



***Board of County Commissioners***

**SS-20-07-048**

**Privately-Initiated Map Amendment**

**&**

**LUP-20-06-163**

***Concurrent Planned Development /Land Use  
Plan Request***

***Adoption Public Hearing***

**November 10, 2020**



# Amendment SS-20-07-048 & LUP-20-06-163

**Applicant:** Rebecca Wilson; Lowndes, Drosdick, Doster, Kantor & Reed P.A.

**Future Land Use Map (FLUM) Request:**

**From:** IND (Industrial)

**To:** HDR – Student Housing (High Density Residential)

**Rezoning Request:**

**From:** R-3 (Multiple-Family Dwelling District)

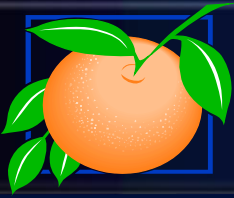
**To:** PD (Planned Development District)

**Location:** 12175 Science Drive; generally located on the east side of Science Drive, on the west side of Technology Parkway, north of Challenger Parkway, south of Research Parkway.

**Acreage:** 3.82 gross acres

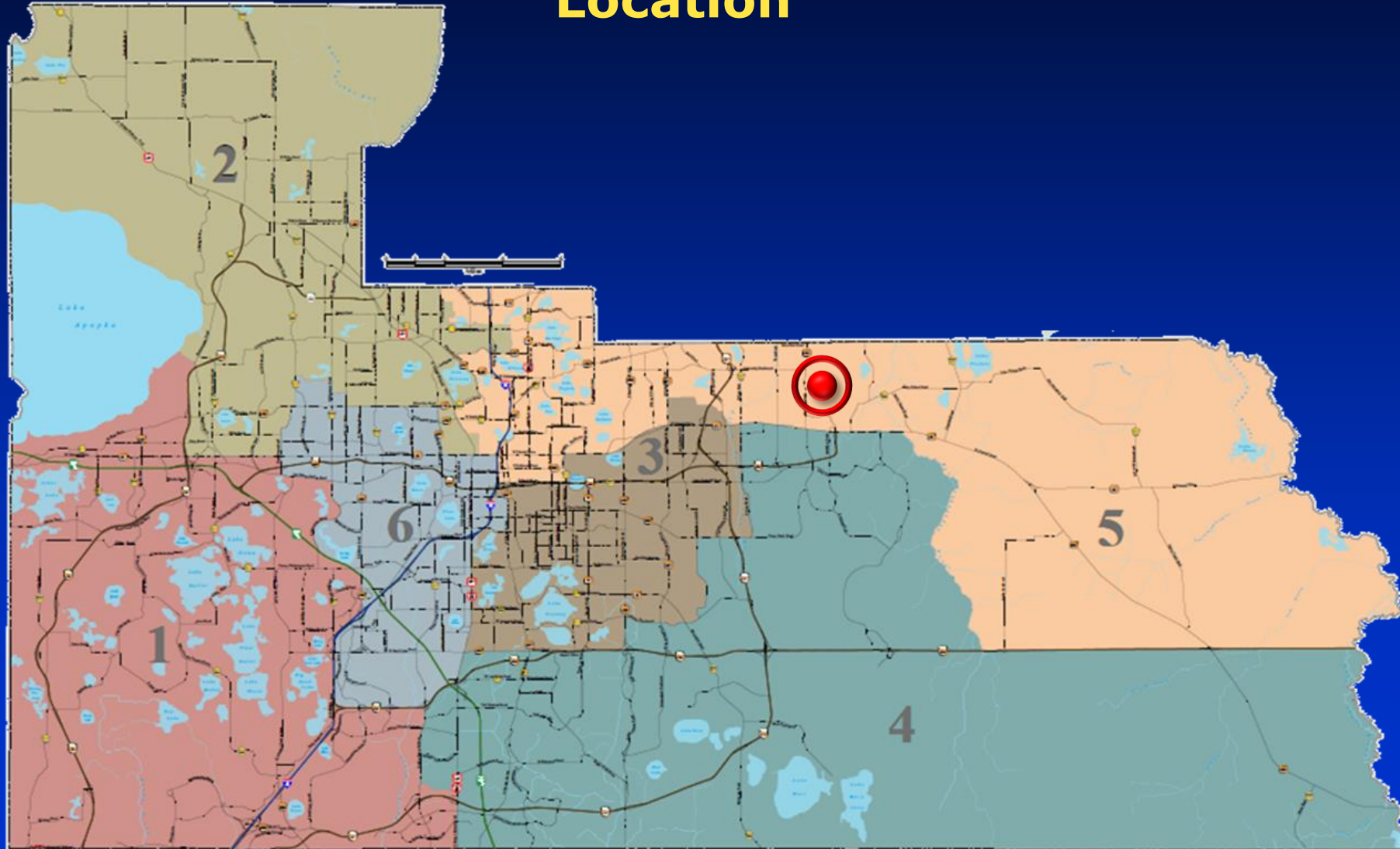
**District:** 5

**Proposed Use:** Student housing development with 764 beds.

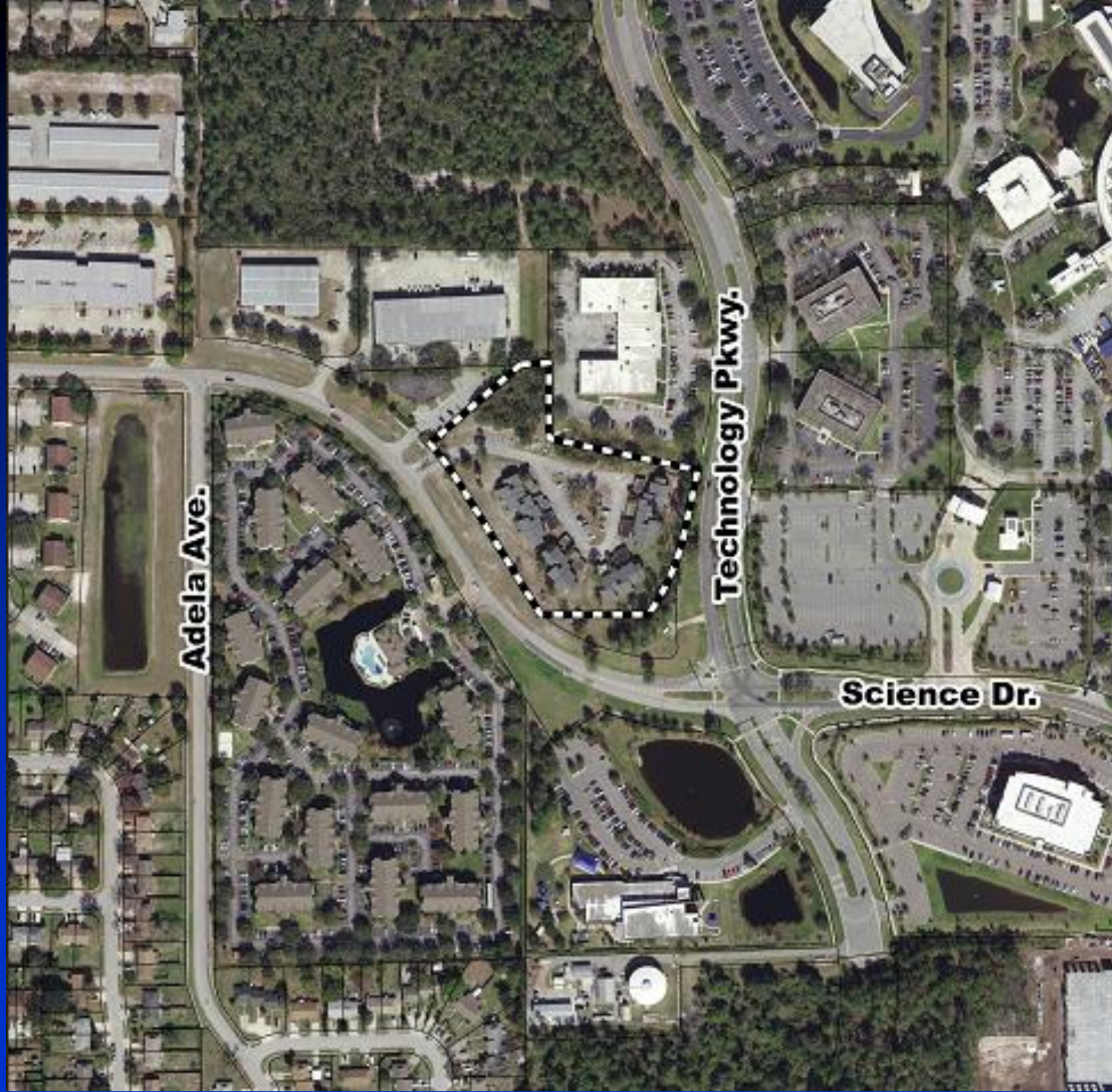


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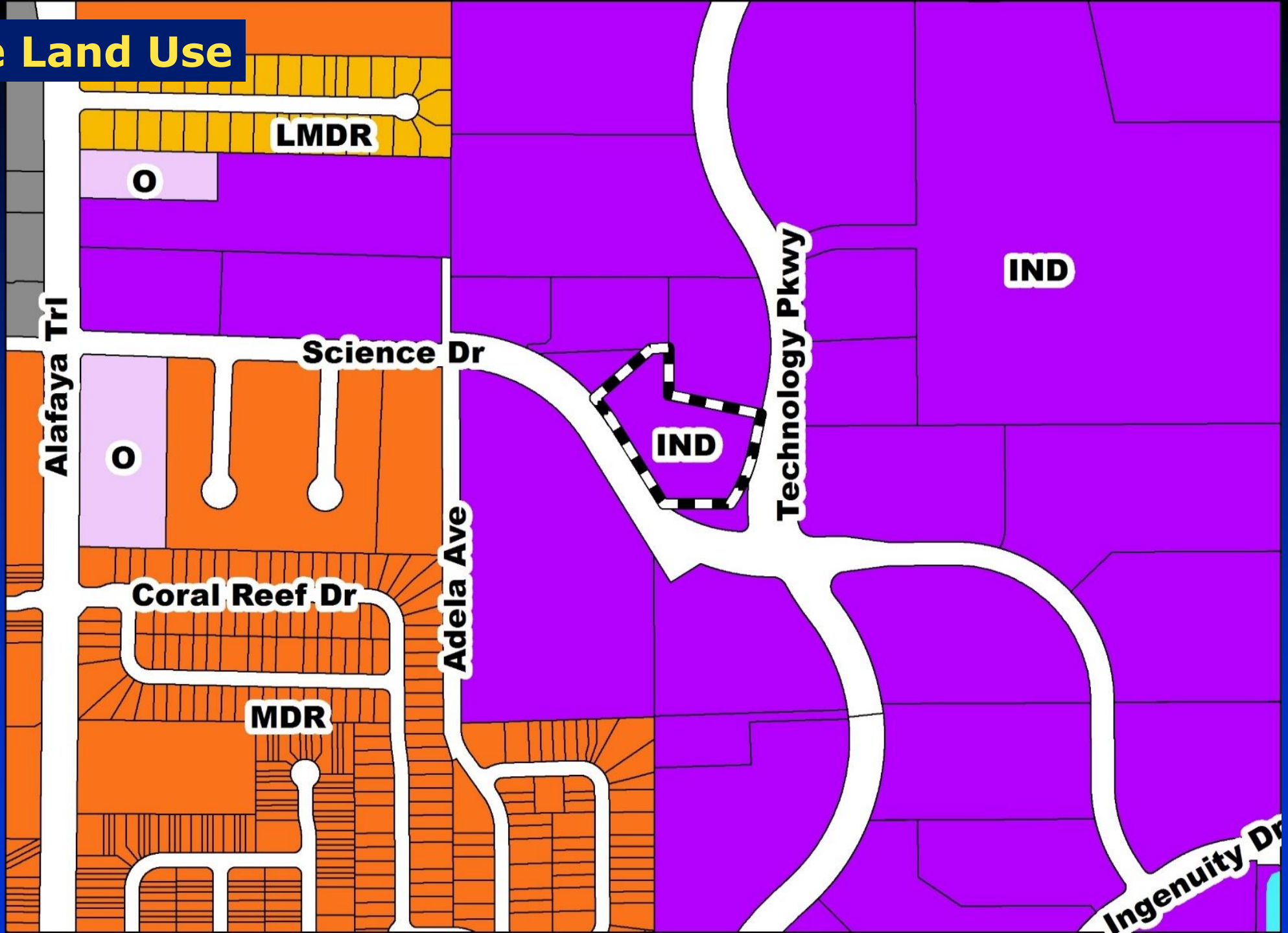
## Location



