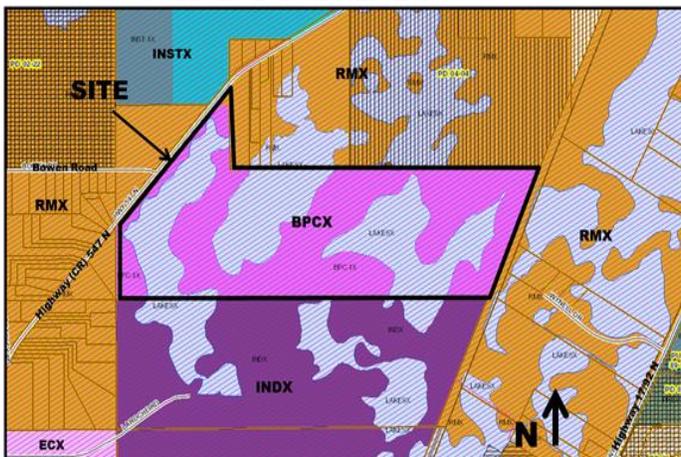


POLK COUNTY DEVELOPMENT REVIEW COMMITTEE CASE OVERVIEW

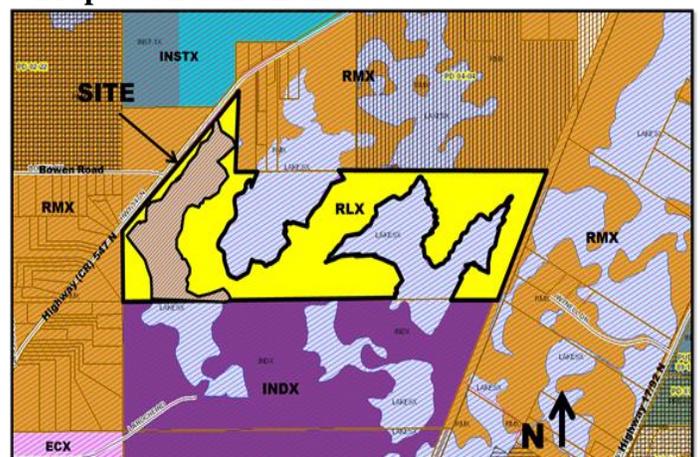
DRC Date: March 24, 2016	Level of Review: 4
PC Date: December 7, 2016	Type: Large Scale Map Amendment (CPA)
BoCC Date: February 7, 2017, April 18, 2016	Case Numbers: CPA 16D-07/DMS 58559 LDC 16D-07/58674 LDC 17T-01/58950
Applicant: Pickett Engineering, Inc.	Case Name: Shell CPA
	Case Planner: Ana Martinez-Hubert

