



# 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