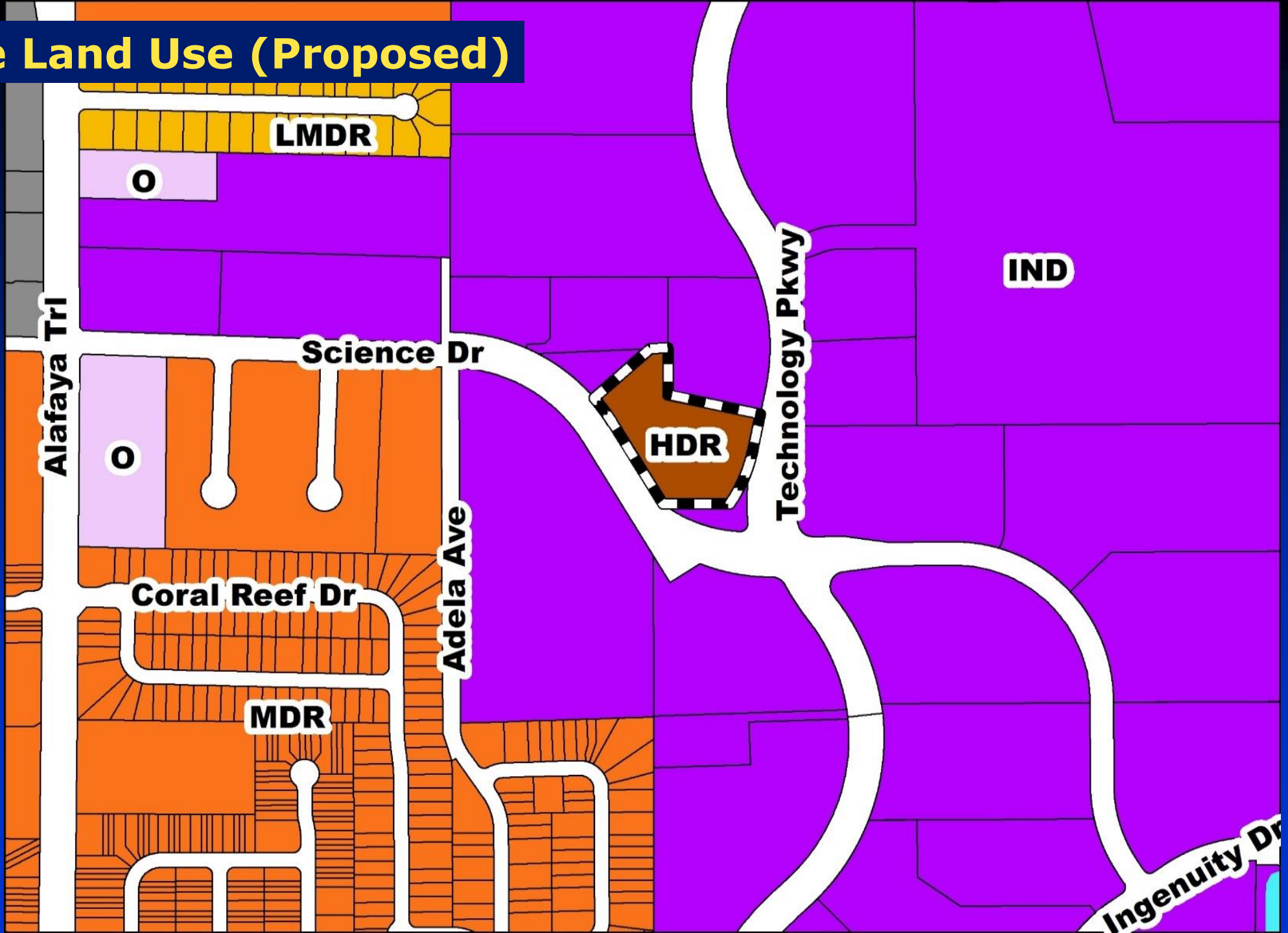
**Aerial**



