



Pocatella Avenue Multi-Family Development Master Plan


(Petition No. DMP-22-124)

Presented by: The Planning and Zoning Division





Overview

- Applicant: Jeffery A. Boone, Esq.
 - Property Owner: Zia Butt
 - Request: Development Master Plan for a 175-unit multi-family development and accessory structures.
 - Location: SE corner of South Sumter Boulevard and Pocatella Avenue.
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SITE STATISTICS

LAND USE: PROFESSIONAL OFFICE/INSTITUTIONAL

PLANNING: OPI (OFFICE/PROFESSIONAL/INSTITUTIONAL)

1.7 ACRES

DENSITY: 15 UNITS PER ACRE

ADJUSTABLE NUMBER OF UNITS: 175 UNITS

NUMBER OF UNITS: 175

REQUIRED: 1.5 SPACES PER UNIT PLUS 2 FOR OWNER OR
 JS: 1 PER EVERY 10 UNITS = (175 X 1.5) + 2 + 175/10 = 282

VIDEO: 282 SPACES MINIMUM

CONCEPTUAL LANDSCAPE PLAN



TYPICAL 100' LANDSCAPE SEGMENT

TYPE 'C' - BUFFER PER CITY OF NORTH PORT LAND DEVELOPMENT CODE
 REQUIRED: 10' WIDTH, 1 TREE / 40 LF AND 1 SHRUB / 3 LF
 REQUIRED PER 100' = 10 WIDTH, 3 TREES AND 34 SHRUBS



- LEGEND**
- PROPERTY LINE
 - - - DRAINAGE MAINTENANCE EASEMENT
 - LANDSCAPE BUFFER
 - DRAINAGE RIGHT-OF-WAY

NOTES

INTERIOR LANDSCAPING SHALL MEET THE REQUIREMENTS PER CHAPTER 21 OF THE ULDC






Requested Waivers

- ULDC Sec. 53-118-Modifications of regulations. The applicant is not requesting any waivers from the ULDC.

Neighborhood Meeting

- ULDC Sec. 53-5. E., the applicant, held a neighborhood meeting on August 18, 2022, at 5:00 PM at the Dallas White Scout House located at 5845 Greenwood Avenue.
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Staff Review

Staff Development Review Summary	
NDS- Building Arborist	No Objection ¹
NDS-Building Structural	No Objection ²
Finance	No Objection
Fire/Rescue	Meets Requirements with Conditions ³
NDS-Planning and Zoning	Meets Requirements with Conditions ⁴
Parks and Recreation	No Objection
Public Works/P&Z Environmental	Meets Requirements with Conditions ⁵
Public Works Engineering	No Objection ⁶
Public Works Stormwater	Meets Requirements with Conditions ⁷
Public Works Solid Waste	No Objection
Utilities	Meets Requirements with Conditions ⁸



Comprehensive Plan Data and Analysis




Comprehensive Plan



Chapter 2 Future Land Use

- Staff has reviewed the proposed development master plan for consistency with the City's Comprehensive Plan and the Unified Land Development Code (ULDC).
- Future Land Use Goal 1: Ensure that the character and location of land uses maximize the potential for economic benefit and the enjoyment of natural and man-made resources by citizens while minimizing the threat to health, safety, and welfare posed by hazards, nuisances, incompatible land uses, and environmental degradation.
- The Comprehensive Plan does not define nor specify the applicability of the term "maximize economic benefit"
- The proposed project may not fully meet the intent of Goal 1. However, in consideration of the remaining factors, staff concludes that the proposed development is consistent with the majority of the Comprehensive Plan's Future Land Use Goal 1.





