

# PHOENIX GATLIN CENTER, LOT 2

## Major Site Plan Amendment

### Modifications to Elevations

City Council Meeting of September 13, 2021

Project No. P14-136-A1

Holly F. Price, AICP, Senior Planner



Applicant: Brad Curry, EDC, Inc.  
Owner: Gatlin Boulevard, LLC

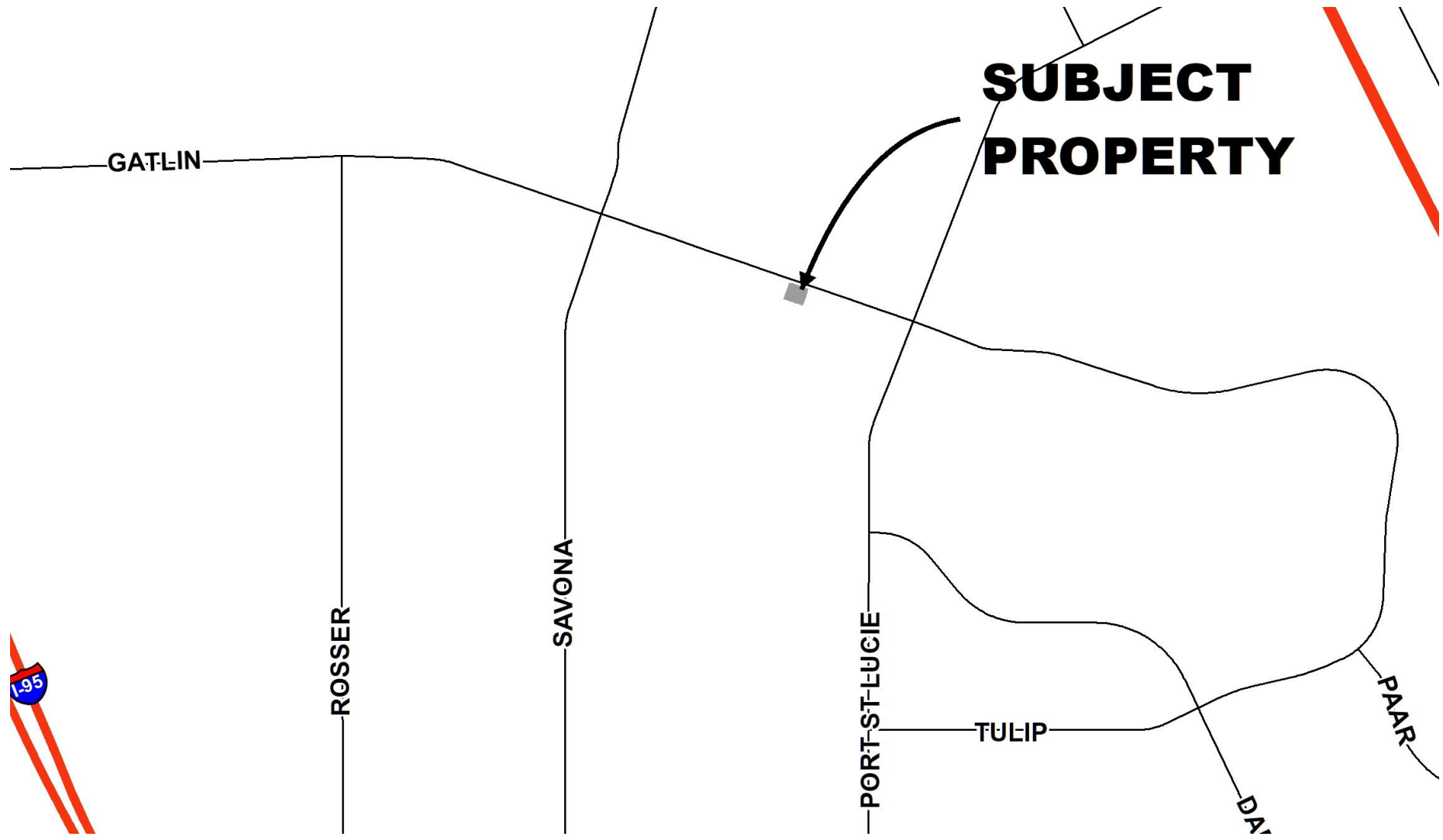
Applicant and Owner

[CityofPSL.com](http://CityofPSL.com)

