        - The buildings have been located to minimize impacts to the surrounding neighborhoods and the traveling public as required. Requiring that all buildings face Whitfield Avenue or Lockwood Ridge Road will result in a cavernous, wall effect in contravention of the other provisions in this Code section.

        - Additional setbacks are required if a project is adjacent to single-family development.

    - Pursuant to Section 402.4 of the Land Development Code, it is requested that the Board make a finding that the public purposes have been met to an equal or greater extent.

- **5. The building materials shall be complementary with adjacent existing construction.**
    - Acknowledged. This will be addressed and demonstrated with the Final Site Plan submission.