

Board of County Commissioners

Public Hearings

December 1, 2020



Waterford Lakes Multi-Family Planned Development / Land Use Plan

- Case:** CDR-20-07-202
- Project Name:** Waterford Lakes Multi-Family PD
- Applicant:** Brooks Stickler, Kimley-Horn & Associates, Inc.
- District:** 4
- Acreage:** 10.08 gross acres
- Location:** 12400 and 12464 E. Colonial Drive, or generally located south of E. Colonial Drive and east of Woodbury Road
- Request:** To adjust the location of the southern access and request five (5) waivers from Orange County Code related to setbacks, parking space size, landscaping, and recreation requirements.



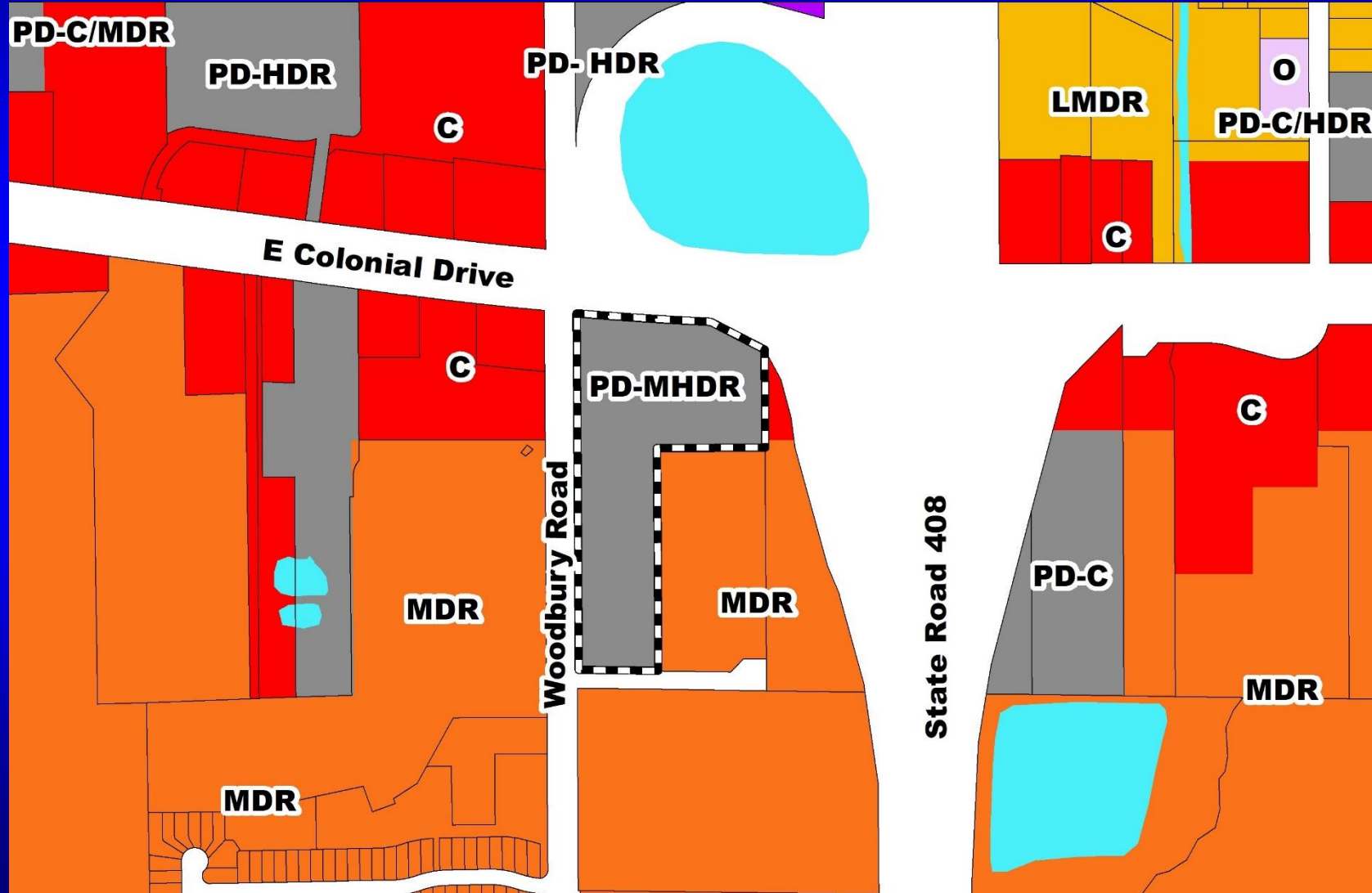
Waterford Lakes Multi-Family PD / Waterford Lakes Multi-Family Development Plan

- Case:** DP-19-12-419
- Project Name:** Waterford Lakes Multi-Family PD / Waterford Lakes Multi-Family DP
- Applicant:** Brooks Stickler, Kimley-Horn & Associates, Inc.
- District:** 4
- Acreage:** 10.08 gross acres
- Location:** 12400 and 12464 E. Colonial Drive, or generally located south of E. Colonial Drive and east of Woodbury Road
- Request:** To construct 255 multi-family residential dwelling units on a total of 10.08 acres.



