



GROWTH MANAGEMENT DEPARTMENT
ZONING DIVISION, COMPREHENSIVE PLANNING SECTION

CONSISTENCY REVIEW MEMORANDUM

To: James Sabo, AICP, Principal Planner, Zoning Services Section
From: Corby Schmidt, Principal Planner, Comprehensive Planning Section
Date: July 12, 2018
Subject: ***Review of Proposed Conditional Use Petition for Consistency with Future Land Use Element***

PETITION NUMBER: PL20180001030

PETITION NAME: District School Board Rattlesnake Hammock Road Conditional Use (CU)

REQUEST: This petition requests a Conditional Use (CU) for an ancillary school facility (plant) in the A, Rural Agricultural Zoning District. This bus fleet facility will include surface parking areas for school buses and school employees, vehicular circulation drives on-property and connecting with an adjoining 'sister' facility, buildings for administration, and vehicle maintenance and repair, school vehicle wash area and fueling facilities.

LOCATION: The ±11.48-acre subject site is located on the south side of Rattlesnake Hammock Road, approximately one-quarter mile east of Grand Lely Drive, in Sections 22, Township 50 South, Range 26 East.

COMPREHENSIVE PLANNING COMMENTS: The subject property is designated Urban, Urban Residential Subdistrict, as depicted on the Future Land Use Map in the Future Land Use Element (FLUE) of the Growth Management Plan (GMP). Urban designated areas accommodate... community facilities such as churches, group housing uses, cemeteries, schools and school facilities.

The subject property also comes under the provisions of FLUE Policies 5.16.d. and 5.16.f., which allow future sites for public educational plants and ancillary plants. These Policies provide that, as additional sites for educational plants (schools) and ancillary plants (school-related facilities) are acquired by the Collier County School Board [they will be] deemed to be consistent with the FLUE, GGAMP, or IAMP, as applicable. They will be allowed by existing zoning on these sites by right or permitted by Conditional Use. These Policies provide further, that, educational plants (schools) and ancillary plants (school-related facilities) will be added to the Future Land Use Map Series and Public School Facilities Element Map Series of the GMP.

The adjoining, existing bus fleet facility does appear on the Existing Schools and Ancillary Facilities maps (2008) of the Future Land Use Map Series and Public School Facilities Element Map Series.

FLUE Policy 5.6:

New developments shall be compatible with, and complementary to, the surrounding land uses, as set forth in the Land Development Code. **Comprehensive Planning staff leaves this determination to Zoning staff as part of their review of the petition in its entirety.**

The County recognizes *Smart Growth* policies and practices in its consideration of future land use arrangements and choice-making options. FLUE Objective 7 and Policies 7.1 through 7.4 promote Smart Growth policies for new development and redevelopment projects pertaining to access, interconnections, open space, and walkable communities. Each Policy is followed by staff analysis ***[in bold italicized text]***.

Objective 7:

Promote smart growth policies, reduce greenhouse gas emissions, and adhere to the existing development character of the Collier County, where applicable, and as follows:

Policy 7.1:

The County shall encourage developers and property owners to connect their properties to fronting collector and arterial roads, except where no such connection can be made without violating intersection spacing requirements of the Land Development Code. ***[This property fronts Rattlesnake Hammock Rd. A single access connects to Rattlesnake Hammock Rd. – functionally classified as a minor arterial roadway in the Transportation Element.]***

Policy 7.2:

The County shall encourage internal accesses or loop roads in an effort to help reduce vehicle congestion on nearby collector and arterial roads and minimize the need for traffic signals. ***[The single-use site provides a parking lot and vehicle traffic lanes shared with the adjoining, existing bus fleet facility, that allows all vehicles to return to the single access point.]***

Policy 7.3:

All new and existing developments shall be encouraged to connect their local streets and/or interconnection points with adjoining neighborhoods or other developments regardless of land use type. The interconnection of local streets between developments is also addressed in Policy 9.3 of the Transportation Element. ***[The site fronts Rattlesnake Hammock Rd. on its north side; interconnection points along the site's westerly boundary, connect to the adjoining, existing bus fleet facility (maintenance/depot).]***

The site adjoins property on its east side that is undeveloped, and designated as preservation area for the Sierra Meadows residential development – while the site adjoins the Florida South Western State College campus on its south side, where its land use does not lend itself to interconnection – leaving the site without opportunities to provide interconnections here.]

Policy 7.4:

The County shall encourage new developments to provide walkable communities with a blend of densities, common open spaces, civic facilities and a range of housing prices and types. ***[This Policy addresses development characteristics mostly not germane to the project for the school bus facility. Sidewalks are currently found along both sides of Rattlesnake Hammock Rd.]***

Based upon the above analysis, the proposed Conditional Use may be deemed consistent with the Future Land Use Element of the Growth Management Plan.

PETITION ON CITYVIEW

cc: Ray Bellows, Zoning Manager, Zoning Services Section
David Weeks, AICP, Growth Management Manager, Comprehensive Planning Section
Michael Bosi, AICP, Director, Zoning Division
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