

Legislation Text

File #: 2023-5996, **Version:** 1

An appeal of prohibited uses within the Envision LS Overlay District.

Issue/Request:

The applicant has made an initial submittal of a preliminary development plan (Appl. #PL2023-188) for the redevelopment of the former Adessa site plus the area located north of SW Persels Rd between SW Market St and SW Jefferson St that collectively makes up the LS Mixed Use sub-area. Included in the plan are certain land uses that fall under the class of prohibited uses (UDO Section 5.650.E) for the EnVision LS area, namely: automotive/truck related uses; retail-big box in excess of 80,000 sq. ft. on one level; car wash-indoor, outdoor or automated; and day care-except as an accessory use within a larger building for a permitted use. The applicant is pursuing approval to allow the aforementioned "prohibited" uses as permitted uses as part of a redevelopment plan.

Proposed City Council Motion:

I move that the City Council grant the appeal and allow the proposed uses of

1. Automotive/truck related uses
2. Retail-Big box in excess of 80,000 square feet on one level
3. Car wash indoor or outdoor or automated
4. Daycare except as an accessory use located within a larger building complex for a permitted business use

to be considered as a potentially allowable uses on the subject property.

Matt Pennington, Applicant
J.D. Christie, Applicant
Hector Soto, Jr., AICP, Senior Planner

Recommendation: Staff recommends granting an appeal to allow consideration of the following "prohibited" uses under a future preliminary development plan: automotive/truck related uses; retail-big box in excess of 80,000 sq. ft. on one level; car wash-indoor, outdoor or automated; and day care.