

# COMMUNITY PROJECT/ZONING

# 180498

## Ordinance Fact Sheet

Ordinance Number

Case No. 12970-P-28

### Brief Title

Approving a major amendment to a development plan on about 29.53 acres generally located at the southwest corner of NW Englewood Road and Highway 169 in District B3-2 (Community Business dash 2) to revise overall site layout and allowed uses.

### EXISTING CONDITIONS:

The subject property is a 29 acre undeveloped tract of land located south of NW Englewood Rd and west of Highway 169 within a larger development known as Kinsley Forest. Much of the subject property is forested with steep terrain. Access to the site is proposed off NW Englewood Rd. The applicant is proposing to modify the approved plan on the property expanding the allowed uses from retail and residential to all uses as permitted in district B3. Modifications also include designing the site to comply with the parkway and boulevard standards.

### PLAN REVIEW:

A number of changes have happened within the Kinsley Forest development since the last plan amendment from 2009. The proposed amendment captures those changes, proposes changing the allowed uses from retail/restaurant/office to those allowed in B3, and amending the layout to comply with the parkway and boulevard standards. The plan proposes adding 34,000 square feet of commercial space.

*See staff report for additional information*

<b>Sponsor</b>	Jeffrey Williams, Director, AICP City Planning & Development
<b>Area Affected</b>	<b>Council District</b> 2 (Loar, Fowler)
<b>Applicants / Proponents</b>	<b>APPLICANT:</b> Allen Peacock, Taurus Investment Holdings, LLC 610 N Wymore Road, #200, Maitland, FL 32751  <b>AGENT:</b> Paul J. Osborne, Olsson Associates posborne@olssonassociates.com
<b>Others Testifying</b>	<b>Groups or Individuals</b> None
<b>Staff Recommendation</b>	Approval, subject to conditions
<b>Board or Commission Recommendation</b>	<b>City Plan Commission March 20, 2018</b> recommended approval subject to conditions by a vote of 5-0  Voting Aye: Burnette, Archie, May, Macy, and Henderson Absent: Crawl, Baker-Hughes, Dameron
<b>Council Committee Actions</b>	<input type="checkbox"/> Do pass <input type="checkbox"/> Do pass (as amended) <input type="checkbox"/> Committee Sub. <input type="checkbox"/> Without Recommendation <input type="checkbox"/> Hold <input type="checkbox"/> Do not pass

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**Policy/Program Impact**

<b>Policy or Program Change</b>	<input checked="" type="checkbox"/> No <input type="checkbox"/> Yes
<b>Operational Impact Assessment</b>	

**Finances**

<b>Cost &amp; Revenue Projections -- Including Indirect Costs</b>	
<b>Financial Impact</b>	
<b>Fund Source (s) and Appropriation Account Codes</b>	

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