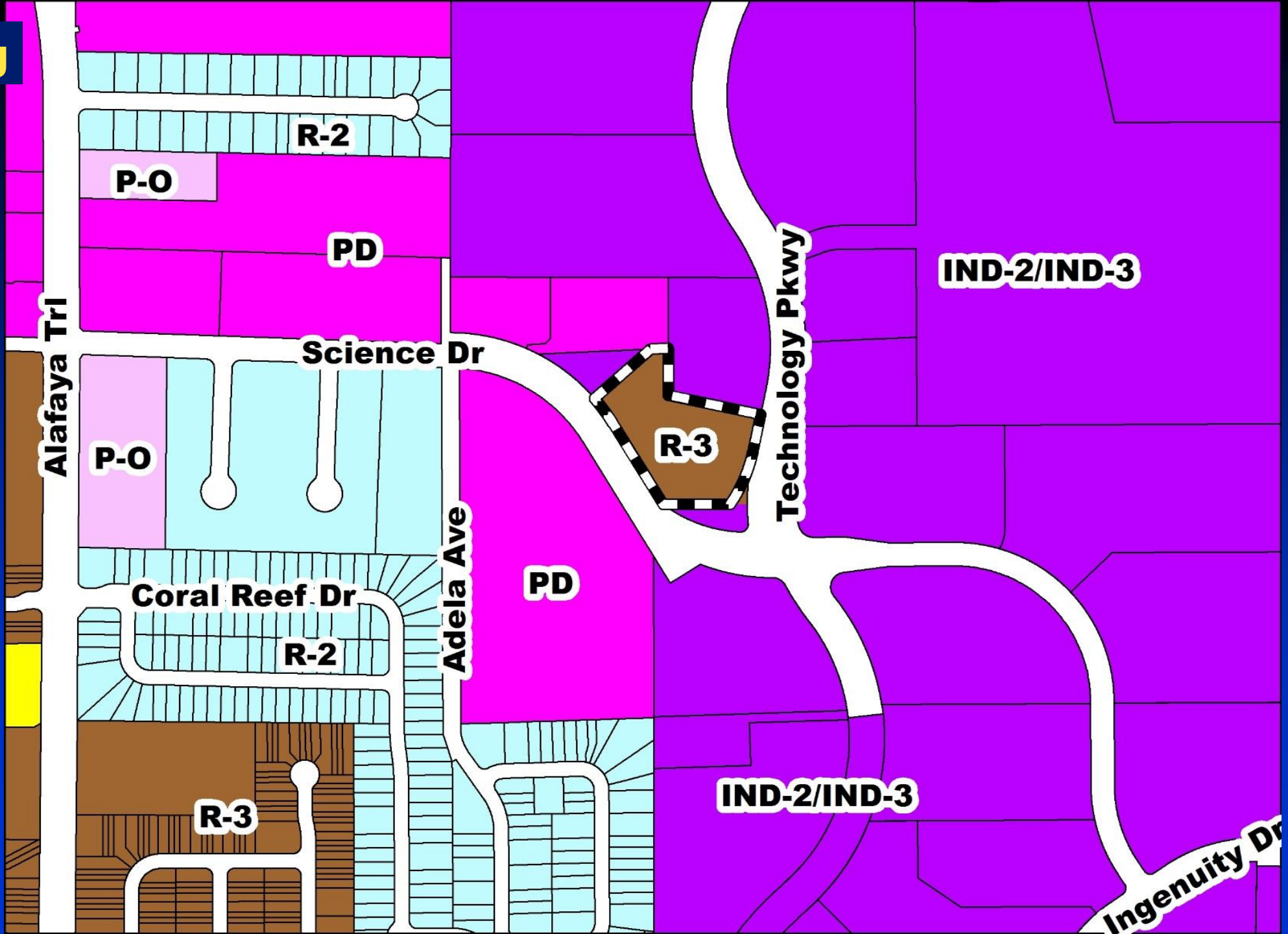
# Future Land Use



