

EMERALD DESIGN CENTER

Major Site Plan Amendment

City Council Meeting of August 23, 2021

Project No. P19-140-A1

Holly F. Price, AICP, Senior Planner



Applicant: Melissa Corbett, The Milcor Group

Owner: SLW Auto Vault, LLC

Applicant and Owner

CityofPSL.com



- Major Site Plan amendment to make a substantial change to the front building elevation.
- 34,500 square foot 1-story retail/office/warehouse building
17,058 square foot 1-story warehouse building.
- Located in the Go Team Industrial Park – north of The Reserve.

Proposed Project

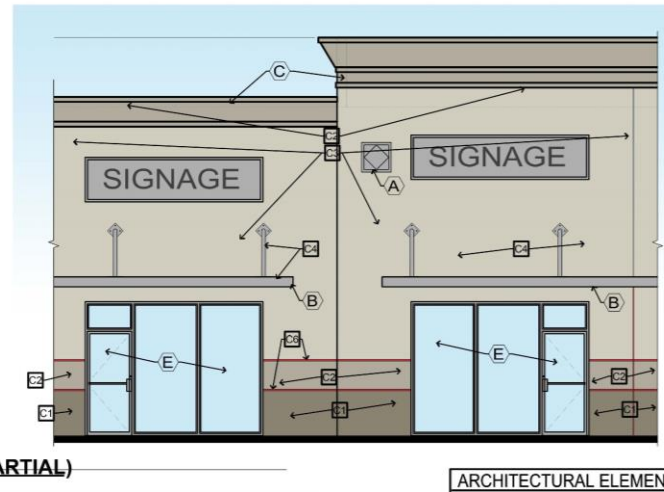
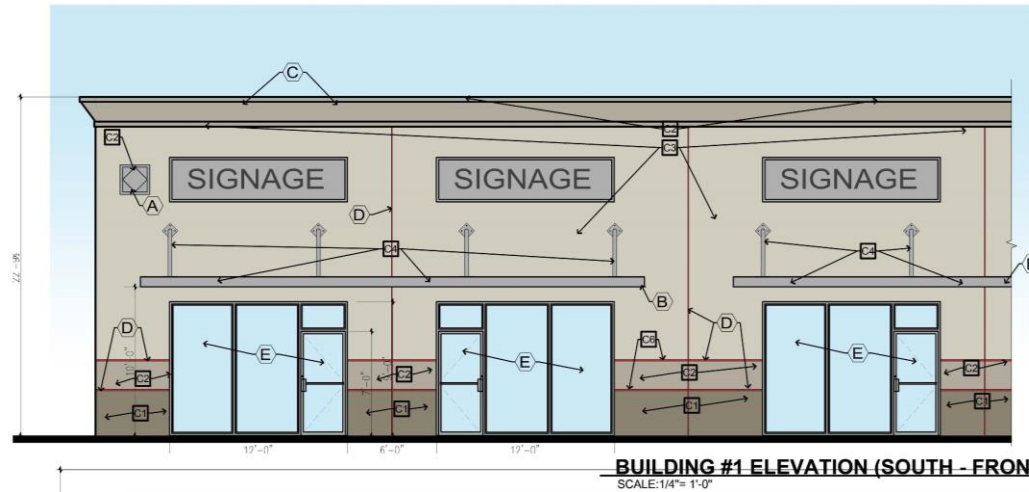
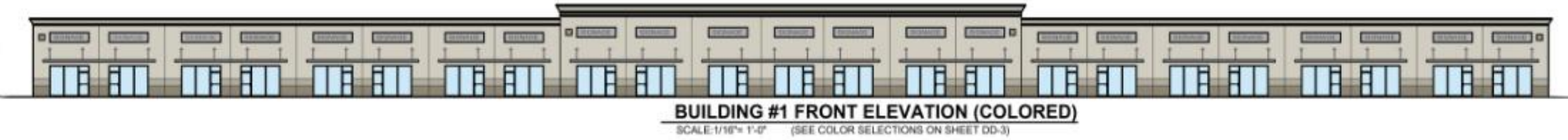
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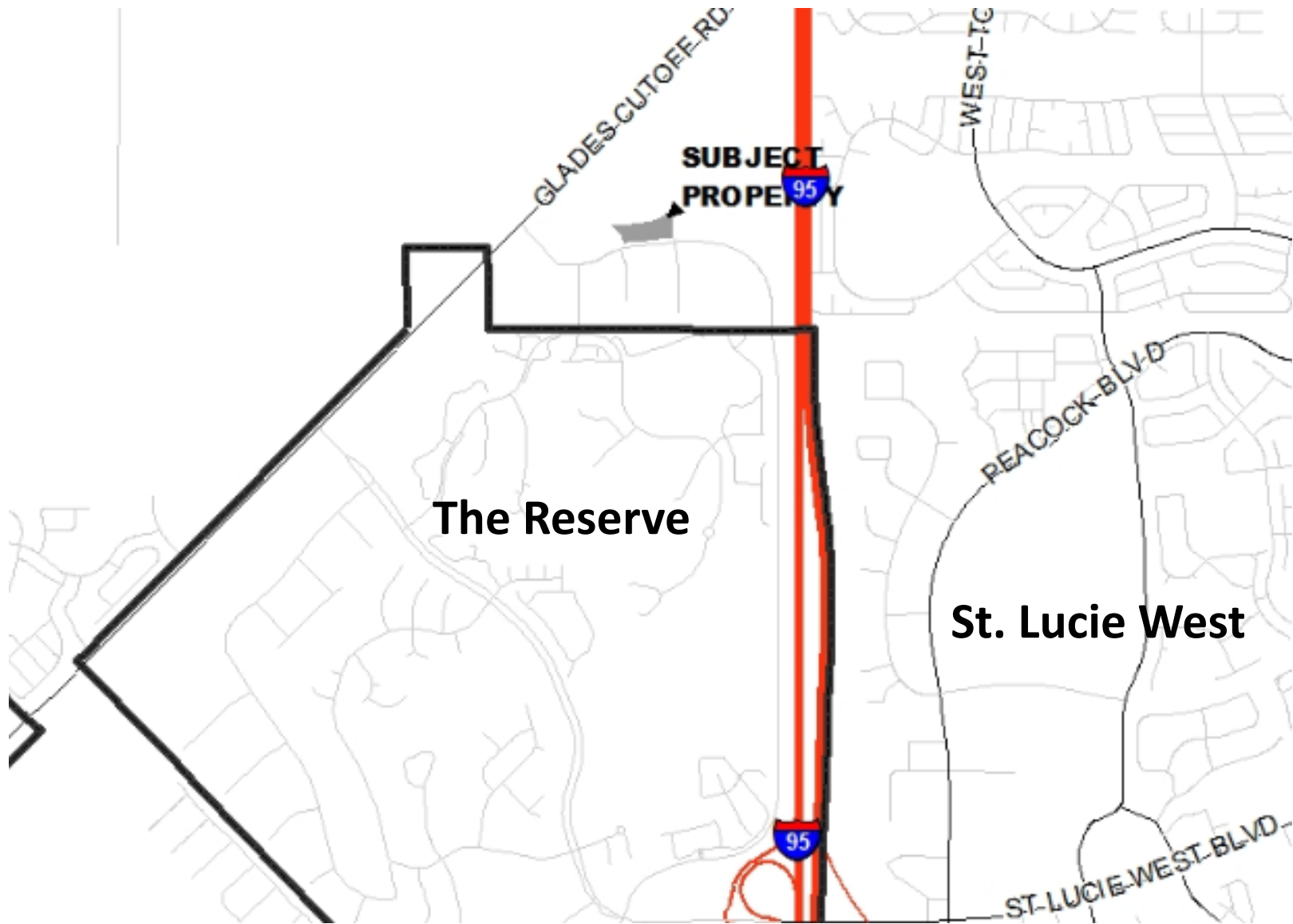


