

# **Gatlin Boulevard Center PUD**

## Rezoning and Planned Unit Development Amendment (P20-109)

Laura H. Dodd, Planner II

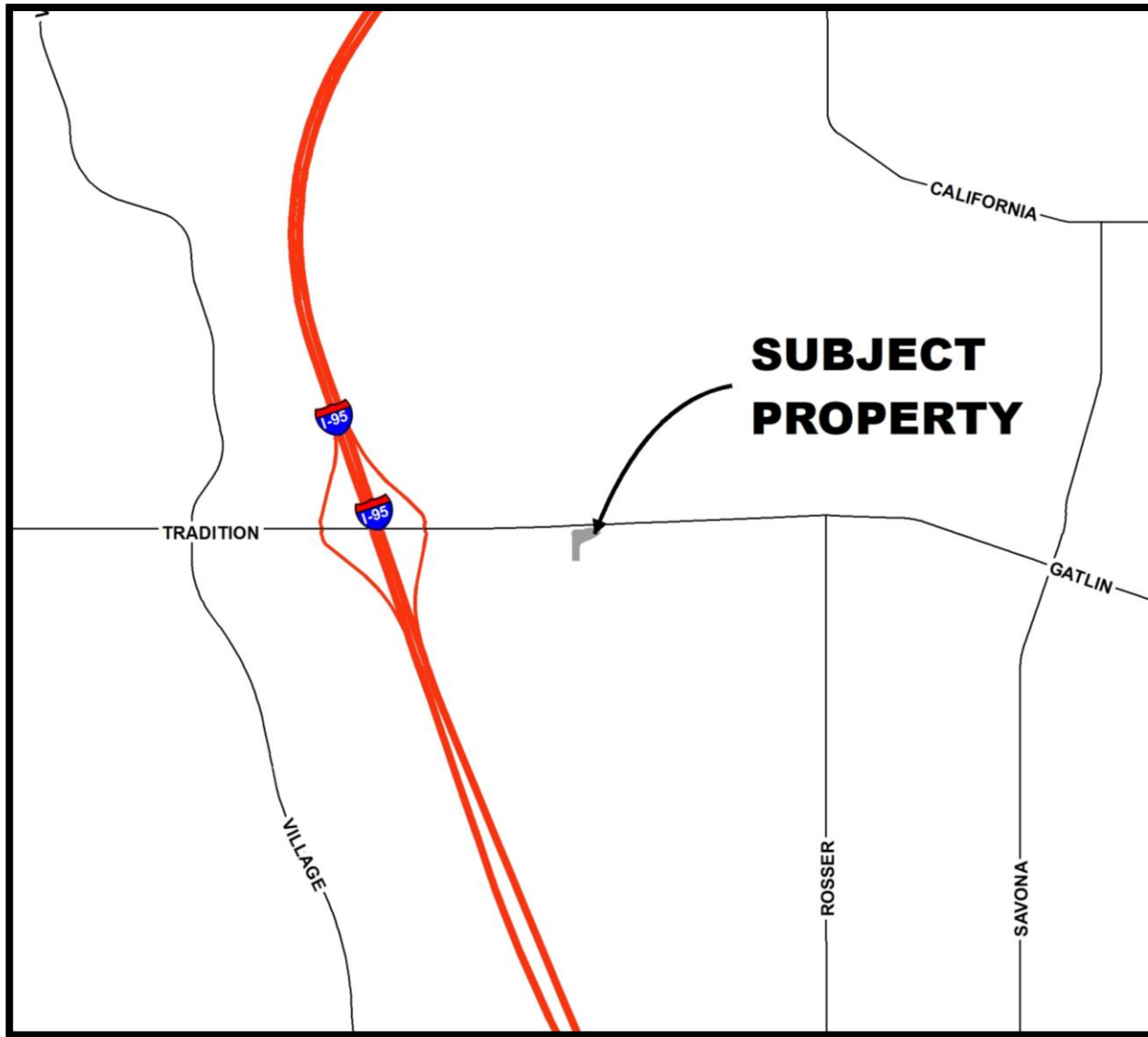


- **Rezone 0.62 acres** from Commercial Service (CS) to Planned Unit Development (PUD); and
- **Amend 2.19 acres** of the existing Gatlin Boulevard Center PUD; and
- **Total proposed PUD site area is 2.81 acres.** This is the first amendment to the Gatlin Boulevard Center PUD.

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

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





Parcel 1 and 2, 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.

