

Pine Ridge Commons MPUD

Exhibit 4 Evaluation Criteria

Pursuant to LDC subsections 10.02.13 B, 10.02.08 F and Chapter 3 G. of the Administrative Code, staff's analysis and recommendation to the Planning Commission, and the Planning Commission's recommendation to the Board of County Commissioners shall be based upon consideration of the applicable criteria. On a separate sheet attached to the application, provide a narrative statement describing the rezone request with specific reference to the criteria below. Include any backup materials and documentation in support of the request.

The Pine Ridge Commons MPUD is a previously approved and partially developed PUD, which authorizes up to 275,000 square feet of gross leasable area for retail commercial and office and financial institution uses. To date, approximately 205,000 square feet of commercial development has been constructed within the PUD. The applicant proposes to add a maximum of 375 multi-family residential land uses. A Traffic Impact Analysis and market analysis has been submitted in support of the proposed amendment.

- a. The suitability of the area for the type and pattern of development proposed in relation to physical characteristics of the land, surrounding areas, traffic and access, drainage, sewer, water, and other utilities.

Pine Ridge Commons PUD lies within the Goodlette/Pine Ridge Commercial Infill Subdistrict of the Future Land Use Map. All infrastructure is in place to support the proposed multi-family residential land uses.

- b. Adequacy of evidence of unified control and suitability of any proposed agreements, contract, or other instruments, or for amendments in those proposed, particularly as they may relate to arrangements or provisions to be made for the continuing operation and maintenance of such areas and facilities that are not to be provided or maintained at public expense. Findings and recommendations of this type shall be made only after consultation with the county attorney.

The applicant is an owner of a portion of the PUD. The owner has authorized the applicant to file the necessary PUD amendment application.

- c. Conformity of the proposed PUD with the goals, objectives and policies of the Growth Management Plan. (This is to include identifying what Sub-district, policy or other provision allows the requested uses/density, and fully explaining/addressing all criteria or conditions of that Sub-district, policy or other provision.)

Pine Ridge Commons PUD is located in the Goodlette/Pine Ridge Commercial Infill Subdistrict of the Future Land Use Map of the Collier County Growth Management Plan. The subdistrict permits a variety of commercial land uses. A companion GMPA has been submitted for the property. The amendment proposes to add the residential dwellings as a permitted use within the subdistrict.

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- d. The internal and external compatibility of proposed uses, which conditions may include restrictions on location of improvements, restrictions on design, and buffering and screening requirements.

The permitted uses have previously been determined to be compatible with surrounding land uses. The proposed multi-family dwelling units are compatible with the existing commercial development within the PUD and the nearby elementary school, commercial and residential land uses. Development standards for the residential uses have been included in the revised PUD document.

- e. The adequacy of usable open space areas in existence and as proposed to serve the development.

Usable open space will be provided within the PUD as required by the LDC for the commercial development. Native preservation areas have been previously designated and are provided consistent with Section 3.05 of the LDC.

- f. The timing or sequence of development for the purpose of assuring the adequacy of available improvements and facilities, both public and private.

The project is subject to concurrency and adequate infrastructure must be in place to support future development on the site. There are no known capacity issues that will impact this project.

- g. The ability of the subject property and of surrounding areas to accommodate expansion.

Pine Ridge Commons PUD is an existing CPUD now proposed to be MPUD, which is surrounded by zoned and developed land. Expansion of the CPUD boundary is not proposed.

- h. Conformity with PUD regulations, or as to desirable modifications of such regulations in the particular case, based on determination that such modifications of justified as meeting public purposes to a degree at least equivalent to literal application of such regulations.

The Pine Ridge Commons PUD was originally approved December 14, 1999 by Ordinance Number 99-94. The proposed PUD includes uses and development standards appropriate for the site and consistent with the policies expressed in the proposed Growth Management Plan amendment. This application proposes to add 375 residential dwelling units to the PUD.

LDC Section 10.02.08 F - Requirements for Amendments to the Official Zoning Atlas

- F. Nature of requirements of Planning Commission report. When pertaining to the rezoning of land, the report and recommendations of the Planning Commission to the Board of County Commissioners required in LDC section 10.02.08 E shall show that the Planning Commission

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has studied and considered the proposed change in relation to the following findings, when applicable:

1. Whether the proposed change will be consistent with the goals, objectives, and policies and future land use map and the elements of the Growth Management Plan.

