



View 10 Business Center Rezoning & PAD Overlay

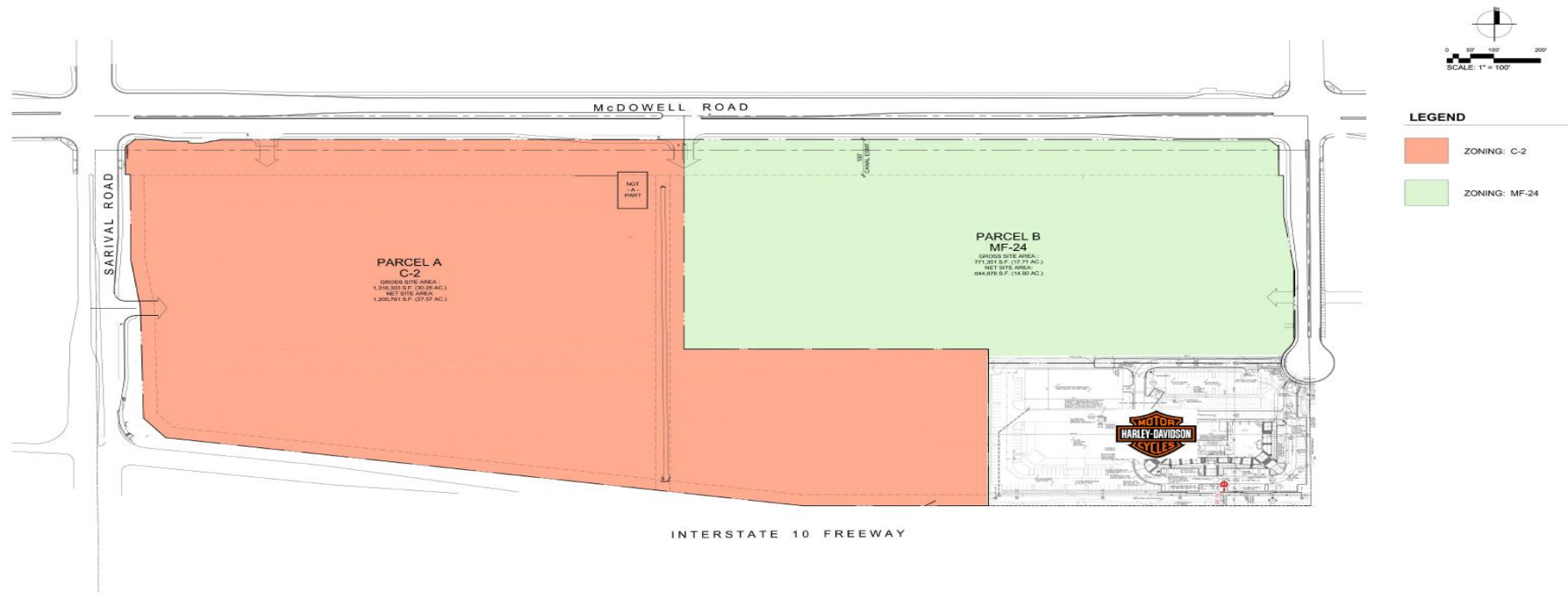


- 48 acres within Palm Valley Phase VIII, currently zoned PAD/Mixed Use Commercial
- Translates to City C-2 General Commercial

