

*Board of County Commissioners*

# Public Hearings

**June 2, 2020**

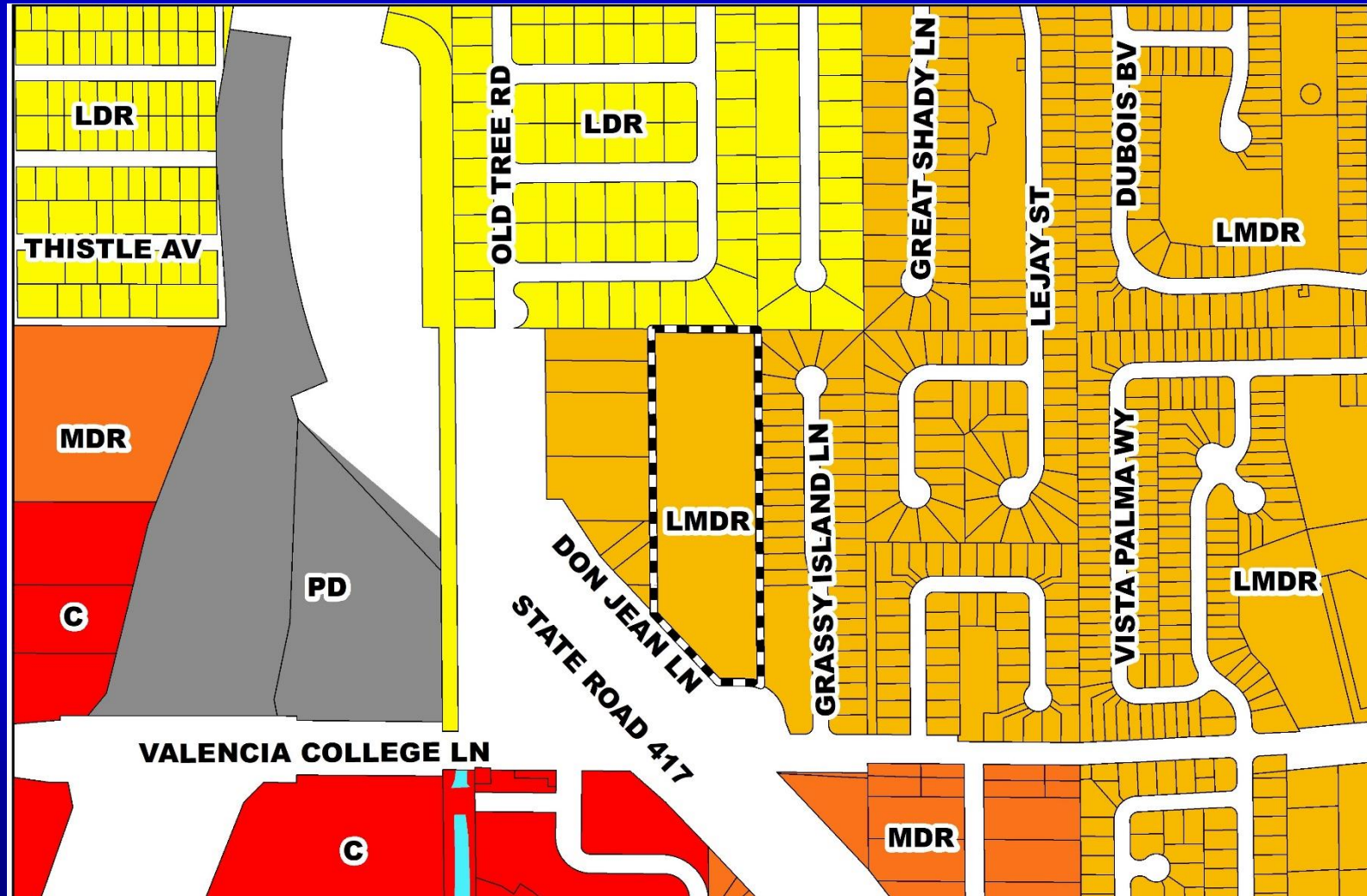


## Valencia Subdivision PD / Valencia College Lane Subdivision Preliminary Subdivision Plan

- Case:** PSP-17-11-357
- Project Name:** Valencia Subdivision PD / Valencia College Lane Subdivision PSP
- Applicant:** Val P. Taylor, Hamilton Engineering & Surveying, Inc.
- District:** 3
- Acreage:** 7.91 gross acres
- Location:** Generally located north of Valencia College Lane and east of State Road 417
- Request:** To subdivide 7.91 acres in order to construct 60 single-family attached residential dwelling units.

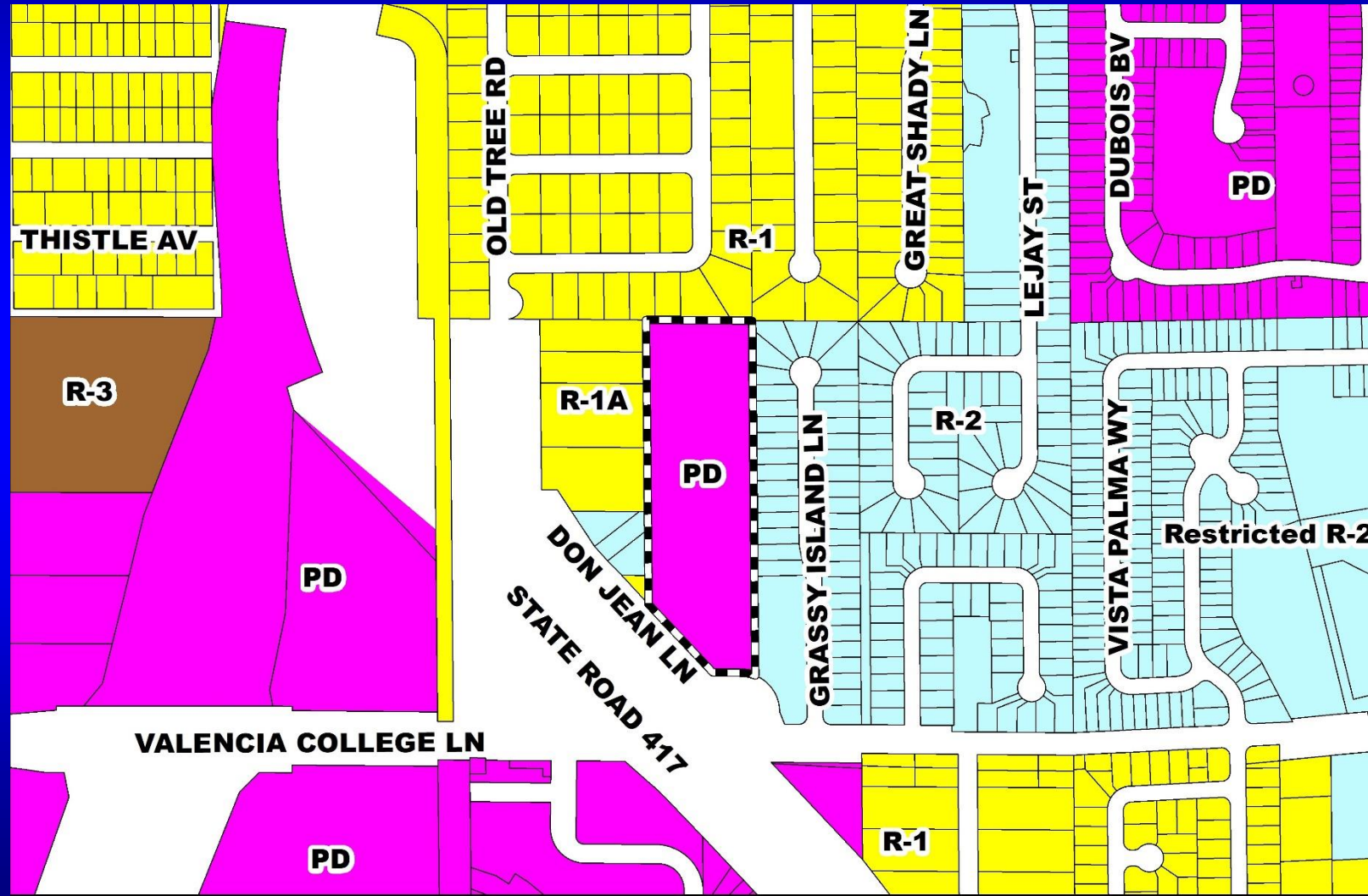


# Valencia Subdivision PD / Valencia College Lane Subdivision Preliminary Subdivision Plan Future Land Use Map





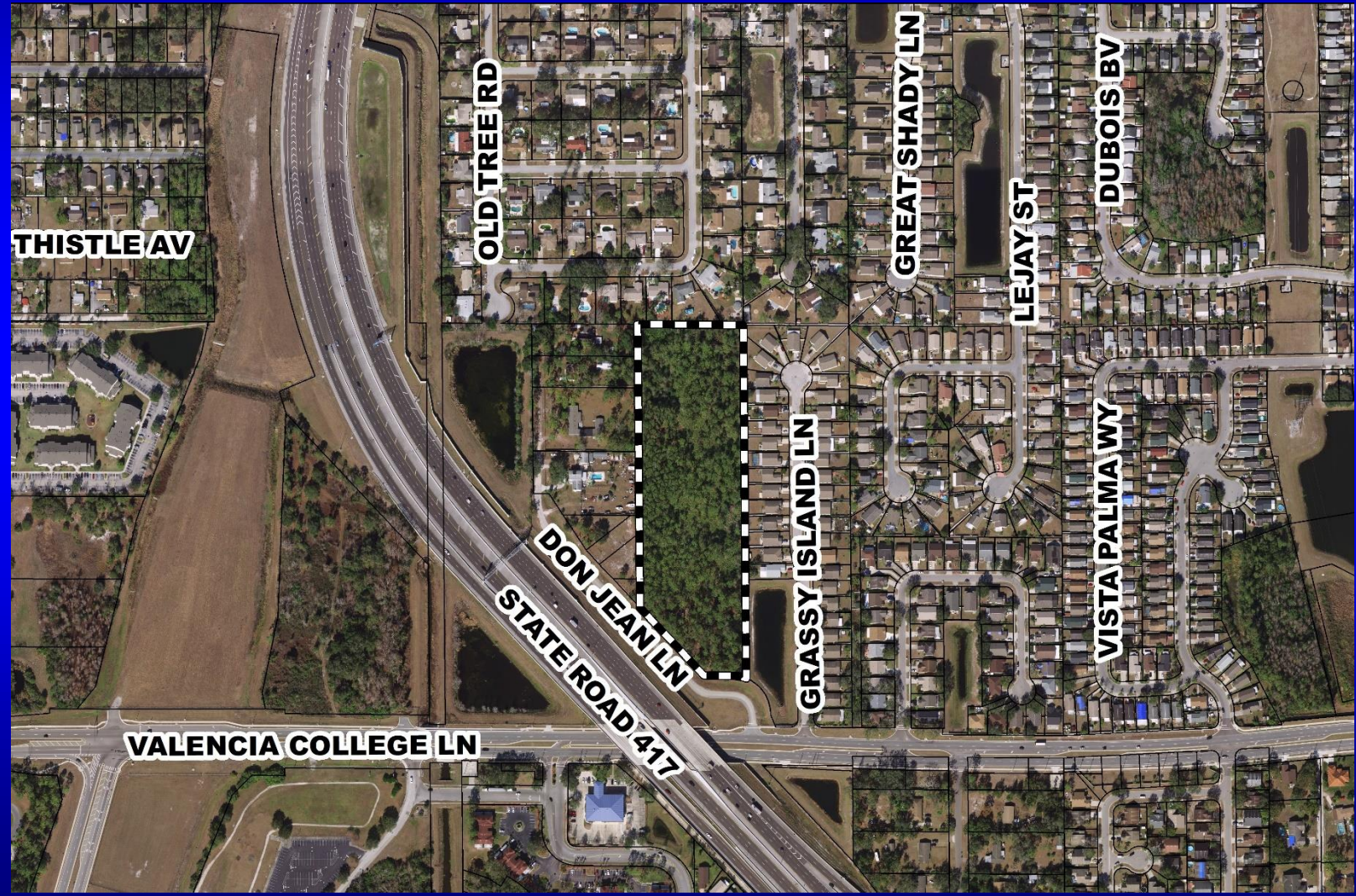
# Valencia Subdivision PD / Valencia College Lane Subdivision Preliminary Subdivision Plan Zoning Map



