

MEETING DATE
May 18, 2017
Subject: 2017-01 PCU (635 N. Maitland Ave)



AGENDA REPORT

AGENDA
Section:
Item #: 1

Department/Office: Community Development

**Requested Action or Motion:** The City of Maitland will consider a petition for Permitted Conditional Use to allow additional parking in an RS-4 zoning district. After receiving public comment, the Planning & Zoning Commission may provide direction to staff for consideration in preparation of the DRC recommendation report or P&Z may provide a recommendation and allow DRC, upon completion of their review, to forward the item directly to the City Council.

**Summary Explanation & Background:**

The applicant has submitted plans to amend the permitted conditional use located at 635 N. Maitland Avenue, to incorporate additional parking to serve the office building located at the corner of Sandspur Road and North Maitland Avenue. The subject property is 0.81 +/- acres with a RS-4 zoning district and Professional Office land use designation.

The existing improvements on the property consist of a 7,704 square foot office building and 53 parking stalls. The existing development exceeds the minimum required 39 parking spaces @ (one space per 200 gross square feet). With the proposed development of the site, a net 24 additional parking spaces will be provided for a total on-site parking of 77 spaces. There is no increase in building square footage proposed.

**Fiscal Impact:**  
N/A

Exhibits: 2017-01.PCU.Application (PDF) 04.13.2017.Plan.Set (PDF) PARKING LIGHTING FIXTURE SAMPLE (PDF) STORM CALCS & SOIL REPORT (PDF)	Contact Person: Sara Blanchard, Chief Planner
Commission/Board: Planning and Zoning Commission	Phone #: 407-539-6214
Reviewed by City Attorney <input type="checkbox"/> Yes <input checked="" type="checkbox"/> N/A	