

Gatlin Boulevard Center PUD – Parcel 1

Special Exception Use Request (P20-198)

City Council
February 22, 2021
Laura H. Dodd, Planner II

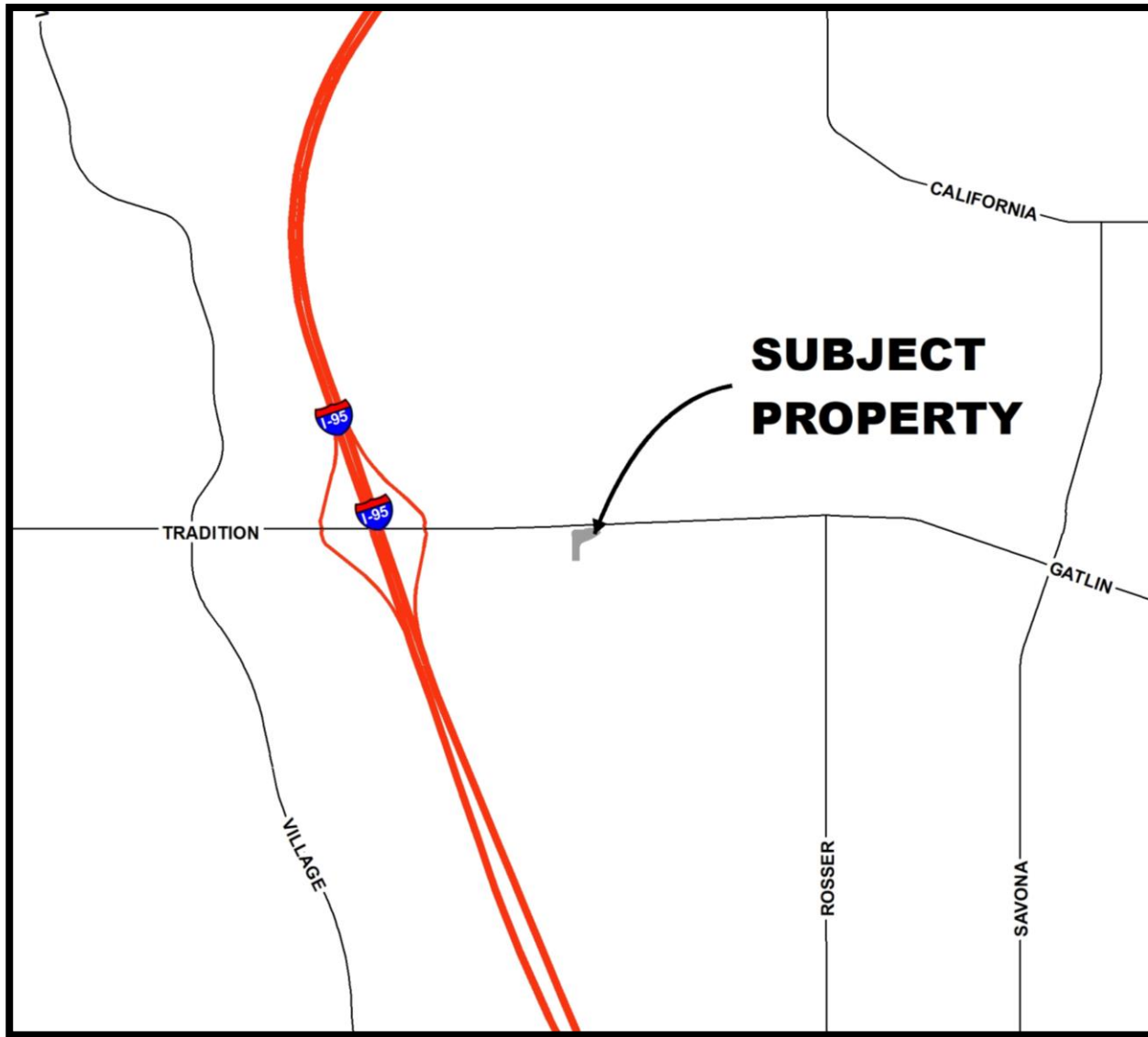


The purpose of this request is to provide for the carwash special exception use within the Gatlin Boulevard Center PUD. Per the PUD regulations, all permitted uses and special exception uses identified within the General Commercial (CG) zoning designation may be allowed within the PUD. Section 154.124(c)(4) General Commercial Zoning District identifies a car wash as a permitted special exception use. Therefore, the Applicant's request is needed at this time to permit the site design and construction of a carwash within the PUD.

