



**Palm Valley Cross 5<sup>th</sup> Amendment  
Rezoning  
23-200-00010**

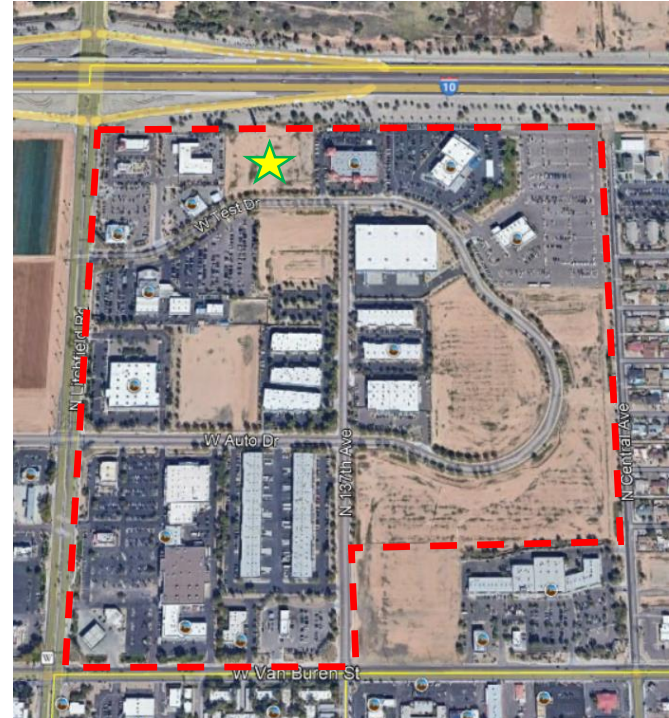
# Location



## NEC OF N. LITCHFIELD RD AND W. VAN BUREN

Palm Valley Crossing  
137 acres on the northeast  
corner of Van Buren and  
Litchfield Road. - - - - -

Amendment is for Lot 3 ★

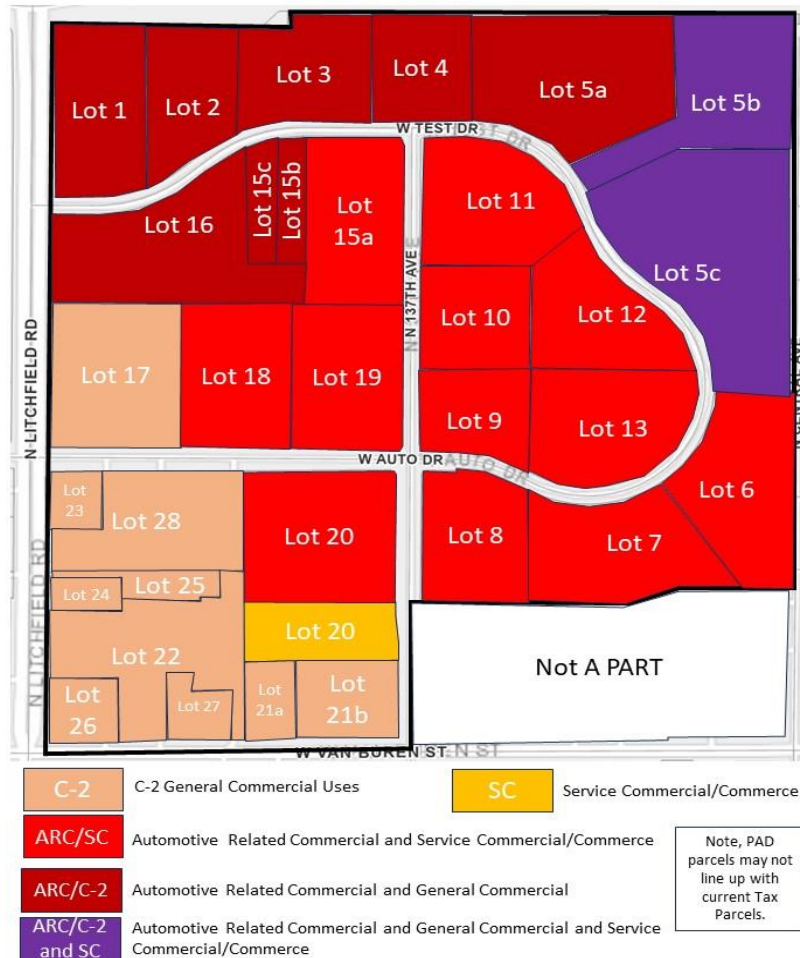


# Current Zoning

## PALM VALLEY CROSSING

- Zoned PAD with multiple uses:
  - Automotive Related Commercial (ARC)
  - C-2 Modified General Commercial (C-2)
  - Service Commercial / Commerce (SC)

