

**1200 Gatlin Boulevard (G. Callas Holdings, LLC)**

**Special Exception Use Application**

**Project No. P20-139**

**Laura H. Dodd, Planner**



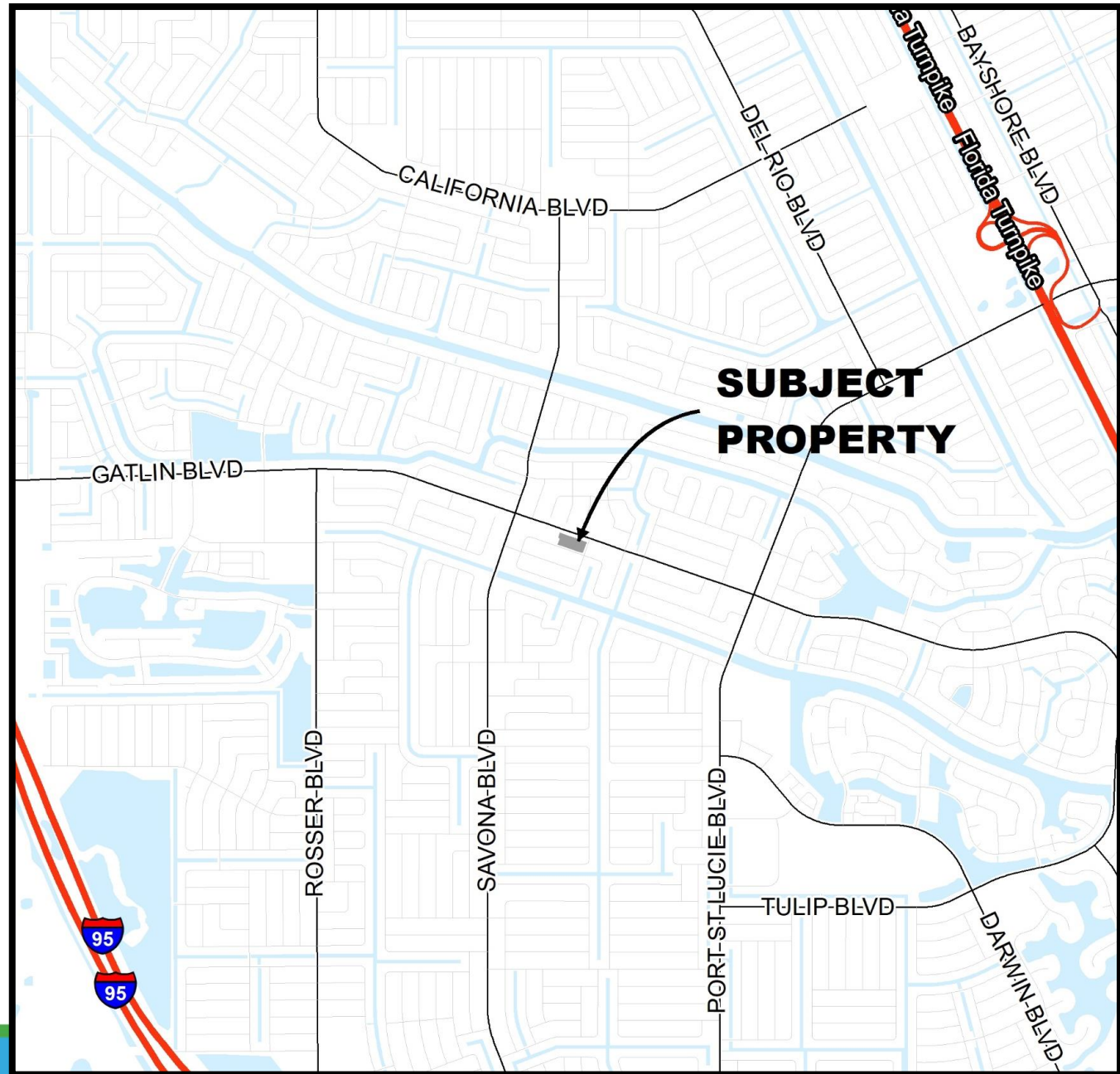
# Request Summary

- Applicant/Agent: Jose Chaves, Story Book Holdings
- Owner: G. Callas Holdings, LLC
- Request: A Special Exception Use (SEU) request to allow retail or personal service uses, exceeding fifty percent (50%) of the building's gross floor area, within an LMD zoning district per Sec. 158.155(D)(5).