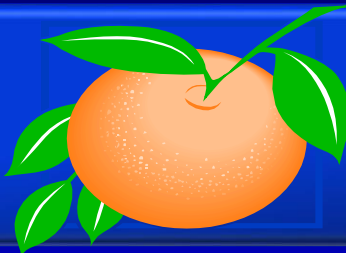




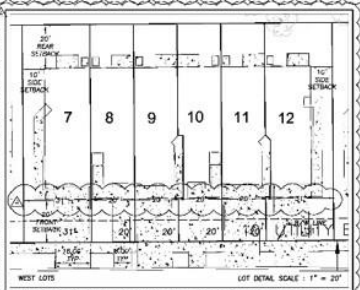
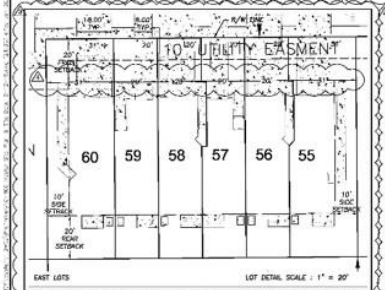
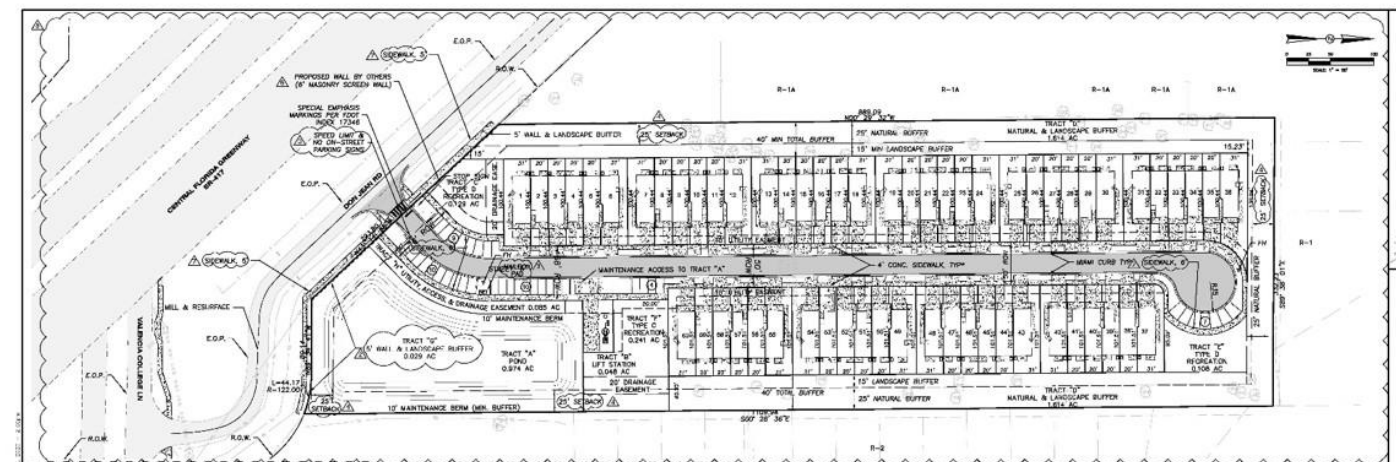
# Valencia Subdivision PD / Valencia College Lane Subdivision Preliminary Subdivision Plan Aerial Map







# Valencia Subdivision PD / Valencia College Lane Subdivision Preliminary Subdivision Plan Overall Preliminary Subdivision Plan



	DRIVEWAY PARKING	STREET PARKING	TOTAL
SINGLE DRIVEWAY	20	20	40
DRIVEWAY	80	20	100
REQUIRED	100	40	140
PROVIDED	100	40	140

REQUIRED SPACE:  
 1. ALL SPACES AND DRIVEWAYS SHALL BE PROPOSED ASPHALT AND SHALL COMPLY WITH CHAPTER 25.23-25.25 OF THE ORANGE COUNTY CODE.  
 2. SPACES SHALL BE 8' X 20'.  
 3. DRIVEWAY SPACES SHALL BE 8' X 12'.  
 4. DRIVEWAY SPACES SHALL BE 8' X 12'.

PARCEL I.D.#	24-22-30-0000-00-002
ZONING	PD - PLANNED DEVELOPMENT
FUTURE LAND USE	PD - PLANNED DEVELOPMENT
JURISDICTION	ORANGE COUNTY
PROJECT AREA (SEE 24.122. A30)	7,815
PROPOSED DEVELOPMENT	ATTACHED SINGLE FAMILY
PROPOSED LOT TOTAL	80
MINIMUM LIVING AREA	1,000 S.F. / DU
NET UNITS PER ACRE (ENVIRONMENTAL DENSITY)	7.58 UNITS PER ACRE
MINIMUM LOT WIDTH	30'
MINIMUM LOT DEPTH	100'
MAXIMUM BUILDING HEIGHT	35' - TWO STORY
MAXIMUM BUILDING LOT COVERAGE	60%
OPEN SPACE REQUIREMENTS	10%
RECREATION AREA (2.5 AC/100 RESIDENCES) (2.1 RESIDENCES/ACRE)	0.465 ACRES
PROPOSED SCHOOL POPULATION (80 DWELLING UNITS @ 8.04 STUDENTS)	20 STUDENTS
1/2 AC AVERAGE DAILY TRIPS (80 LOTS @ 0.81 TRIPS)	ADT = 348.0
FIRE PROTECTION ORANGE COUNTY FIRE RESCUE	1,000 GPM
EXISTING VEGETATION	WOODED
STORMWATER	STORMWATER FACILITY ON SITE
IRrigation SCHEDULE	SINGLE PHASE PROJECT
IMPACTED WETLAND AREA	NO WETLANDS ON SITE PER OAC-18-01-009
MINIMUM LOT AREA	1,000 S.F.

STREET SIGNS

1. LETTER TO BE HELVETICA, MEDIUM AS SHOWN ABOVE.  
 2. CONSTRUCT SIGN DRIVING FROM 1/4 ON GRASS STEEL OR 3/4" ALUMINUM. USE CAPS AND LOWER CASE LETTERS FOR ALL PARKING PERMITTED.  
 3. MESSAGES (OTHER THAN ALPHA-NUMERICS) IN POST OFFICE SIGNS.  
 4. SIZE EACH LETTER FOR A GIVEN "LEGIBILITY DISTANCE" AS FOLLOWS:  
 EXCEPT IF LETTERS TO BE PLACED EACH OTHER BY HALF.  
 1" CAP HEIGHT LETTER MAX. 50'-0"  
 2" CAP HEIGHT LETTER MAX. 100'-0"  
 4" CAP HEIGHT LETTER MAX. 200'-0"  
 6" CAP HEIGHT LETTER MAX. 300'-0"

ITEM	AREA (AC)	MAINTENANCE	OPEN SPACE	RECREATION AREA	OWNERSHIP
A STORM WATER POND	0.974	COUNTY/D.A.	0.508		ORANGE COUNTY
B LIFT STATION	0.048	ORANGE COUNTY	0.000		ORANGE COUNTY
C TYPE D RECREATION	0.129	H.G.A.	0.118	0.118	H.G.A.
D NATURAL/LANDSCAPE BUFFER	3.722	H.G.A.	1.074		H.G.A.
E TYPE D RECREATION	0.108	H.G.A.	0.108	0.108	H.G.A.
F TYPE D RECREATION	0.241	H.G.A.	0.239	0.239	H.G.A.
G WALL/LANDSCAPE BUFFER	0.029	H.G.A.	0.029		H.G.A.
LOTS	3.300	LOT OWNER			LOT OWNER
TOTAL OF RECREATION IMPROVEMENTS	1.349	ORANGE COUNTY	0.080		ORANGE COUNTY
H UTILITY ACCESS, DRAINAGE EASEMENT	0.085	H.G.A.	0.080		H.G.A.
TOTALS	7.890		2.7016	0.4630	

ITEM	AREA (AC)	MAINTENANCE	OPEN SPACE	RECREATION AREA	OWNERSHIP
A STORM WATER POND	0.974	COUNTY/D.A.	0.508		ORANGE COUNTY
B LIFT STATION	0.048	ORANGE COUNTY	0.000		ORANGE COUNTY
C TYPE D RECREATION	0.129	H.G.A.	0.118	0.118	H.G.A.
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LOTS	3.300	LOT OWNER			LOT OWNER
TOTAL OF RECREATION IMPROVEMENTS	1.349	ORANGE COUNTY	0.080		ORANGE COUNTY
H UTILITY ACCESS, DRAINAGE EASEMENT	0.085	H.G.A.	0.080		H.G.A.
TOTALS	7.890		2.7016	0.4630	

FRONT	20'-0"
BACK	20'-0"
SELETSIDE	10'-0"
END LOTS	10'-0"
SIDE TO SIDE	20'-0"
REAR TO REAR/FRONT TO FRONT	80'-0"

**HAMILTON**  
 ENGINEERING & SURVEYING, INC.  
 8865 VALENCIA COLLEGE LANE, ORLANDO  
 ORANGE COUNTY, FLORIDA

MASTER SITE PLAN & SITE DATA



# New Condition of Approval #21

**21. Prior to issuance of Certificate of Completion for the subdivision infrastructure, the applicant / developer shall construct an extension of the sidewalk within the Don Jean Lane right-of-way from the eastern property line southeast to connect to the existing sidewalk adjacent to Valencia College Lane.**



# Action Requested

**Make a finding of consistency with the Comprehensive Plan and approve the Valencia Subdivision PD / Valencia College Lane Subdivision PSP dated “Received February 27, 2020”, subject to the conditions listed under the DRC Recommendation in the Staff Report, as amended to include new condition #21.**

**District 3**





# **RZ-19-10-044 – Stephen Allen Planning and Zoning Commission (PZC) Board-Called Hearing**

- Case:** RZ-19-10-044
- Applicant:** Stephen Allen, Civil Corp Engineering, Inc.
- District:** 3
- Location:** 5177 Hoffner Ave; or generally located on the west side of Petroff Avenue, 230 feet north of Hoffner Avenue
- Acreage:** 3.90 gross acre
- From:** R-2 (Residential District) (Restricted)
- To:** R-2 (Residential District)
- Proposed Use:** Thirty-eight (38) single-family attached residential dwelling units



## **Golden Keys Condo Planned Development / Land Use Plan**

- Case:** LUP-18-06-204
- Project Name:** Golden Keys Condo Planned Development / Land Use Plan
- Applicant:** Quang Lam, Lam Civil Engineering, Inc.
- District:** 3
- Acreage:** 4.35 gross acres
- Location:** 2143 S. Goldenrod Road; or generally located on the east side of Goldenrod Road, approximately 740 feet north of Curry Ford Road.
- Request:** To rezone 4.35 gross acres from R-1A (Single-Family Dwelling District) to PD (Planned Development District), in order to construct thirty (30) multi-family dwelling units. Two (2) waivers from Orange County Code related to building setbacks and building separation are associated with this request.

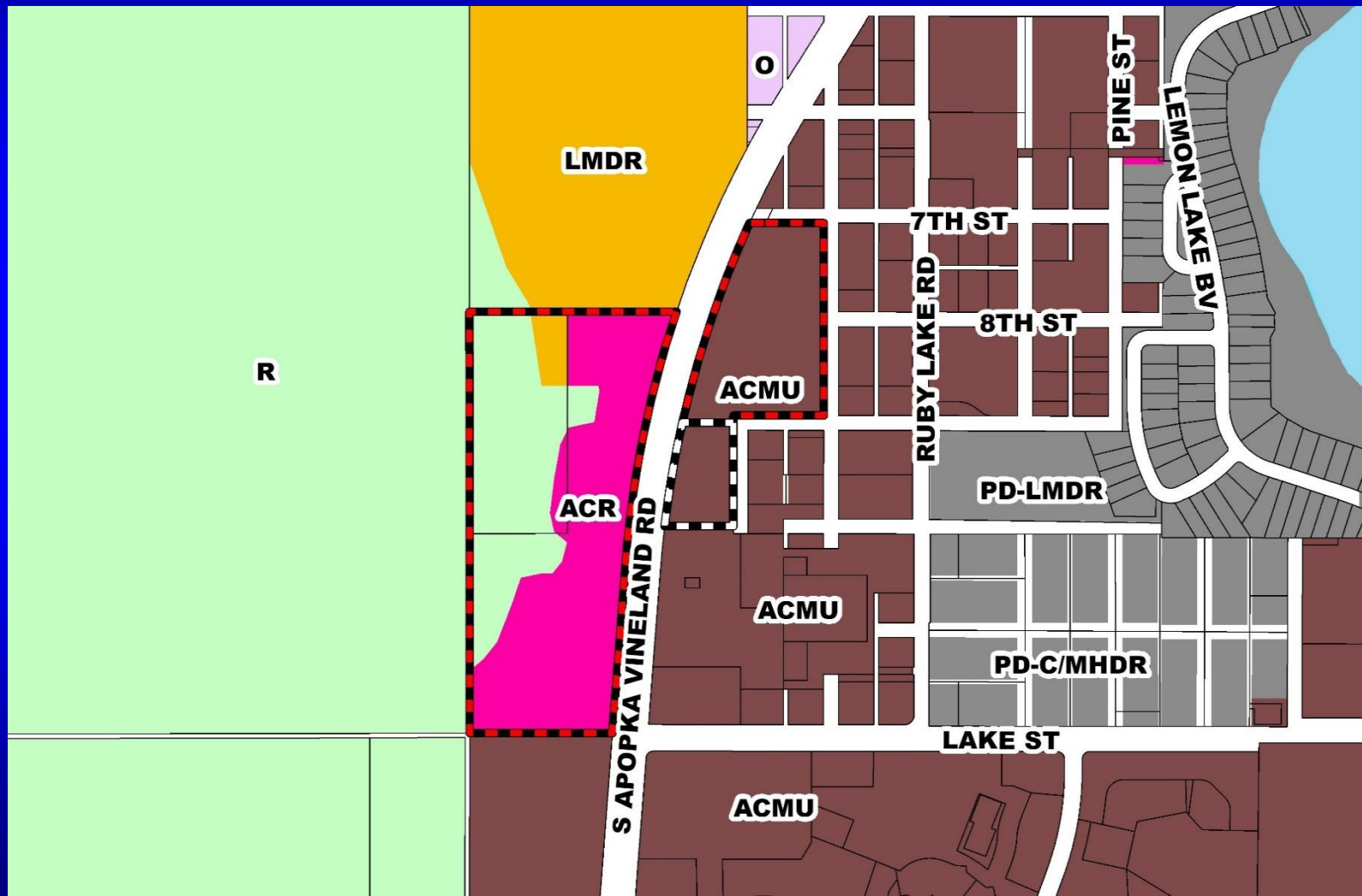


# **Davis Planned Development / Land Use Plan**

- Case:** CDR-19-12-402
- Project Name:** Davis Planned Development
- Applicant:** Momtaz Barq, P.E., Terra-Max Engineering
- District:** 1
- Acreage:** 25.61 gross acres (overall PD)  
1.65 gross acres (affected parcel only)
- Location:** 8805 10th Street; Generally north of Lake Street, east of S. Apopka Vineland Road, and west of Ruby Lake Road.
- Request:** To remove cross-access between Phase 2 - Parcels 2 and 3; and to remove BCC Conditions of Approval 6 and 7 from April 23, 2002, which required sloped tile roofs and that the rear façade of commercial buildings to be designed as a front façade. Additionally, seven (7) waivers from Orange County Code related to façade treatment, landscaping, and sidewalks are associated with this request.