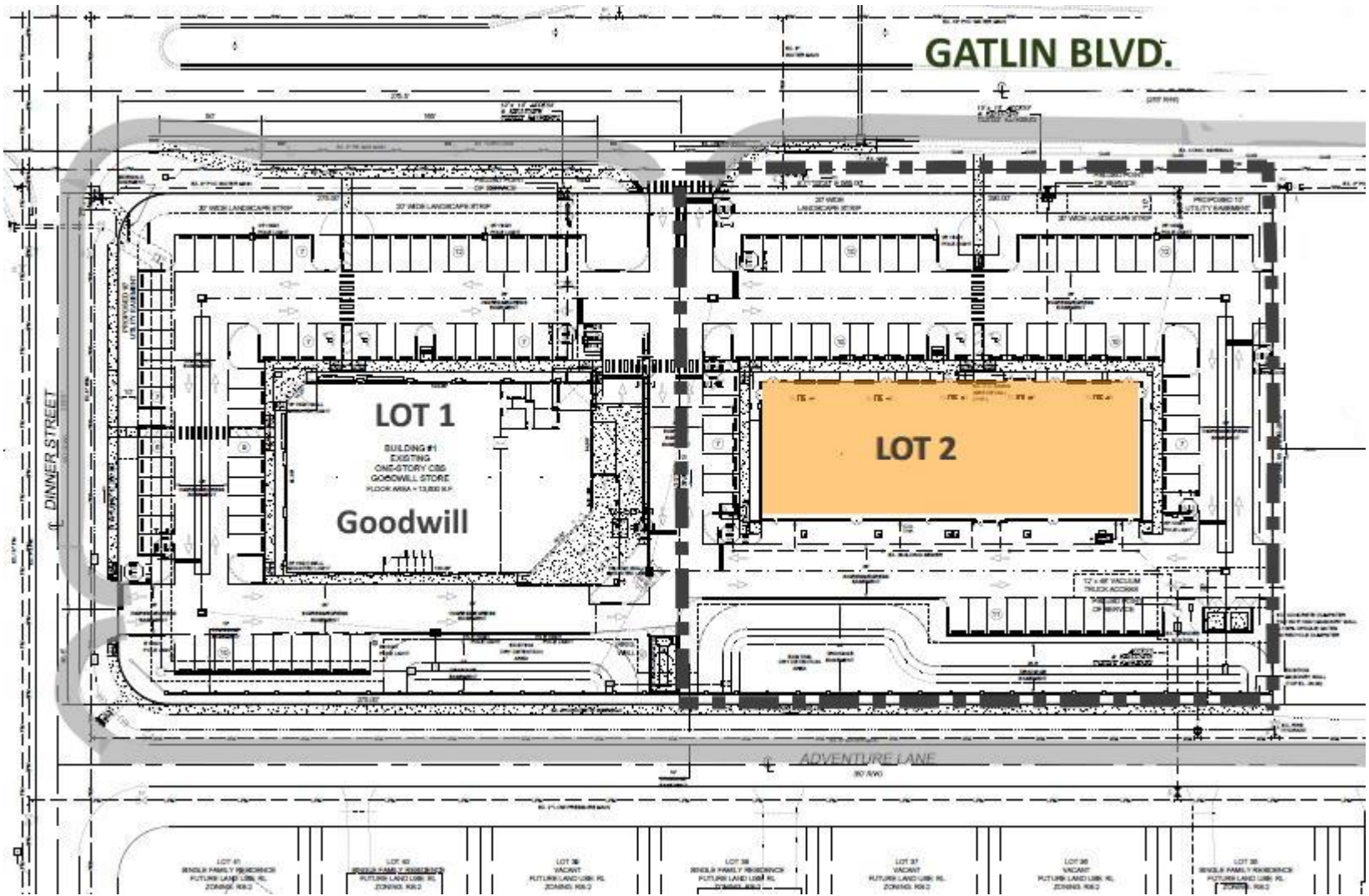


- **Major Site Plan amendment to make a “significant” change to the building elevations.**
  