Parcel/Zoning Map



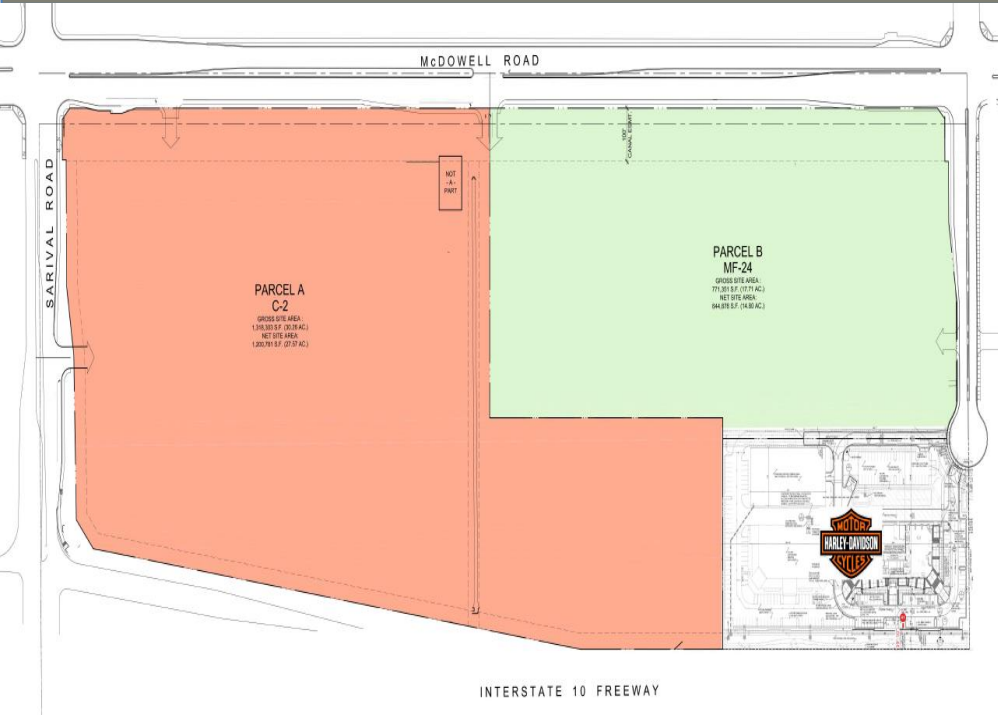
VIEW 10 BUSINESS CENTER



Zoning Districts & PAD Overlay



VIEW 10 BUSINESS CENTER

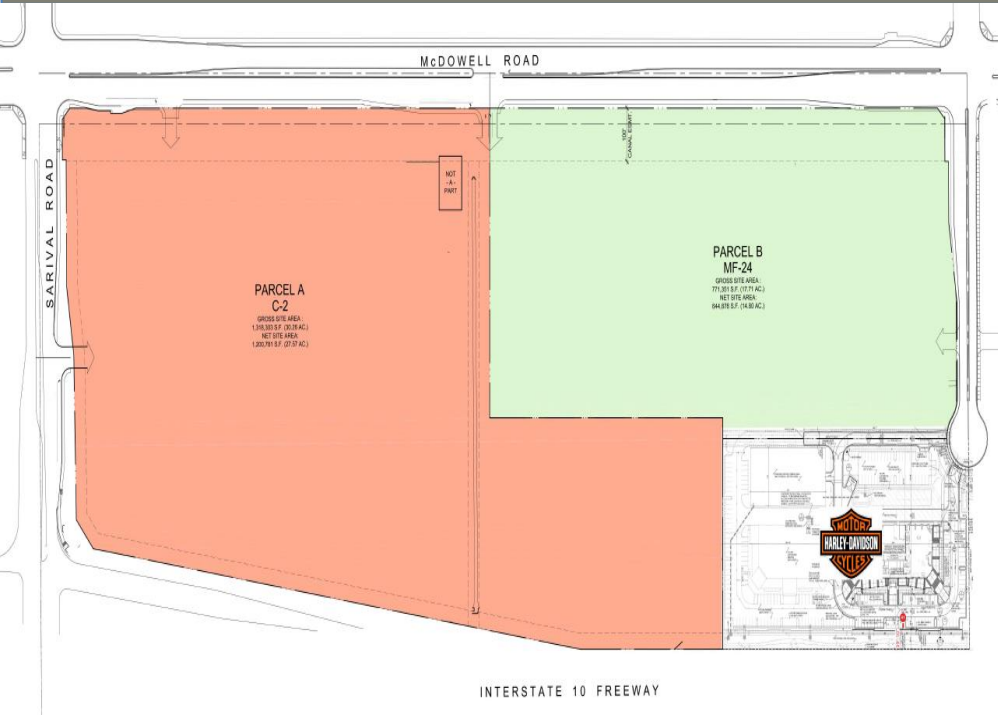


- Within the C-2 parcel: the PAD Overlay allows a retail/warehouse use
 - 200,000 sf. ft. maximum
 - Ratio of warehouse to retail not to exceed 4:1
 - Hours of operation 7 a.m. to 7 p.m.

Rezoning & PAD Overlay



VIEW 10 BUSINESS CENTER



- Within the MF-24 parcel, the PAD Overlay allows
 - 4 story buildings (maximum 48 ft), except as follows:
 - 3 story buildings (maximum 40 ft) within 200 ft of the north property line

Architectural Character Images



VIEW 10 BUSINESS CENTER



Architectural Character Images



VIEW 10 BUSINESS CENTER



Architectural Character Images



VIEW 10 BUSINESS CENTER



Recommendation



VIEW 10 BUSINESS CENTER

- Staff, and the Planning & Zoning Commission by a vote of 6 to 0, recommend approval of the rezone, subject to the stipulations in Ord. No. 2021-1503

Questions????