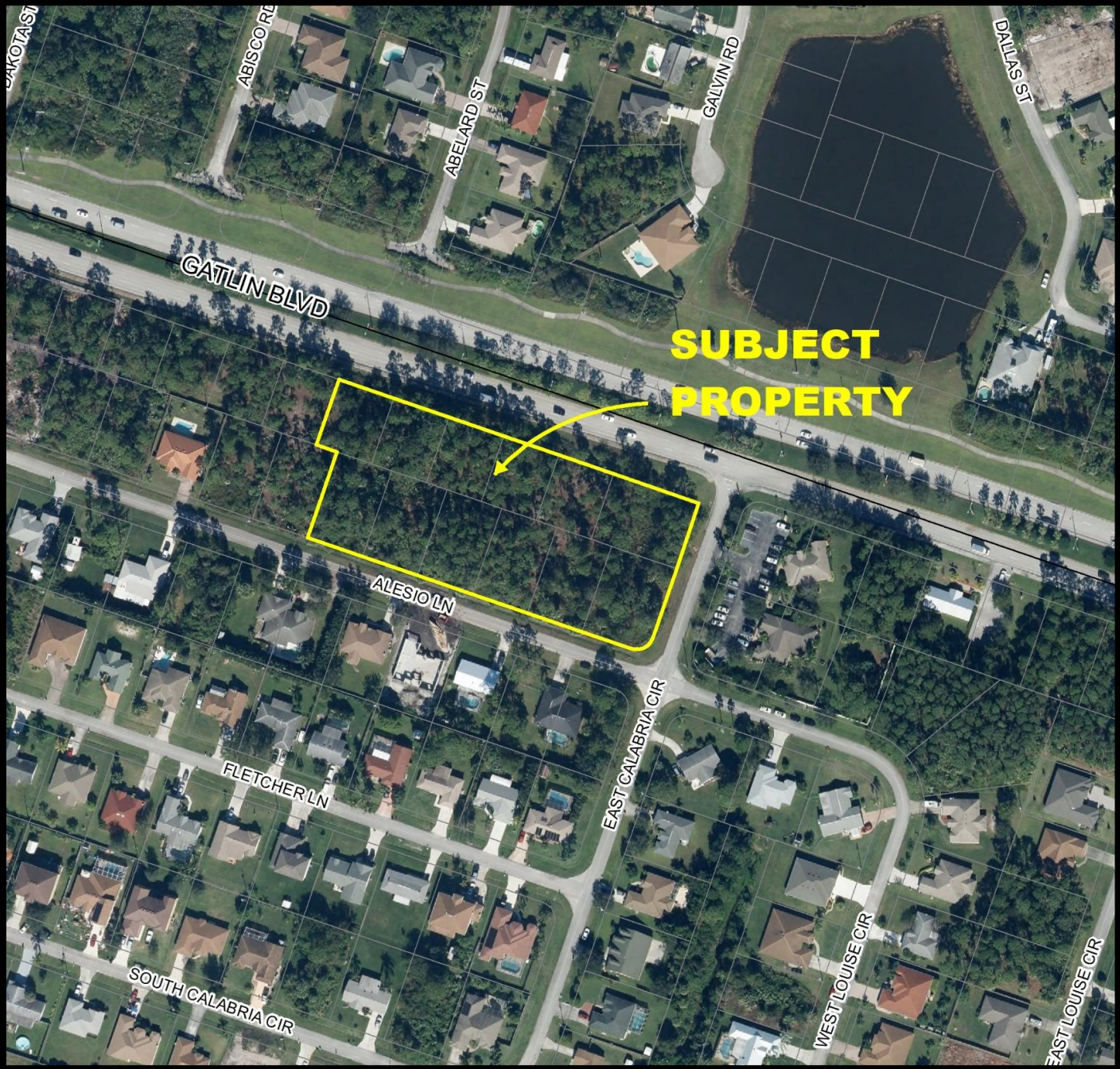
# Location

Southwest corner of the intersection of SW Gatlin Boulevard and East Calabria Circle.



