



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)

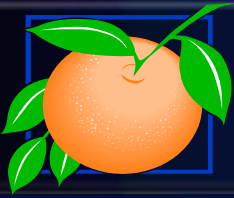
To: PD (Planned Development District)

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

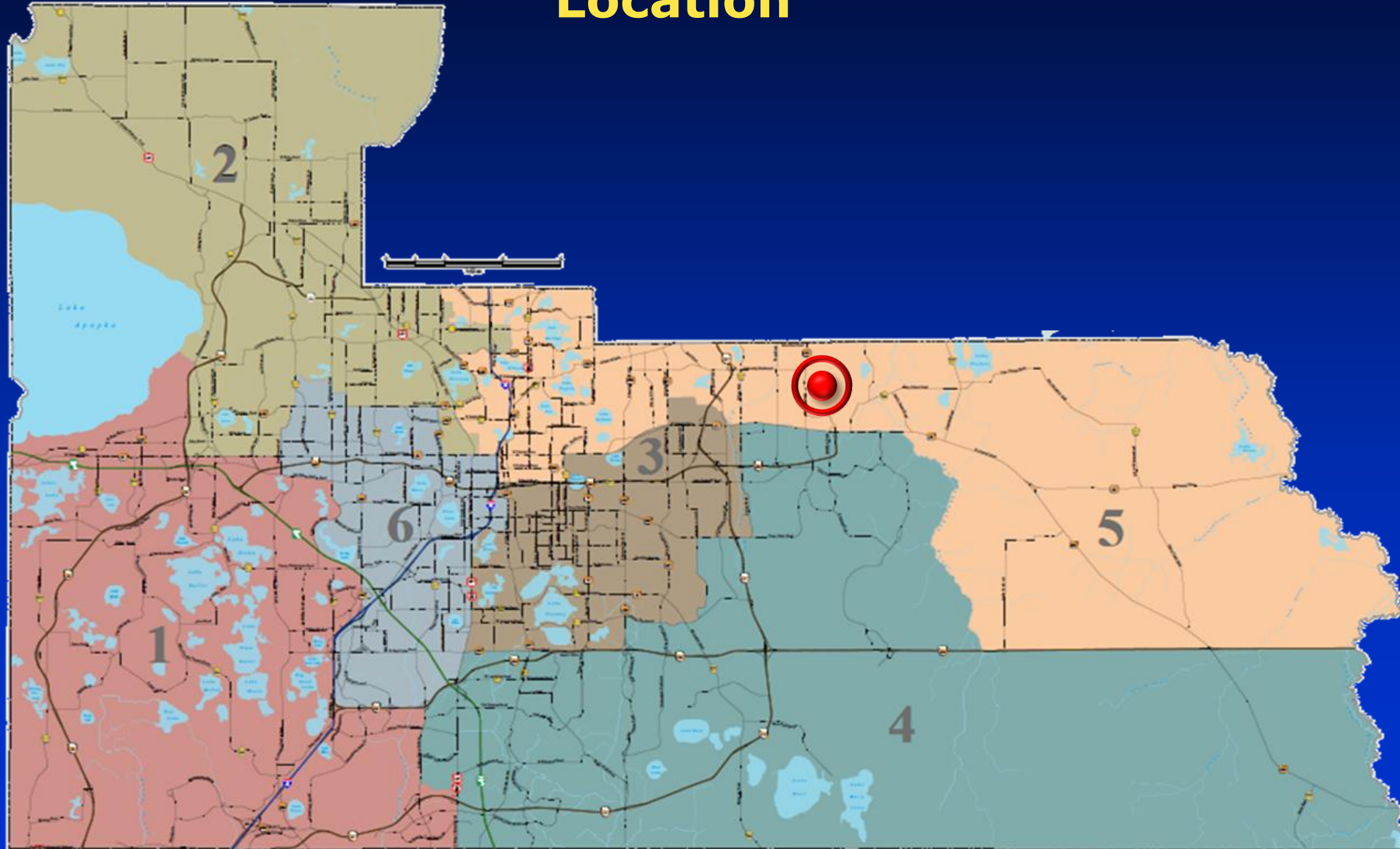
District: 5

Proposed Use: Student housing development with 764 beds.