Waterford Lakes Multi-Family PD / Waterford Lakes Multi-Family Development Plan

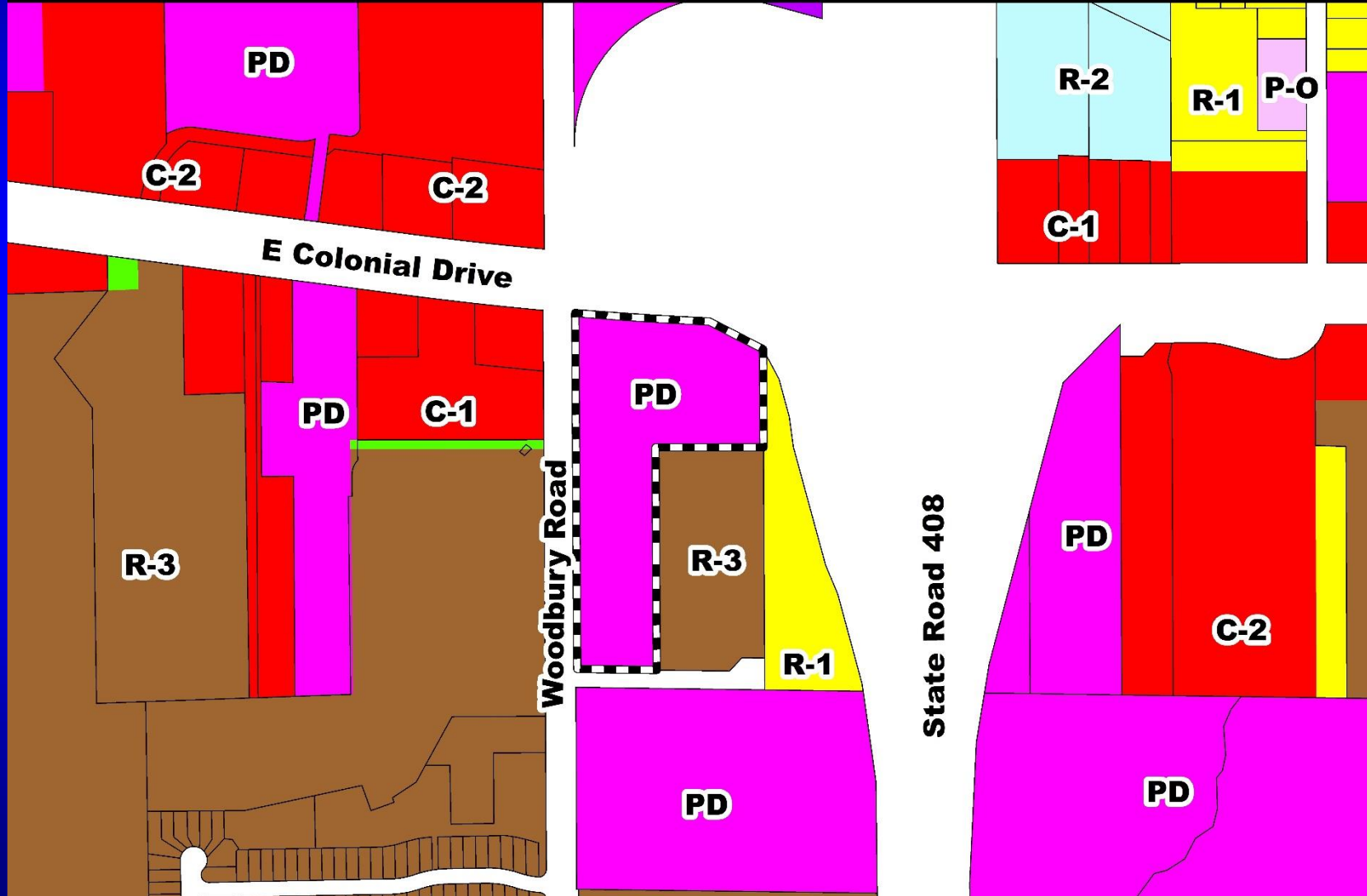
Future Land Use Map





Waterford Lakes Multi-Family PD / Waterford Lakes Multi-Family Development Plan

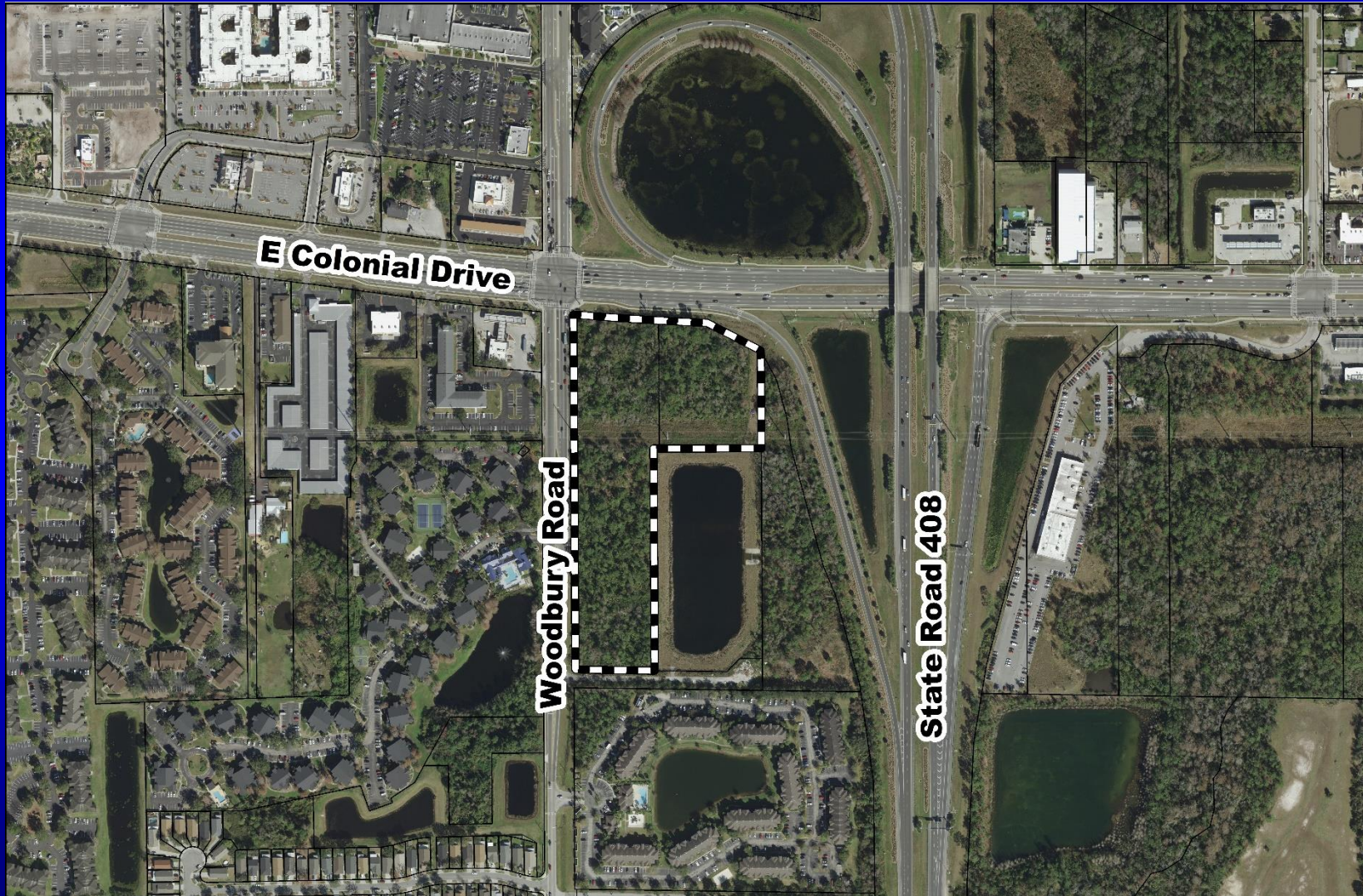
Zoning Map

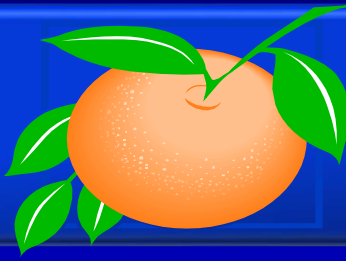




