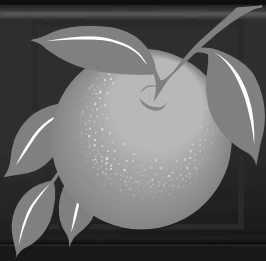




***Board of County Commissioners***

# **Public Hearings**

October 18, 2016



## **Expressway Center Planned Development / Land Use Plan (PD/LUP)**

**Case:** CDR-16-03-099

**Project:** Expressway Center PD/LUP

**Applicant:** Mark Clayton, Chickasaw Property, LLC

**District:** 3

**Acreage:** 18.54 gross acres (affected parcel only)

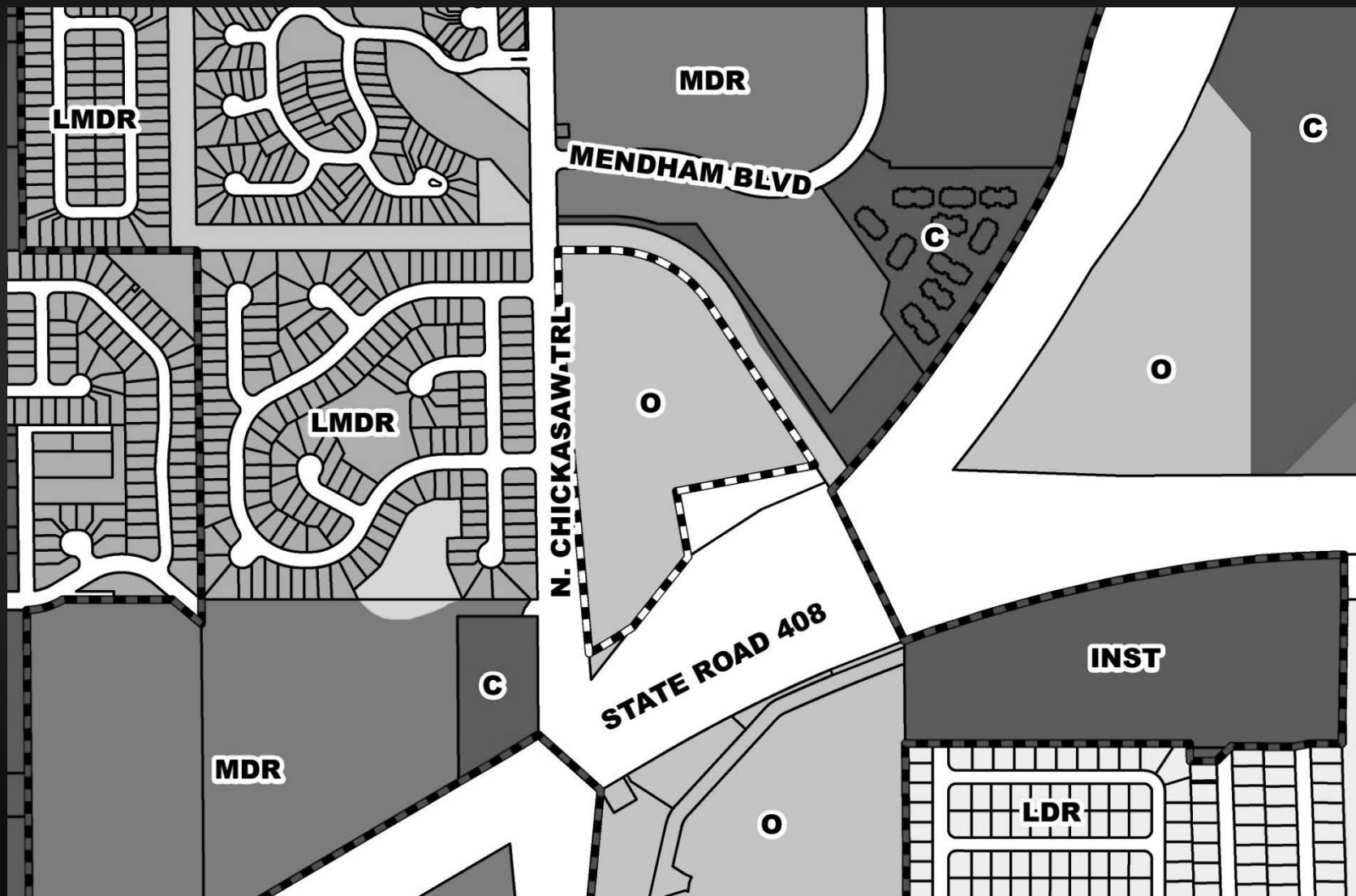
**Request:** To add multi-family as a permitted use; and to amend the existing development program by using a trip equivalency matrix to convert 78,778 square feet of Business Park uses into 238 multi-family residential dwelling units, and to convert 143,702 square feet of Business Park uses into 68,414 square feet of commercial uses.



