

Dowdy Plaza Phase 2 Redevelopment

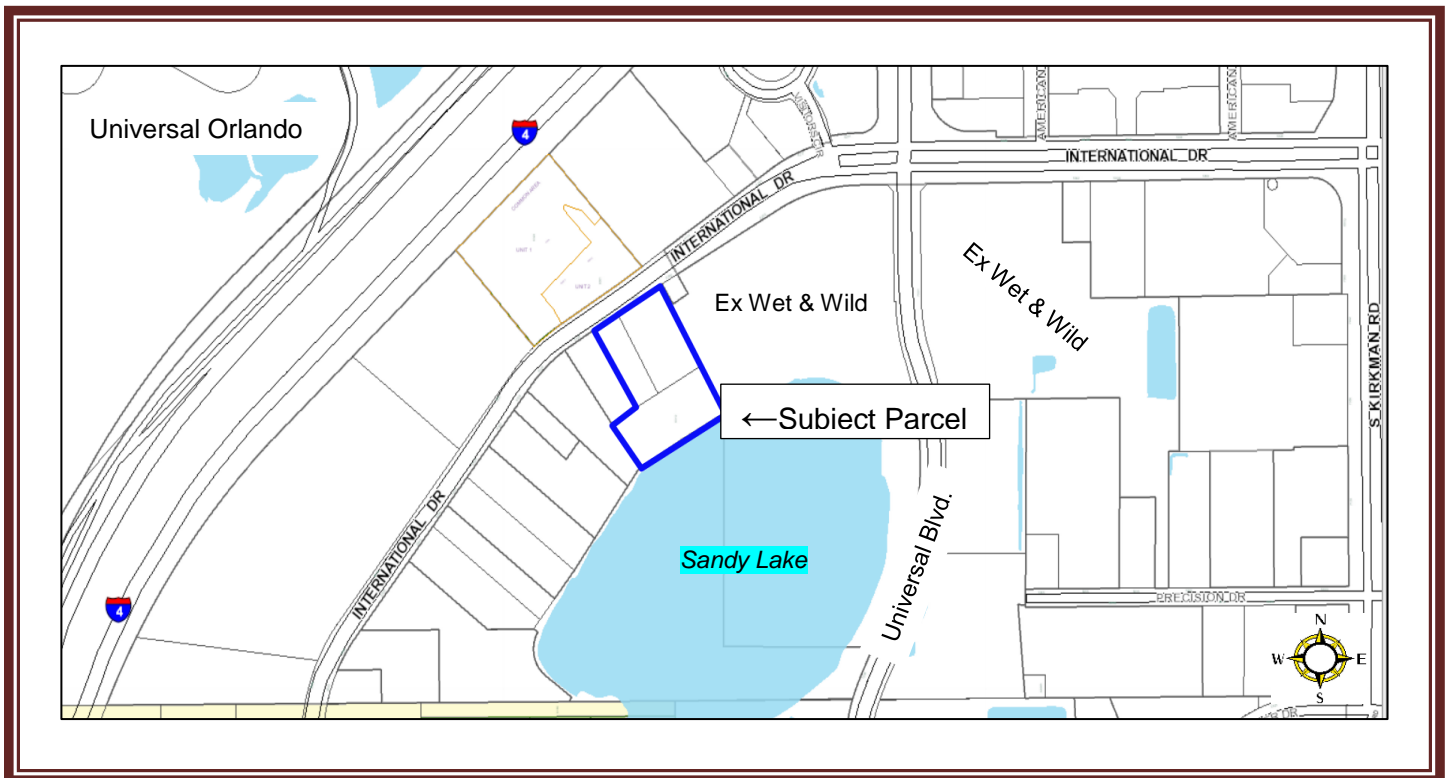
Project Overview (updated 8/1/2017)

NOTE: The information presented in this project overview is based on staff's preliminary review of the submitted application and is subject to change. Contact the Project Planner for the latest project information.

Case Number(s): MPL2017-10005

Project Location & Property Size: 6304 International Dr. (south side of International Dr., west of Universal Blvd. and the former Wet & Wild water park), ±2.77 acres, District 6.

Project Description: Master Plan to redevelop an existing retail plaza (phase 1 was a 9,216 sq. ft. building, phase 2 will be an 10,172 sq. ft. retail building) in the International Drive neighborhood.



Existing Zoning District and Future Land Use Classifications

Future Land Use Classifications – MET-AC (Metropolitan Activity Center)

Zoning Districts – AC-3/SP (Metropolitan Activity Center, International Drive Special Plan Overlay)

Application Documents

Scroll down for plans submitted by the applicant for this project.

If you wish to review the file, please submit a Public Records Request at:

<http://www.cityoforlando.net/cityclerk/city-records-and-archive-management-services/>

Additional or revised documents may be included in the Staff Report, to be posted on the City's website a week before the tentative public hearing date below, at: cityoforlando.net/mpb - then click on "Current Agenda."