Applicant – Chambliss Group, Hunter Chambliss;
SBS Engineers, Joseph Schulke

Owner – Kiwi Land Holdings, LLC; Agree Stores, LLC





Parcel 1, Gatlin Boulevard Center as well as Lots 26-28, Block 1711; West of SW Gatlin Blvd and SW Fondura Rd intersection, abutting SW Domina Road.



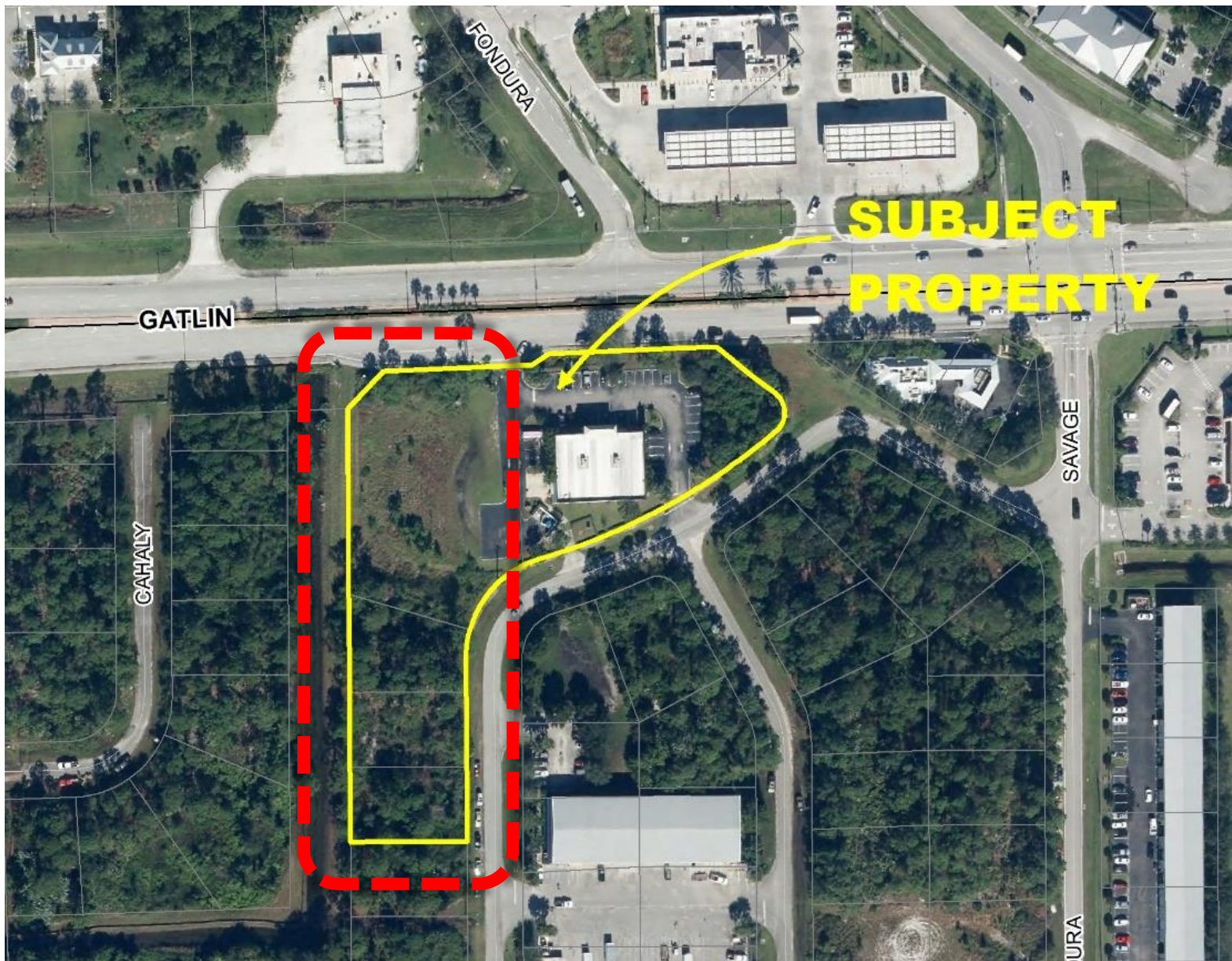
