



STAFF REPORT

June 14, 2012 Board of Commissioners Meeting

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| CASE NUMBER: | ZC12-4 |
| EXISTING ZONING | O-A DO-B (CD) |
| REQUEST | SITE PLAN AND ELEVATION APPROVAL (CONDITIONAL ZONING) |
| PROPERTY OWNER | SULLIVAN, BURD & ROUPAS, LLC |
| REPRESENTATIVE / APPLICANT | CUNNINGHAM-WATERS CONSTRUCTION COMPANY |
| APPLICATION SUBMITTAL DATE | APRIL 19, 2012 |
| LOCATION | PHYLISS LANE |
| TAX MAP NUMBER | 195-182-46 PT |

Application Summary:

The applicant is requesting approval to construct an office building. The proposed building location is based on the exception granted by the Board of Commissioners to allow the building to front a private street (CD12-1).

The site plan and architectural elevations are attached.

Background Information:

- 48.81 acres rezoned on January 24, 2002 (ZC01-14)
- Minor Subdivision (SS03-3) recorded on 3/19/03 to divide 48.81 acres into 4 Lots
- Sunshine Daycare (CUP04-6) approved on 9/9/2004
- Minor Subdivision (SS03-19) recorded on 2/16/2006 to divide Lot 2 into Lot 2A and 2B
- Sullivan, Burd & Roupas, LLC approved for 3 office buildings on 6/14/2007 (CUP07-3)
- Minor Subdivision (SS08-4) recorded on 4/16/2008 to create 2 outparcels
- Staff review and approval of building #2 and #3
- Exception (CD12-1) approved on 3/8/2012 to allow building # 4 to front a private street

Staff Recommendation:

Staff recommends approval