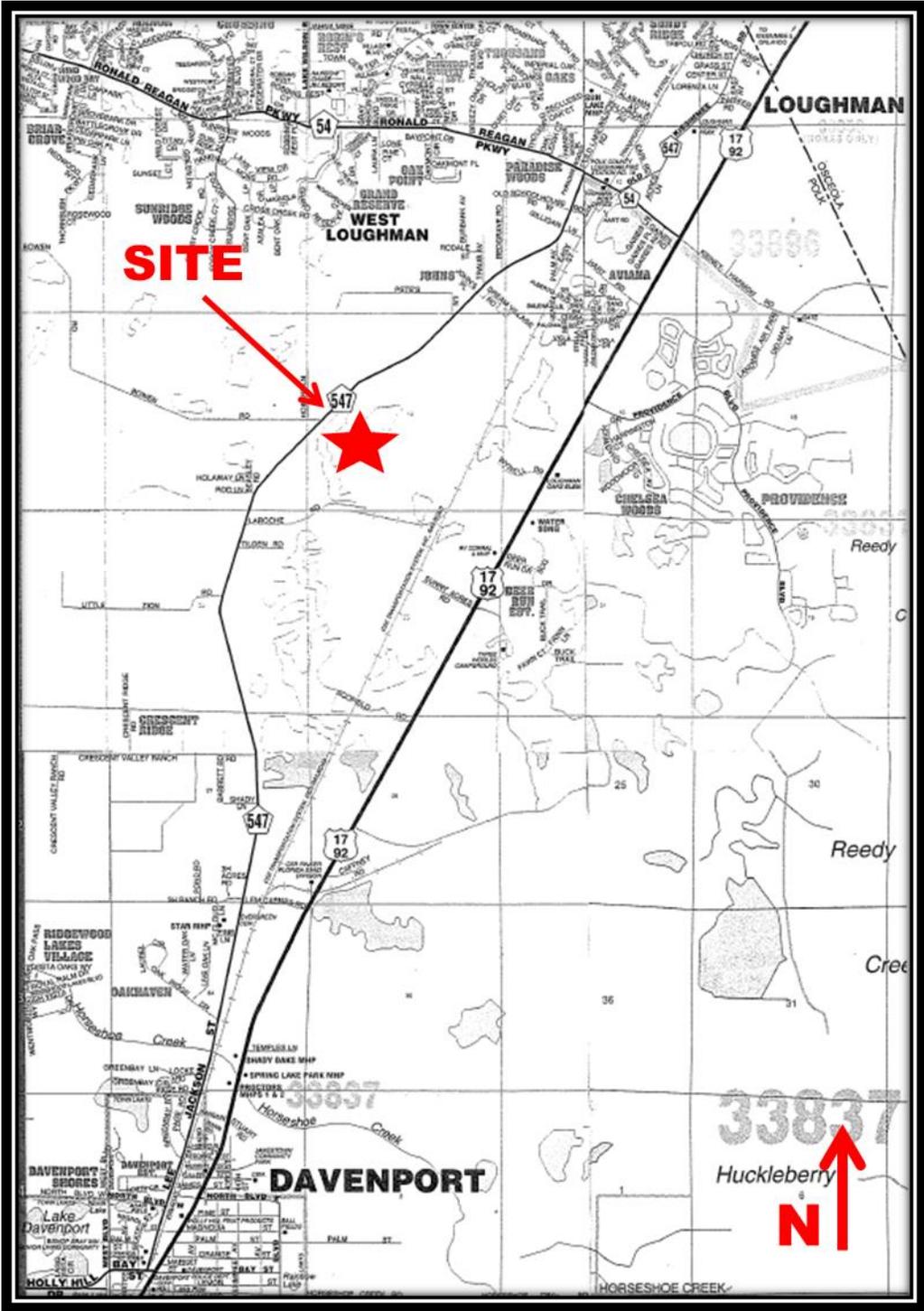
Request:	Change the Future Land Use (FLU) designation on approximately 100 +/- acres from Business Park Center (BPCX) to Residential Low (RLX) in the Ronald Reagan Selected Area Plan, to change the Future Land Use Sub-district designation from Residential Low-1 (RL-1) to Residential Low-4 (RL-4), and to amend Appendix 2.135 of the Comprehensive Plan, and Appendix E of the Land Development Code to add parcel specific conditions of development..
Location:	The subject site is located on the east side of CR 547 across from the intersection with Bowen Road, approximately 2.5 miles N/NE of the city of Davenport, in Sections 14, Township 26, and Range 27.
Property Owner:	Robert L. Shell Sr.
Parcel Size:	146.35 +/- acres
Development Area/Overlays:	Transit Supportive Development Area (TSDA), and Ronald Reagan Parkway Selected Area Plan (RRP SAP)
Nearest Municipality:	City of Davenport. Overview sent April 26, 2016.
DRC Recommendation:	Approval
Planning Commission Vote:	Pending hearing
Public Comment:	Pending hearing
DEO* Objections or Comments:	Pending (* Department of Economic Opportunity)

