



Legislation Details (With Text)

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**On agenda:** 6/12/2023      **Final action:** 6/12/2023  
**Enactment date:**      **Enactment #:**  
**Title:** Master Plan Revision Petition Submitted by Elevation Development Corporation (H2309)  
**Sponsors:**  
**Indexes:**  
**Code sections:**  
**Attachments:** 1. H-23-09 Staff Report, 2. H-23-09Maps, 3. H-23-09Application, 4. H-23-09 Master Plan REV 5-17-23, 5. H-23-09 General Townhome Elevation

Date	Ver.	Action By	Action	Result
6/12/2023	1	Planning & Zoning Commission	adopted	Pass

**TITLE**

**Master Plan Revision Petition Submitted by Elevation Development Corporation (H2309)**

**BRIEF OVERVIEW**

**Request:**

Master Plan revision and a rezoning from PDP(GC)/Planned Development (General Commercial) and PDP(OP)/planned Development Project (Office Professional) to PDP(MF)/Planned Development Project (Multifamily) with specific C-2 uses for Drive-Thru Restaurants and Mini-Storage Facilities.

**General Location:**

North side of Elgin Boulevard approximately 450' from its intersection with Barclay Avenue and west side of Barclay Avenue, approximately 650' south of its intersection with Silverthorn Boulevard

**FINANCIAL IMPACT**

A matter of policy. There is no financial impact.

**LEGAL NOTE**

The Planning and Zoning Commission has jurisdiction to make a recommendation on the subject application. The Applicable Criteria for Planned Development Projects are contained in Appendix A, (Zoning Code) Article VIII. The Planned Development Project master plan must be consistent with the Comprehensive Plan.

**RECOMMENDATION**

It is recommended that the Planning and Zoning Commission recommend the Board of County Commissioners adopt a Resolution approving the petitioner’s request for a Master Plan Revision and a Rezoning from PDP(GC)/ Planned Development Project (General Commercial) and PDP(OP)/ Planned Development Project (Office Professional) to CPDP (Combined Planning Development

Project) to include Multifamily and specific C-2 uses and with Deviations with performance conditions.