Overall

AERIAL

CityofPSL.com



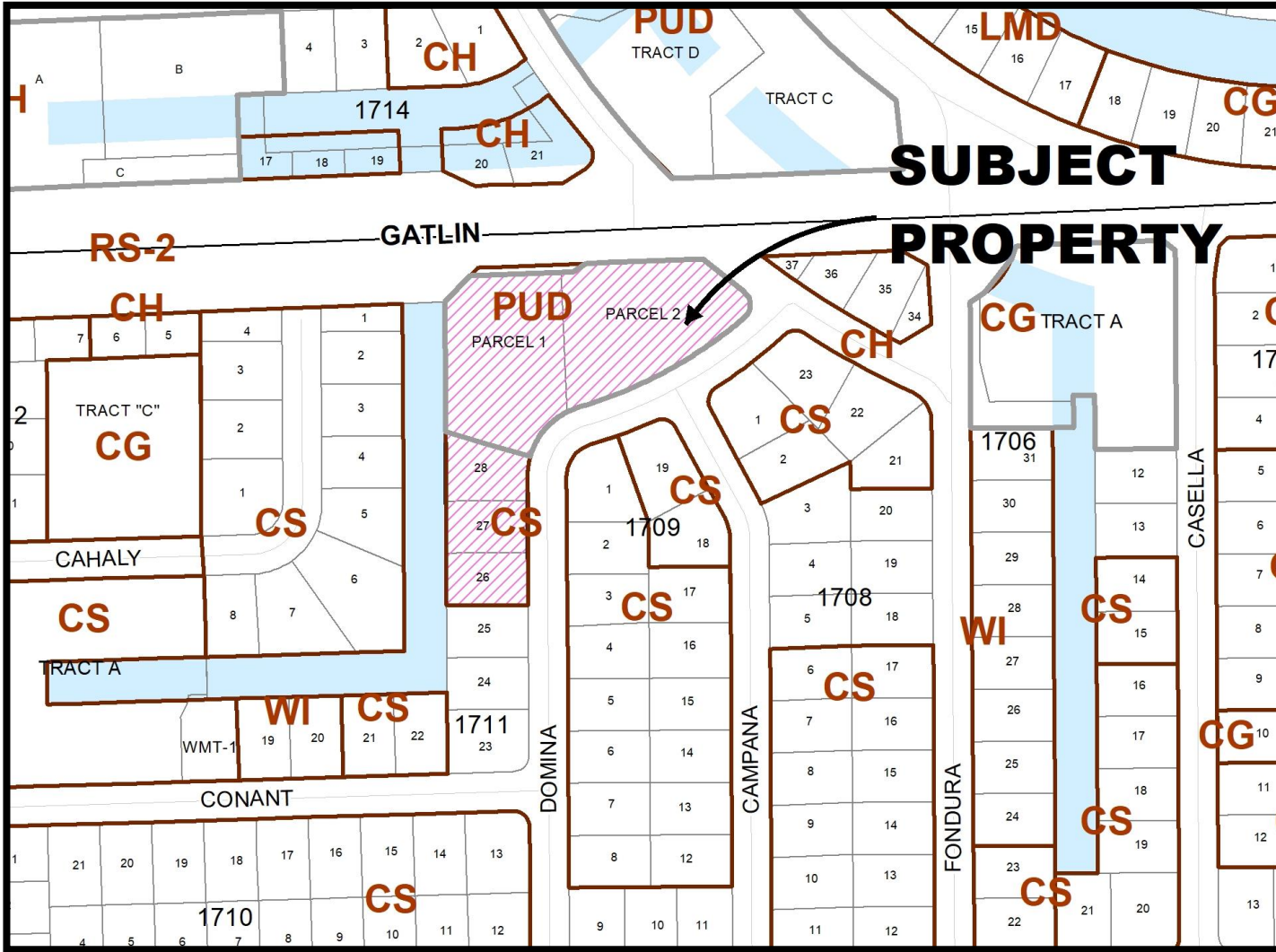
Proposed car wash



AERIAL

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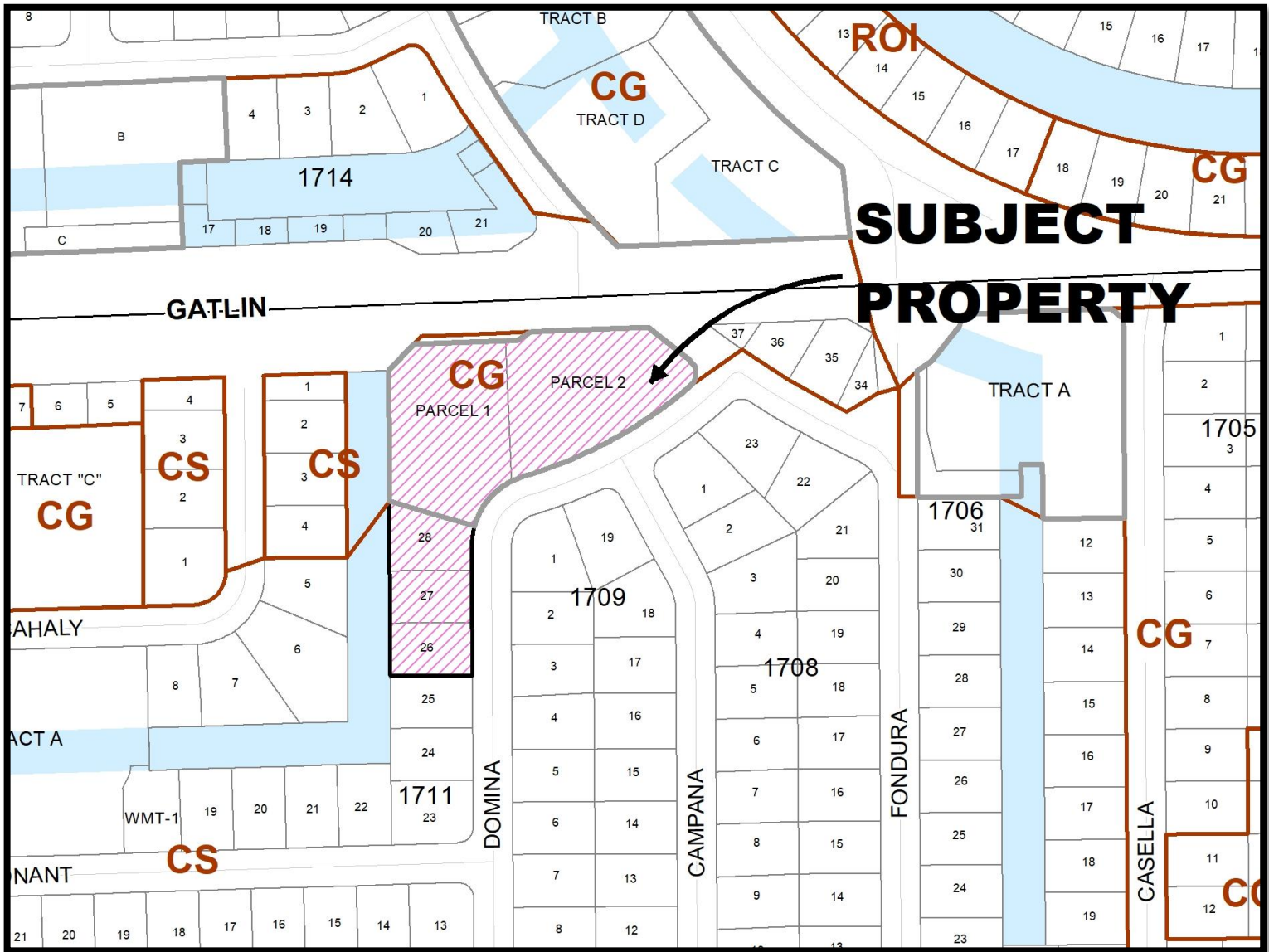




| Direction | Future Land Use | Zoning | Existing Use |
|-----------|--------------------|--------------------|-----------------------|
| North | Highway Commercial | Highway Commercial | ABC Liquors |
| South | Commercial Service | RS-2 Single Family | Vacant |
| East | Commercial Service | Commercial Service | Vacant |
| West | Commercial Service | Commercial Service | Self-Storage Facility |