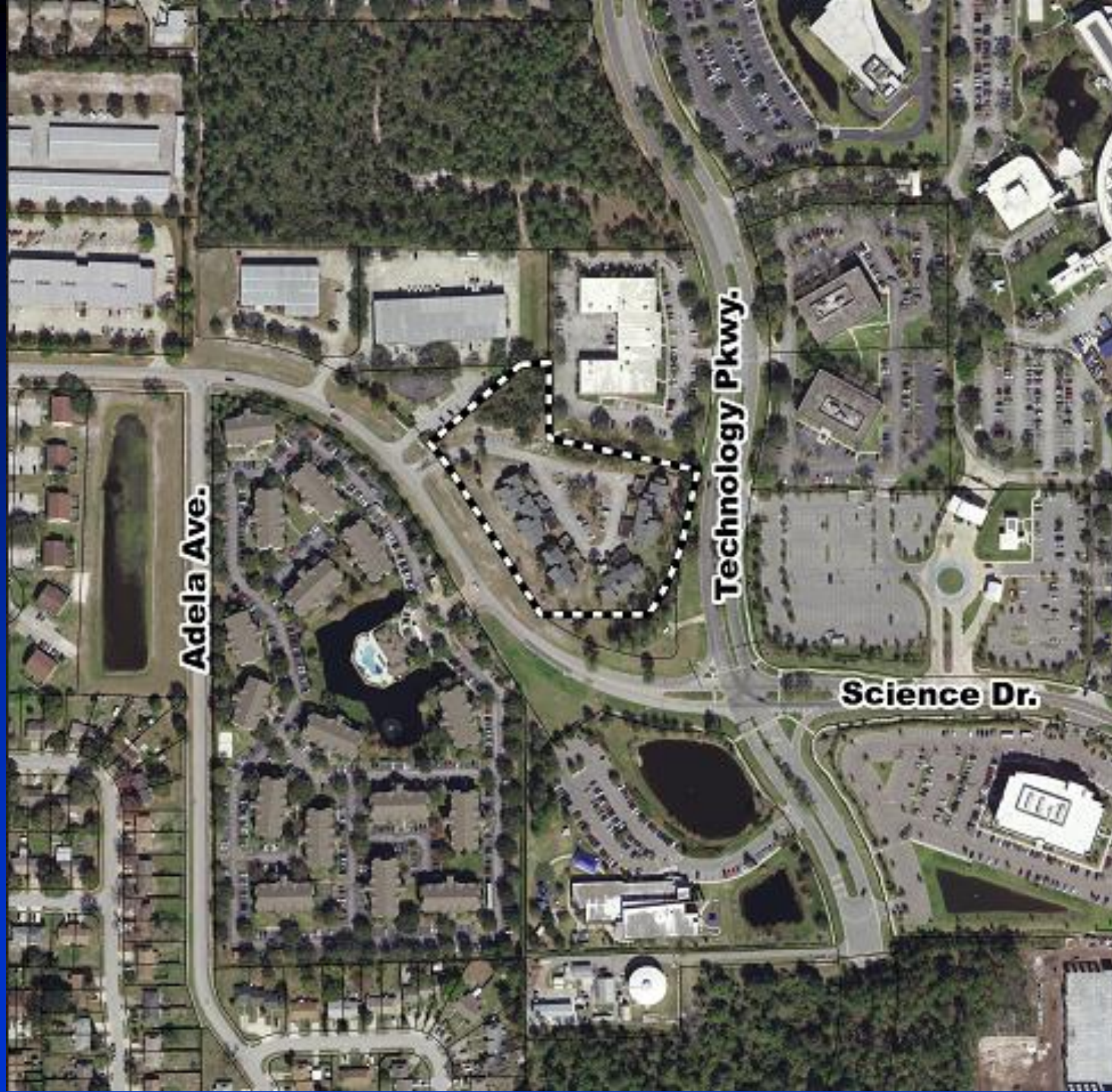


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