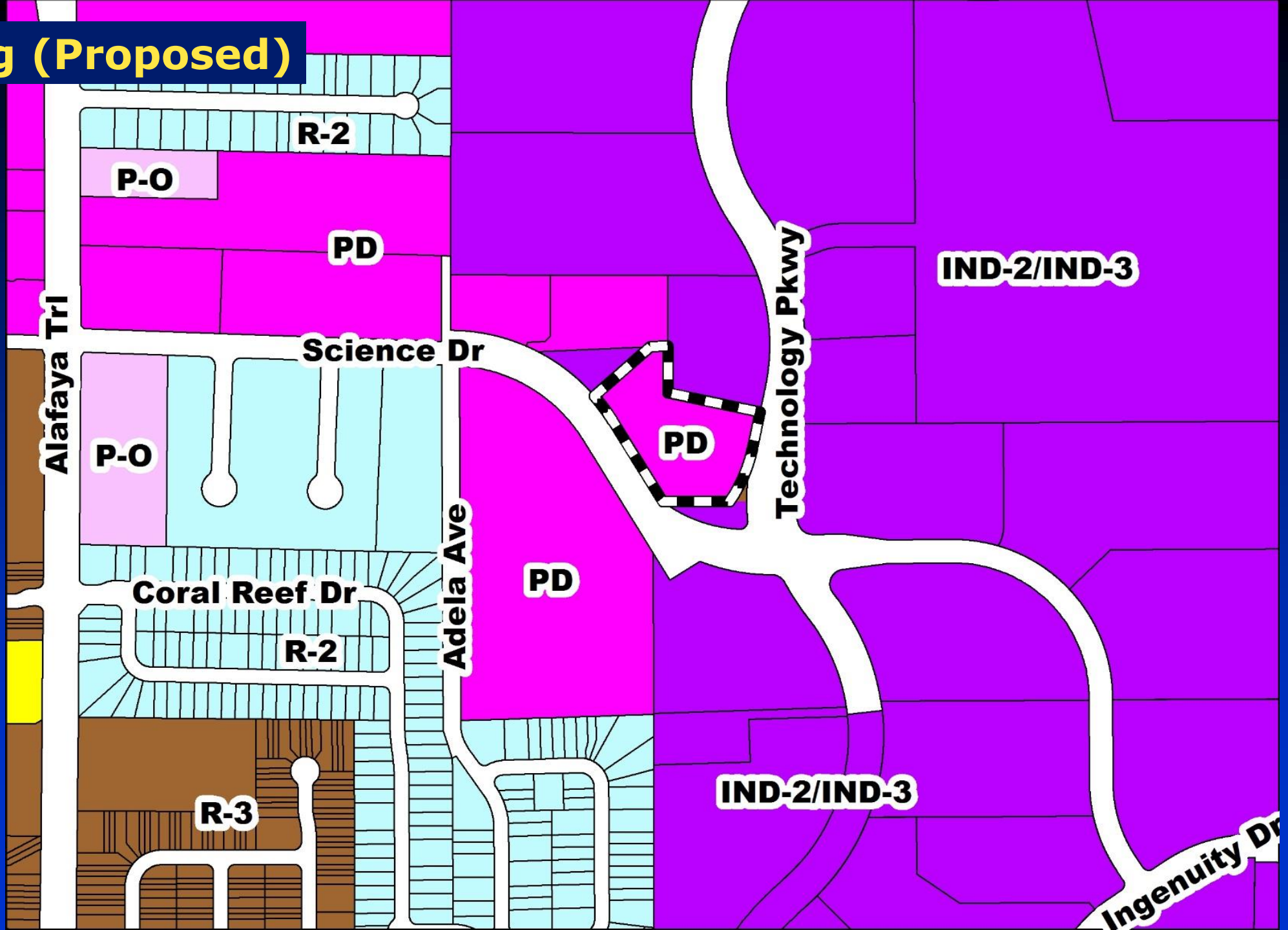
# Future Land Use (Proposed)