Current Future Land Use

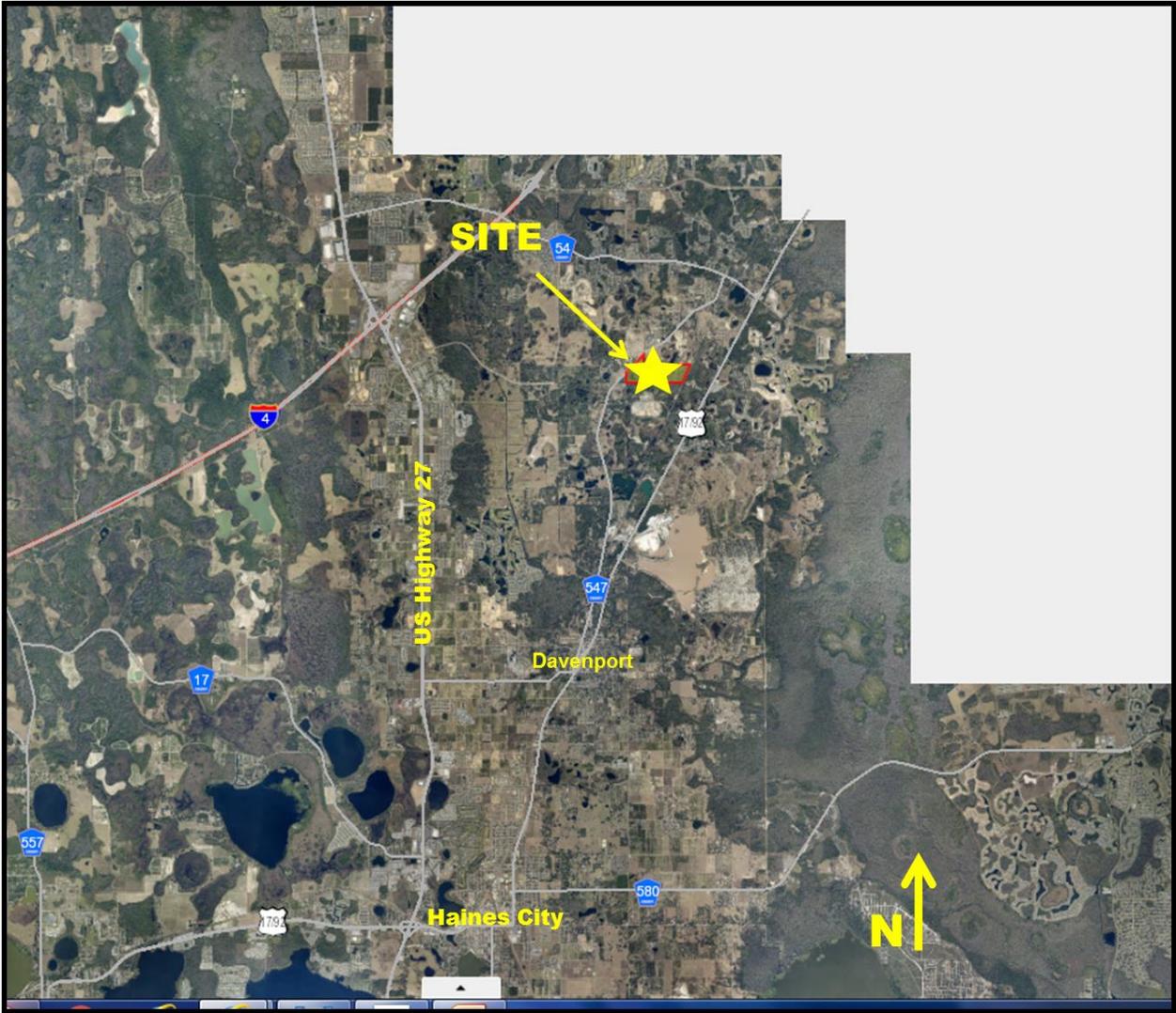