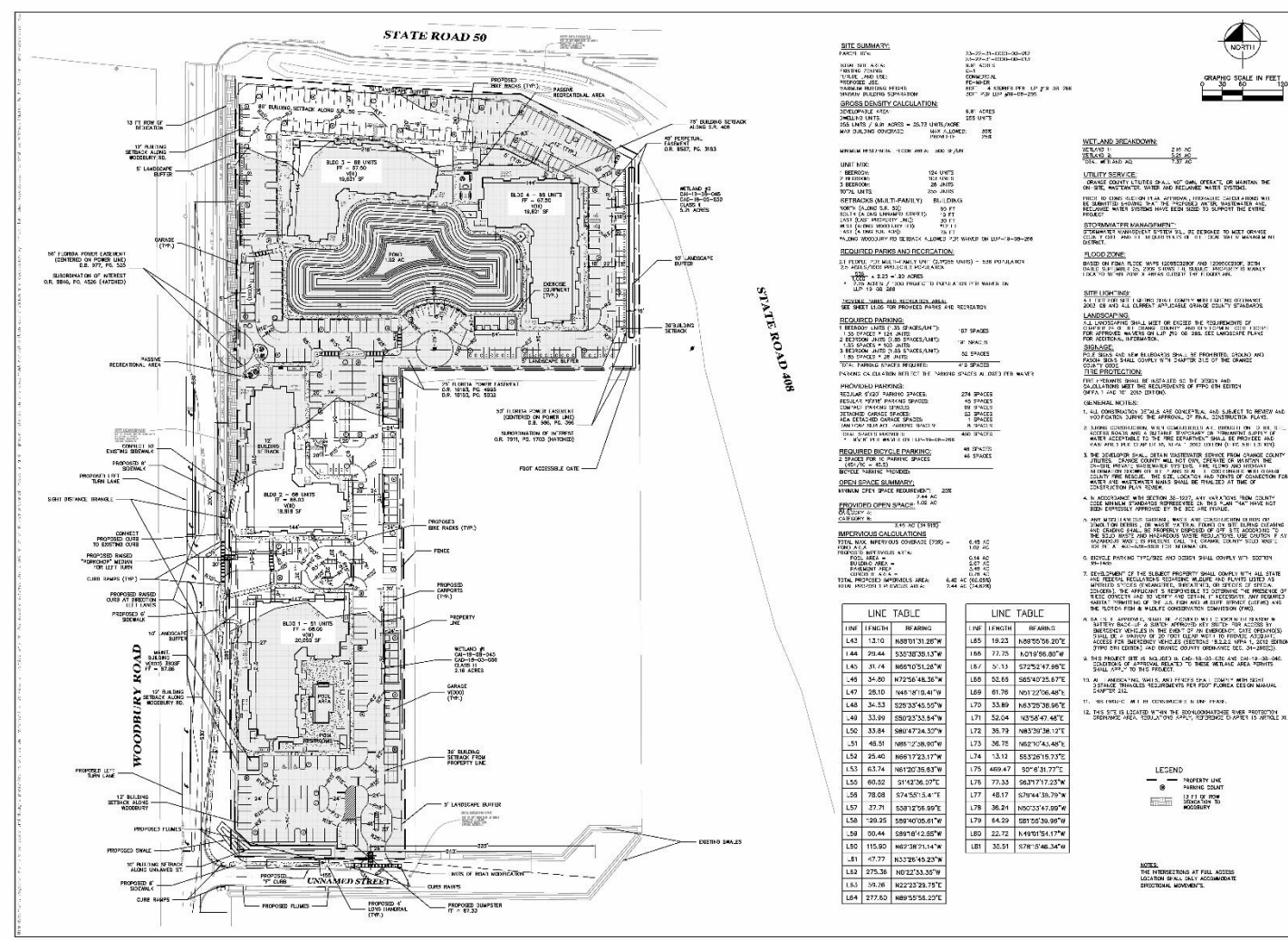
Waterford Lakes Multi-Family PD / Waterford Lakes Multi-Family Development Plan

Aerial Map





Waterford Lakes Multi-Family PD / Waterford Lakes Multi-Family Development Plan Overall Development Plan



Kimley-Horn
 1000 HUNTERSWOOD BLVD., SUITE 200
 HUNTSVILLE, AL 35894
 TEL: 256-885-1100
 WWW.KIMLEY-HORN.COM

WATERFORD LAKES MULTIFAMILY

SITE PLAN

DATE: 01/11/2017
 SHEET: 1 OF 1

SCALE: 1" = 40'-0"

SITE SUMMARY

PROJECT NO: 16-001-11-000-00-000
 PROJECT NAME: WATERFORD LAKES MULTIFAMILY PD
 CLIENT: KIMLEY-HORN
 LOCATION: 1000 HUNTERSWOOD BLVD., SUITE 200, HUNTSVILLE, AL 35894
 DATE: 01/11/2017

