

MEETING DATE
May 18, 2017
Subject: 2017-01 AZ-PD Option 2 (500 N. Maitland Ave)



AGENDA REPORT

AGENDA
Section:
Item #: 3

Department/Office: Community Development

Requested Action or Motion: The City of Maitland will consider a petition for rezoning from RG-1 and RS-3 to Planned Development. 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 subject property is located at 500 N. Maitland Boulevard, is roughly 2.64 acres plus/minus with an existing 27,445 square foot office building. The subject property has two land use categories, Professional Office (PO), and Low-Medium Density Residential (LMDR) and two zoning districts, RG-1 and RS-3.

The applicant proposes to amend the zoning of the properties to Planned Development (PD) and obtain approval of a development plan for construction of a 7,787 square foot building addition, additional surface parking and other amenities. This purports to provide for a mix of uses, office and retail including restaurant(s), similar to those allowed within the Cultural Corridor zoning district. The project is proposed to provide an additional 55 parking spaces.

The combined on-site parking proposed is 165 parking spaces. The properties are generally located east of Maitland Avenue, north of E. Sybelia Avenue, and west of Gamewell Avenue.

A separate application for abandonment of right-of-way has been submitted by the applicant that seeks inclusion of .042 acres to be added to the acreage calculation for the PD property.

Fiscal Impact:

N/A

Exhibits: Application and Supplemental Materials (PDF)
500.N.Maitland.Plans (PDF)
Color.Elevation (JPG)

Contact Person: Sara Blanchard, Chief Planner

Commission/Board: Planning and Zoning Commission

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Reviewed by City Attorney

Yes N/A