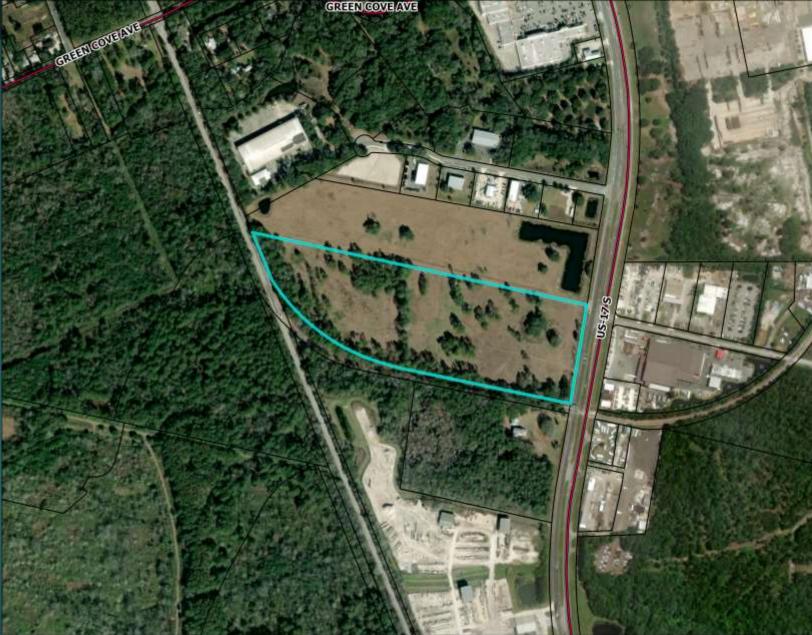
Request for rezoning of parcel 016579-000-00 located to the West of US 17 and South of Energy Cove Lane from MUH, Mixed Use Highway to C-2, General Commercial

Property and Applicant Information

SUBJECT:	Request for rezoning of parcel 016579-000-00 located to the West of US 17 and South of Energy Cove Lane from MUH to C-2			
APPLICANT/AGENT:	Ellen Avery-Smith, Rogers Towers, P.A.			
PROPERTY OWNER:	D.R. Horton, Inc.			
LOCATION:	West of US 17 and South of Energy Cove Lane			
ACREAGE:	±24.4 acres (Per boundary survey and legal description)			

