



Legislation Text

File #: 2023-4619, Version: 1

Title

PD-22-00007, Rapid Building Solutions, LLC

Requested Motion/Action

Department Making Request

Community Development

Approve an Ordinance, pursuant to Section 125.66, Florida Statutes, amending the Charlotte County Zoning Atlas from Commercial General (CG) and Residential Multi-family 10 (RMF-10) to Planned Development (PD) in order to develop a self-storage facility with outdoor storage as an accessory use, for property including three lots, one lot located at 1918 S McCall Road (SR 776), and two lots located north of SR 776, south of E 2nd Street, west of Manor Road, and east Hickory Drive, in the Englewood area, containing 7.37± acres; Commission District III; Petition No. PD-22-00007; Applicant: Rapid Building Solutions, LLC; providing an effective date. Located in Commission District III.

Quasi-Judicial

Agenda Item Type

Public Hearing

Budgeted Action:

No action needed.

Background (Why is this Action Necessary, and What Action will be accomplished)

Background:

The applicant, Rapid Building Solutions, LLC, is requesting a rezoning from Residential Multi-family 10 (RMF-10) and Commercial General (CG) to Planned Development (PD). The applicant is currently requesting a small-scale plan amendment from Medium Density Residential (MDR) to Commercial (COM) for approximately 2.066 acres of the subject property.

The stated purpose of these applications is to develop a self-storage facility with outdoor storage as an accessory use. The subject property includes three lots, one lot located at 1918 S McCall Road (SR 776) and two lots generally located north of SR 776, south of E 2nd Street, west of Manor Road, and east of Hickory Drive, in the Englewood area and within Commission District III.

The proposed PD rezoning and its associated small scale plan amendment would only allow for a stormwater management area located in the area currently designated as MDR with RMF-10 zoning, three one-story buildings in the remaining area of the subject property, and a covered parking area up to 20,881 square feet located in the southeast portion of the subject property.

The proposed PD rezoning will allow the County to place sufficient conditions to ensure that no adverse impacts will be created by the proposed development on neighboring property owners.

Therefore, it is staff's professional opinion that the proposed changes are consistent and supported by various goals, objectives, and policies as set forth in the County's Comprehensive

Plan.

What Action will be accomplished?

If the Board of County Commissioners approves this PD rezoning with conditions and its associated small-scale plan amendment, it will allow for a self-storage facility with outdoor storage as an accessory use on the subject property.