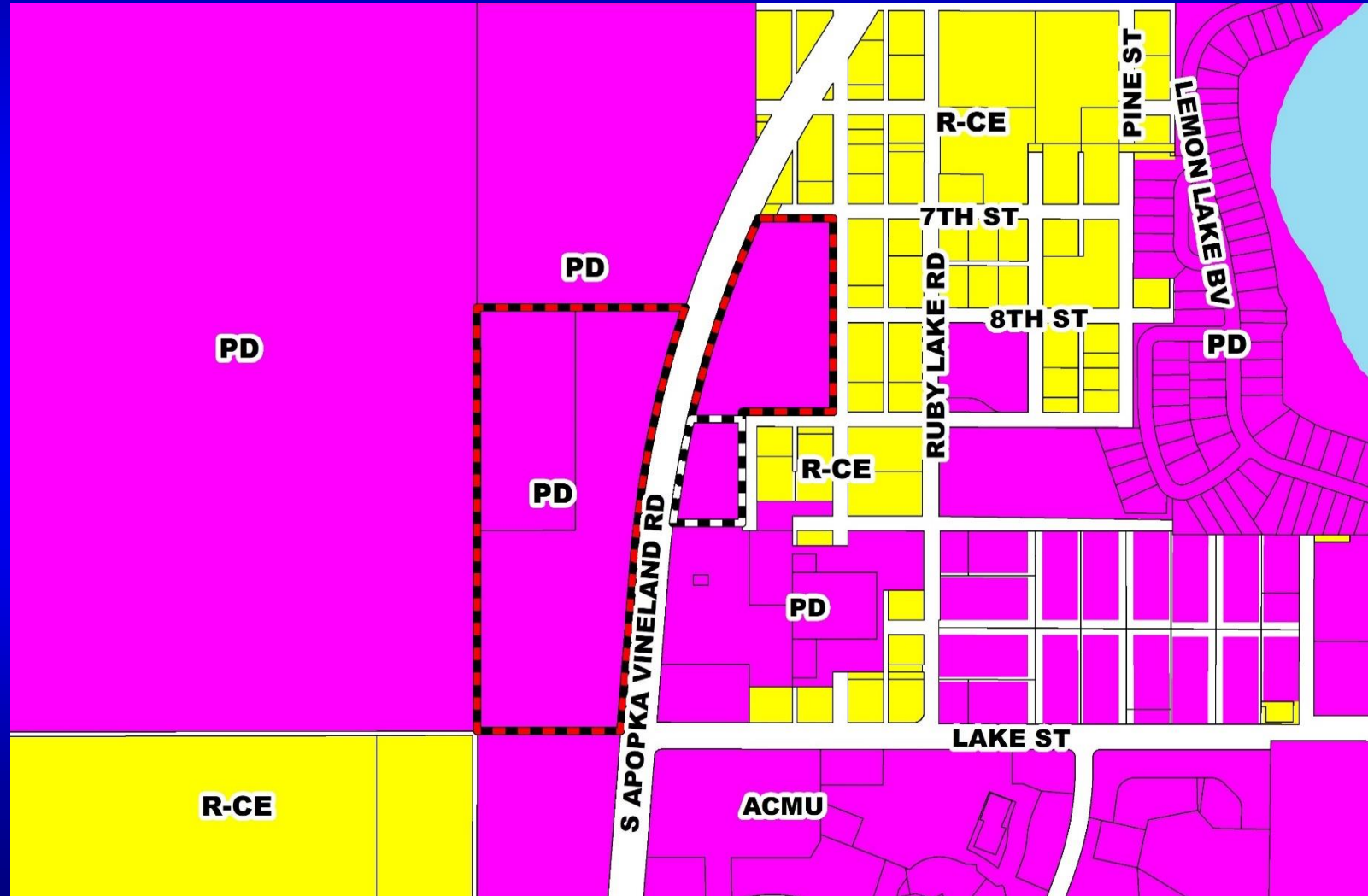
# Davis Planned Development / Land Use Plan Future Land Use Map







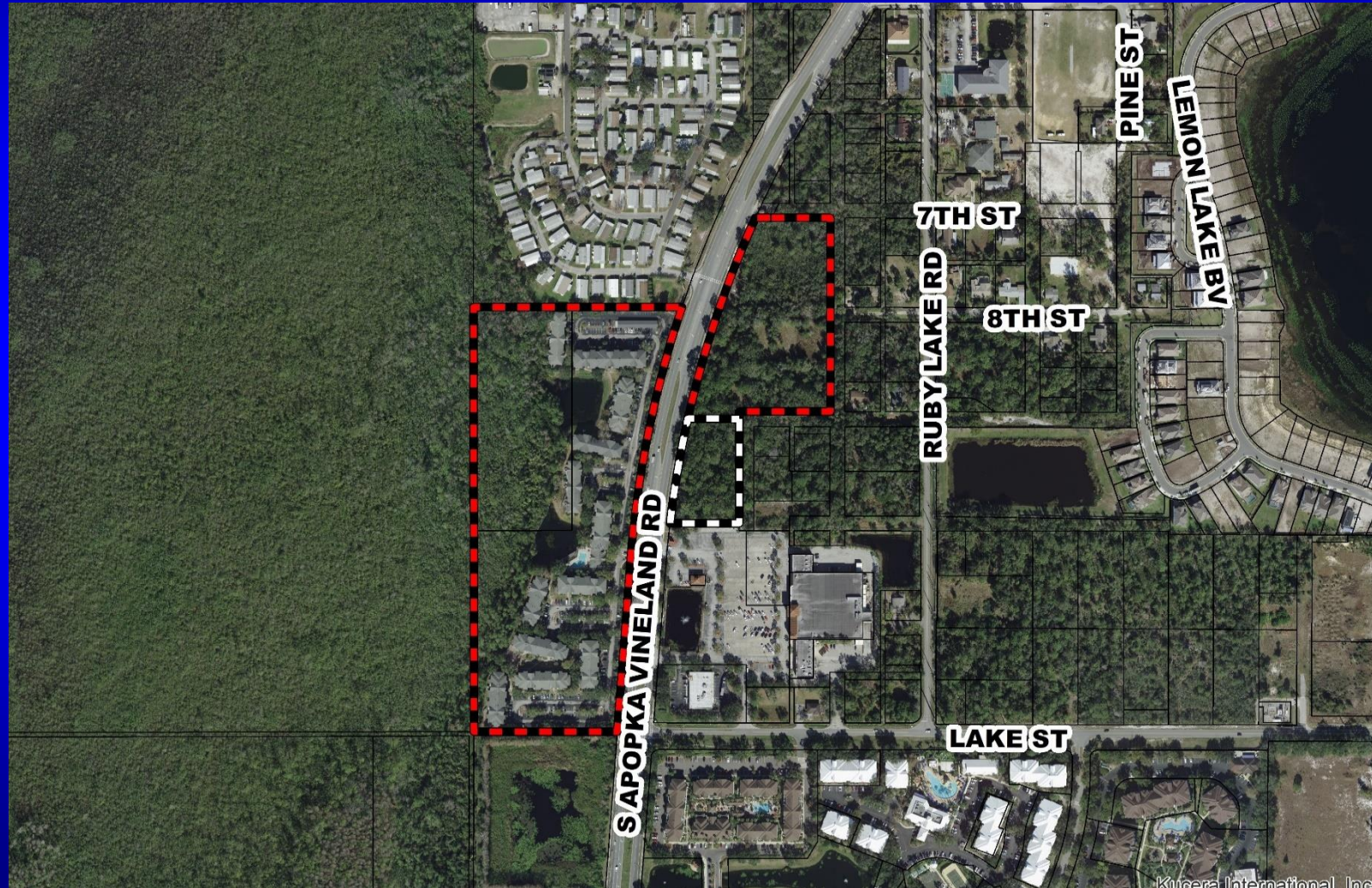
# Davis Planned Development / Land Use Plan Zoning Map







# Davis Planned Development / Land Use Plan Aerial Map









# Action Requested

**Make a finding of consistency with the Comprehensive Plan (CP) and approve the substantial change to the Davis Planned Development / Land Use Plan (PD/LUP) dated “Received April 2, 2020”, subject to the conditions listed under the DRC Recommendation in the Staff Report.**

**District 1**



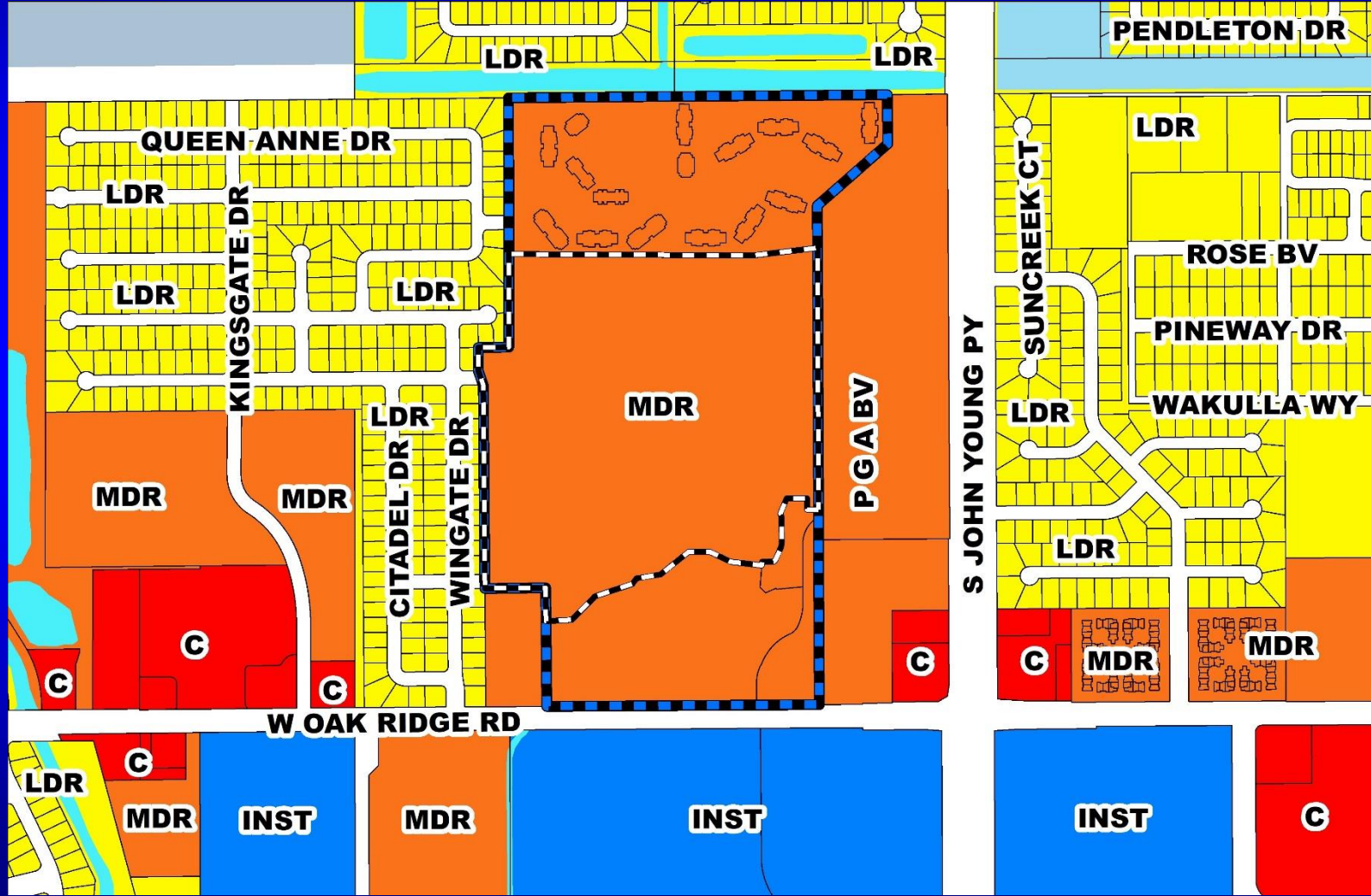


## **Cannongate (The Greens / Thousand Oaks) Planned Development / Land Use Plan**

- Case:** CDR-19-08-264
- Project Name:** Cannongate (The Greens / Thousand Oaks) Planned Development
- Applicant:** Jay R. Jackson, P.E., Kimley-Horn & Associates, Inc.
- District:** 6
- Acreage:** 82.15 gross acres (overall PD)  
43.64 gross acres (affected parcel only)
- Location:** Generally north of W. Oak Ridge Road, south of Conroy Road, east of Wingate Drive, and west of S. John Young Parkway
- Request:** To use the trip equivalency matrix to convert the approved 30,000 square feet commercial health club / clubhouse uses into 27,180 square feet of C-1 (Retail Commercial District) uses and to delete Board Condition of Approval #7 from September 25, 1989, which prohibited commercial uses other than the health club and pro shop for the golf course. Additionally, three (3) waivers from Orange County Code related to building height and building setbacks are associated with this request.