# Expressway Center

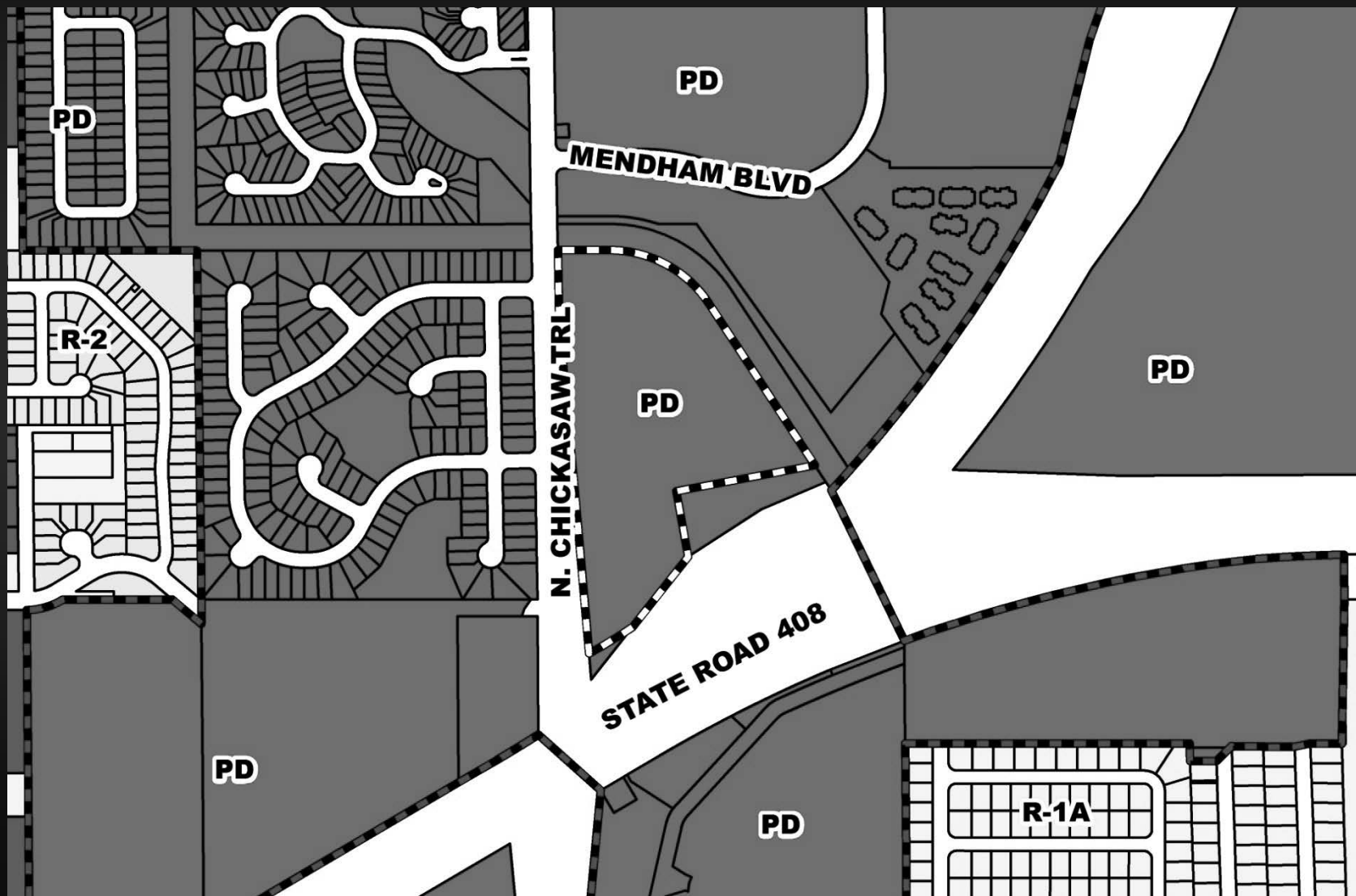
## Planned Development / Land Use Plan (PD/LUP)

Future Land Use Map





# Expressway Center Planned Development / Land Use Plan (PD/LUP) Zoning Map

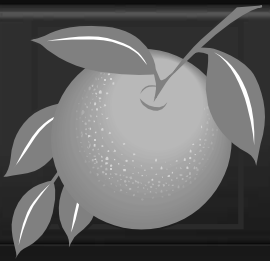




# Expressway Center Planned Development / Land Use Plan (PD/LUP) Aerial Map







# New COA #10

10. A traffic signal, if justified, at the intersection of Wind Song Drive / northern project entrance and Chickasaw Trail shall be required at the time of Certificate of Occupancy for the multi-family development. All costs for the signal design and installation shall be borne by the developer. 50% of the design, installation and construction cost for the signal, as approved by the County, shall be impact fee credit eligible.



# Action Requested

**Make a finding of consistency with the Comprehensive Plan (CP) and approve the substantial change to the Expressway Center Planned Development / Land Use Plan (PD/LUP) dated “Received April 29, 2016”, subject to the conditions listed under the DRC Recommendation in the Staff Report and new Condition of Approval #10.**

**District 3**