Proposed Future Land Use

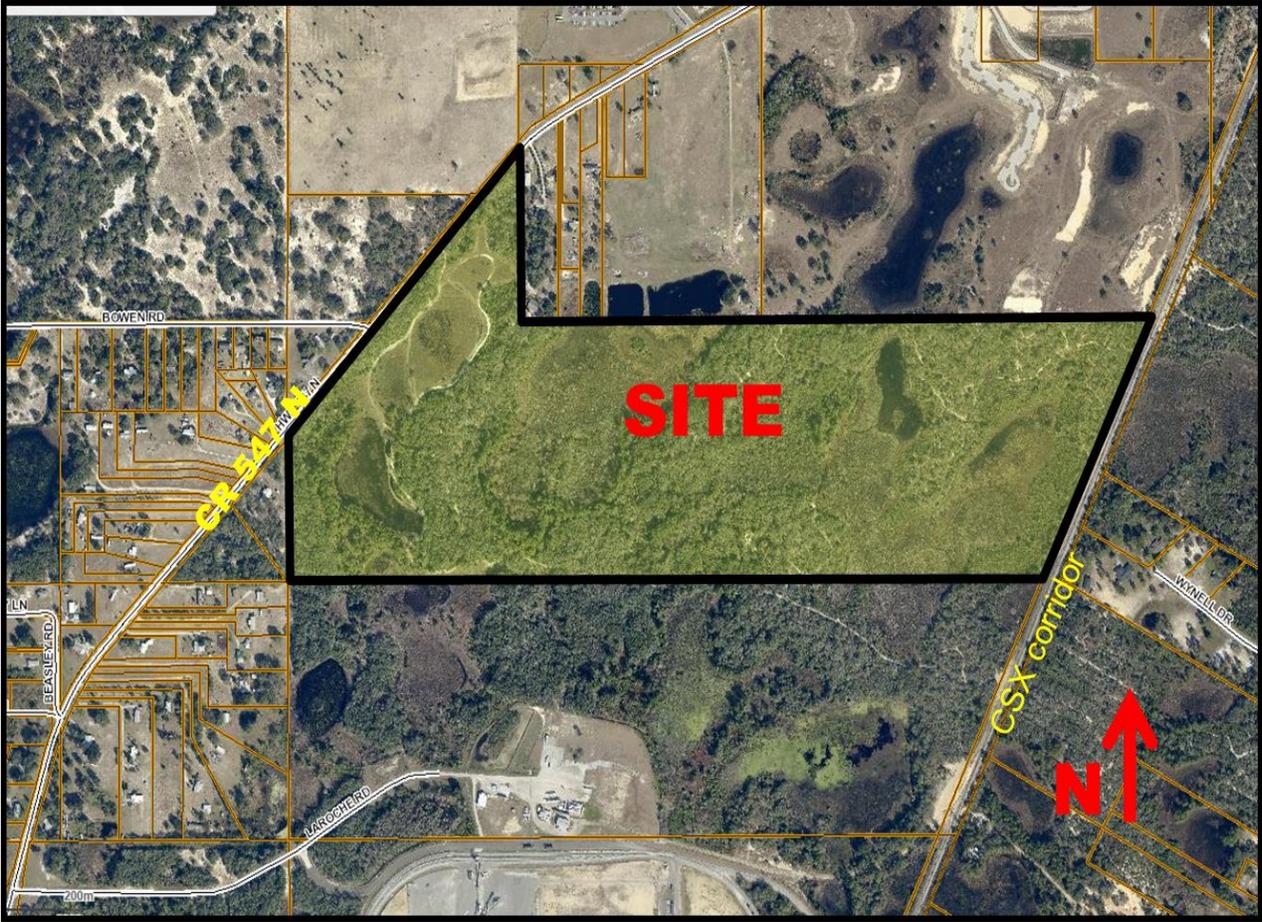