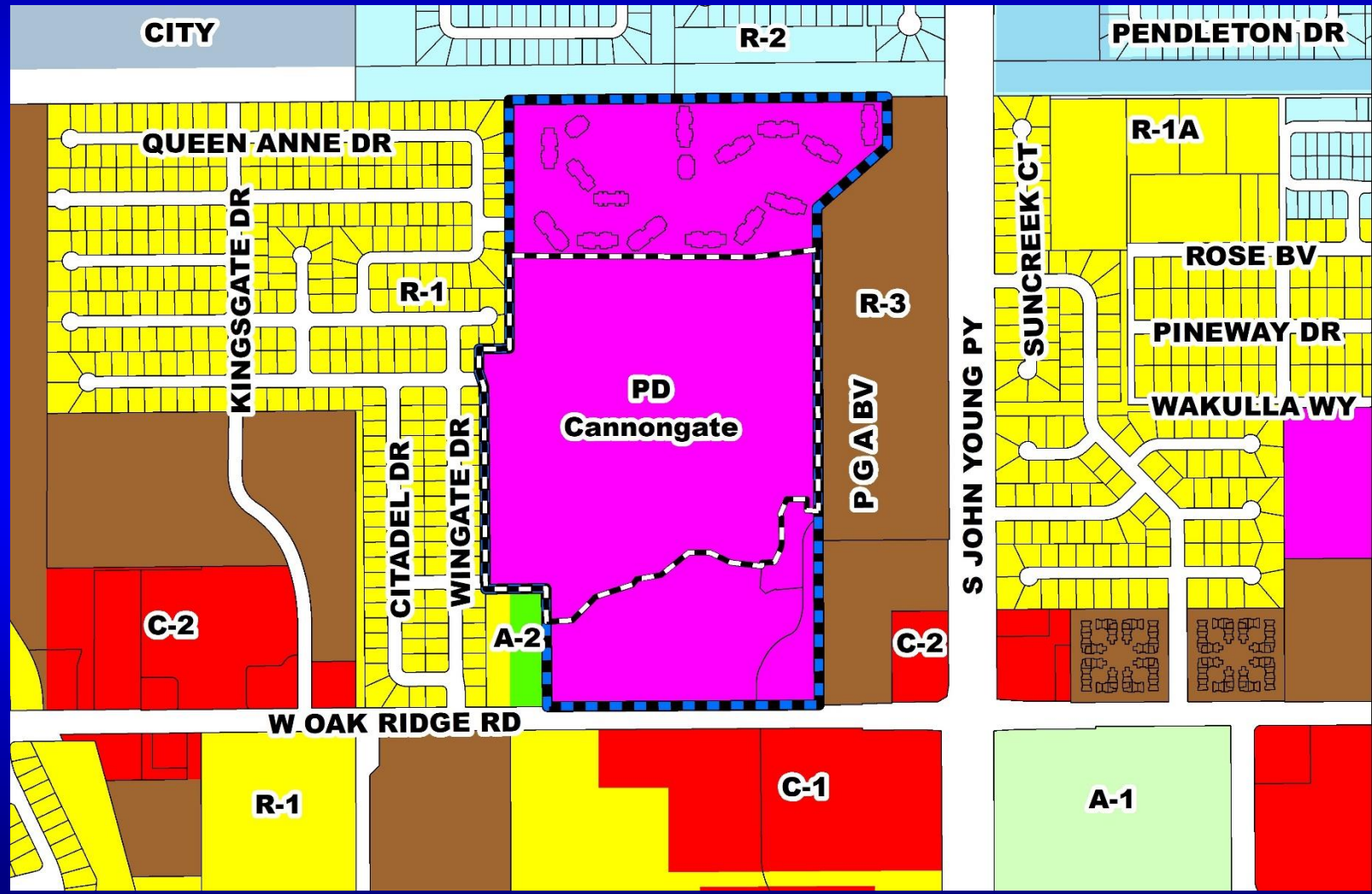


# Cannongate (The Greens / Thousand Oaks) Planned Development / Land Use Plan Future Land Use Map





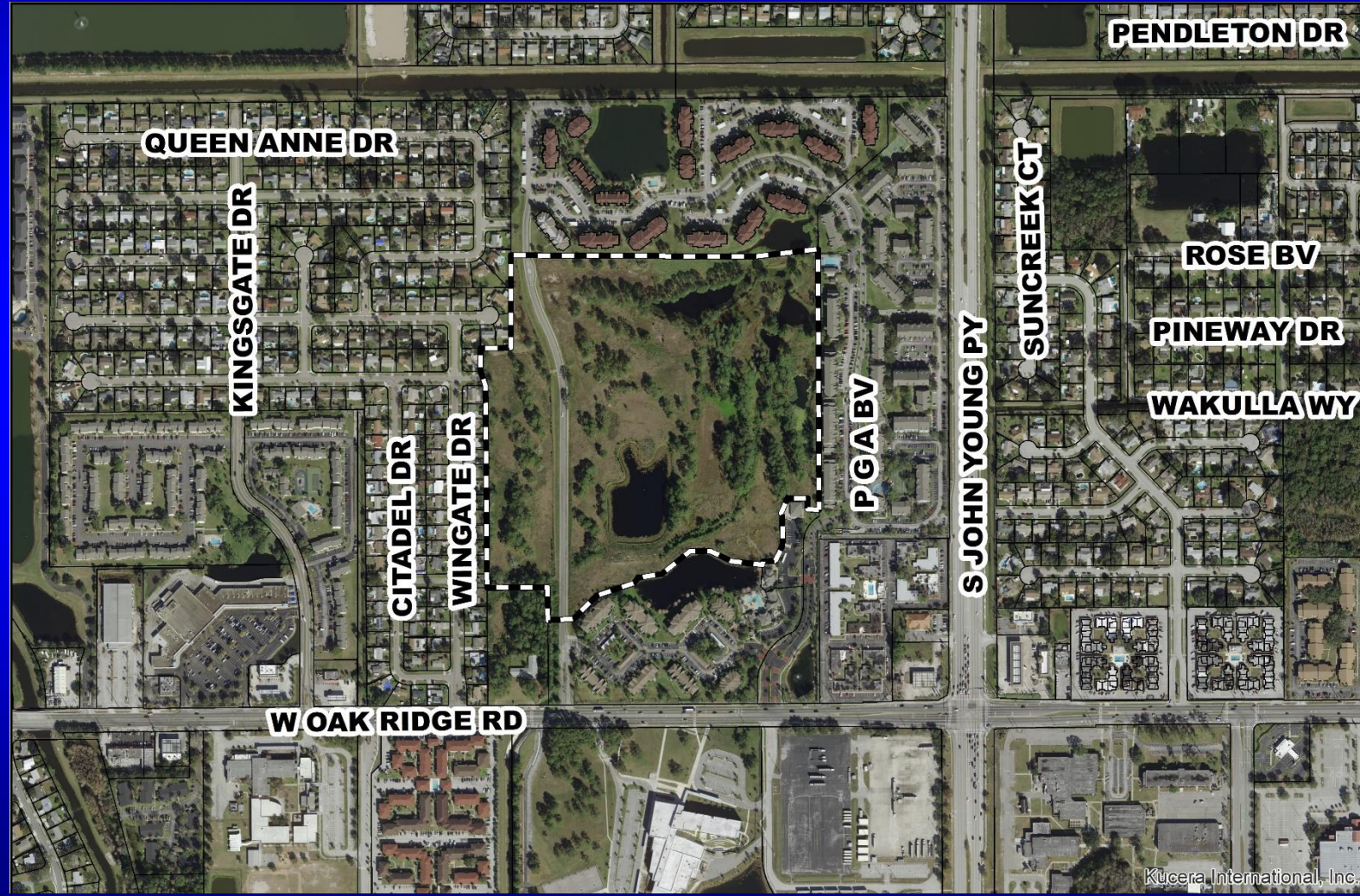
# Cannongate (The Greens / Thousand Oaks) Planned Development / Land Use Plan Zoning Map







# Cannongate (The Greens / Thousand Oaks) Planned Development / Land Use Plan Aerial Map









# Action Requested

**Make a finding of consistency with the Comprehensive Plan (CP) and approve the substantial change to the Cannongate (The Greens / Thousand Oaks) Planned Development / Land Use Plan (PD/LUP) dated “Received February 18, 2020”, subject to the conditions listed under the DRC Recommendation in the Staff Report.**

**District 6**



## **River Run at Valencia Planned Development / Land Use Plan**

- Case:** CDR-19-09-312
- Project Name:** River Run at Valencia Planned Development
- Applicant:** Ian McCook, Nvision Development Management Services
- District:** 3
- Acreage:** 12.30 gross acres
- Location:** Generally located north of SR 417 and east of Econlockhatchee Trail
- Request:** To use request one (1) waiver from Orange County Code to allow for a six (6) foot high opaque vinyl fence along the southern property line, northern property line, and adjacent to the SR 417 right-of-way, in lieu of a six (6) foot high masonry, brick, or block wall.

