

# Village D

## Village District Pattern Plan Amendment

Planning and Zoning Advisory Board  
February 16, 2023





# Project Background

- Approved in 2017 (Village D)
- Amended in 2021 to add regulations for:
  - mobile food dispensing vehicles, and commercial floating docks
  - modified landscape buffer widths provided specific landscaping standards are met



# Text Amendment

Revise parking standards in Section 3.13.9 to include a provision to modify the parking standards through an administrative adjustment on a case-by-case basis and, Section 3.13.9.B, to provide for parking standards not otherwise specified.

# Text Amendment

## Minimum Parking Standards:

Parking for Mixed Use Buildings may be the sum of the requirements of the various uses computed separately. The total parking requirements for such permitted uses shall be reduced by twenty-five percent (25%) for combined off-street parking facilities, as approved by the WVRC.

The minimum parking requirement for single-use residential buildings in Town Center/Mixed Use areas shall be 2 spaces per unit. Parking for residential buildings may be provided through the provision of structured parking on the lower levels of the building, in an adjacent parking structure, or in parking lots adjacent to the buildings. The parking requirements of this section may be modified through an Administrative Adjustment. If proposed parking is less than the minimum required or more than the maximum allowed, an applicant may submit for an Administrative Adjustment. The submittal for an Administrative Adjustment shall include parking ratios of the same and/or similar uses from the Institute of Traffic Engineers, Urban Land Institute, or other comparable standards used in a municipality. The Administrative Adjustment requires approval by WVRC and the Director responsible for land development services or designee. If the residential building is less than 1/4 mile from commercial parking areas, the parking ratio may be reduced to 1.5 spaces per unit.

Figure 3.13.9.B

<b>Commercial/Service Uses</b>	
Office	1 per 500 s.f. of floor area
Services	1 per 500 s.f. of floor area
Finance, Insurance, and Real Estate (FIRE)	1 per 500 s.f. of floor area
Financial Service Center	1 per 500 s.f. of floor area
<u>Other uses not specified in these regulations</u>	<u>To be determined by general rule or by findings in the particular case.</u>
Assisted Living Facilities	1 for every 4 beds
Health-Care Facility	1 for each bed, plus 1 for every 3 employees on largest shift
Health-Care Services	1 per 500 s.f. of floor area
Intermediate Care Facility (ICF)	1 for every 4 beds
Health Club	1 per 500 s.f. of floor area
Veterinary Hospital	1 per 500 s.f. of floor area
Artist's Studio	1 per 500 s.f. of floor area
Funeral Home	1 per 500 s.f. of floor area
Research Park	1 per 1,000 s.f. of floor area
Child-Care Center	1 per employee plus adequate and safe provisions for loading and unloading children away from the street and street right-of-way

# Benefits

- Allows for flexible yet regulated parking standards.
- Prevents the need to amend the Village D Village District Pattern Plan when new/different Uses are proposed.
- Creates a similar standard for other uses not specified similar to Section 25-12. – Uses not specifically mentioned of the North Port Unified Land Development Code

# Minor Revisions

- Added “West Villages A/K/A Wellen Park” to the cover title
- Added “History of Approvals” on cover page

# Request:

We kindly ask for your recommendation for approval!





# THANK YOU!



Kimley»»Horn