ZONING MAP

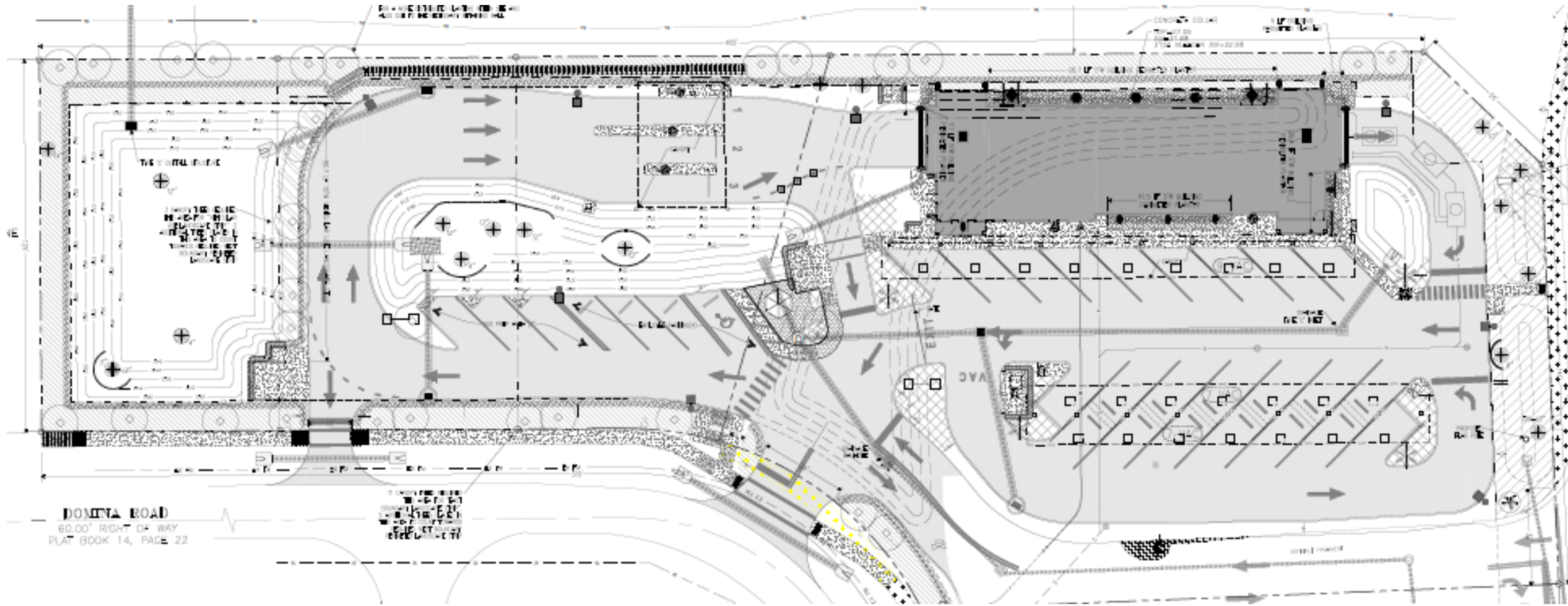




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FUTURE LAND USE MAP





CONCEPTUAL LANDSCAPE PLAN

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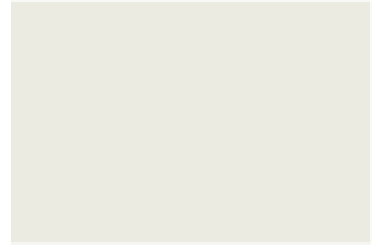


EXTERIOR ELEVATIONS NOTES:

1. ALL FINISHES ARE TO BE APPLIED TO THE EXTERIOR SURFACE UNLESS NOTED OTHERWISE.
2. THE FINISHES SHOWN ARE FOR INFORMATION ONLY AND ARE NOT TO BE USED FOR CONSTRUCTION PURPOSES.
3. FINISHES ARE TO BE APPLIED TO THE EXTERIOR SURFACE UNLESS NOTED OTHERWISE.
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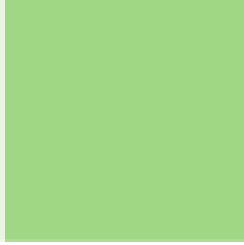
ZINC GRAY



WHITE E.I.F.S.