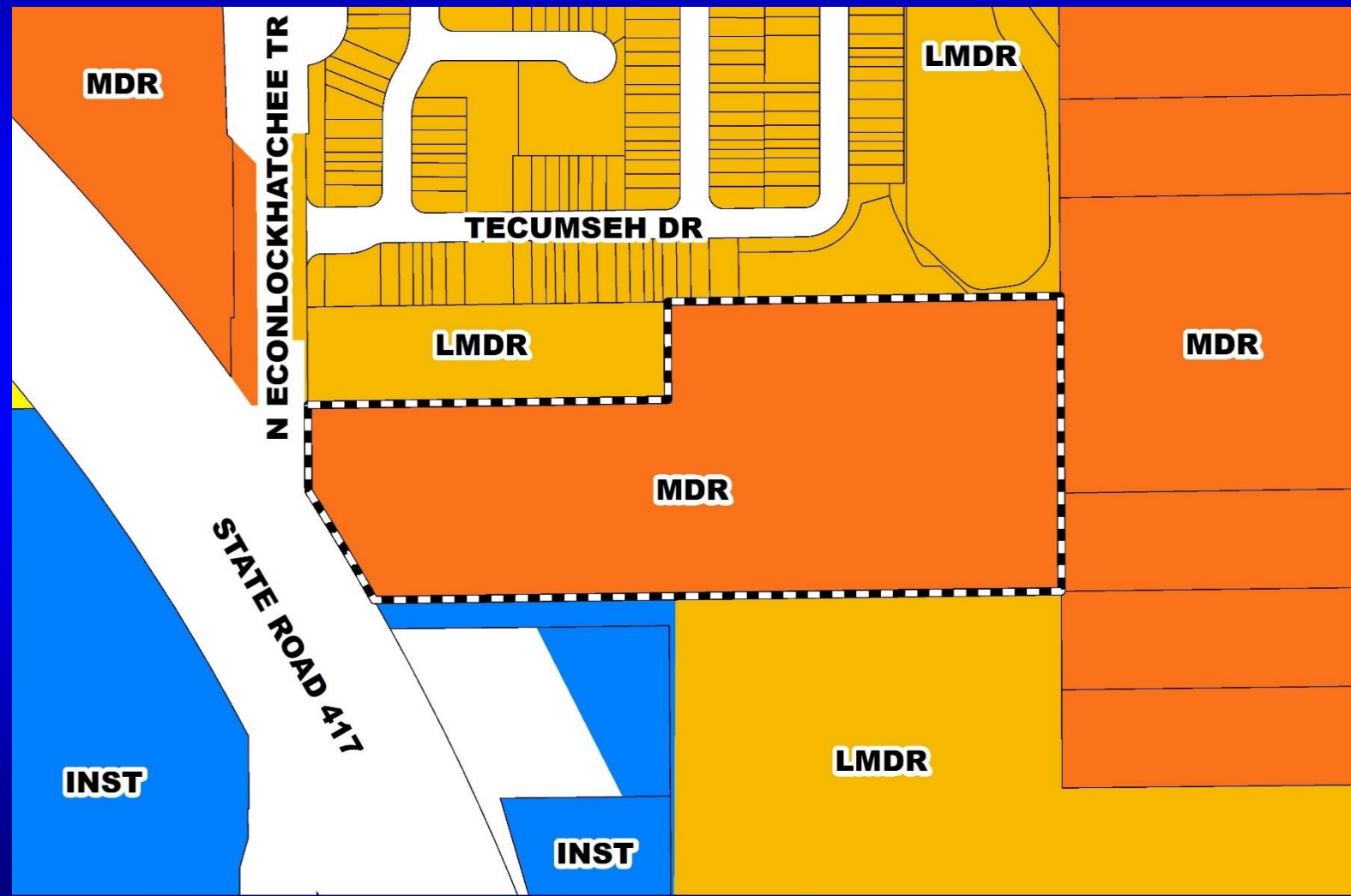




# River Run at Valencia

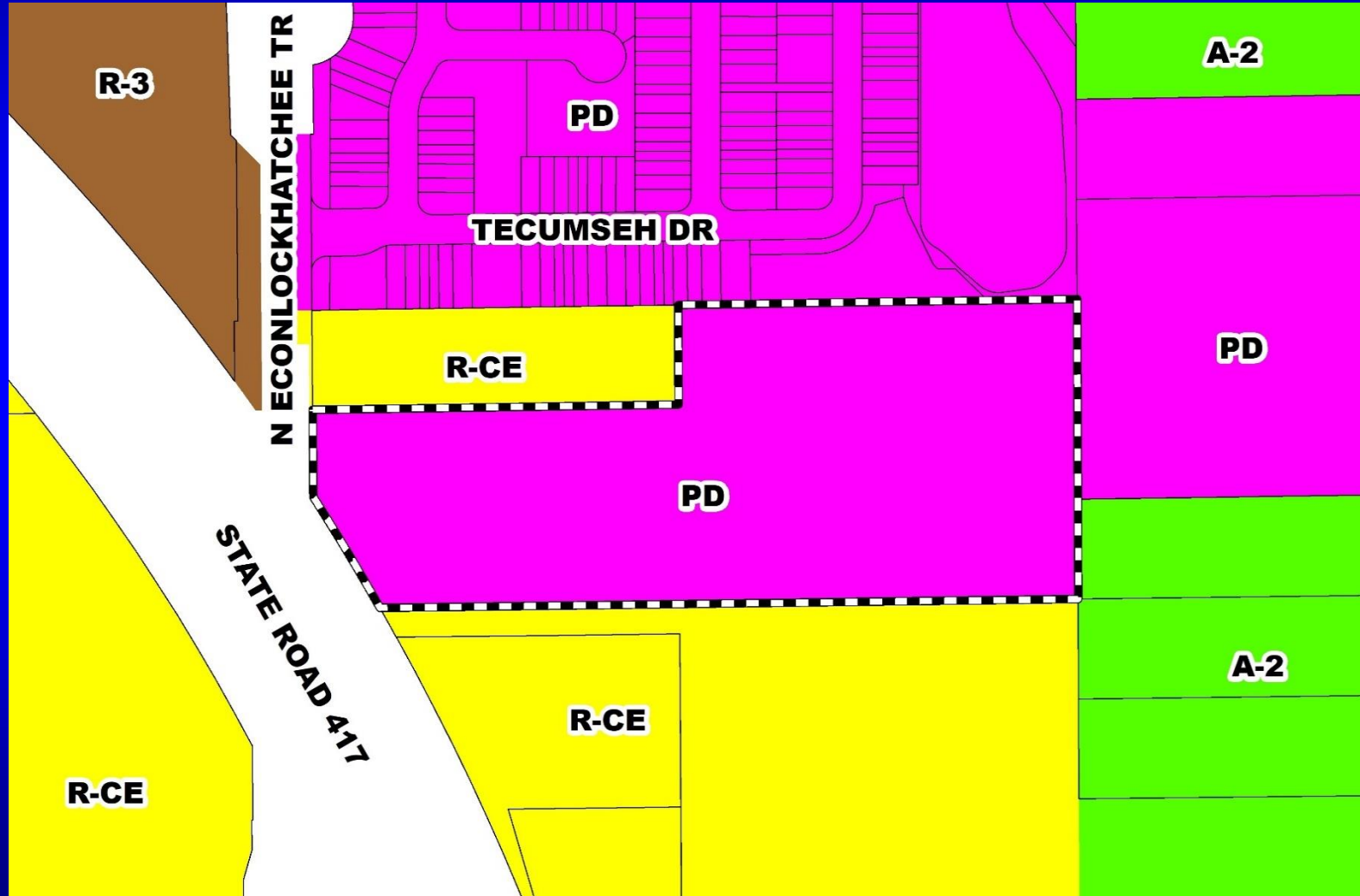
## Planned Development / Land Use Plan

### Future Land Use Map





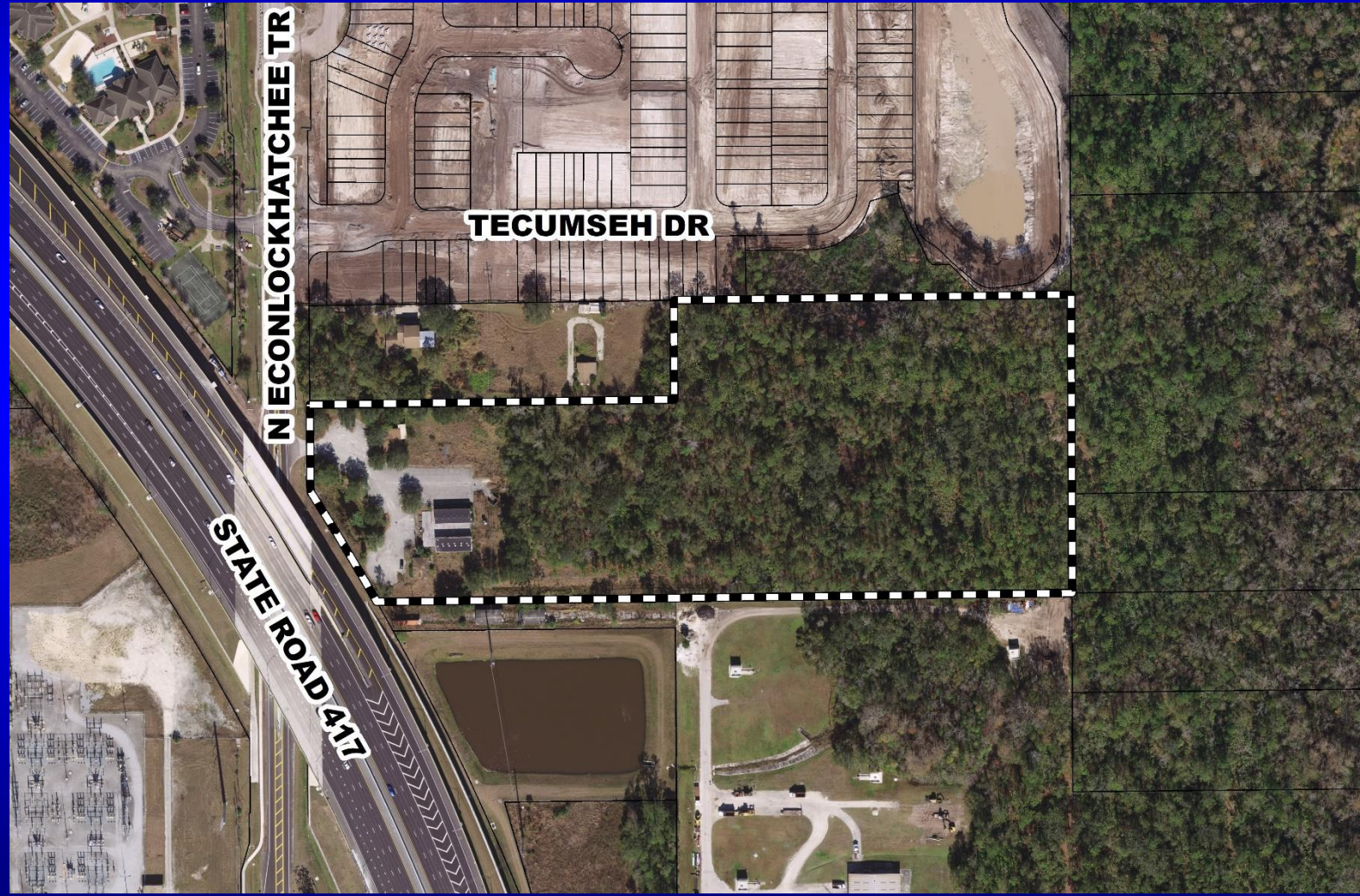
# River Run at Valencia Planned Development / Land Use Plan Zoning Map



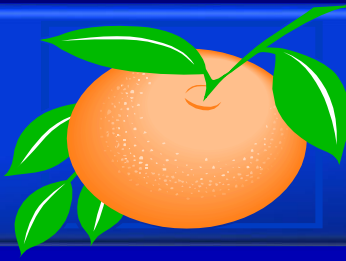




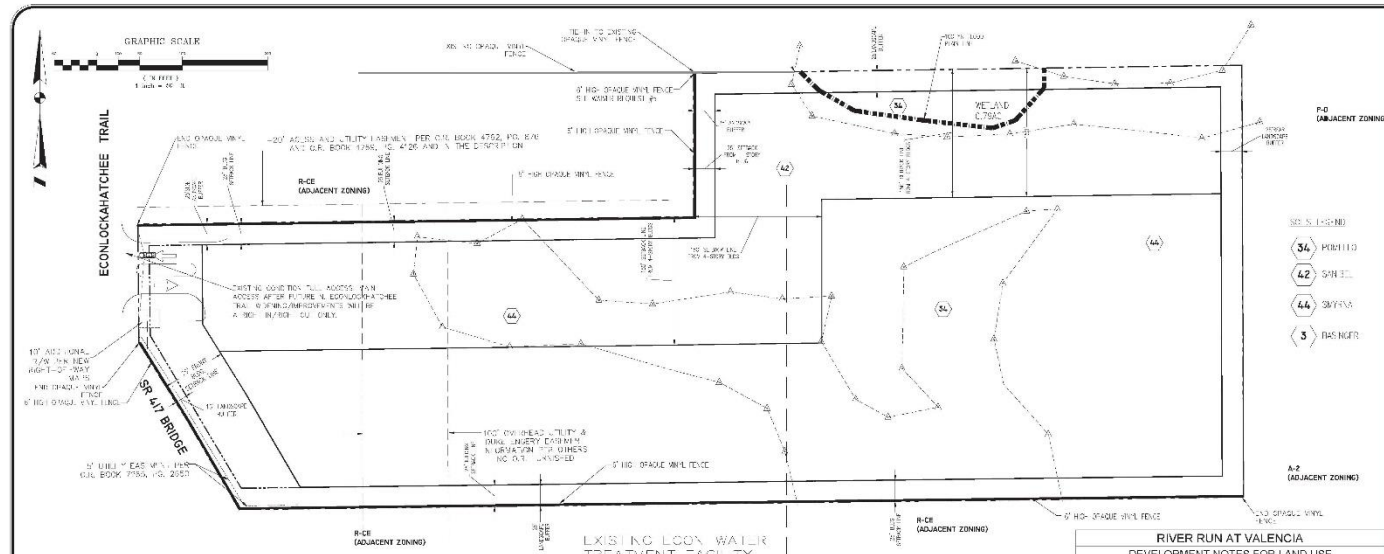
# River Run at Valencia Planned Development / Land Use Plan Aerial Map







# River Run at Valencia Planned Development / Land Use Plan Overall Land Use Plan



### PREVIOUS APPROVED WAIVERS

NOTE: PREVIOUSLY APPROVED WAIVERS BY 2002 10 20 2017 (LUPA #17 05 172)