Exhibit A: PAD Amendment Boundary (Current Designations)



# Request



## NEC OF N. LITCHFIELD RD. AND W. VAN BUREN ST.

- Current PAD Uses Allowed:
  - Automotive Related Commercial (ARC)
  - Modified C-2 General Commercial (C-2)
- Add
  - Service Commercial / Commerce (SC)
- New designation would be:
  - PAD-ARC/C-2/SC

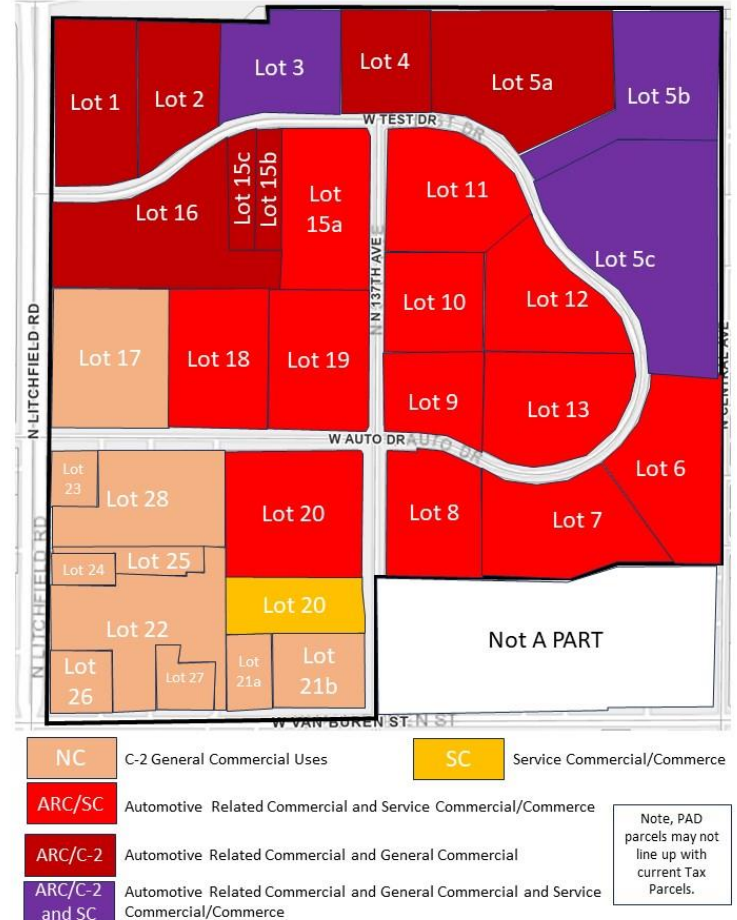


# Request

## PAD MAP

- Current PAD Uses Allowed:
  - Automotive Related Commercial (ARC)
  - Modified C-2 General Commercial (C-2)
- Add
  - Service Commercial / Commerce (SC)
- New designation would be:
  - PAD-ARC/C-2/SC
- 5<sup>th</sup> Amendment would also affirm all previous zoning cases.

