

POLK COUNTY DEVELOPMENT REVIEW COMMITTEE CASE OVERVIEW

DRC Date:	January 10, 2019	Level of Review:	4
PC Date:	March 6, 2019	Type:	Small Scale Comprehensive Plan Map Amendment (CPA)
BoCC:	April 2, 2019	Case Number:	LDCPAS-2018-13
Applicant:	Citrus Ridge At 27, LLC/ Liau /Tedrow	Case Planner:	Julie Fife, Planner II

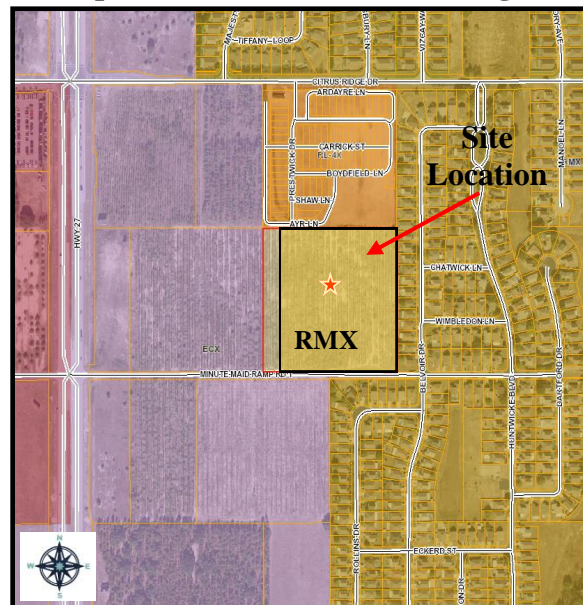
Request:	This is an applicant initiated request for a <i>Small Scale Comprehensive Plan Map Amendment</i> (CPA) approval to change the designated land use from Employment Center X (ECX) to Residential Medium (RM), resulting in a land use change on 8.359 +/- acres.
Location:	The subject property is located east of Belvoir Drive, west of Highway 27, south of the Citrus Ridge Drive, north of Crescent Road in Section 20, Township 26, and Range 27.
Property Owner:	Paul Liau
Parcel Size (Number):	9.83+/- acres; 272620-705500-030281
Land Use District:	Employment Center X
Development Area/Overlays:	Transit Supportive Development Area (TSDA), North Ridge Selected Area Plan (SAP)
Nearest Municipality/County:	City of Davenport
DRC Recommendation:	Approval
Planning Commission Vote:	Pending Hearing

- Attachments: Exhibit 1: Location Map
 Exhibit 2: Future Land Use Map
 Exhibit 3: Aerial Map

