

SPRINGS AT ELLENTON

PROJECT NARRATIVE

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The applicant is submitting an application for Rezoning to Planned Development to General Development Plan standards for property located at the southwest corner of 60th Avenue East and 29th Street East in Ellenton within the jurisdiction of Manatee County. The parcel identification numbers are 812700189, 812300059, 814000055, and 813000059. The site is 37.17 acres in size.

The property currently has two zoning designations: Suburban Agriculture (A-1) on 6.88 acres and Planned Development Mixed Use on 30.29 acres. The property is also partially located within the Entranceway. The property is in the Mixed Use (MU) and RES-6 (Residential – six dwelling units per acre) Future Land Use categories. Both 29th Street East and 60th Avenue East are on the Future Thoroughfare maps in the Comprehensive Plan.

The proposed use is 292 multi-family units within two-story buildings on 23.75 acres on the western portion of the property. The proposed uses also include 150,000 square feet of non-residential uses on 13.42 acres with a list of proposed uses generated from the Land Development Code Table 4-9 and the Future Land Use Categories.

There is a small (0.15 acre) wetland along the western boundary of the property. There are no impacts to the wetlands proposed. Please see the attached Environmental Narrative prepared by E Co Consultants.

The western portion of the property contains a ditch, stormwater ponds, and is within the 25-year floodplain. Stormwater and floodplain compensation ponds are proposed on the western and southern portion of the property.

Access to the project will be from 60th Avenue East as well as 29th Street East. An emergency access is also proposed for the residential parcel. A future pedestrian access to the adjacent Ellenton Outlet Mall is also proposed.

Please see the attached review criteria narratives, the Specific Approval Request and the General Development Plan for additional information on the proposed zoning map amendment.