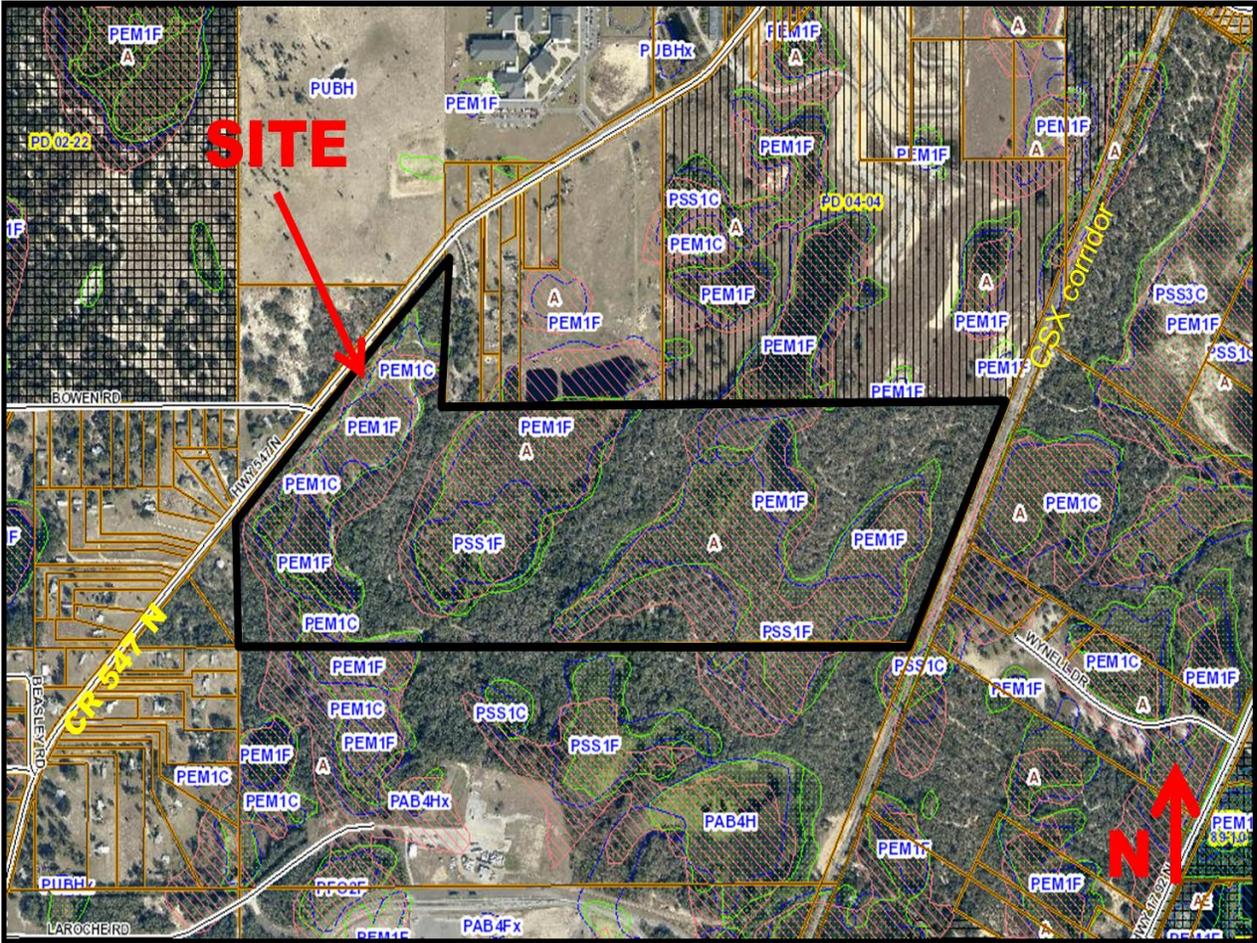
LOCATION MAP



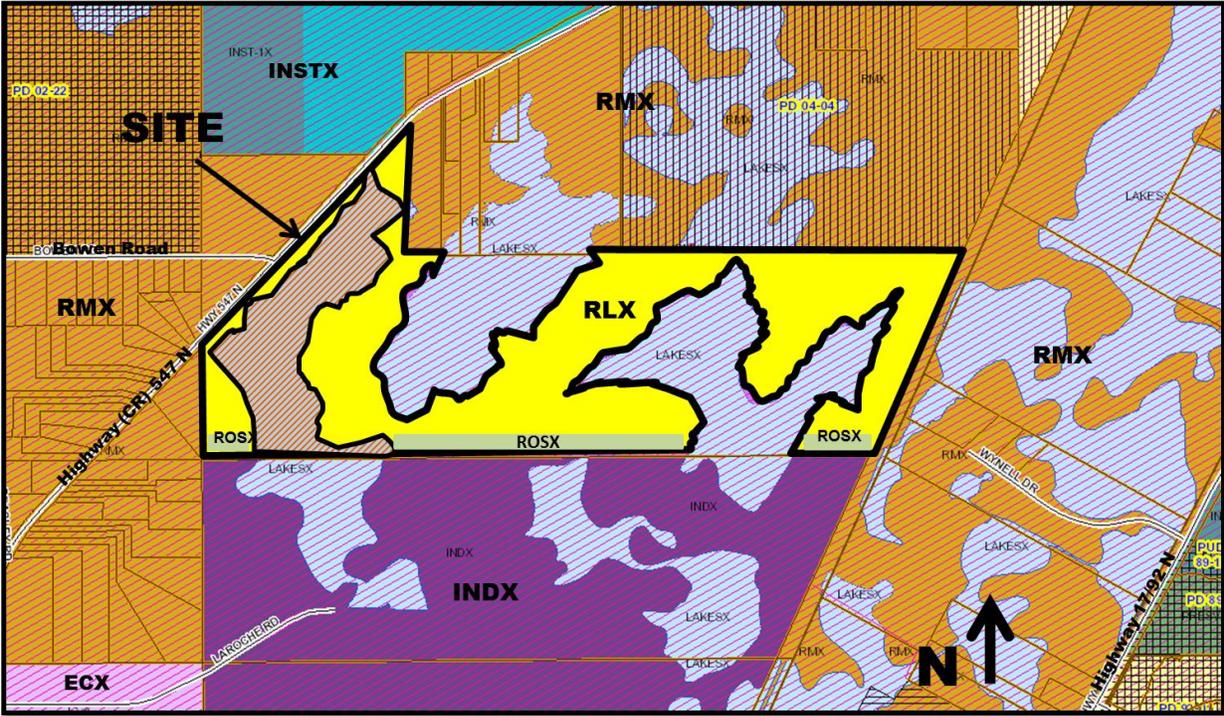