Contact Information:

Applicant	Staff - Project Planner
Name: Andrew Petersen, Proj. Engr., Bowman Consulting Gp. (Owner: RJ Dowdy, Dowdy Property, Inc.) Address: 4450 W. Eau Gallie Blvd., #232, Melbourne, FL 32934 Phone: (321) 255-5434 Email: apetersen@bowmanconsulting.com	Name: Jim Burnett, AICP, Planner III Email: James.Burnett@cityoforlando.net Phone: 407-246-3609

Project Status and Next Steps

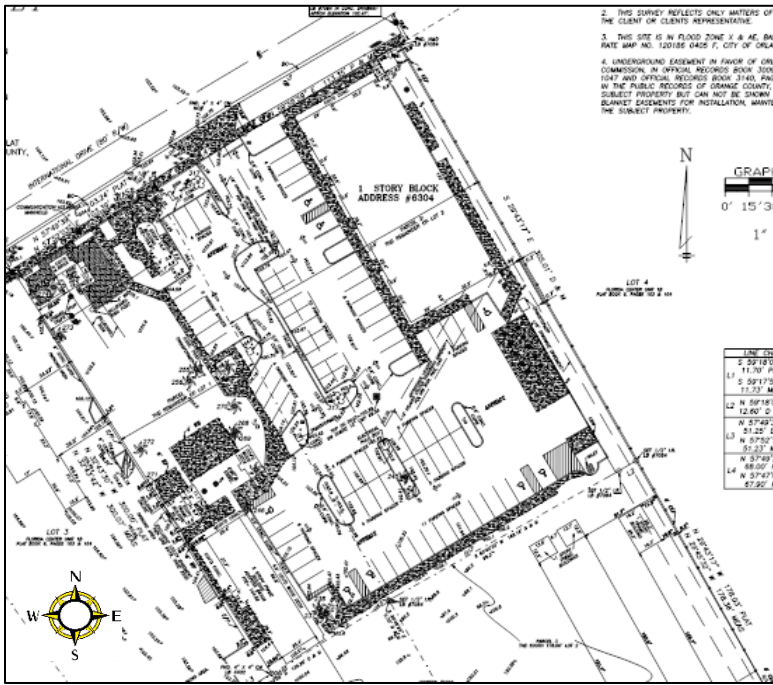
July 24, 2017	Application received by City Planning Division
September 13, 2017	Staff Report available at cityoforlando.net/mpb
September 19, 2017	at 8:30 AM - Municipal Planning Board meeting (tentative)

Project Description

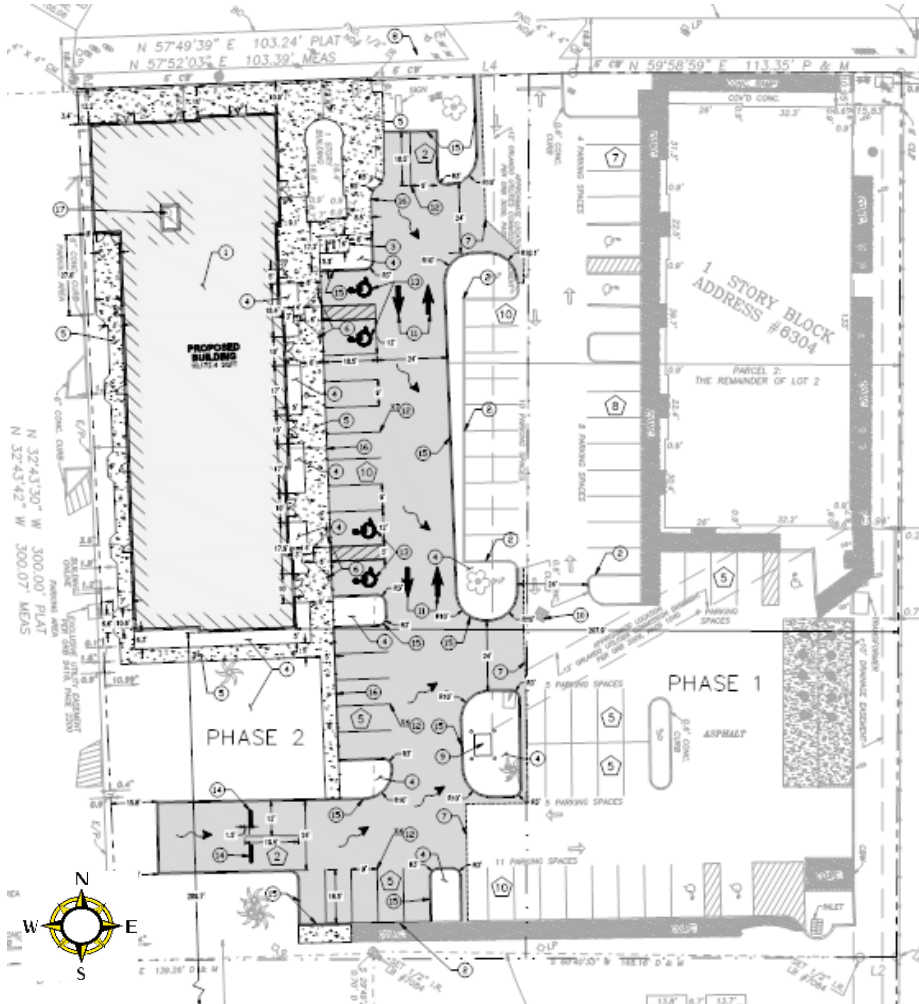
Dowdy Properties is proposing a redevelopment within Dowdy Plaza, a +/-2.77 acre site on 6308 International Drive. The project will consist of the demolition of two existing restaurants onsite and the construction of a +/-10,172 sf multitenant retail building with associated parking, utilities, drainage, landscaping, and irrigation. The intended commercial use is consistent with current zoning of Metropolitan Activity Center (AC-3/SP) and underlying Future Land use of Metropolitan Activity Center (M-AC). Pedestrian access will be improved by widening the existing sidewalk along International Dr. at the front of the proposed structure to 10 ft.

The existing vacant Restaraunt/bar is rundown and has poor visibility. The new multitenant building will provide a visually appealing frontage to match that of the Phase 1 construction and provide immediate access from the adjacent sidewalk. The parking lot will be improved to promote better circulation and two-way traffic. Cross access will be provided to adjacent properties and allow for internal access to reduce short in and out trips on International Drive between developments. This development seeks to provide retail and food establishments in a clean, well maintained environment consistent with City of Orlando LDC and nearby developments.

Site Survey



Proposed Site Plan



Building Elevations



Floorplan