Proposed Location

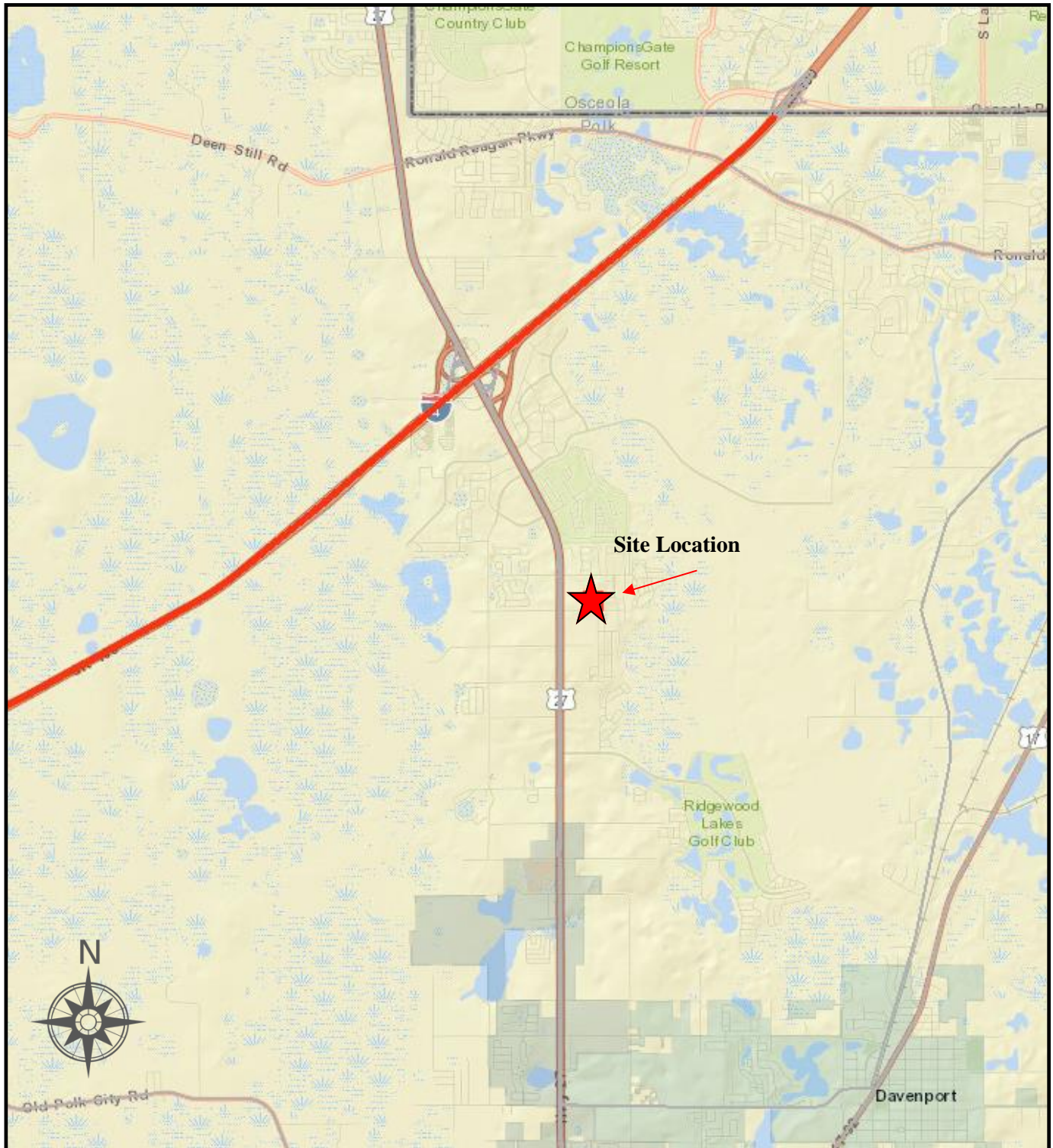


Proposed Future Land Use Change

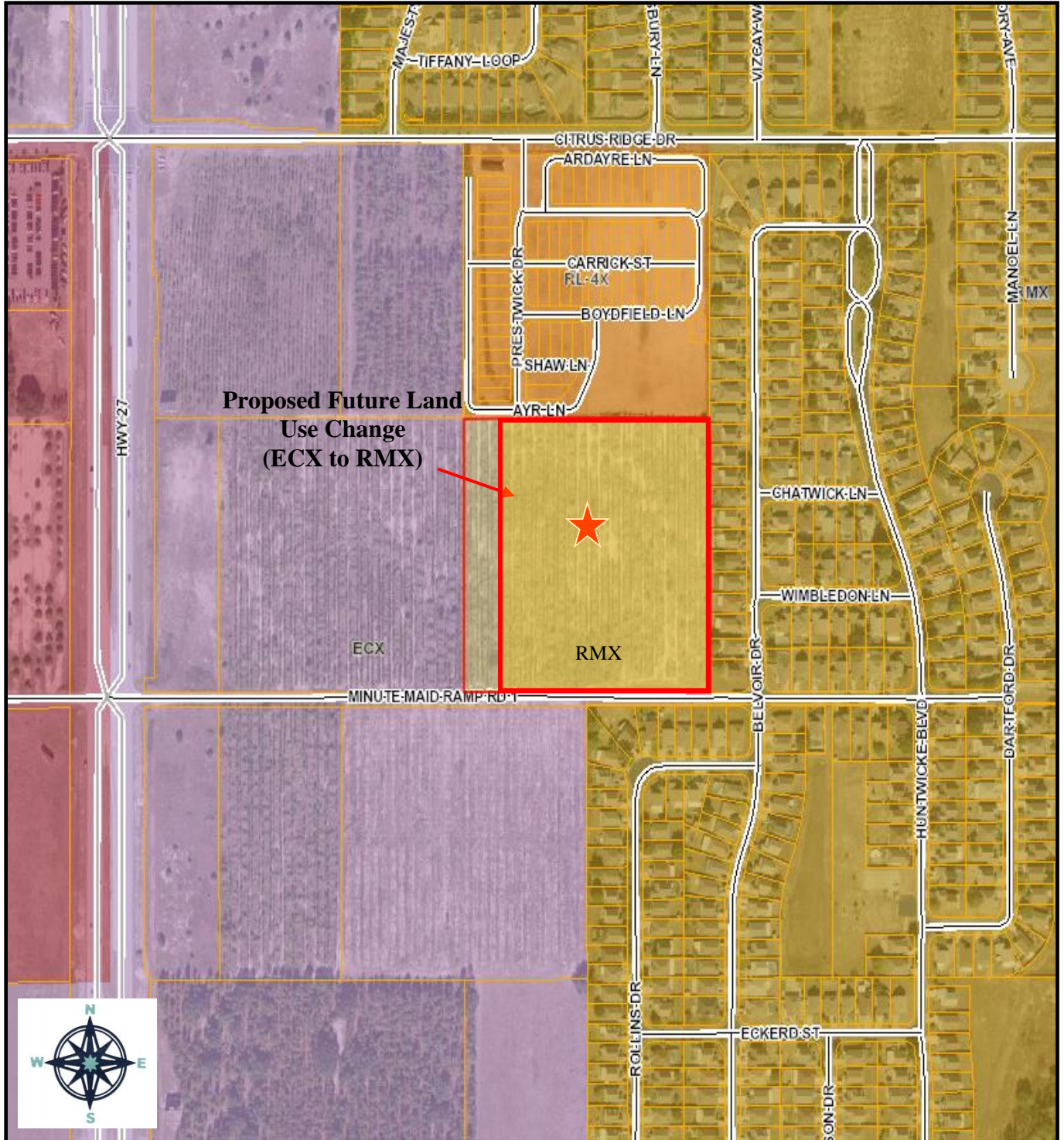


Case Summary:

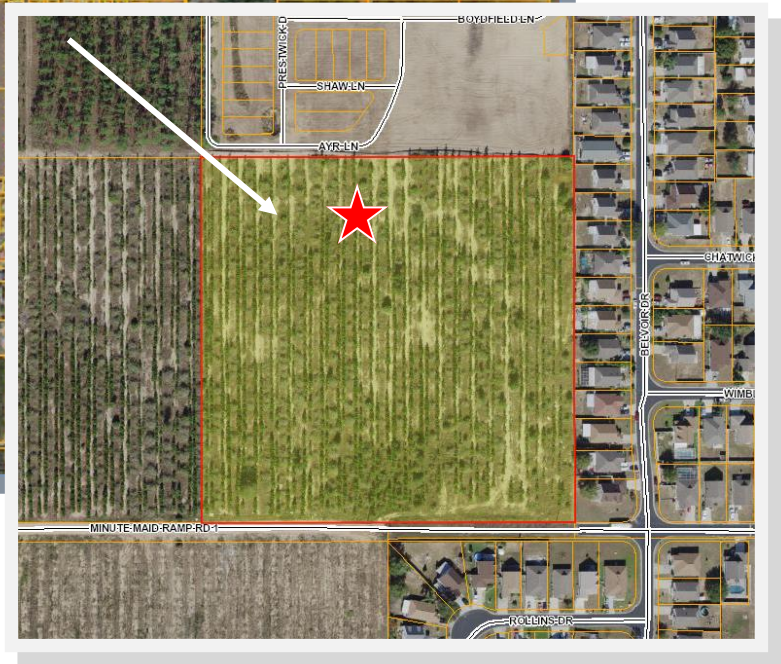
The applicant is requesting for a Small Scale Comprehensive Plan Map Amendment (CPA) approval to change the land use from Employment Center X (ECX) in the Transit Supportive Development Area (TSDA) and in the North Ridge Selected Area Plan (SAP) to Residential Medium (RM), resulting in a land use change on 8.359 +/- acres on a 9.83 +/- acre parcel. The proposed request requires a Level 4 Review and public hearing before the Polk County Planning Commission scheduled for March 6, 2019.



Location Map



Future Land Use Map



AERIAL OF SITE