- WAIVER 1:** A WAIVER FROM ORANGE COUNTY CODE SECTION 38-125(9)(B) STUDENT HOUSING IS REQUESTED TO ALLOW FOR REDUCED SETBACK FROM 8 FEET FAMILY RESIDENTIAL ALONG THE NORTHERN BORDER OF 50 FT BULK OF 40 FT FOR THE 4 STORY STUDENT HOUSING BUILDING AND 2 FT BULK OF 20 FT FOR THE BULK OF 20 FT BULK ALONG THE EASTERN BOUNDARY 20 FT IN LIEU OF 50 FT FOR 4 STORY STUDENT HOUSING BUILDING.
- JUSTIFICATION:** THE PROPERTY IS ADJACENT TO THE CITY OF ECONLOCKHATCHEE AND IS A PART OF THE ECONLOCKHATCHEE TRAIL. THE PROPERTY IS ADJACENT TO THE CITY OF ECONLOCKHATCHEE AND IS A PART OF THE ECONLOCKHATCHEE TRAIL. THE PROPERTY IS ADJACENT TO THE CITY OF ECONLOCKHATCHEE AND IS A PART OF THE ECONLOCKHATCHEE TRAIL.
- WAIVER 2:** A WAIVER FROM ORANGE COUNTY CODE SECTION 38-125(9)(B) STUDENT HOUSING, SUBSECTION (B) IS REQUESTED TO ALLOW FOR REDUCED SETBACK FROM 8 FEET FAMILY RESIDENTIAL ALONG THE NORTHERN BORDER OF 50 FT BULK OF 40 FT FOR THE 4 STORY STUDENT HOUSING BUILDING AND 2 FT BULK OF 20 FT FOR THE BULK OF 20 FT BULK ALONG THE EASTERN BOUNDARY 20 FT IN LIEU OF 50 FT FOR 4 STORY STUDENT HOUSING BUILDING.
- JUSTIFICATION:** THE PROPERTY IS ADJACENT TO THE CITY OF ECONLOCKHATCHEE AND IS A PART OF THE ECONLOCKHATCHEE TRAIL. THE PROPERTY IS ADJACENT TO THE CITY OF ECONLOCKHATCHEE AND IS A PART OF THE ECONLOCKHATCHEE TRAIL. THE PROPERTY IS ADJACENT TO THE CITY OF ECONLOCKHATCHEE AND IS A PART OF THE ECONLOCKHATCHEE TRAIL.
- WAIVER 3:** A WAIVER FROM ORANGE COUNTY CODE SECTION 38-125(9)(B) STUDENT HOUSING, SUBSECTION (B) IS REQUESTED TO ALLOW FOR REDUCED SETBACK FROM 8 FEET FAMILY RESIDENTIAL ALONG THE NORTHERN BORDER OF 50 FT BULK OF 40 FT FOR THE 4 STORY STUDENT HOUSING BUILDING AND 2 FT BULK OF 20 FT FOR THE BULK OF 20 FT BULK ALONG THE EASTERN BOUNDARY 20 FT IN LIEU OF 50 FT FOR 4 STORY STUDENT HOUSING BUILDING.
- JUSTIFICATION:** THE PROPERTY IS ADJACENT TO THE CITY OF ECONLOCKHATCHEE AND IS A PART OF THE ECONLOCKHATCHEE TRAIL. THE PROPERTY IS ADJACENT TO THE CITY OF ECONLOCKHATCHEE AND IS A PART OF THE ECONLOCKHATCHEE TRAIL. THE PROPERTY IS ADJACENT TO THE CITY OF ECONLOCKHATCHEE AND IS A PART OF THE ECONLOCKHATCHEE TRAIL.

**ECOLOGICAL NOTES:** THE ECOLOGICAL ASSESSMENT DATED 02/20/2017 FOUND NO CYCLOPS SPECIES LISTED IN THE FLORIDA FISH AND WILDLIFE COMMISSION (FWC) LIST. FLORIDA ENDANGERED SPECIES THREATENED SPECIES AND SPECIES OF SPECIAL CONCERN (JANUARY 2017). A TRAIL SURVEY WILL BE CONDUCTED NO LATER THAN 90 DAYS PRIOR TO DEVELOPMENT.

**\*STORMWATER MANAGEMENT SHALL BE PROVIDED IN COMPLIANCE WITH ORANGE COUNTY CODE AND THE REQUIREMENTS OF THE LOCAL WMD.\***

### REQUESTED WAIVERS

- WAIVER 4:** A WAIVER FROM ORANGE COUNTY CODE 38-125(9)(B) IS REQUESTED TO ALLOW FOR A 6' HIGH OPAQUE VINYL FENCE ALONG THE SOUTHERN PROPERTY LINE, NORTHERN PROPERTY LINE, AND ADJACENT TO THE SR 417 BRIDGE, IN LIEU OF A 6' HIGH MASONRY, BRICK, OR BLOCK WALL.
- JUSTIFICATION:** THE PROPERTY'S SOUTHERN NEIGHBOR IS AN UNINCORPORATED COUNTY-OWNED WATER PLANT. THE SOUTHERN PORTION OF THE SUBJECT PROPERTY ALSO CONTAINS A SLOPED GRADE DOWN TO THE COUNTY'S PROPERTY. AS SUCH, WITHOUT THE NECESSITY FOR RESIDENTIAL COURTESY AND THE INHERENTLY LOW VISIBILITY OF THE FENCE IN QUESTION, THE APPLICANT IS SEEKING PERMISSION FOR A 6' OPAQUE VINYL FENCE. THE STRETCH OF PROPERTY ADJACENT TO THE SR 417 BRIDGE OVER THE BRIDGE OVERPASS OF SR 417 OVER ECONLOCKHATCHEE TRAIL, AND THIS PORTION OF THE PROPERTY IS NOT VISIBLE FROM THE HIGHWAY. THE NORTHERN PROPERTY LINE BORDERS A RESIDENTIAL AND NEW TOWN HOME DEVELOPMENT. ALLOWING A 6' OPAQUE VINYL FENCE IN LIEU OF A MASONRY, BRICK, OR BLOCK WALL WOULD OPEN THE OPPORTUNITY TO MATCH THE CONTRIBUTION OF THE EXISTING VINYL FENCE ON THE NEIGHBORING PROPERTY. MASONRY, BRICK, OR BLOCK WALL HAS BEEN DELETED FROM THE WESTERN PROPERTY BOUNDARY ALONG ECONLOCKHATCHEE TRAIL DUE TO SAFETY CONCERNS OR OBSTRUCTIONS WITHIN NEIGHBORING LOTS.

### RIVER RUN AT VALENCIA

#### DEVELOPMENT NOTES FOR LAND USE

PROPOSED DEVELOPMENT PROGRAM	STUDENT HOUSING
PARCEL ID NO.	00 22 31 000 09 020
PARCEL ADDRESS	1/3
CURRENT ZONING	P-0
PROPOSED ZONING	P-0
APPROVED FUTURE LAND USE	MEDIUM DENSITY RES.
TOTAL S.F.P.	17.18 AC
MAXIMUM APT. BUILDING HEIGHT	60 FT
MINIMUM LOT AREA	114,000 SQ. FT.
PROPOSED DENSITY	10.4 UNITS/AC
MINIMUM SQ.FT. OF LIVING AREA	500 SQ. FT.
MINIMUM TO SPACE TO BED RATIO	1:1
MINIMUM TOTAL NO. OF BEDS	450 BEDS
ORANGE COUNTY CODES FOR WETLANDS TO BE PRESERVED (FEAR, SWAN, & CROCKETT WETLANDS, INCLUDING TREATED WETLANDS)	10.76 AC
WETLANDS BUFFER PROVISION	0.01 AC
PROPOSED BUILDING SETBACKS FROM PROPERTY LINES	
FRONT	75.0 FT
REAR	75.0 FT
18' CITY CLUBHOUSE SETBACK ON NORTH SIDE	75.0 FT
4 STORY APT. B.D.S. SETBACK FROM SOUTH PROPERTY LINE	25.0 FT
4 STORY APT. B.D.S. SETBACK FROM NORTH PROPERTY LINE	100.0 FT
MINIMUM SETBACK FROM WETLANDS BUFFER PROVISION	15.0 FT
FRONT	25.0 FT
REAR	25.0 FT
SIDE	25.0 FT
WETLANDS BUFFER PROVISION	25.0 FT
SLURRY SERVICES PROVIDER	
WATER	ORANGE COUNTY UTILITIES
SEWER	ORANGE COUNTY UTILITIES

**WOLFARTH CONSULTING GROUP LLC**  
 10000 W. BOCA RATON BLVD., SUITE 100  
 BOCA RATON, FL 33433  
 TEL: 561-993-2271  
 FAX: 561-993-2272

**LAND USE PLAN**  
 RIVER RUN AT VALENCIA  
 ORANGE COUNTY, FLORIDA

**LAND USE PLAN**

DATE: 11/20/2017  
 SCALE: AS SHOWN  
 DRAWN BY: J. B. BROWN  
 CHECKED BY: J. B. BROWN  
 NO. OF SHEETS: 3  
 SHEET NO.: C-3

**X GROUP**  
 10000 W. BOCA RATON BLVD., SUITE 100  
 BOCA RATON, FL 33433  
 TEL: 561-993-2271  
 FAX: 561-993-2272



# Action Requested

**Make a finding of consistency with the Comprehensive Plan (CP) and approve the substantial change to the River Run at Valencia Planned Development / Land Use Plan (PD/LUP) dated “Received March 18, 2020”, subject to the conditions listed under the DRC Recommendation in the Staff Report.**

**District 3**



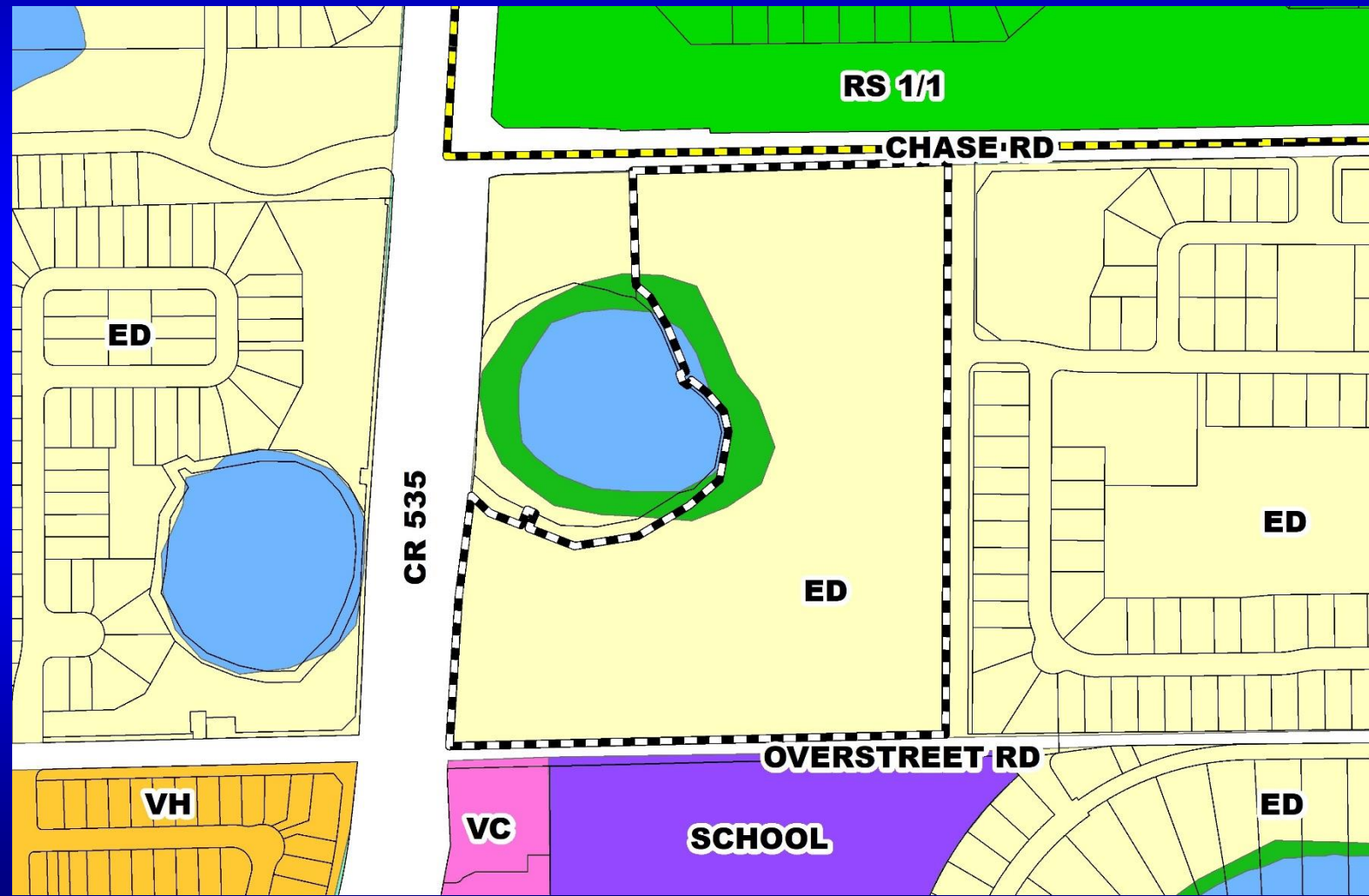
## Summerchase Planned Development / Land Use Plan

- Case:** CDR-19-12-432
- Project Name:** Summerchase Planned Development
- Applicant:** William Burkett, Burkett Engineering, Inc.
- District:** 1
- Acreage:** 23.22 gross acres
- Location:** Generally located south of Chase Road and east of County Road 535.
- Request:** To increase the building square footage from 60,000 square feet to 150,000 square feet.  
No waivers are associated with this request.