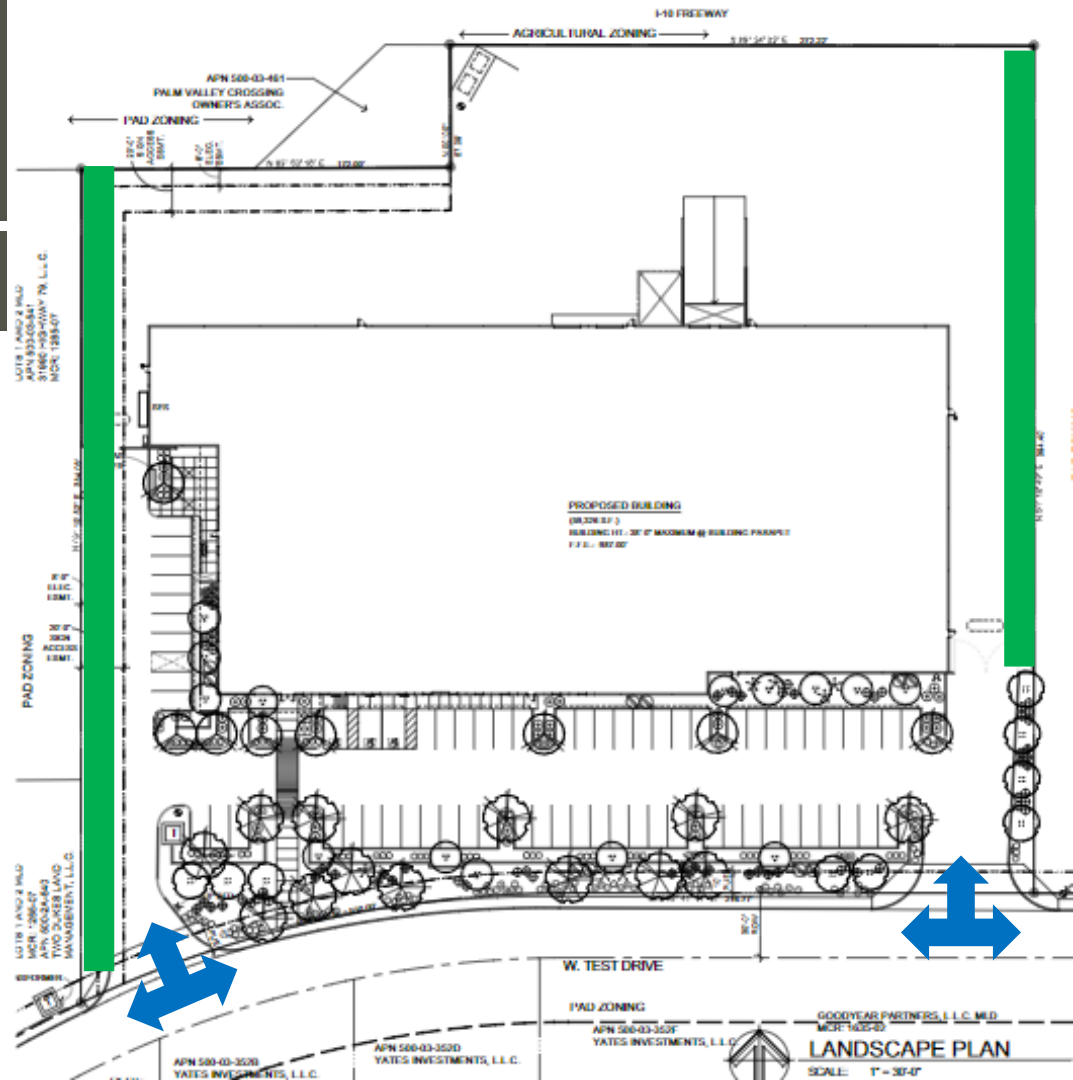
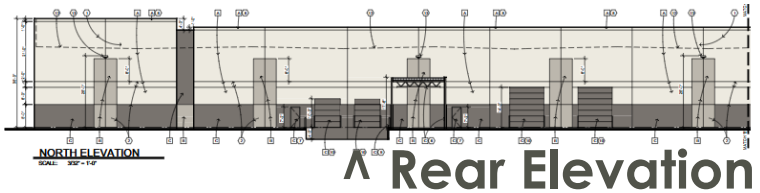
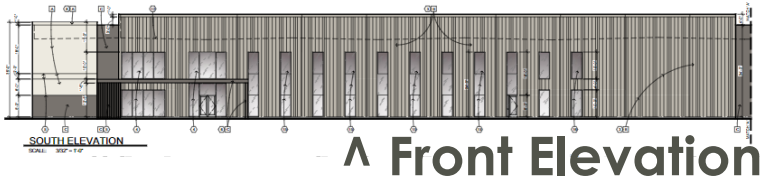
Exhibit A: PAD Amendment Boundary (Proposed Designations)



# Site

## LOT 3

- Proposed 59,326 square foot building.
- Office / Warehouse space
- Additional Landscaping





# Public Participation

## NOTICES AND PLANNING AND ZONING COMMISSION

- Public Notice process followed.
- Planning Commission meeting held on February 14, 2024.
- Staff gave presentation, and answered questions related to the deleted landscaping requirement on the north side of the building.
- There were no public comments during the meeting.
- Commission voted 7-0 to send a recommendation for approval to the Council.

# Recommendation

## STAFF RECOMMENDS APPROVAL



- Application complies with city requirements.

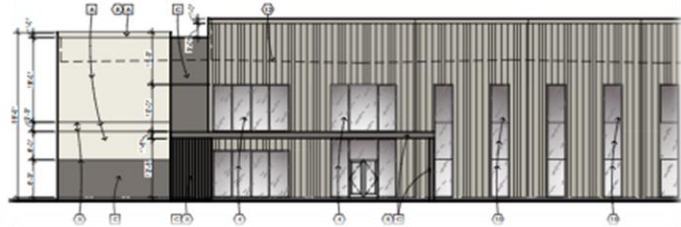


Exhibit A: PAD Amendment Boundary (Proposed Designations)