## LOCATION MAP



Overall

AERIAL

CityofPSL.com



# Existing PUD



AERIAL

CityofPSL.com



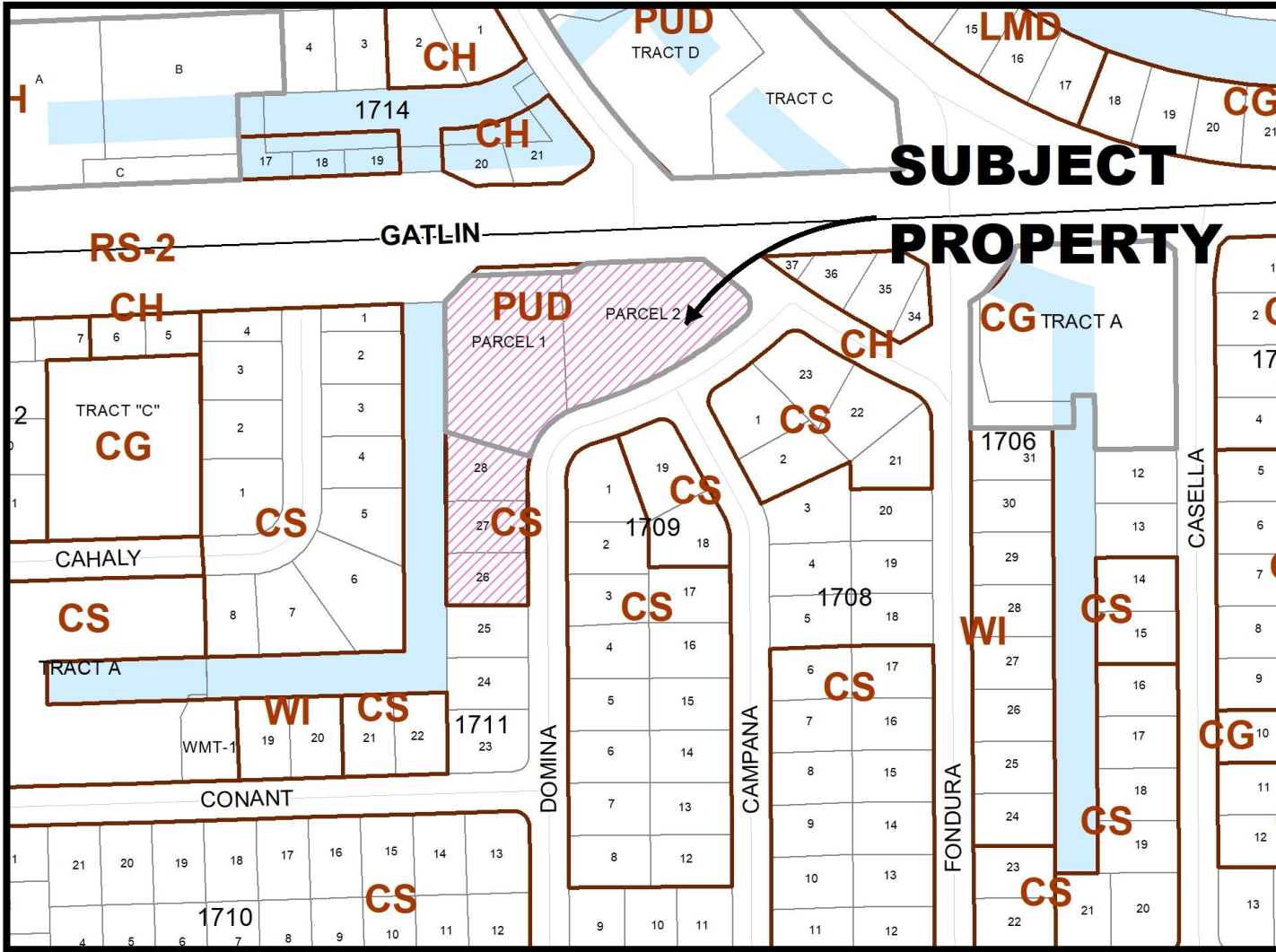
# Addition to PUD



AERIAL

CityofPSL.com

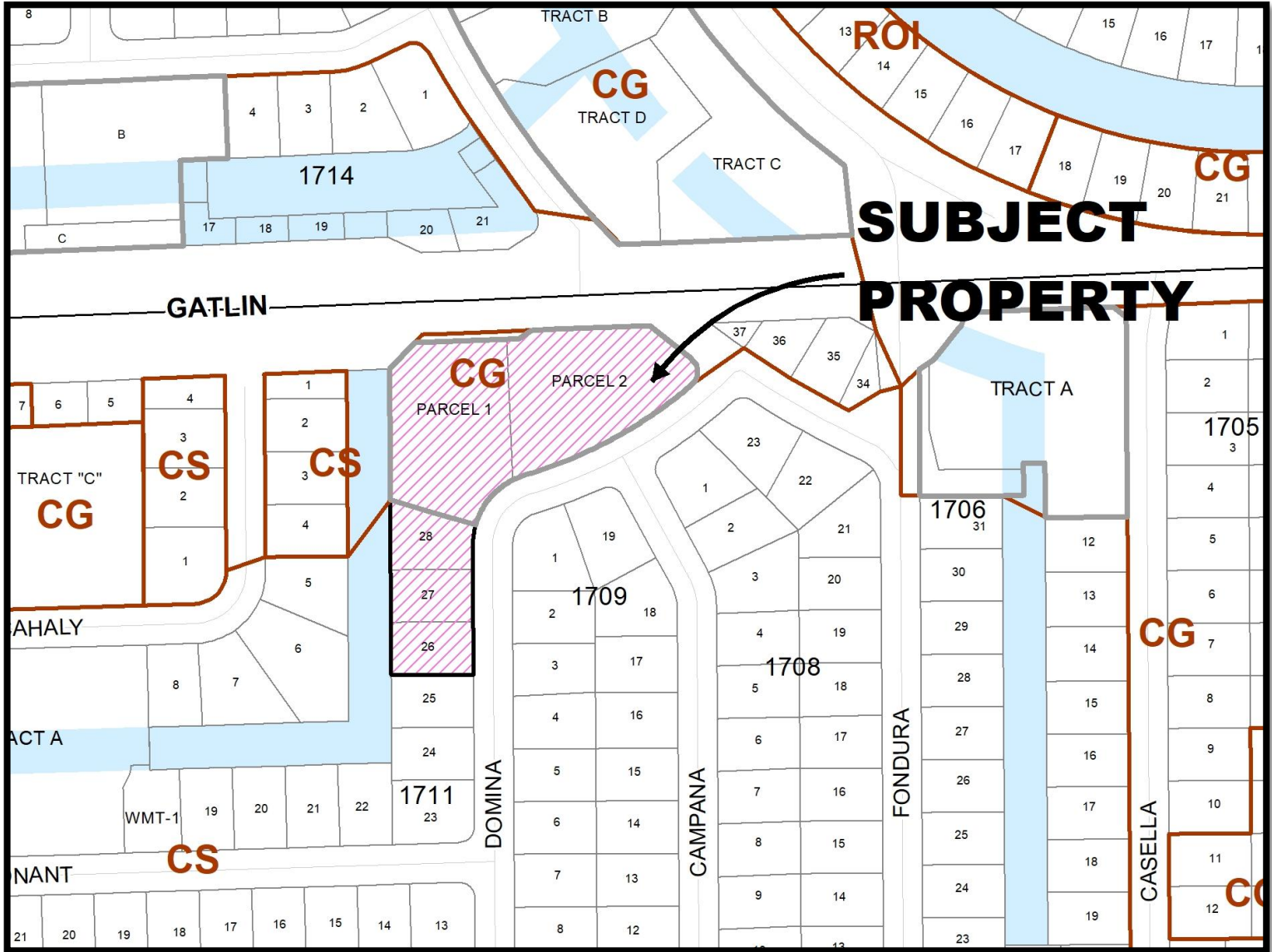




Direction	Future Land Use	Zoning	Existing Use
North	Highway Commercial	Highway Commercial	ABC Liquors
South	Commercial Service	RS-2 Single Family	Vacant
East	Commercial Service	Commercial Service	Vacant
West	Commercial Service	Commercial Service	Self-Storage Facility