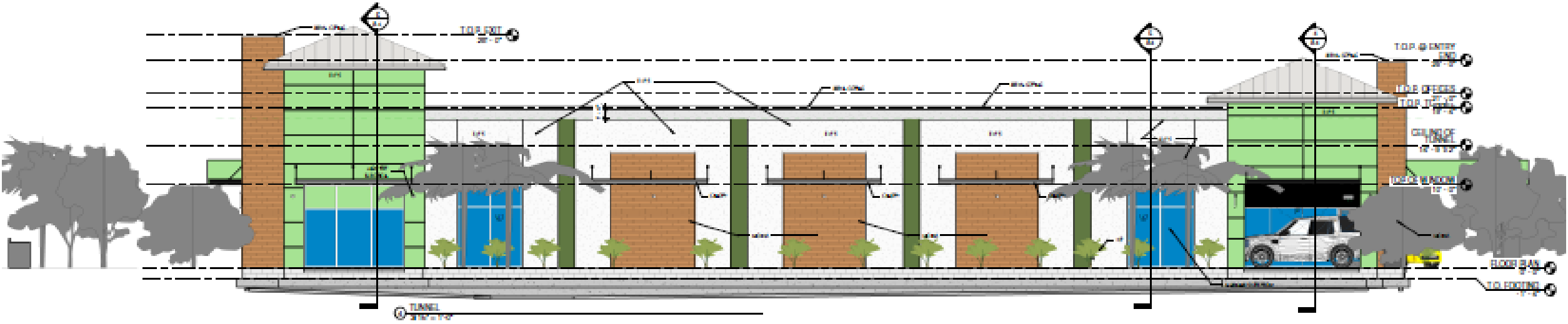


NICHHA



GREEN E.I.F.S.

| EXTERIOR FINISHES | | | | | |
|-------------------|------|-----------|--------|----------------|----------------|
| NO. | AREA | COLOR | FINISH | NOTES | DETAIL |
| 1 | WALL | ZINC GRAY | EIFS | TO TOP OF WALL | SEE DETAIL 101 |
| 2 | WALL | WHITE | EIFS | TO TOP OF WALL | SEE DETAIL 102 |
| 3 | WALL | NICHHA | EIFS | TO TOP OF WALL | SEE DETAIL 103 |
| 4 | WALL | GREEN | EIFS | TO TOP OF WALL | SEE DETAIL 104 |
| 5 | WALL | WHITE | EIFS | TO TOP OF WALL | SEE DETAIL 105 |
| 6 | WALL | ZINC GRAY | EIFS | TO TOP OF WALL | SEE DETAIL 106 |
| 7 | WALL | ZINC GRAY | EIFS | TO TOP OF WALL | SEE DETAIL 107 |
| 8 | WALL | ZINC GRAY | EIFS | TO TOP OF WALL | SEE DETAIL 108 |
| 9 | WALL | ZINC GRAY | EIFS | TO TOP OF WALL | SEE DETAIL 109 |
| 10 | WALL | ZINC GRAY | EIFS | TO TOP OF WALL | SEE DETAIL 110 |



CONCEPTUAL ELEVATION

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- P20-206 Kiwi Land Holdings – Variance request to eliminate southern cross-access requirement.
- P20-109 Gatlin Boulevard Center PUD – Request to amend and create Gatlin Boulevard Center PUD concept and regulations.



This Special Exception Use Request was reviewed and **recommended for approval** by the Site Plan Review Committee on November 12, 2020.

The Planning and Zoning Board **recommended approval** of the request on January 5, 2021

RECOMMENDATION

CityofPSL.com