PREVIOUSLY APPROVED FRONT ELEVATION



PROPOSED ELEVATION

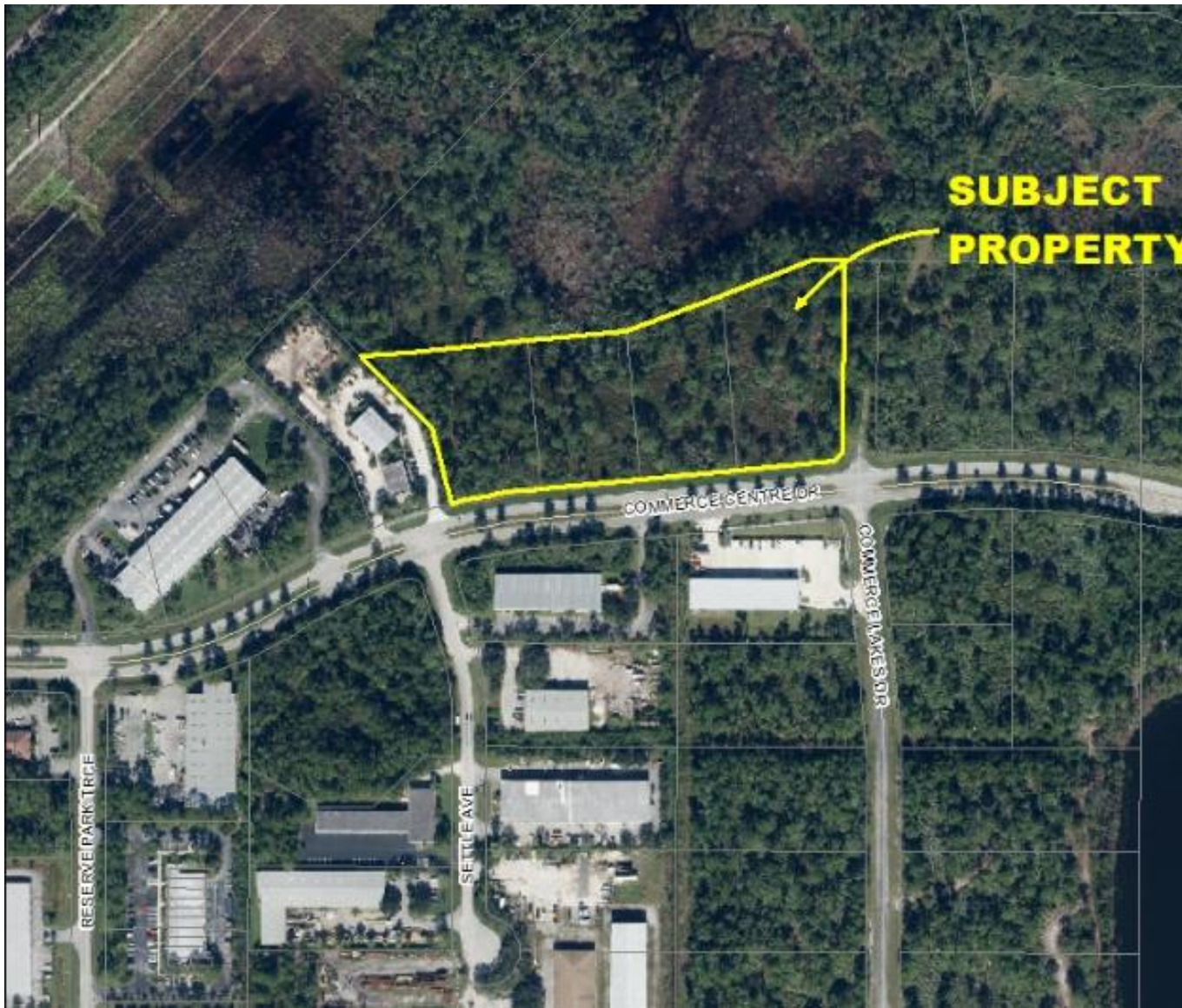