Comprehensive Plan Future Land Use Policy 1.1: Professional Office

- These lands are designated for professional and business offices, institutional, cultural, residential and associated uses (0.95 FAR, 15DU/acre excluding bonuses, incentives or transfer of development rights. As a guideline, the residential use should not exceed 50% of the floor area).
 - Guidelines are recommendations that guide best practices, while regulations are binding rules that must be obeyed.
 - The proposed development is consistent with Chapter 2, Future Land Use Element Policy 1.1, of the City of North Port's Comprehensive Plan.
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Comprehensive Plan Chapter 3, Transportation Element Goals, Objectives, and Policies

- Policy 4.4: To provide adequate access management controls to limit the proliferation of commercial and residential driveways along arterial and collector roadways.
 - The proposed development meets the Comprehensive Plan Transportation Element Goals, Objectives, and Policies, Policy 4.4.
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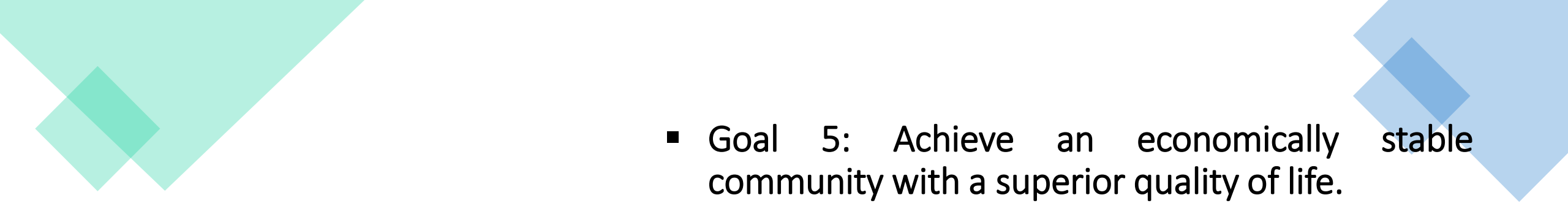
Comprehensive Plan Chapter 8, Housing Element Goals, Objectives, and Policies

- Goal 1: To promote the preservation and development of high-quality, balanced, and diverse housing options for persons of all income levels.
 - Objective 1: To provide a variety of housing types and affordability levels.
 - Policy 1.3: Construct housing alternatives to the single family detached dwelling unit.
 - Policy 1.7: Accommodate the production of a diversity of type and price of housing.
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Comprehensive Plan Chapter 8, Housing Element Goals, Objectives, and Policies

- Policy 1.9: Housing should be located within areas where supporting infrastructure is available or planned including public transit, schools, parks, emergency services, hurricane shelters and utilities.
 - Policy 6.1: Ensure a compatible relationship between new housing and circulation patterns and encourage pedestrian interconnectivity.
 - The development is consistent with Chapter 8, Goal 1, Objective 1, and Policies 1.3, 1.7, 1.9, and 6.1 of the Comprehensive Plan.
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Comprehensive Plan Chapter 11, Economic Development Element Goals, Objectives, and Policies

- Goal 5: Achieve an economically stable community with a superior quality of life.
 - Policy 5.1.1: Housing options that support the workforce by planning for development near employment and transportation centers.
 - Policy 5.1.2: Expand housing options that support the local workforce.
 - Policy 5.1.3: Promote policies and activities that support the quality of life of our targeted workforce.
 - Policy 5.1.5: Attract young professionals.
 - The proposed development is consistent with Chapter 11, Goal 5, and Policies 5.1.1, 5.1.2, 5.1.3, and 5.1.5 of the Comprehensive Plan.
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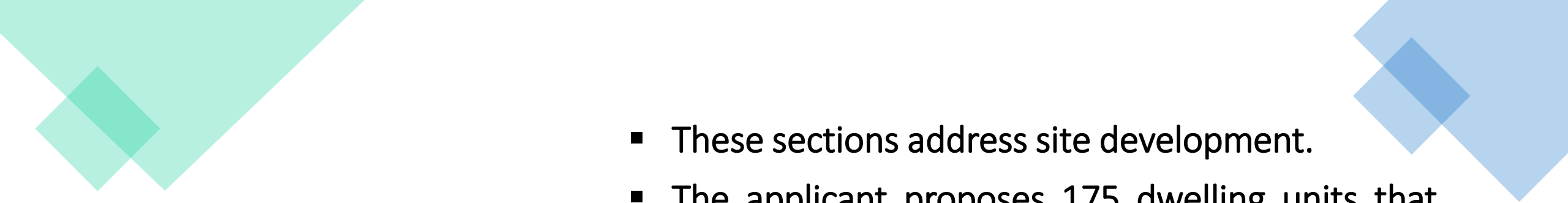
Unified Land Development Code Analysis