# Zoning

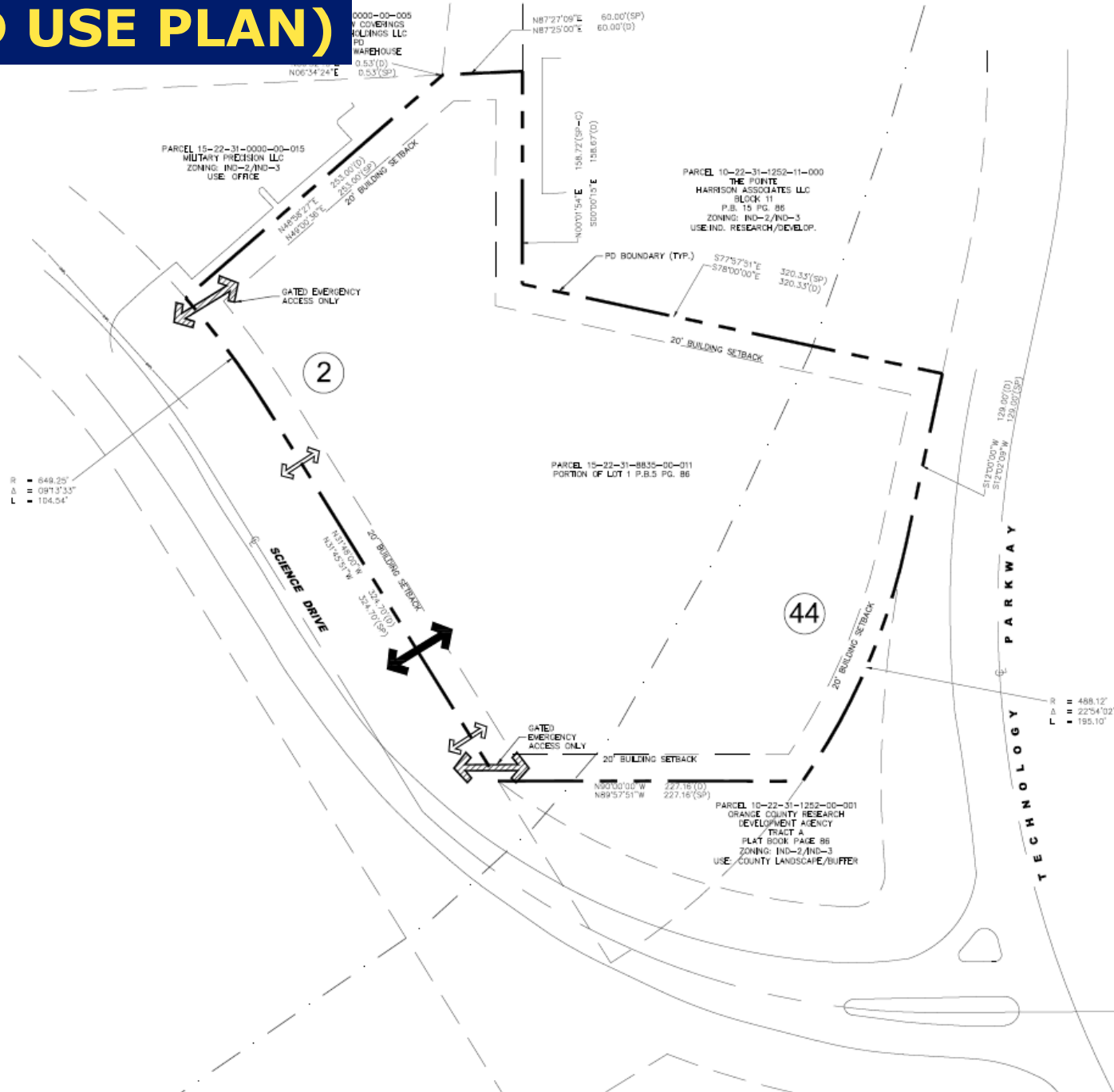


# Zoning (Proposed)





# LAND USE PLAN



## DEVELOPMENT NOTES:

- TRACT SIZE: 3.82 AC
- APPROVED FUTURE LAND USE: INDUSTRIAL
- PROPOSED FUTURE LAND USE: PD-STUDENT HOUSING
- EXISTING ZONING: P-3
- PROPOSED ZONING: PD
- PROPOSED DEVELOPMENT PROGRAM:

LAND USE	GROSS AC	BEDS	UNITS*	GROSS DENSITY
PD-STUDENT HOUSING	3.82	764	181	50 DU/AC

\*NOTE: FOUR (4) BEDS EQUALS ONE (1) DWELLING UNIT (DU).

- DEVELOPMENT CRITERIA
- MAX. IMPERVIOUS AREA: 85%
- BUILDING SETBACKS  
SCIENCE DR (LOCAL): 20 FEET  
TECHNOLOGY PKWY (LOCAL): 20 FEET  
REAR: 20 FEET  
SIDE: 20 FEET  
FRONT: 20 FEET
- MAX. BUILDING HEIGHT  
STUDENT HOUSING BUILDINGS: 55 FT - 6 STORES  
PARKING GARAGE: 65 FT - 6 STORES

- BUFFER YARDS  
SCIENCE DR (LOCAL): 3 FEET (HEDGE WALL)  
TECHNOLOGY PKWY (LOCAL): 3 FEET (HEDGE WALL)  
REAR: 0 FEET  
SIDE: 0 FEET  
FRONT: 0 FEET

- OPEN SPACE PER SECTION 38-1234:  
MULTIFAMILY: 25%

- UTILITY PROVIDERS:  
WATER: ORANGE COUNTY UTILITIES  
SEWER SERVICE: ORANGE COUNTY UTILITIES

- SCHOOL AGE POPULATION: NOT APPLICABLE

- STORMWATER MANAGEMENT: STORMWATER MANAGEMENT SYSTEM WILL BE DESIGNED TO MEET ORANGE COUNTY CODE AND THE REQUIREMENTS OF THE LOCAL WATER MANAGEMENT DISTRICT.

- PHASING: THIS PROJECT WILL BE CONSTRUCTED IN ONE (1) PHASE.