Location Map

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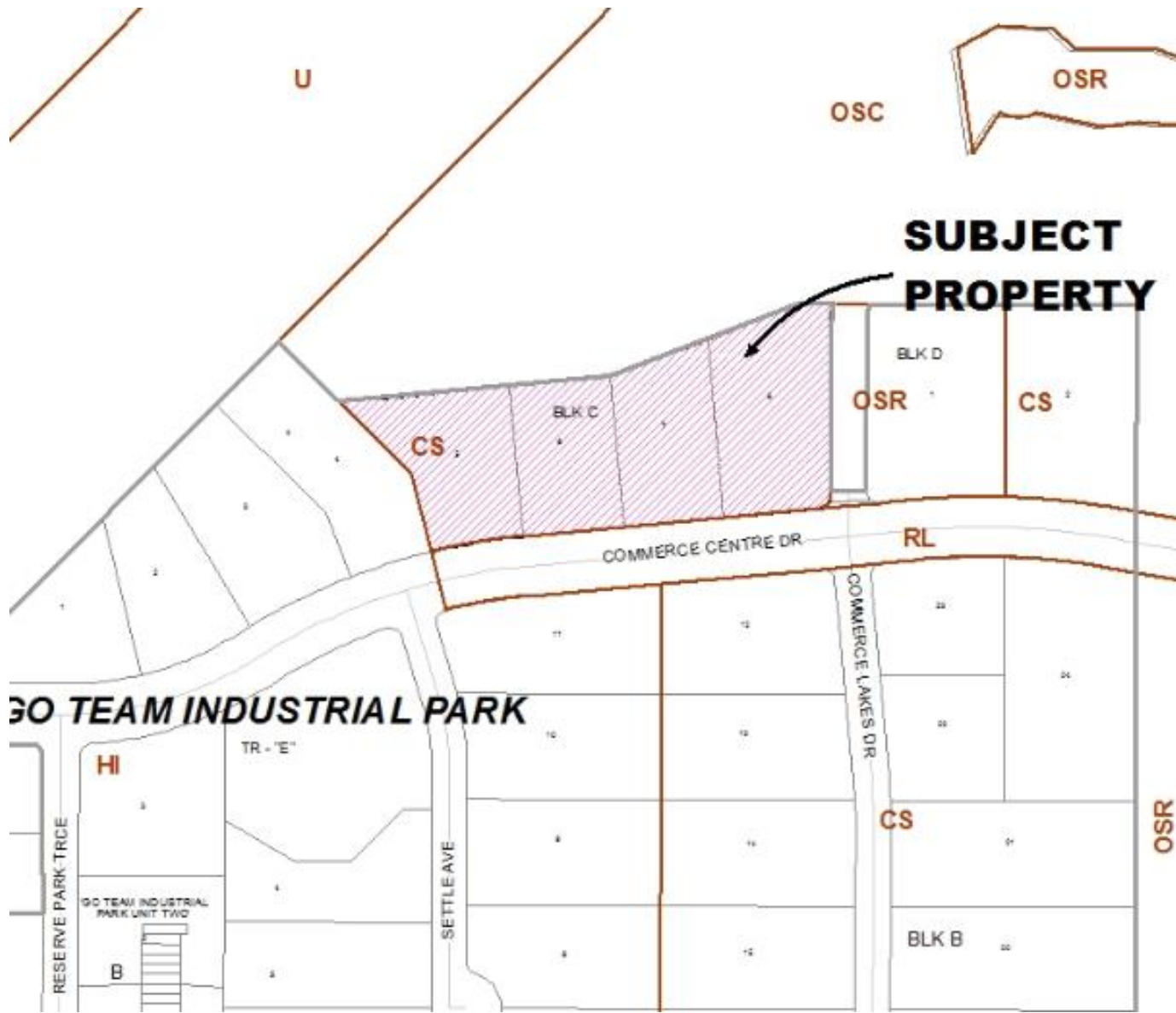