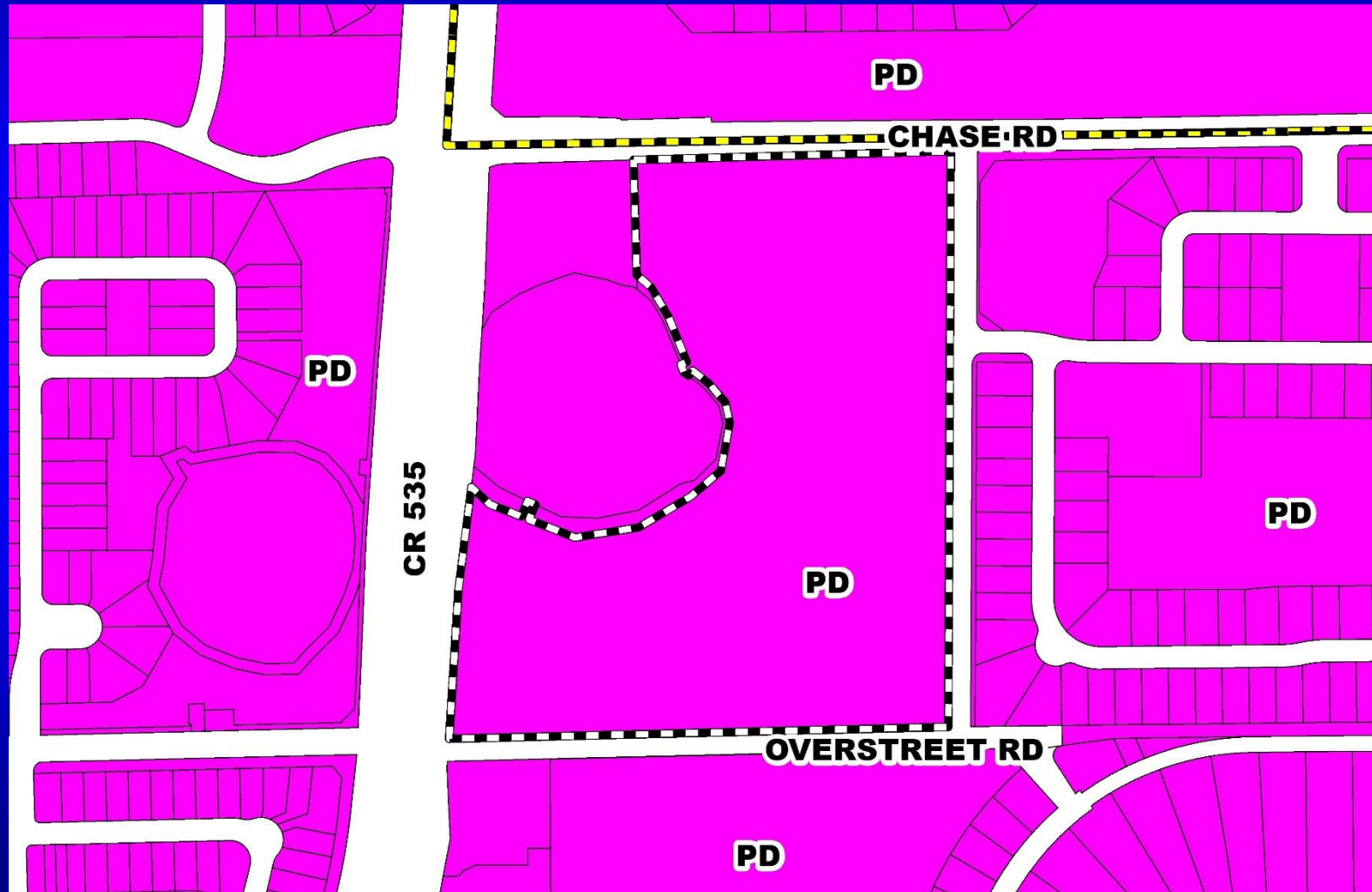


# Summerchase Planned Development / Land Use Plan Future Land Use Map





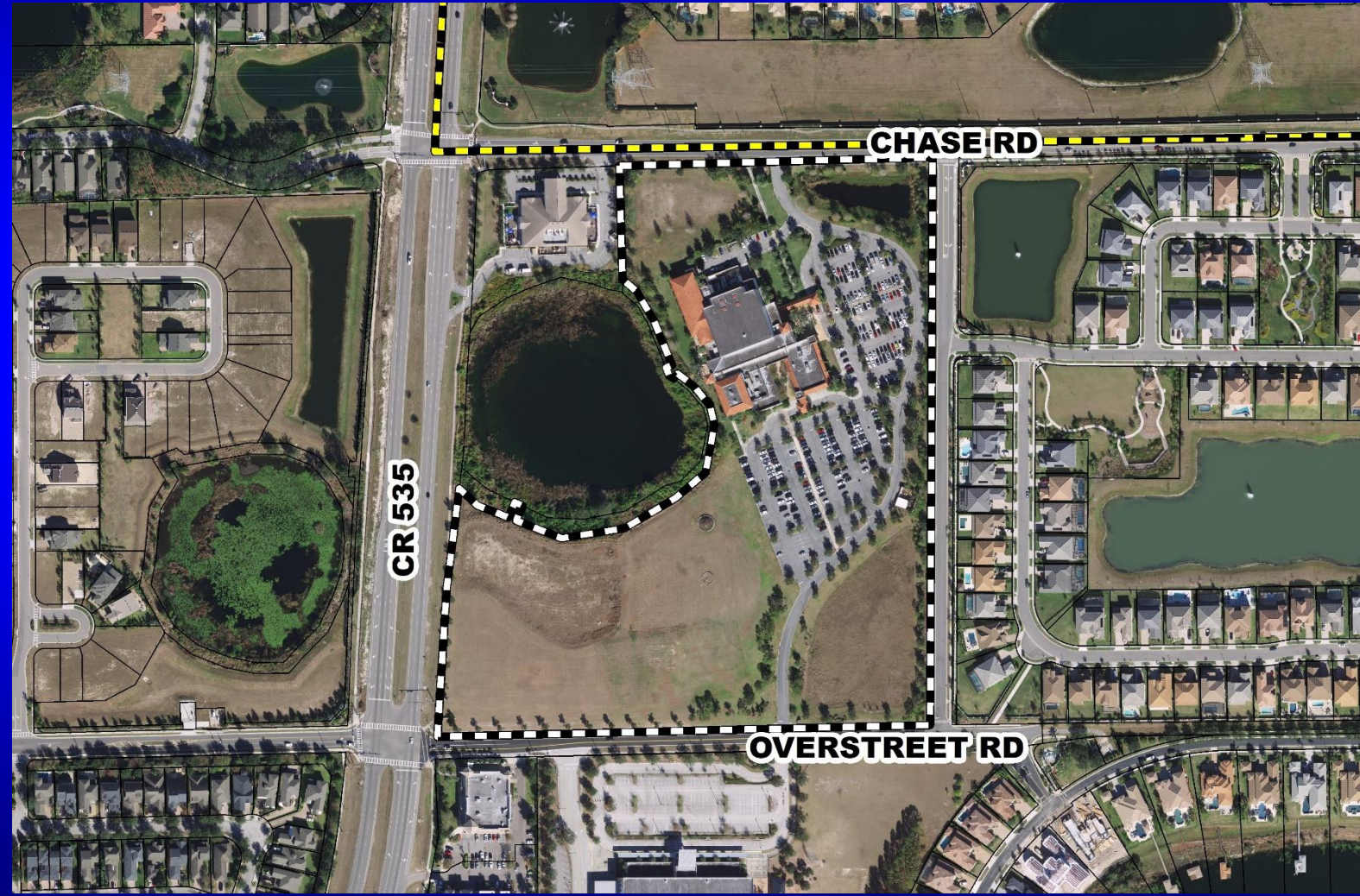
# Summerchase Planned Development / Land Use Plan Zoning Map







# Summerchase Planned Development / Land Use Plan Aerial Map









# Action Requested

**Make a finding of consistency with the Comprehensive Plan (CP) and approve the substantial change to the Summerchase Planned Development / Land Use Plan (PD/LUP) dated “Received April 1, 2020”, subject to the conditions listed under the DRC Recommendation in the Staff Report.**

**District 1**



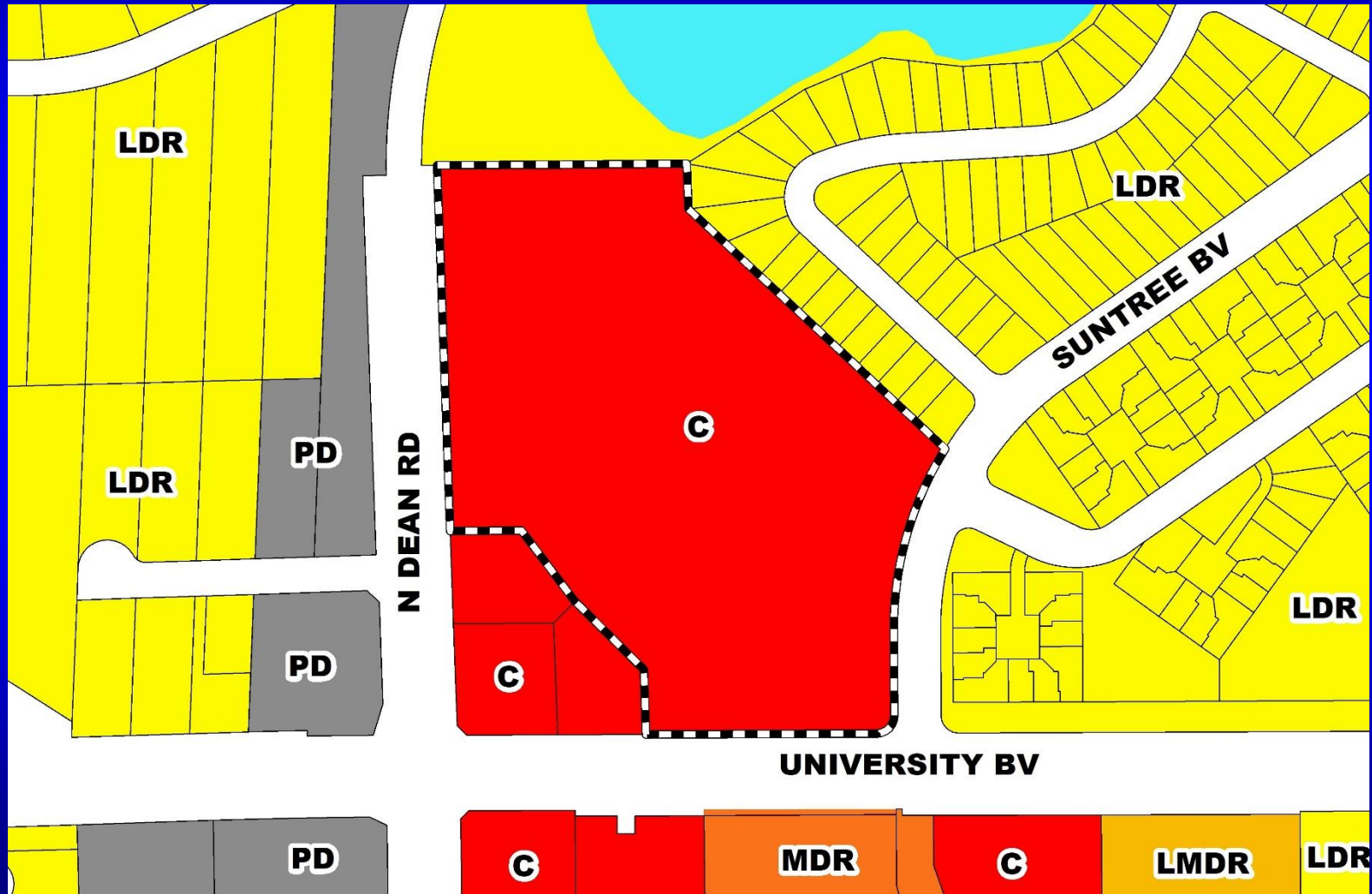
# **Pegasus Place Planned Development / Land Use Plan**

- Case:** CDR-19-11-371
- Project Name:** Pegasus Place Planned Development
- Applicant:** Christy David, IA Orlando Suncrest Village, LLC (f.k.a. Inland American Orlando Suncrest Village, LLC)
- District:** 5
- Acreage:** 197.00 gross acres (overall PD)  
14.47 gross acres (affected parcel only)
- Location:** Generally located north of University Boulevard and east of North Dean Road
- Request:** To clarify the development program of 107,500 square feet of commercial uses on Parcel 1 (Suncrest Village Shopping Center). Additionally, four (4) waivers from Orange County Code related to parking, impervious surface coverage, and signage are associated with this request.