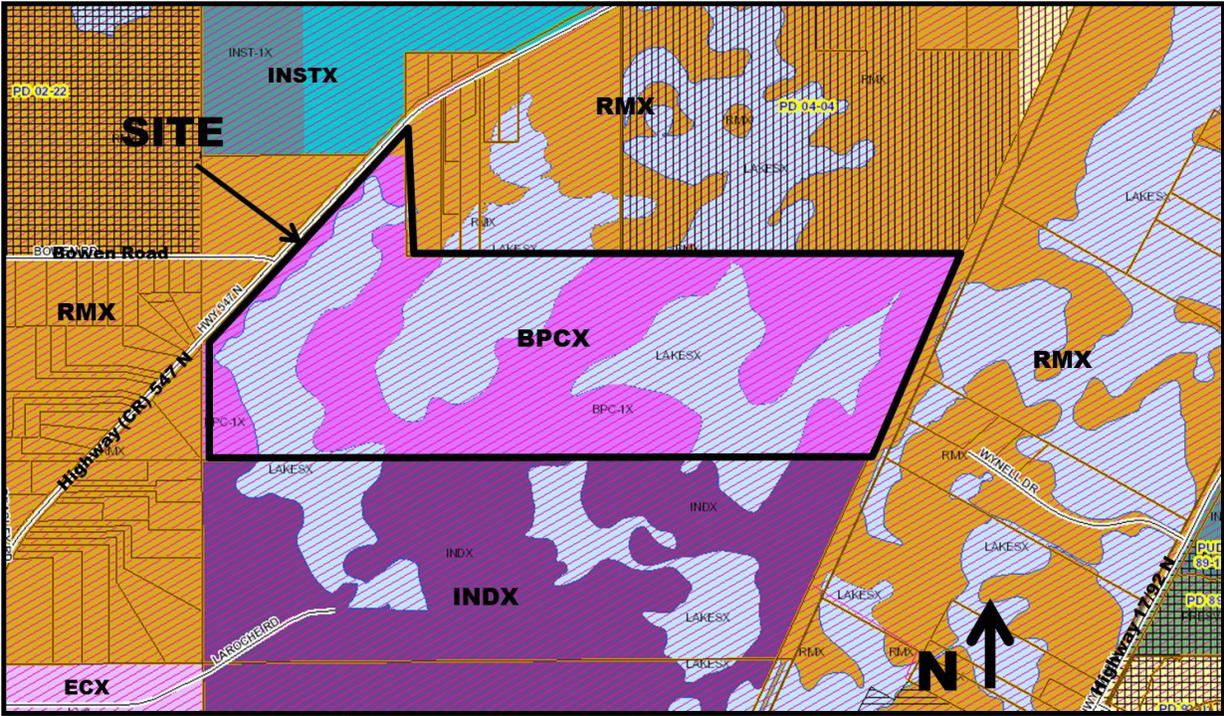
LOCATION MAP (Aerial)



