

**CITY OF LEESBURG PLANNING & ZONING DIVISION
STAFF SUMMARY**

DATE: April 11, 2013
OWNER: Joseph H. Nolette
PETITIONER: Mark G. Vallery
PROJECT: Value Auto Mart, LLC
REQUEST: Planned Developments Rezoning
CASE NO.: RZ-13-47

GENERAL LOCATION: The property is generally located on the east side of 14th Street, west of Sunshine Avenue, approximately 0.1 miles south of Citizens Boulevard.

FUTURE LAND USE DESIGNATION:
General Commercial

SURROUNDING FUTURE LAND USE DESIGNATION:

North -	General Commercial
South -	General Commercial
East -	Institutional
West -	General Commercial

PROPOSED FUTURE LAND USE DESIGNATION:

n/a

EXISTING ZONING DESIGNATION: C-2 (Community Commercial)

SURROUNDING ZONING DESIGNATIONS:

North –	C-2 (Community Commercial)
South -	C-2 (Community Commercial)
East -	R-2 (Medium Density Residential)
West -	C-3 (Highway Commercial)

PROPOSED ZONING DESIGNATION:

SPUD (Small Planned Unit Developments)

EXISTING LAND USE: Vacant, former tractor sales and supply

SURROUNDING LAND USE:

North -	Sun Trust Bank & Offices
South -	Retail Shopping Center
East -	St. Joseph's Catholic Church
West -	Palm Plaza Shopping Center

PROPOSED LAND USE: Automotive sales and service RV, boat sales and service.