Chapter 53-Zoning Regulations, Article VII., Sec. 53-92

- The ULDC Sections 53-90 and 53-91 do not list the multi-family residential use as permitted and prohibited uses and structures in the Office, Professional, Institutional (OPI) Zoning District.
 - If the City Commission approves the special exception for multi-family use, the project will comply with Sec. 53-92 and applicable regulations of the ULDC.
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**ULDC - Sec. 53-93,
53-94, 53-95, 53-96,
53-97, and 53-98.**

- These sections address site development.
 - The applicant proposes 175 dwelling units that fall within the maximum allowed density.
 - The maximum building height for this zoning district is 70 feet. The maximum building height proposed for this development is 65 feet, under the allowed maximum height.
 - The site will retain 35% of open space and meet the development standards of the ULDC. With the setbacks, buffers, and separation by the right-of-way, drainage canal, and divided landscaped buffers.
 - The proposed development master plan is consistent with these sections of the ULDC.
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Staff Conditions

Condition #1 – Perimeter fencing shall be decorative wrought iron or similar to Figures 1 and 2, and painted black or City Center Green. Fencing shall include decorative entry features at Pocatella Ave and McKibben Dr. If a masonry wall is to be utilized for the site, it shall be placed at the rear of the site adjacent to the drainage ROW and painted to match the buildings. The remaining sides shall be decorative fencing and include a decorative entry feature at the two entrances to the site.

Figure 1 – Decorative fence with entry feature



Figure 2 – Example of decorative fence

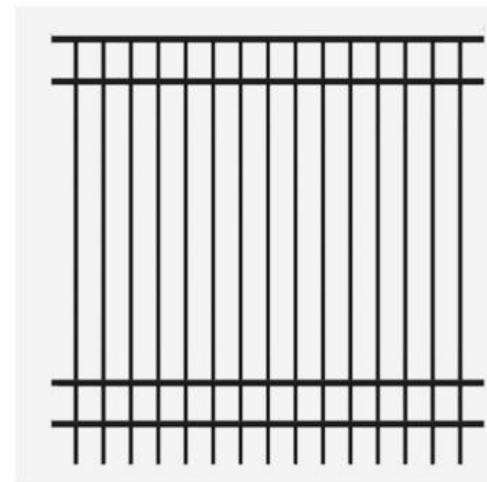


Figure 3 – Example of decorative pedestrian light.

Staff Conditions

Condition #2 - Decorative lights and poles shall be placed in those areas abutting the pedestrian walkways adjacent to Sumter Blvd, McKibben Dr, and Pocatella Ave (Figure 3). All decorative lights and poles, including those in the parking areas, shall be painted black or City Center Green.

