



## Legislation Text

---

**File #:** 12265, **Version:** 1

---

### **TITLE**

H-23-09 - Elevation Development Corporation:

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.; 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

### **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.