# ZONING MAP





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

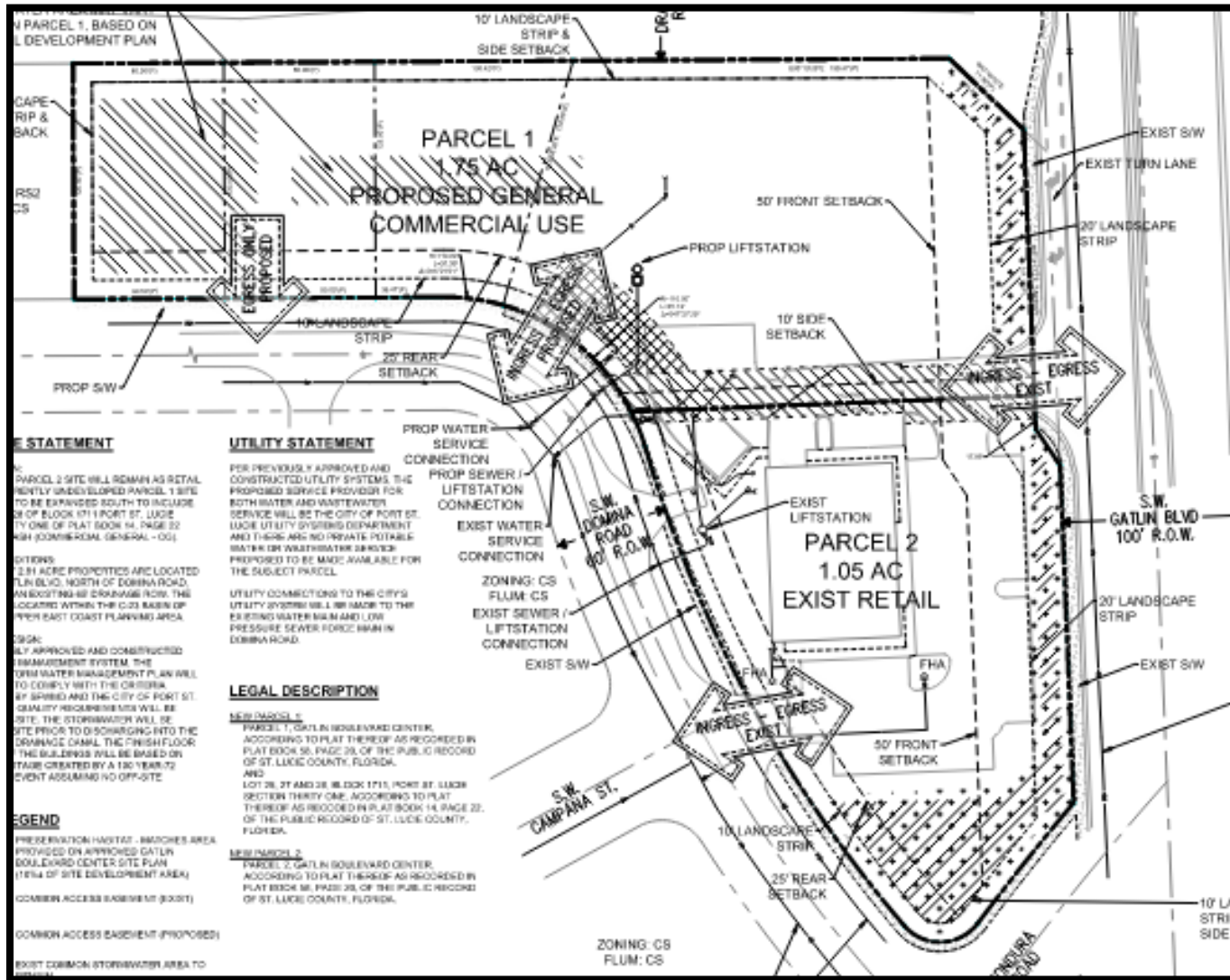
# FUTURE LAND USE MAP





# PUD MASTER PLAN

- Incorporates existing AutoZone
- Identifies proposed pedestrian and vehicle connections
- Conceptual stormwater management area
- Proposed uses



# CONCEPTUAL MASTER PLAN

## **PUD Uses Include:**

- Retail; All other uses permitted within the General Commercial (CG) Zoning District per Section 158.124 General Commercial; and
- Special Exception Uses as permitted within the General Commercial Classification

## **Applicant Intended Use:**

- Car Wash, special exception use proposal consistent with the requirements delineated in the General Commercial zoning district uses.



- P20-206 Kiwi Land Holdings – Variance request to eliminate southern cross-access requirement.
- P20-198 Gatlin Boulevard Center Parcel 1 – Special Exception Use request to permit a car wash within Gatlin Boulevard PUD.



## **This PUD amendment is consistent with the direction and policies of the Comprehensive Plan.**

- The Applicant's proposal is consistent with Comprehensive Plan Policy 1.1.4.10 as the CG land use category allows a 40% maximum building coverage and maximum of 80% impervious area, and CS land use category allows a maximum building coverage of 40% and maximum 80% impervious area.



This PUD amendment was reviewed and **recommended for approval** by the Site Plan Review Committee on July 8, 2020.

The Planning and Zoning Board **recommended approval** on January 5, 2021.

**RECOMMENDATION**

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