Property Location





Legend				
Roads				
Target Parcel				
Parcels				



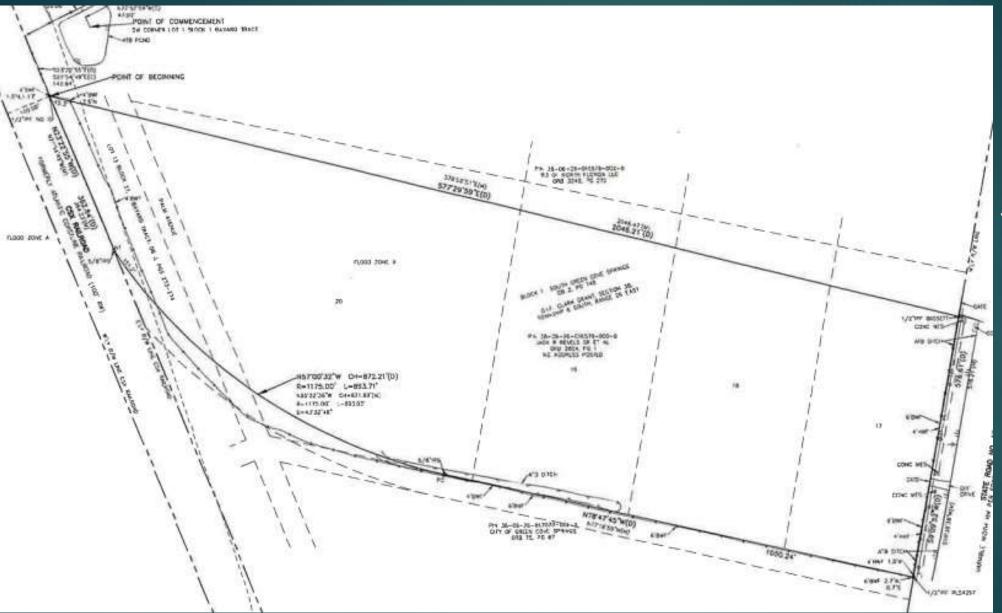


Proposed Zoning

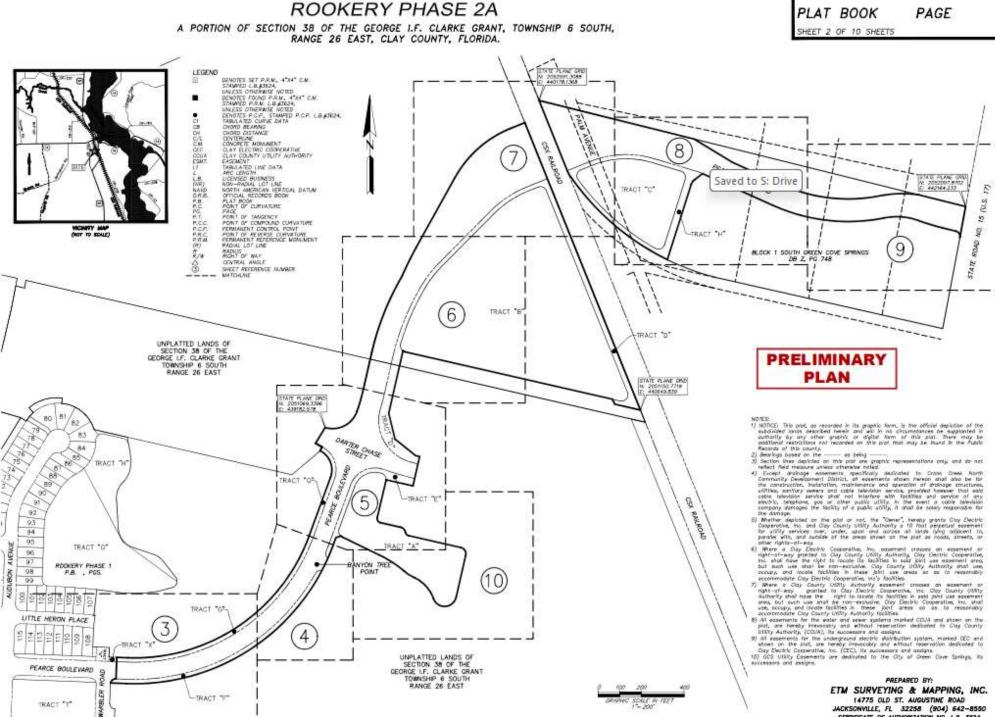
1,020 US Feet

C-2 (Commercial High Intensity)

C-2 is intended for high intensity commercial establishments requiring adequate road connections due to higher traffic flow



Boundary Survey



Pearce Blvd

CERTIFICATE OF AUTHORIZATION NO. L.R. 5624

Trip Calculations

Traffic Impacts										
Land Use ¹	Square Footage/Dwelling Units	Daily		AM Peak		PM Peak				
(ITE)		Rate	Trips	Rate	Trips	Rate	Trips			
Shopping Center**	633,000	42.70	27,030	.96	608	3.71	2,348			
Existing ^{2.}	633,000	NA	11,135	NA	546	NA	1,081			
Adjusted for Pearce Blvd	370,869	42.70	15,836	.96	356	3.71	1,376			

- Square footage includes entire property. Actual buildable square footage will be lower once Pierce Blvd is constructed.
- Existing trip calculations is based on what is allowed by the current MUH zoning (70% industrial/30% commercial). This includes 70% of trips estimated by the ITE Trip Generation Manual 9th edition, added to 30% of trips calculated for a shopping center.

Compatibility

▶ The C-2 General Business Zoning district is a commercial zoning district which is intended for intensive uses that generate high traffic volumes. The subject property is located on US 17 which is a 4-lane principal arterial roadway and has a Future Land Use Designation of Industrial.

Pearce Blvd shall be constructed connecting US 17 to CR 15A which is planned as part of the Rookery development.

A traffic signal shall be installed at US 17 / Pearce Blvd across from Hall Park Road

Staff Recommendation

Recommend approval of second and final reading of ordinance O-16-2024, to amend the Zoning from MUH to C-2 for 24.22 acres of property located just West of US 17 and South of Energy Cove Lane