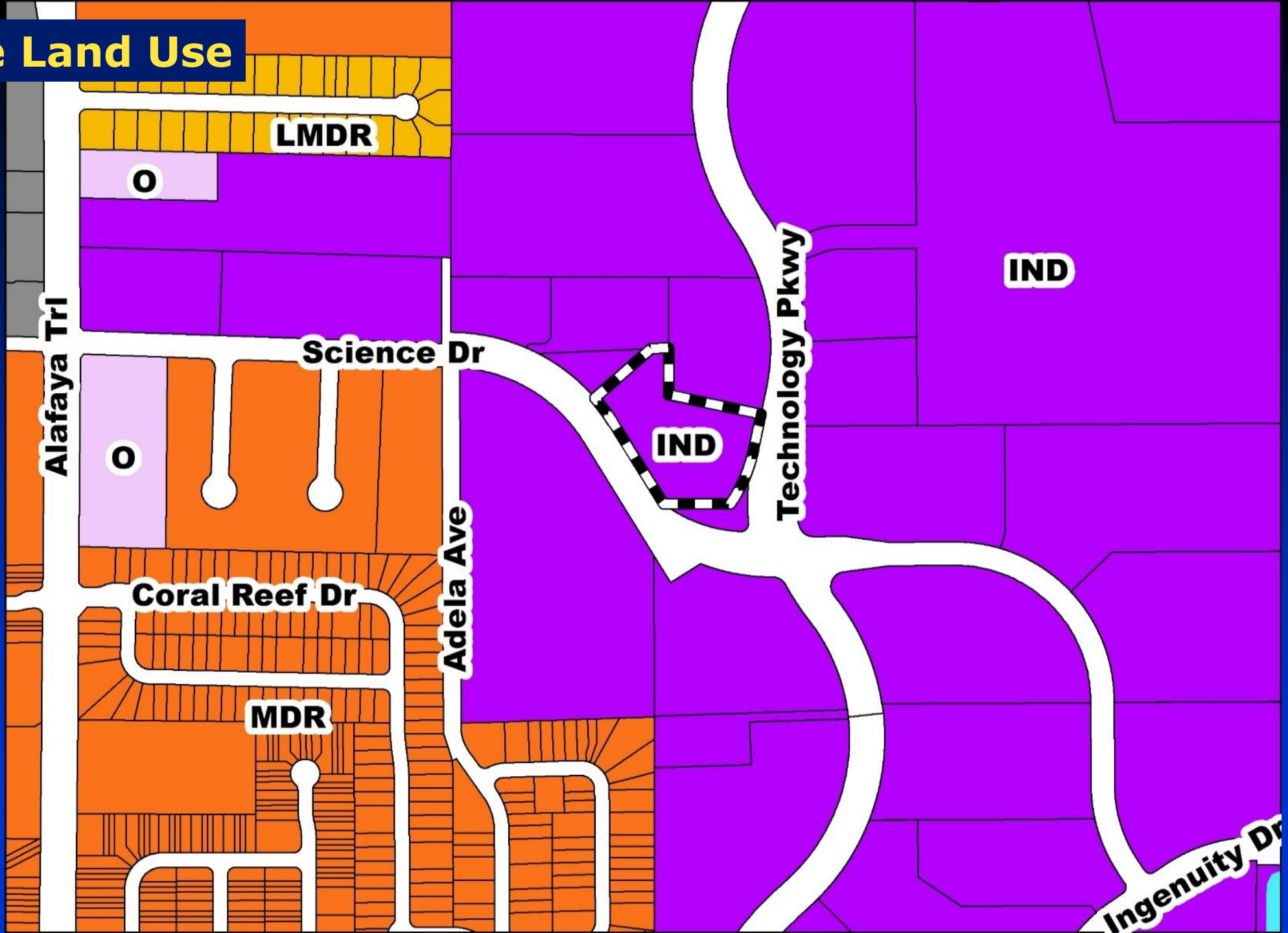
Location