# Aerial

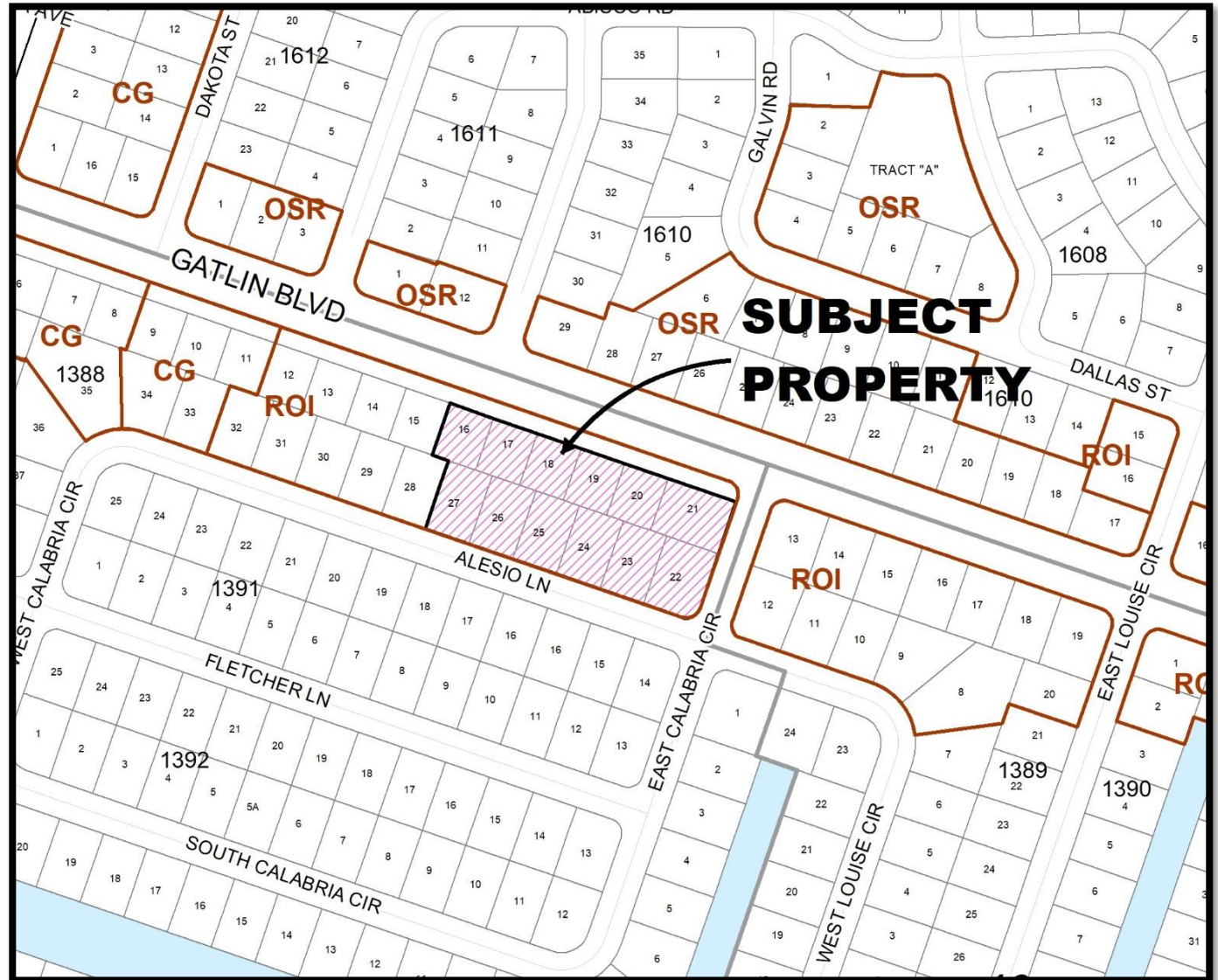
Direction	Future Land Use	Zoning	Existing Use
North	RL	RS-2	Greenway; Single-Family Residential
South	RL	RS-2	Single-Family Residential
East	ROI	P	Professional offices
West	ROI	RS-2	Vacant; Single-Family Residential



# Land Use

## ROI (Residential, Office, and Institutional)

Direction	Future Land Use	Zoning	Existing Use
North	RL	RS-2	Greenway; Single-Family Residential
South	RL	RS-2	Single-Family Residential
East	ROI	P	Professional offices
West	ROI	RS-2	Vacant; Single-Family Residential