2014 AREA AERIAL PHOTO

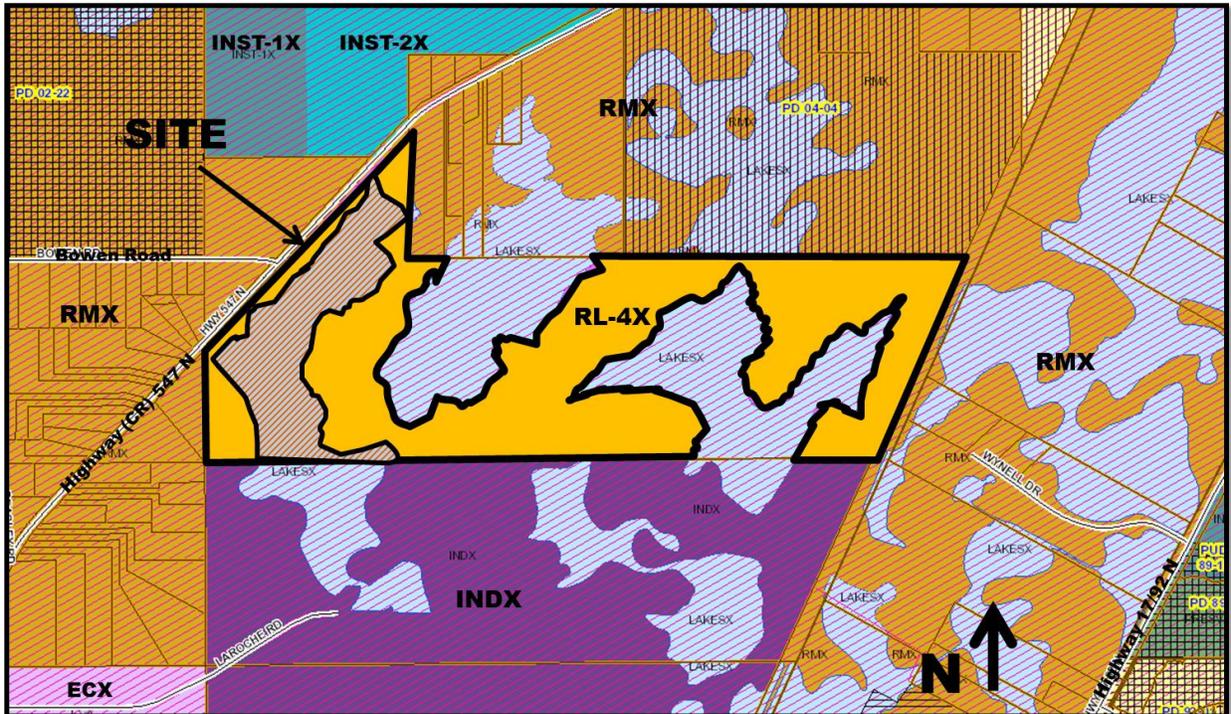
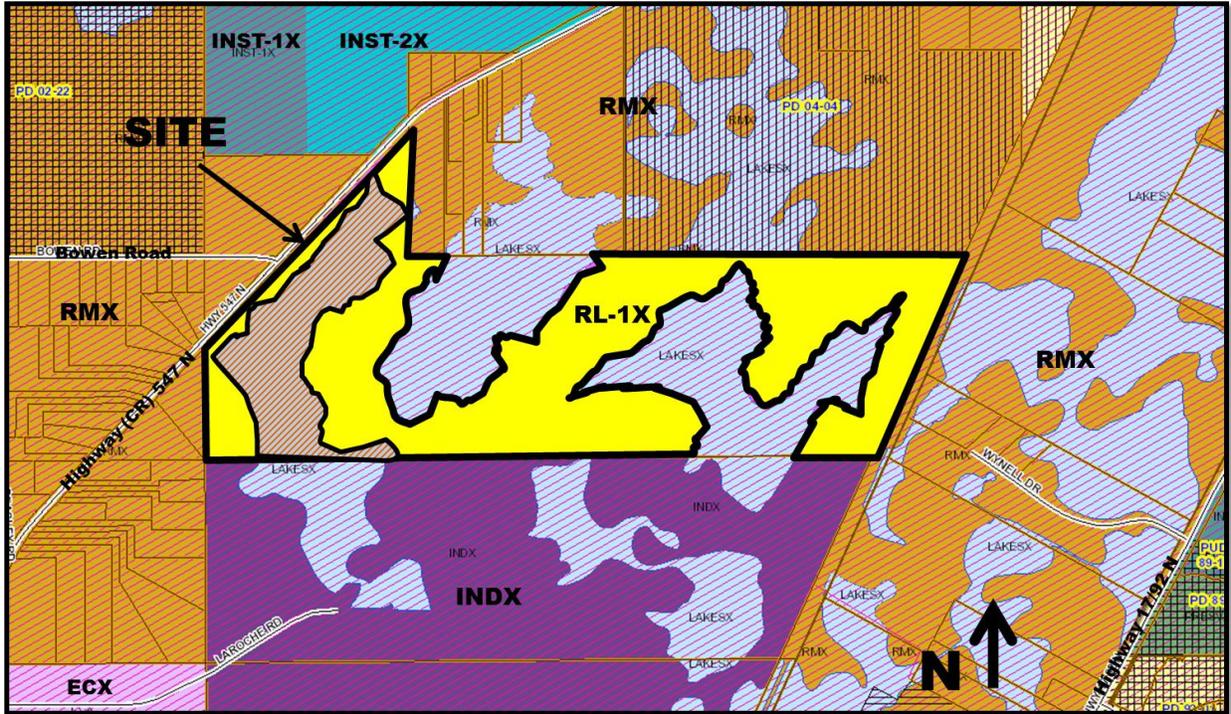


Floodzone and Wetlands



Current and Proposed Land Use

Exhibit 6



Current and Proposed Land Use Districts