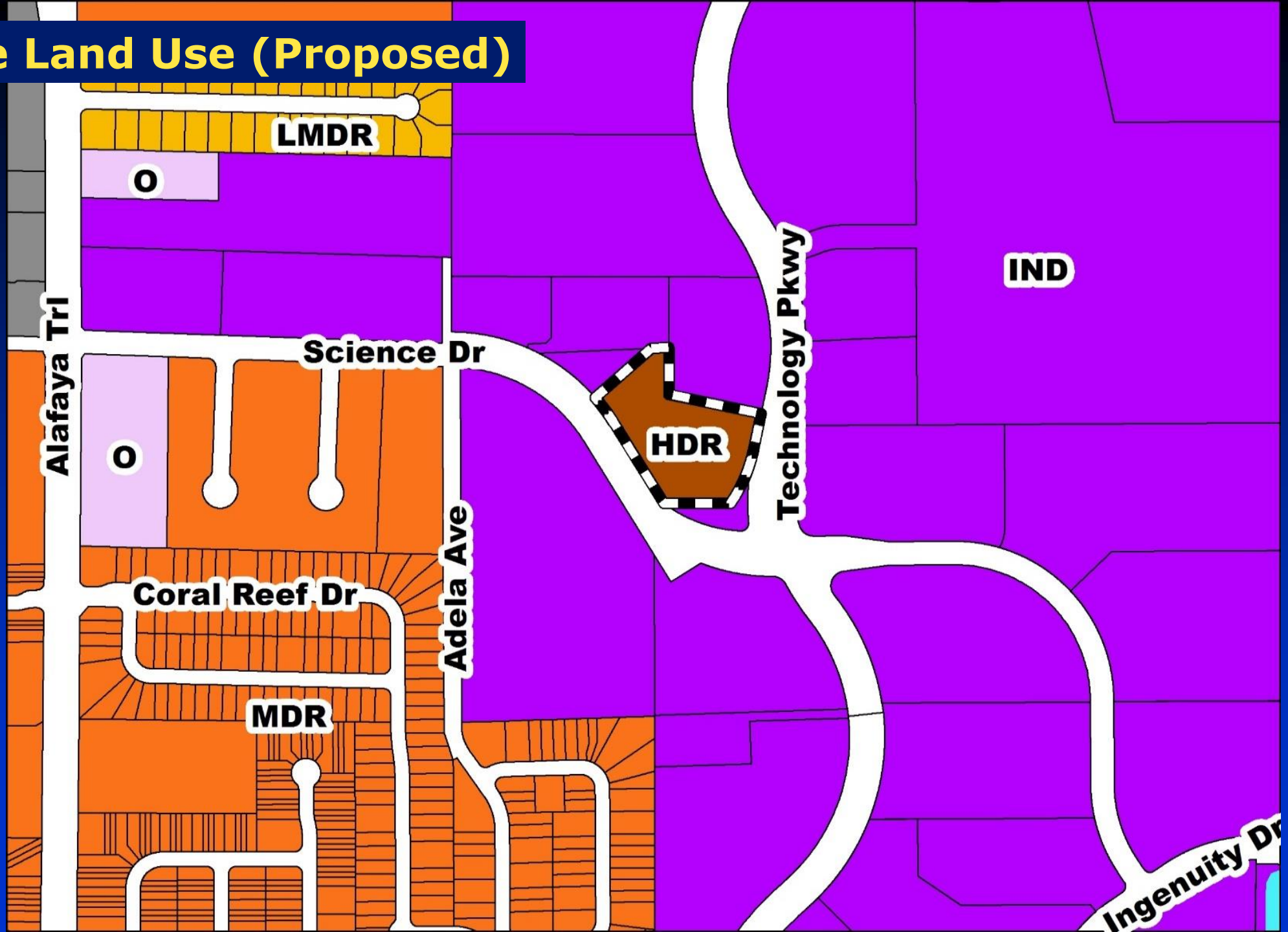
Aerial



