



COLONIAL DRIVE MIXED USE FLUM AMENDMENT

*Transmittal Hearing
February 12, 2019*



Purpose of the Amendment

- Infill/Redevelopment Opportunity
- PD & CEA Submittal in Process
- 12.67-acre PD shown in red dash lines
- Shared Access & Stormwater
- Committed to providing a denser buffer along the northern property line than required by County Code



C-3 Wholesale Commercial District

- Future Land Use: Commercial
- Most intense Commercial District
- Use allowed without a hearing:
 - Commercial Kennel
 - Heavy Construction Equipment Sales (bulldozers, backhoes, cranes, etc.)
 - Outdoor Storage of Equipment, Products & Merchandise
 - Big Box Development (Costco, Sams, Home Depot, etc.)
 - Auto, Boat, Motorcycle, Mobile Home Dealers
 - Automotive Repair
 - Wholesale Distribution
 - Indoor Shooting Range
 - Hospital

Consistent with County Comp Plan

- Multi-Family provides a synergy among the surrounding land uses
- Addresses multiple goals outlined in the comp plan and SR 436/SR 50 Redevelopment Plan
 - Provides additional density in the SR 436/SR 50 activity node
 - Mixed Use project
 - Pedestrian connections
 - Promotes transit
 - Provides a transition to the commercial area
- Reduction of 2,039 PM Peak Hour Trips