- **One Building: 12,716 square foot 1-story office/retail building**
- **Section 158.237(C)6 Zoning Code – Minor Revision**
  - **Indicates that revisions to site plans that result “significant” changes to the architectural elevations require site plan approval by the City Council.**





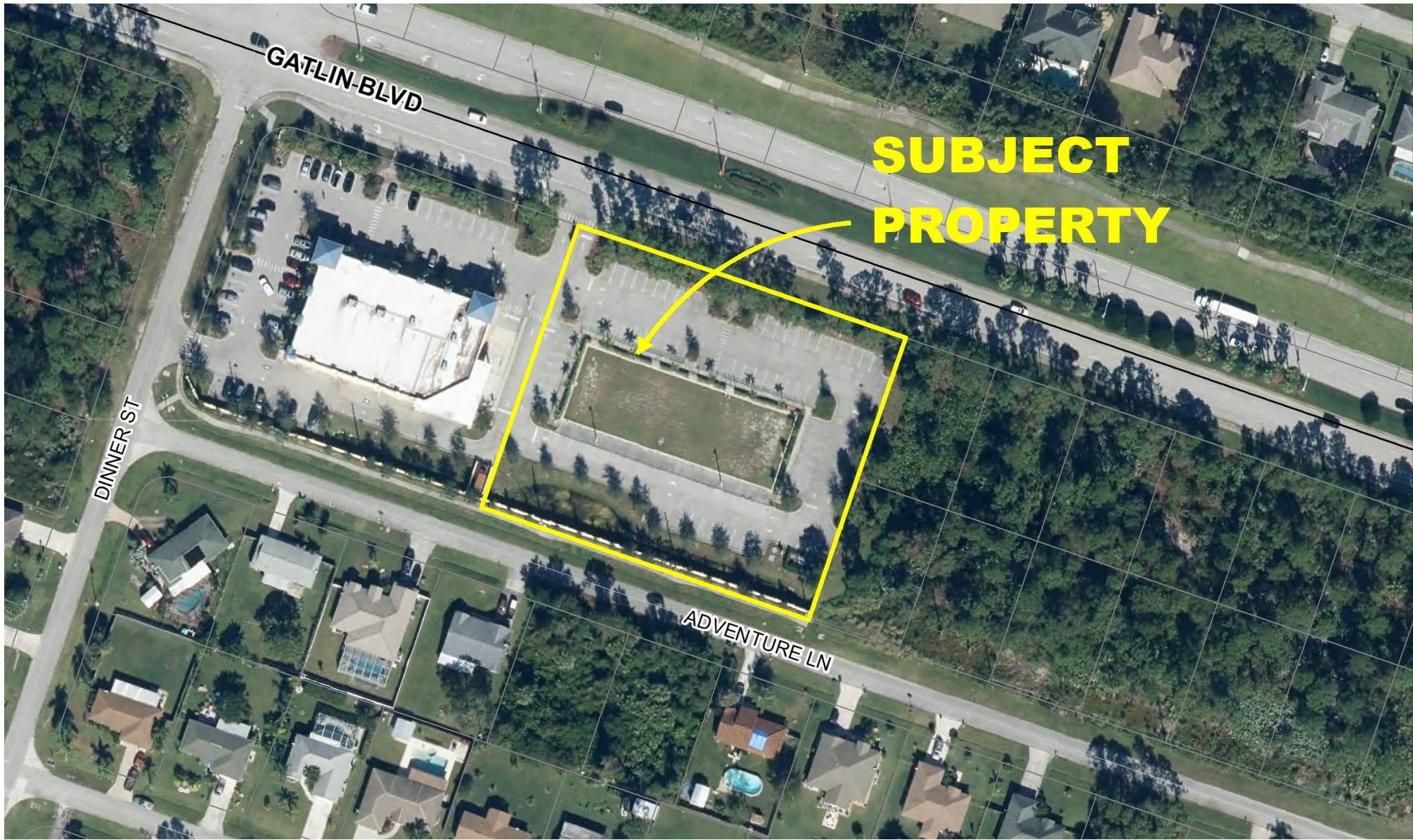
# Location Map



# Proposed Site Plan

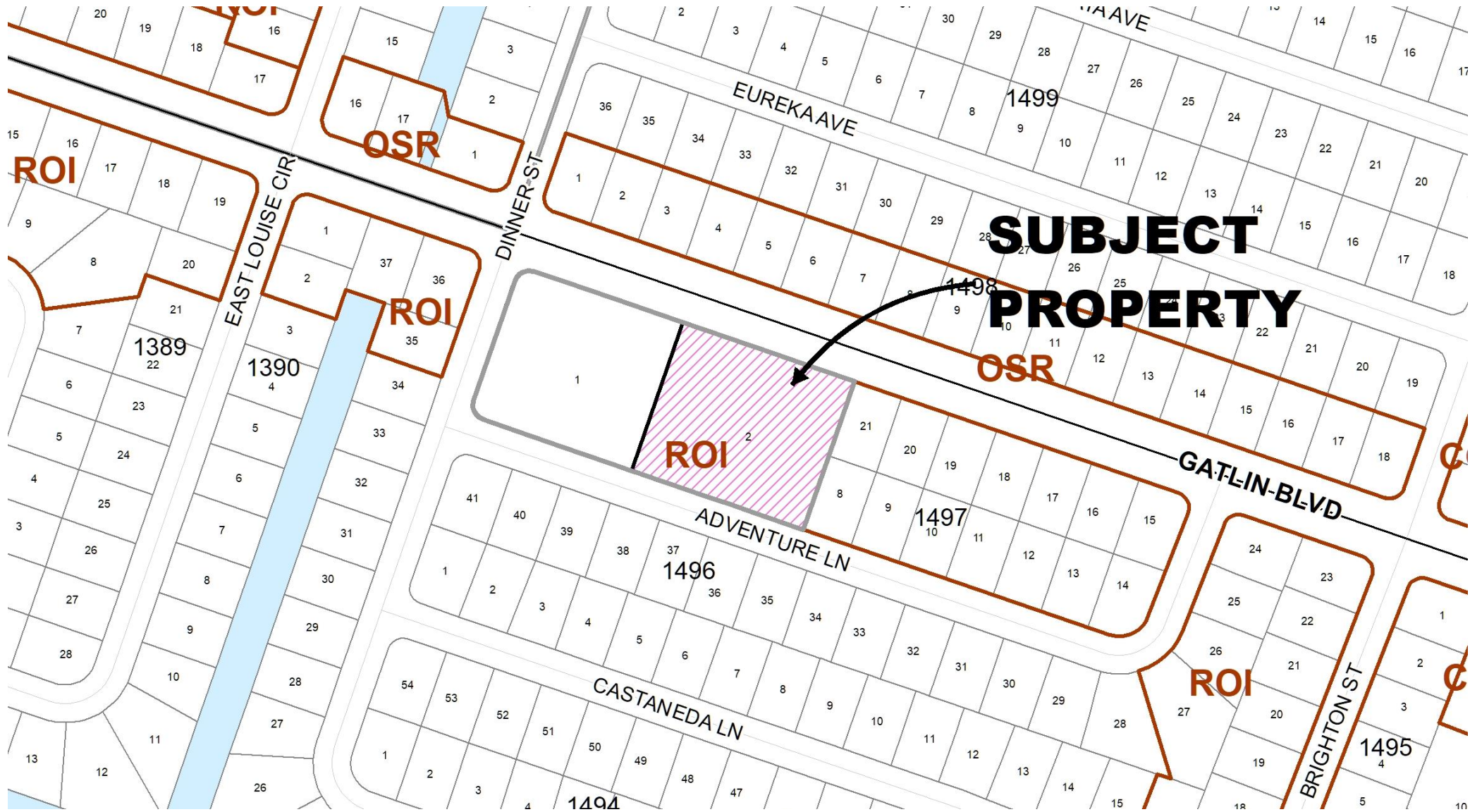
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Aerial