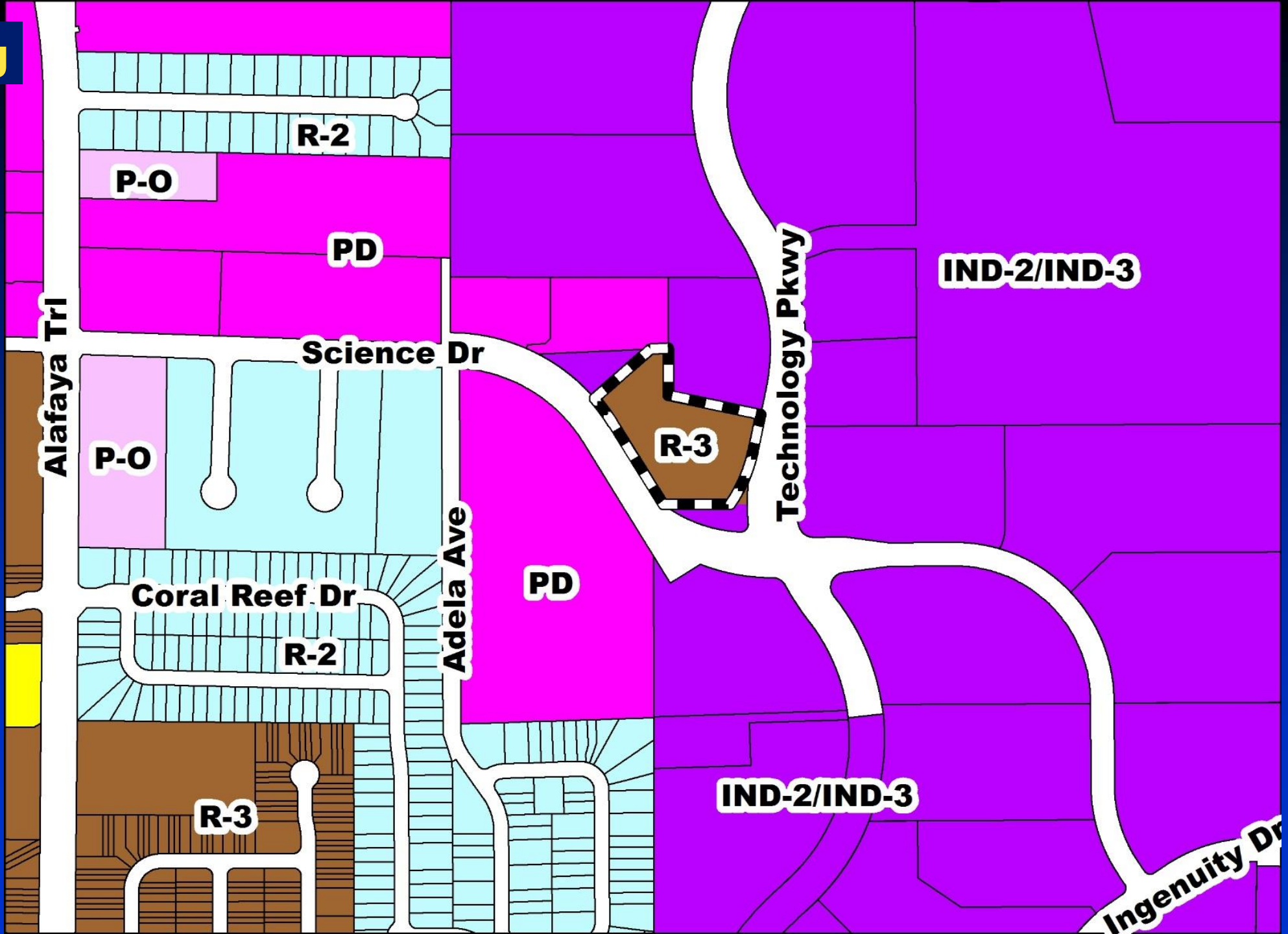
Future Land Use