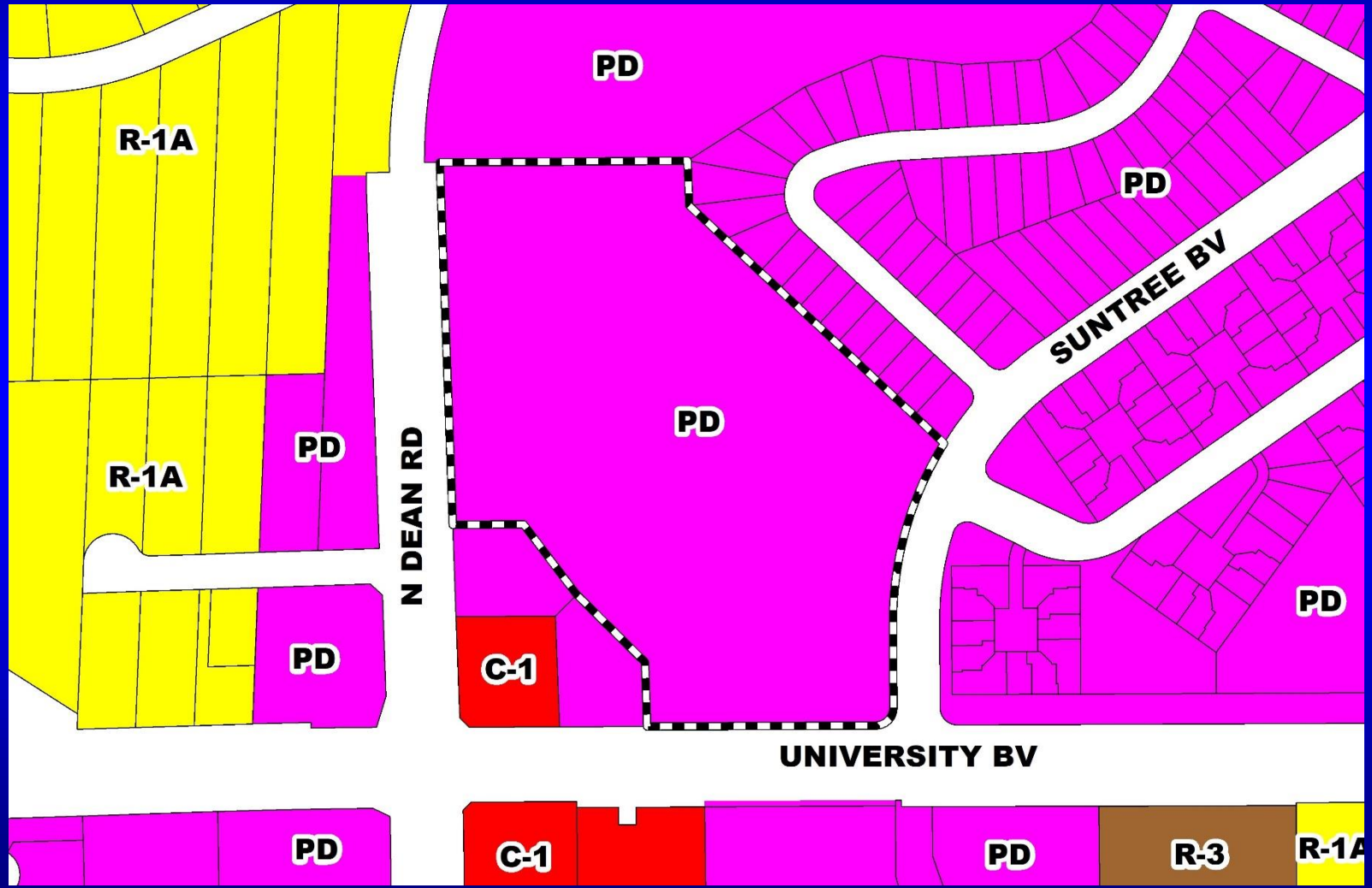


# Pegasus Place Planned Development / Land Use Plan Future Land Use Map





# Pegasus Place Planned Development / Land Use Plan Zoning Map







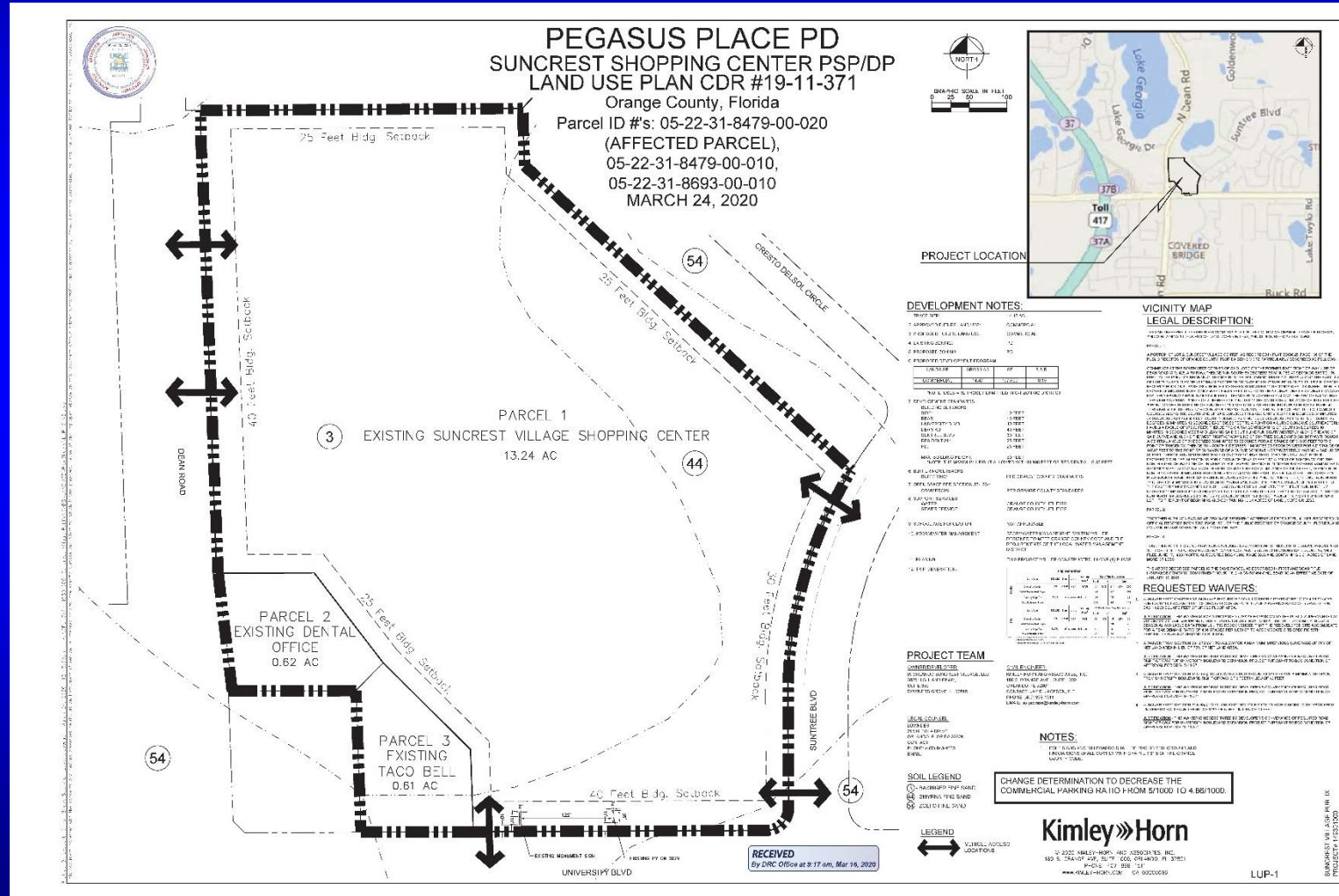
# Pegasus Place Planned Development / Land Use Plan Aerial Map

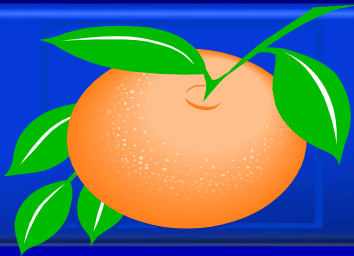






# Pegasus Place Planned Development / Land Use Plan Parcel 1 Land Use Plan



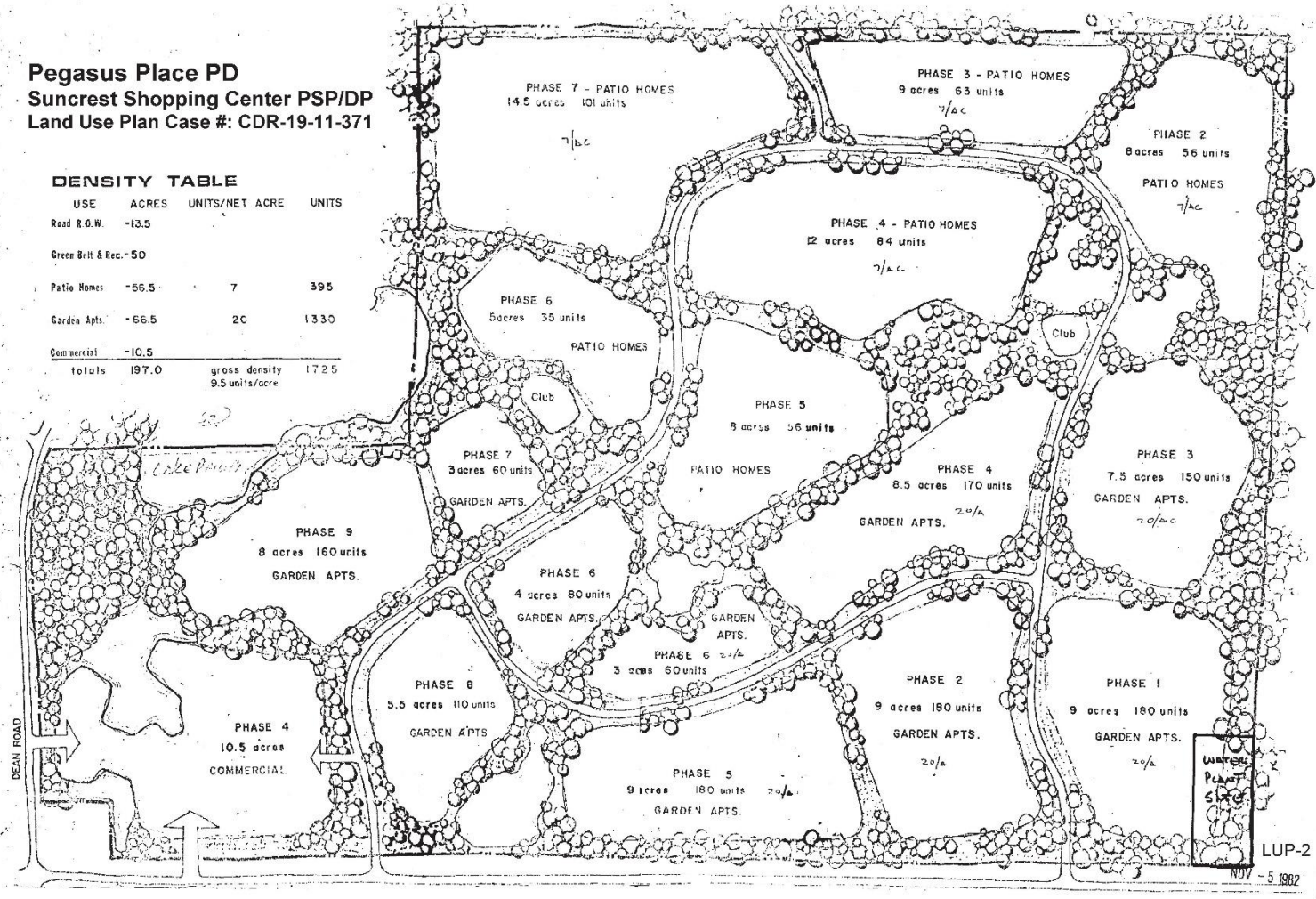


# Pegasus Place Planned Development / Land Use Plan Overall Land Use Plan

**Pegasus Place PD**  
Suncrest Shopping Center PSP/DP  
Land Use Plan Case #: CDR-19-11-371

**DENSITY TABLE**

USE	ACRES	UNITS/NET ACRE	UNITS
Road R.O.W.	-13.5		
Green Belt & Rec.	-50		
Patio Homes	-56.5	7	395
Garden Apts.	-66.5	20	1330
Commercial	-10.5		
<b>totals</b>	<b>197.0</b>	<b>gross density</b>	<b>172.5</b>
		<b>9.5 units/acre</b>	





# Action Requested

**Make a finding of consistency with the Comprehensive Plan (CP) and approve the substantial change to the Pegasus Place Planned Development / Land Use Plan (PD/LUP) dated “Received March 16, 2020”, subject to the conditions listed under the DRC Recommendation in the Staff Report.**

**District 5**



*Board of County Commissioners*

# Public Hearings

**June 2, 2020**