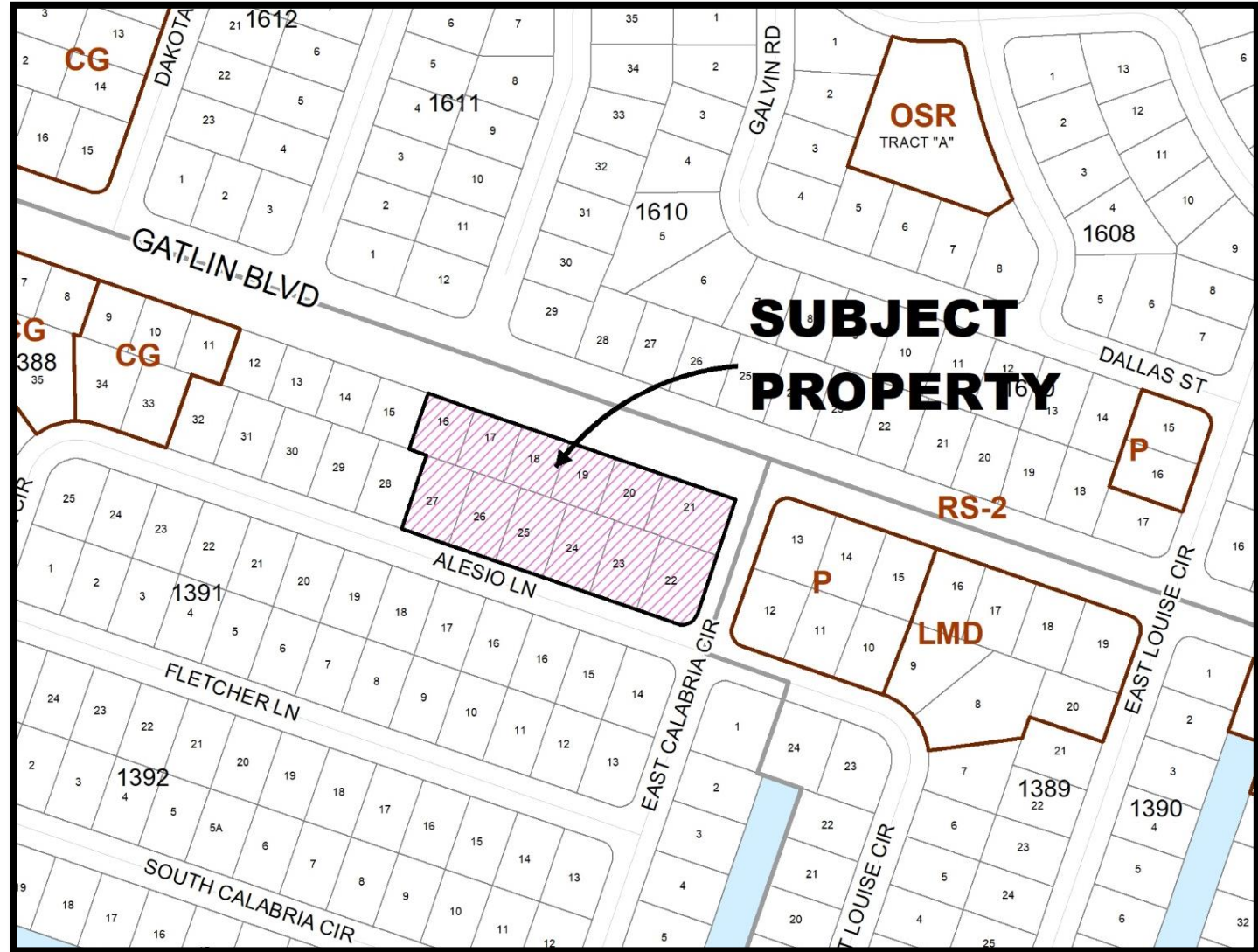


# Zoning

RS-2

Proposed: LMD

Direction	Future Land Use	Zoning	Existing Use
North	RL	RS-2	Greenway; Single-Family Residential
South	RL	RS-2	Single-Family Residential
East	ROI	P	Professional offices
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# Elevations



○ FRONT ELEVATION BUILDING #2  
1/8" = 1'-0"



# Recommendations

- The Site Plan Review Committee recommended approval of the concept plan at their meeting on August 26, 2020.
- The Planning and Zoning Board recommended approval of the Special Exception Use at their meeting on October 6, 2020.