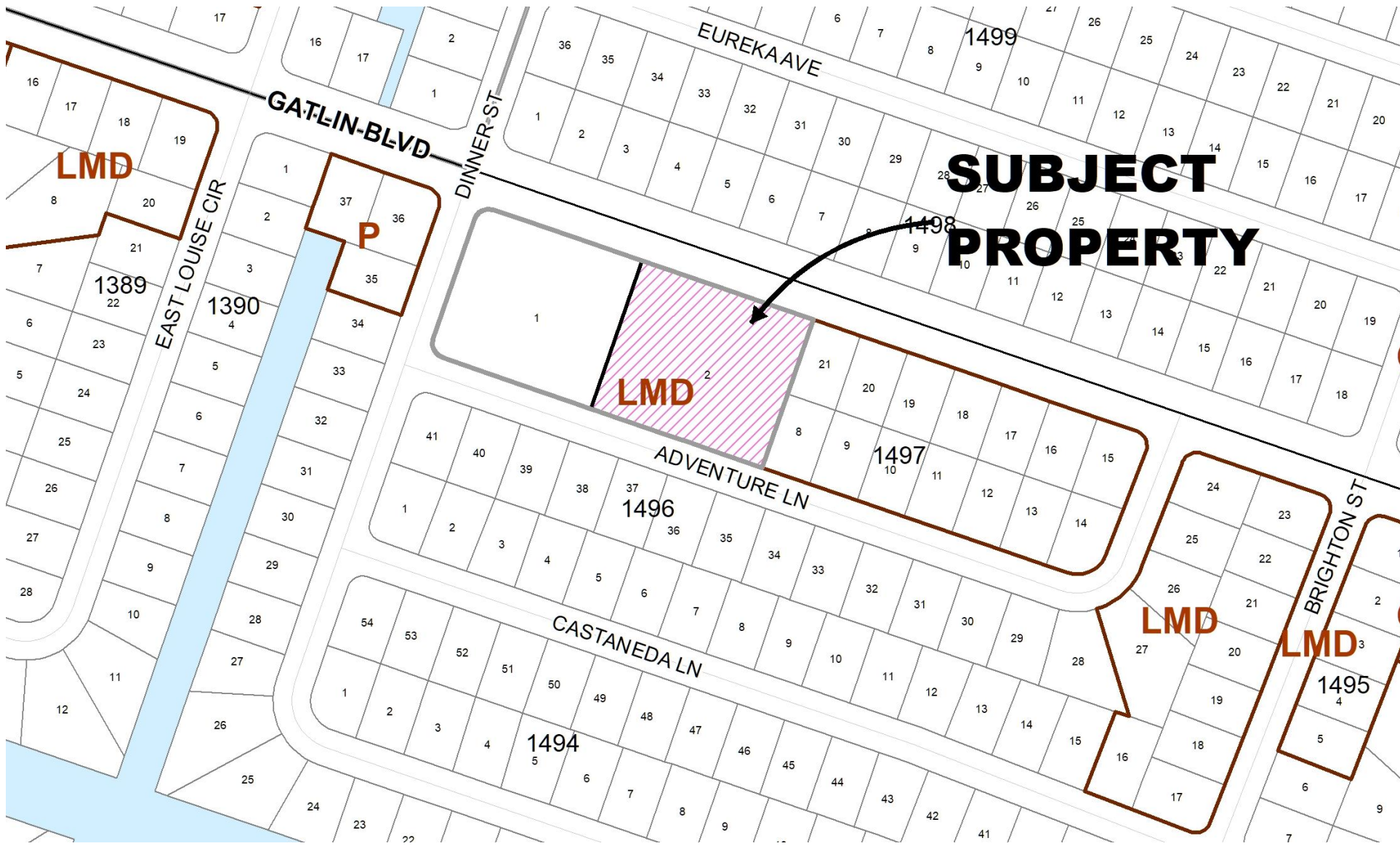
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# Future Land Use

CityofPSL.com





**SUBJECT  
PROPERTY**



**Zoning**

CityofPSL.com

The project has been reviewed for compliance with Chapter 160, City Code regarding provision of adequate public facilities and found compliant.

# Concurrency Review

[CityofPSL.com](http://CityofPSL.com)



This project has been reviewed for compliance with the Limited Mixed Use (LMD) Zoning District and found compliant.



## **Environmental/Wildlife Protection:**

- ✓ The site has been cleared and landscaped.  
Environmental issues have been addressed.

## **Public Art:**

- ✓ The project was first approved prior to the public art requirement and is not subject to the Art in Public Places Ordinance, No. 18-67.



Planning and Zoning Department staff reviewed the request and recommends approval of the modified elevations and site plan.

# Recommendation

[CityofPSL.com](http://CityofPSL.com)