Figure 1 – Decorative fence with entry feature



Figure 2 – Example of decorative fence

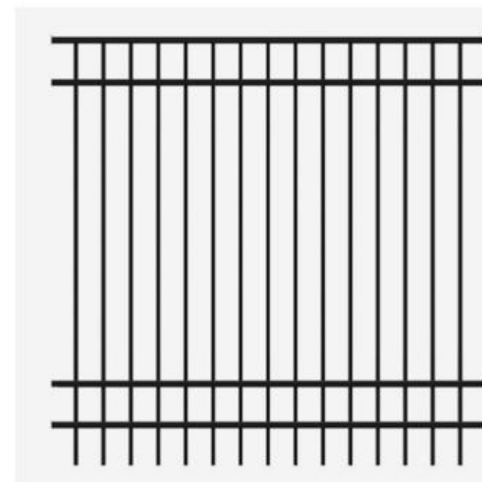
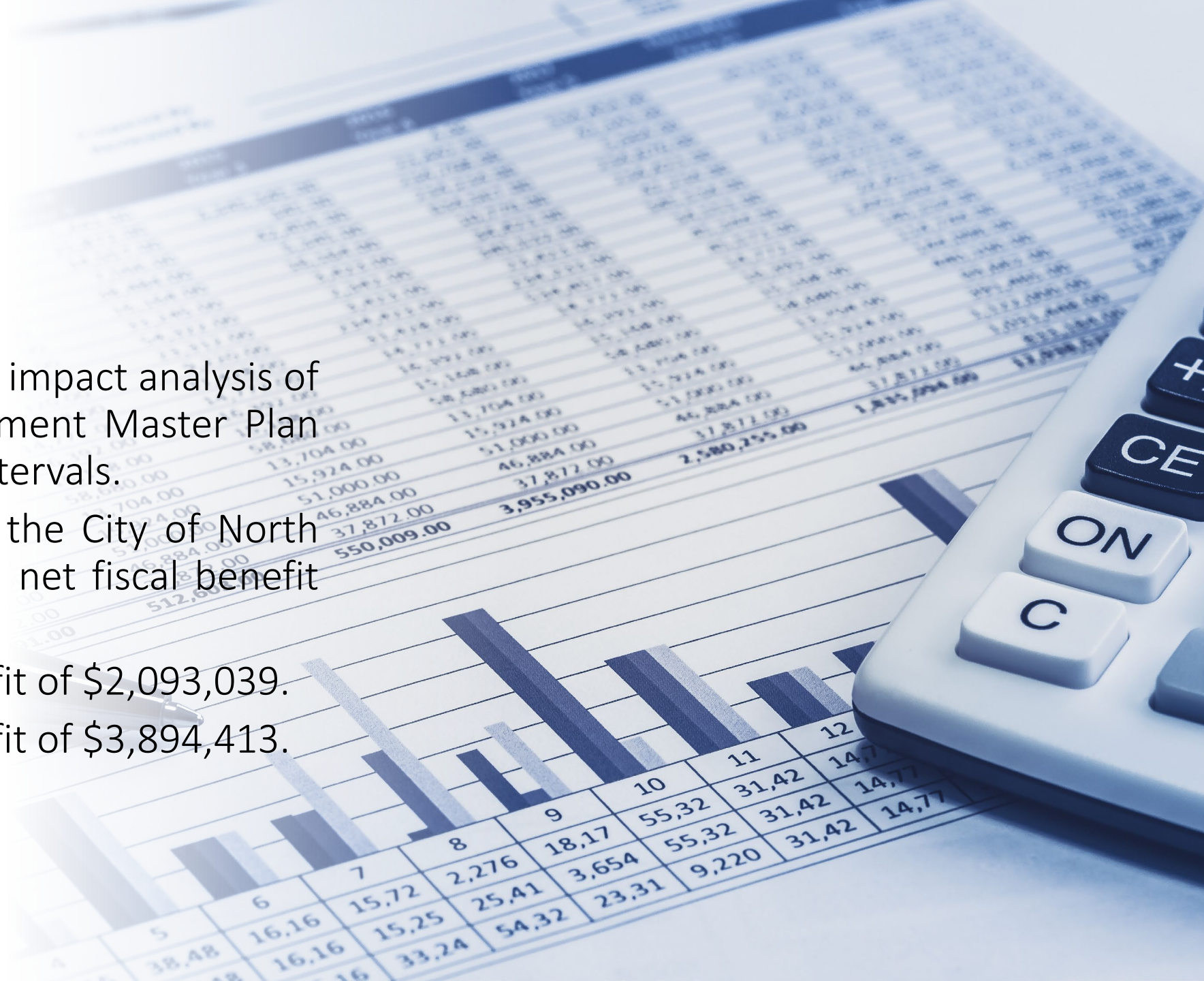


Figure 3 – Example of decorative pedestrian light.

Fiscal Impact Analysis

Staff performed a fiscal impact analysis of the proposed Development Master Plan at 5, 10, and 20-year intervals.

- The first five years, the City of North Port would realize a net fiscal benefit of \$1,056,653.
- Year 10 - a net benefit of \$2,093,039.
- Year 20 - a net benefit of \$3,894,413.



Staff Recommendation

The Planning & Zoning Division recommends approval of DMP-22-124, Pocatella Multi-Family, with staff conditions 1 and 2.

Thank you!