GROSS DENSITY CALCULATION

NET AREA: 10.0 ACRES
 GROSS AREA: 10.0 ACRES
 GROSS DENSITY: 100 UNITS/ACRE

WETLAND BREAKDOWN

WETLAND I: 0.0 AC
 WETLAND II: 0.0 AC
 TOTAL: 0.0 AC

UTILITIES

WATER: 100 UNITS
 SEWER: 100 UNITS
 GAS: 100 UNITS
 ELECTRIC: 100 UNITS

REQUIRED PERMITS AND REGULATIONS

1. PERMITS: 100 UNITS
 2. REGULATIONS: 100 UNITS
 3. PERMITS: 100 UNITS
 4. REGULATIONS: 100 UNITS

REQUIRED PARKING

1. REGULAR: 100 SPACES
 2. BICYCLE: 100 SPACES
 3. TRUCK: 100 SPACES
 4. TOTAL: 300 SPACES

REQUIRED BIKEWAY

1. BIKEWAY: 100 SPACES
 2. TOTAL: 100 SPACES

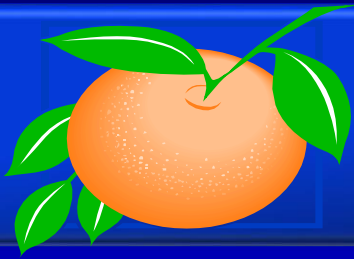
PERVIOUS OPEN SPACES

1. PERVIOUS: 100 SPACES
 2. TOTAL: 100 SPACES

IMPERVIOUS CALCULATIONS

1. IMPERVIOUS: 100 SPACES
 2. TOTAL: 100 SPACES

LINE	LENGTH	BEARING	LINE	LENGTH	BEARING
L42	13.10	N88°01'31.28"W	L85	19.23	N69°50'08.20"E
L44	29.44	S32°30'38.13"W	L86	77.75	N01°56'00.00"W
L43	31.41	N88°01'31.28"W	L87	37.15	S72°25'49.88"E
L45	35.50	N72°56'48.32"E	L88	52.85	S85°42'35.87"E
L47	28.10	N48°18'02.41"W	L89	61.76	N01°22'06.40"E
L48	34.33	S29°33'45.50"W	L70	33.89	N83°29'36.96"E
L49	33.89	S80°23'33.84"W	L71	52.04	N25°40'47.48"E
L50	33.84	S80°47'34.32"W	L72	35.79	N83°30'38.12"E
L51	48.51	N88°17'38.90"W	L73	36.75	N62°10'43.60"E
L52	25.40	N69°17'23.17"W	L74	13.12	S53°29'16.72"E
L53	63.74	N61°20'35.83"W	L75	469.47	S0°0'0"0.00"E
L54	66.52	S14°03'36.07"E	L76	77.33	S00°17'12.25"W
L55	78.08	S74°58'34.47"E	L77	48.17	S70°44'36.78"W
L57	37.71	S08°12'06.90"E	L78	36.21	N02°33'42.89"W
L58	729.25	S89°40'05.61"W	L79	84.29	S81°09'30.98"W
L59	20.44	S89°18'42.85"W	L80	22.72	N49°01'56.17"W
L60	115.60	N63°38'14.14"E	L81	35.51	S78°15'48.34"W
L61	47.77	N33°26'45.23"W			
L62	275.36	N02°22'33.35"W			
L63	36.38	N22°23'29.75"E			
L64	277.63	N69°35'58.22"E			



Action Requested

Make a finding of consistency with the Comprehensive Plan (CP) and approve the substantial change to the Waterford Lakes Multi-Family Planned Development / Land Use Plan (PD/LUP) dated “Received September 15, 2020”, subject to the conditions listed under the DRC Recommendation in the Staff Report; and

Make a finding of consistency with the Comprehensive Plan and approve the Waterford Lakes Multi-Family PD / Waterford Lakes Multi-Family DP dated “Received August 17, 2020”, subject to the conditions listed under the DRC Recommendation in the Staff Report; and

Approve Right-of-Way and Proportionate Share Agreement for Waterford Lakes Apartments (Consent Agenda item G.4)

District 4



New DP COA #22

22. Prior to site construction plan approval, the Developer shall conduct a MUTCD Traffic Signal Warrant Study for the intersection of Woodbury Rd. with the southernmost access Unnamed Road. The study shall be based on Opening Date traffic data and on Design Year Traffic Projections. If warranted, Developer shall design and construct the temporary traffic signal in conjunction with all other off-site Woodbury Rd. proposed improvements.

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