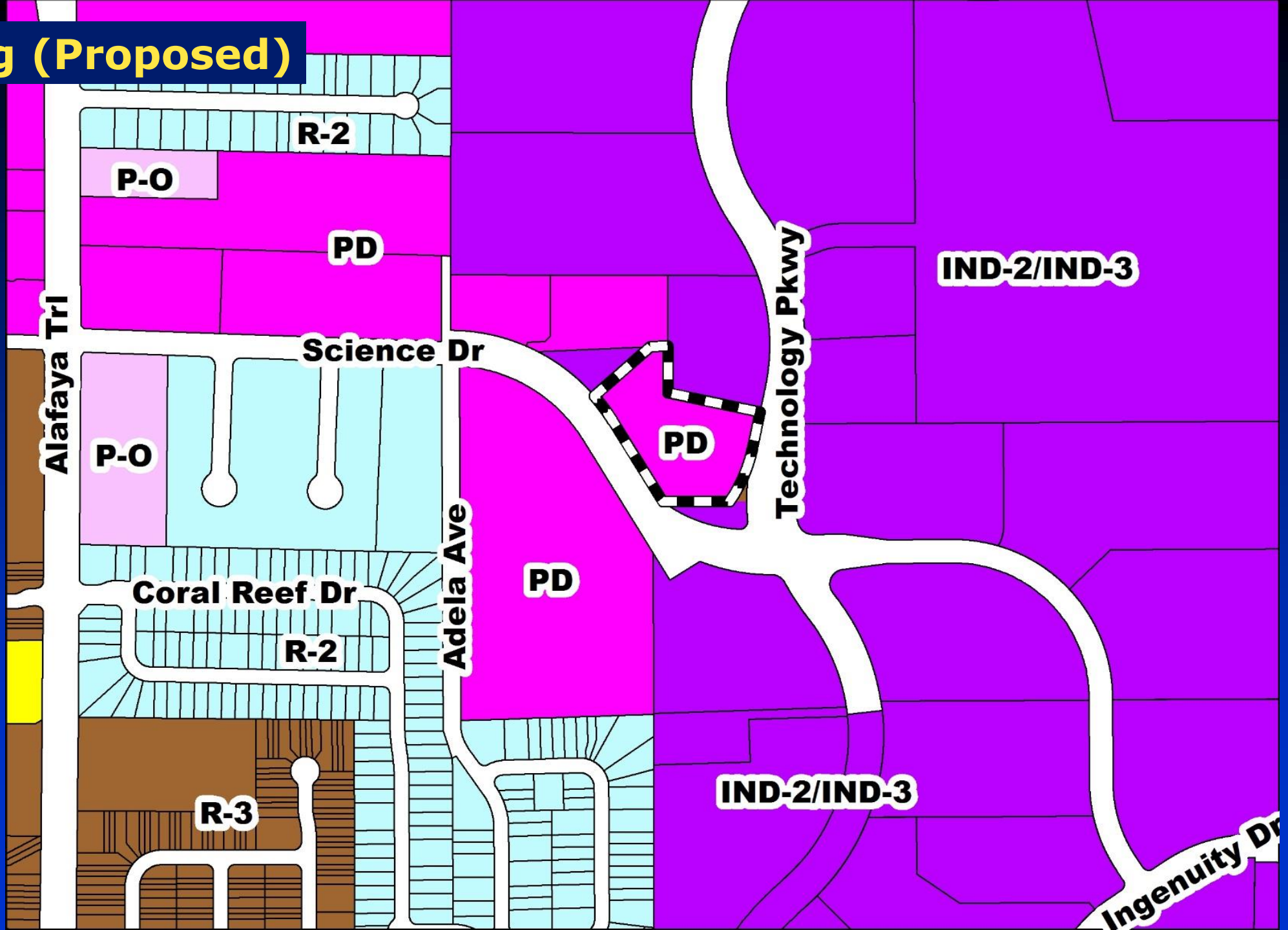
Future Land Use (Proposed)