- PROJECT TRAFFIC:  
EXISTING MULTIFAMILY: 242 DAILY TRIPS  
PROPOSED STUDENT HOUSING: 2,324 DAILY TRIPS  
NET INCREASE IN DAILY TRIPS: +2,082 DAILY TRIPS

- NOTES:
- THIS SITE IS LOCATED WITHIN THE GEOGRAPHICAL LIMITS OF THE ECORN CREEK-CHICKEE RIVER PROTECTION ORDINANCE. BASIN-WIDE REGULATIONS APPLY PER ORANGE COUNTY CODE CHAPTER 15 ARTICLE XI SECTION 15-442.
  - SOIL INFORMATION SHOWN ON THIS PLAN IS BASED UPON THE USGS SOIL SURVEY.
  - ALL ACRESAGES ARE SUBJECT TO CHANGE WITH FINAL ENGINEERING AND FINAL PLAT REVIEW AND APPROVAL.
  - IN ACCORDANCE WITH SECTION 38-1227, ANY VARIATIONS FROM COUNTY CODE MINIMUM STANDARDS REPRESENTED ON THIS PLAN THAT HAVE NOT BEEN EXPRESSLY APPROVED BY THE BCC ARE INVALID.

## SOIL LEGEND

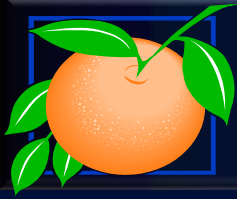
- ② - ARCHBOLD FINE SAND
- ④④ - SMYRNA-SMYRNA, WET, FINE SAND

## LEGEND

- ↔ VEHICLE ACCESS LOCATIONS
- ↔ GATED EMERGENCY ACCESS LOCATIONS
- ↔ PEDESTRIAN ACCESS LOCATIONS
- SOIL LIMITS
- - - PD BOUNDARY

Daily	Land Use	ITE LUC	Size	Units	ITE Trip Rate <sup>1</sup>	Daily Trip Generation				
						Total	In <sup>1</sup>	50%	Out <sup>1</sup>	
	Off-Campus Student Apartment (<1/2 mi) (200 beds/acre) <sup>2</sup>	225	750	Beds	3.10	2,325	50%	1,163	50%	1,162
PM Peak	Land Use	ITE LUC	Size	Units	ITE Trip Rate <sup>1</sup>	PM Peak Hour Trip Generation				
						Total	In <sup>1</sup>	50%	Out <sup>1</sup>	
	Off-Campus Student Apartment (<1/2 mi) (200 beds/acre) <sup>2</sup>	225	750	Beds	0.24	183	50%	92	50%	91

Notes: <sup>1</sup> Vehicle trip rates and directional splits per data and procedures outlined in ITE Trip Generation Manual, 10th Edition



# Amendment SS-20-07-048

**Staff Recommendation:**

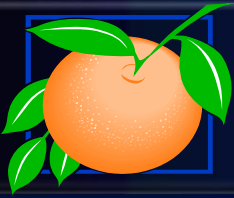
**ADOPT**

**LPA Recommendation:**

**ADOPT**

**Action Requested:**

- **Make a finding of consistency with the Comprehensive Plan**  
(see Future Land Use Element Objective FLU8.2, and Policies FLU1.1.2, FLU1.1.5, FLU1.4.1, FLU8.1.1, FLU8.2.1, and FLU8.2.11);
- **Determine that the proposed amendment is in compliance;**  
**and**
- **Adopt Amendment SS-20-07-048, Industrial (IND) to High Density Residential – Student Housing (HDR)**



## **Rezoning LUP-20-06-163**

**Staff Recommendation:**

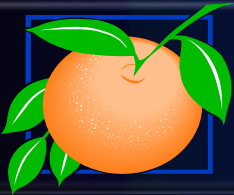
**APPROVAL**

**LPA Recommendation:**

**APPROVAL**

### **Action Requested:**

- **Make a finding of consistency with the Comprehensive Plan and recommend APPROVAL of the Science and Technology Planned Development / Land Use Plan (PD/LUP), dated "Received September 1, 2020", subject the sixteen (16) conditions listed in the staff report.**



## Recommended Action

**SS-20-07-048:**

**ADOPT**

**Small-Scale Ordinance:**

**APPROVAL**

**LUP-20-06-163:**

**APPROVAL**

**Recommended Action:**

- **Make a finding of consistency with the Comprehensive Plan and recommend ADOPTION of the High Density Residential – Student Housing Future Land Use; recommend APPROVAL of the Small-Scale Ordinance; and recommend APPROVAL of the Science and Technology Planned Development / Land Use Plan (PD/LUP), dated “Received September 1, 2020”, subject the sixteen (16) conditions listed in the staff report.**