Aerial

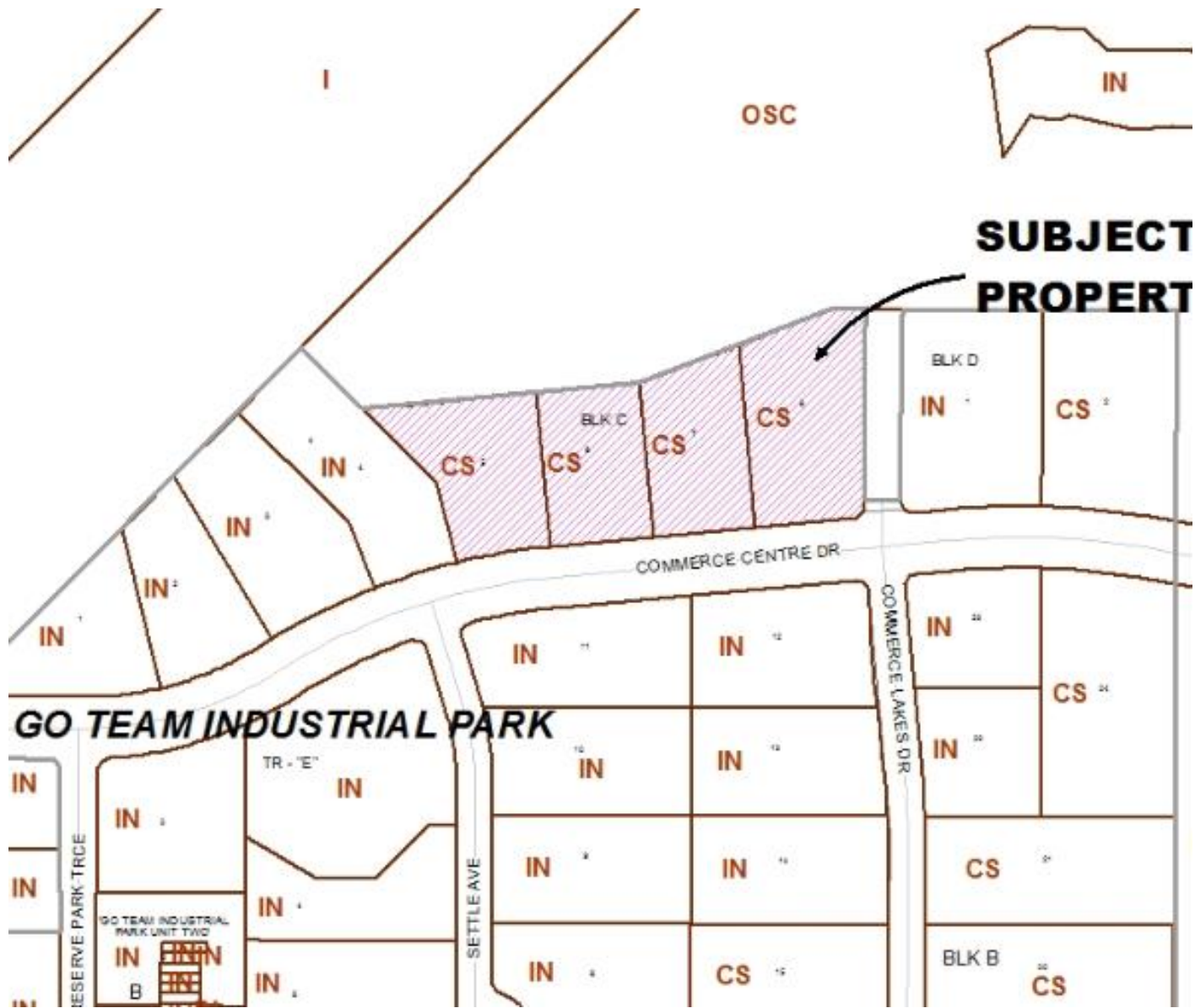
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Land Use

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Zoning



The project has been reviewed for compliance with Chapter 160, City Code and The Reserve Development of Regional Impact (DRI) regarding provision of adequate public facilities and found compliant.

Concurrency Review

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The project has been reviewed for compliance with the Service Commercial Zoning District (CS) and found compliant.

Zoning Review

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Environmental/Wildlife Protection:

- ✓ Per the DRI, 25% of the Native Habitat is required to either be preserved or mitigated for. The applicant is proposing to mitigate for 2.472 acres.

Public Art:

- ✓ The project is subject to the Art in Public Places Ordinance, No. 18-67.



The Site Plan Review Committee (SPRC) reviewed the request on July 28, 2021 and recommended approval of the modified elevations and site plan.

Recommendation

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