

Village D

Village District Pattern Plan Amendment

- Petition No. VPA-22-180, Ordinance No. 2023-04
 - Presented by: The Planning & Zoning Division
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Overview:

Applicant: B. Kelley Klepper, AICP

Property Owner: Main Street
Ranchlands, LLLP

Request: Amending Village D VDPP

Location: South of Tamiami Trail (US-41)
and North of Playmore Road



Background:

- Annexed in 2002
- Original VDPP adopted on September 26, 2017
- Amended in 2021, Ordinance No. 2021-18
 - mobile food dispensing vehicles, commercial docks, and reducing landscape buffer widths by 50%.



Amendments:

- Revise the 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.
- Section 3.13.9.B, to provide for parking standards not otherwise specified.
- History of amendments on the front cover page of VDPP. Adding the reference to Wellen Park.

3.13.9 Town Center/Mixed Use Parking Requirements

Required off-street parking facilities shall be located on the same lot or parcel of land that they are intended to serve, except where parking facilities are built to serve the general public and are not intended to serve a single or group of primary businesses or entities.

Each parking space shall have a wheel stop or curbing. Spaces shall be a minimum of 9 feet in width by 18 feet in length. Minimum drive aisle width shall be as follows:

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.A

Angle of Parking	Aisle Width (Ft.)	
	One-Way	Two-Way
Parallel	12	24
30°	12	24
45°	12	24
60°	18	24
90°	22	24

Minimum Parking Requirements for Non-Residential Uses within Town Center/Mixed Use areas shall be calculated as follows:

Commercial establishments providing drive-up service windows or service lanes shall provide stacking lanes to accommodate 4 cars for each window. Restaurants shall provide stacking lanes to accommodate 5 cars per service lane, measured from the pick-up window. Drive-up service windows or service lanes shall be located to minimize, to the greatest extent, possible, visibility from internal and external roadways.

Figure 3.13.9.B

Commercial/Service Uses	
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
Other uses not specified in these regulations	To be determined by general rule or by findings in the particular case.
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-

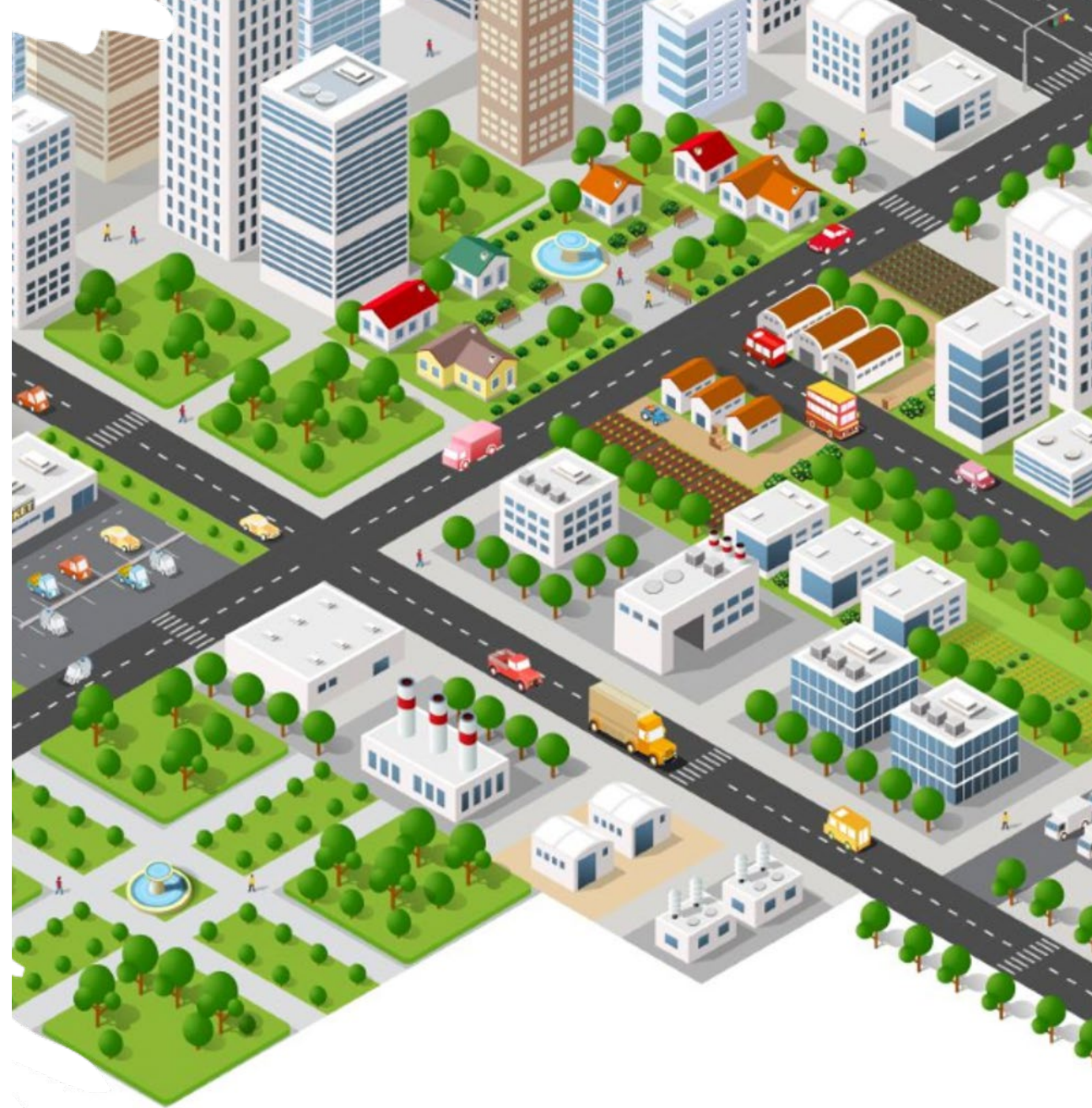
Staff Review:

- Reviewed by the appropriate City departments. All departments have approved this petition.
- City Attorney has reviewed Ordinance 2023-04 as to form and correctness.



Comprehensive Plan Data & Analysis:

- Future Land Use Element, Goal 5 and Policy 13.1 – Promotion of smarter development and adhering to village principles.
- Allows for minor adjustments using industry and comparable standards.
- Provides for administrative adjustments where uses are not specifically called out.
- Proposed amendments do not deviate from the village principles.



ULDC:

- Chapter 53—Zoning Regulations, Article XVIII—Village
- The changes in the proposed amendment are minor and comply with the requirements of this section.
- Consistent with the West Villages Pattern Book.



Public Notice:

- Ordinance 2023-04 was advertised in a newspaper of general circulation on January 31, 2023, pursuant to the provisions of Florida Statutes, the Charter of the City of North Port, and the City's Unified Land Development Code (ULDC).





Thank you!