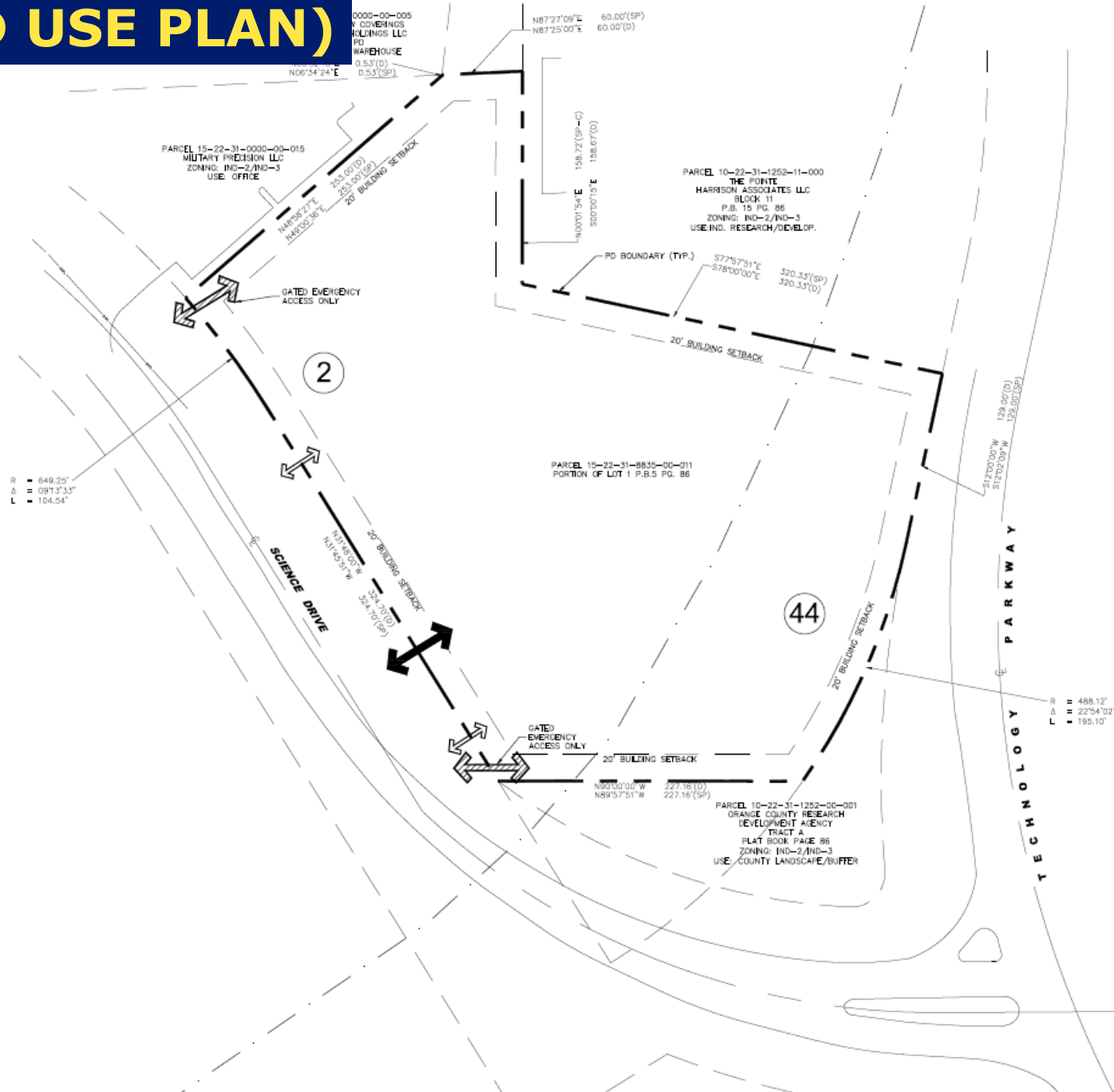
Zoning



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
- 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: 55 FT - 6 STORES
 - STUDENT HOUSING BUILDINGS: 65 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

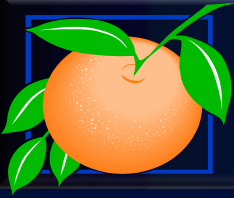
- ② - ARCHBOLD FINE SAND
- ④④ - SMYRNA-SMYRNA, WET, FINE SAND

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

Notes: ¹ 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:

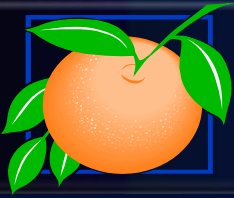
ADOPT

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:

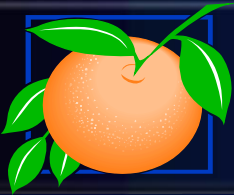
APPROVAL

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.**