A companion growth management plan amendment has been filed which modifies the existing subdistrict to add a maximum of 375 multi-family dwelling units. If the plan amendment is approved, the proposed PUD will be consistent with the growth management plan.

2. The existing land use pattern.

The subject property is located at the intersection of two 6-lane arterial roadways and the property is partially developed with office and retail uses. The site has good proximity to both public and private schools as well as additional retail and restaurants, making the site appropriate for a mixed use project.

3. The possible creation of an isolated district unrelated to adjacent and nearby districts.

The subject property is within an existing PUD zoning district and due to existing development patterns, there is no opportunity to expand the PUD boundary.

4. Whether existing district boundaries are illogically drawn in relation to existing conditions on the property proposed for change.

The PUD boundary includes all property owned by the applicant. The existing PUD boundary is logically drawn.

5. Whether changed or changing conditions make the passage of the proposed amendment necessary.

The Urban area of Collier County has a limited supply of undeveloped property, making the redevelopment of the existing vacant commercial center viable for a mixed use development.

6. Whether the proposed change will adversely influence living conditions in the neighborhood.

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The addition of multi-family housing within the PUD should have no impact to any nearby residential development. The nearest residence are located across Pine Ridge Road from the site. The residential project has existing commercial and public facilities located in closer proximity than the proposed residential development.

7. Whether the proposed change will create or excessively increase traffic congestion or create types of traffic deemed incompatible with surrounding land uses, because of peak volumes or projected types of vehicular traffic, including activity during construction phases of the development, or otherwise affect public safety.

The proposed amendment to add residential development would result in decreased traffic from the proposed project compared to the existing entitlements for retail and office development. A residential component would result in the demolition of a portion of an existing retail center and would further displace the potential for additional retail or office development on the site.

8. Whether the proposed change will create a drainage problem.

The site has surface water management permit approvals from the South Florida Water Management District. A modification to the permit will be required to reflect the residential development scenario, which would not create any drainage problems.

9. Whether the proposed change will seriously reduce light and air to adjacent areas.

The proposed amendment will not seriously reduce light and air to adjacent areas.

10. Whether the proposed change will adversely affect property values in the adjacent area.

The addition of market rate multi-family housing at this location will have no impact to property values on surrounding properties.

11. Whether the proposed change will be a deterrent to the improvement or development of adjacent property in accordance with existing regulations.

All adjacent properties are developed, and the addition of multi-family housing should have no impact on improvements to surrounding properties. Having a successful residential project in lieu of the vacant retail center should be a catalyst for improvement and redevelopment of the surrounding area.

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12. Whether the proposed change will constitute a grant of special privilege to an individual owner as contrasted with the public welfare.

The property is zoned PUD and modifying the PUD to include a residential component will not grant a special privilege to the owner. The property owner provided public benefits by providing right-of-way for Goodlette-Frank Road improvements as part of the initial development of the site.

13. Whether there are substantial reasons why the property cannot be used in accordance with existing zoning.

The property owner has determined that a mixed use project represents the highest and best use of the site in the current market. The current PUD does not permit residential dwelling units, making the PUD amendment necessary.

14. Whether the change suggested is out of scale with the needs of the neighborhood or the county.

The scale of the project which will be mixed use, is appropriate for the location at the intersection of two 6-lane arterial roadways.

15. Whether it is impossible to find other adequate sites in the county for the proposed use in districts already permitting such use.

There are no other sites in Collier County which are adequately zoned to permit the proposed mixed use project.

16. The physical characteristics of the property and the degree of site alteration which would be required to make the property usable for any of the range of potential uses under the proposed zoning classification.

The site has previously been cleared and filled and minimal additional site preparation is necessary to develop a residential project on the site.

17. The impact of development on the availability of adequate public facilities and services consistent with the levels of service adopted in the Collier County Growth Management Plan and as defined and implemented through the Collier County Adequate Public Facilities Ordinance [Code ch. 106, art. II], as amended.

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There are adequate roadways and utilities available at the site. There are no public facilities deficiencies at the present time and none will occur as a result of this project.

18. Such other factors, standards, or criteria that the Board of County Commissioners shall deem important in the protection of the public health, safety, and welfare.

The project is consistent with the Growth Management Plan and it is compatible with surrounding development.