

Village H Parcels 12A & 12B PD Amendment

Orange County Commission Meeting
October 27, 2020

Project Location



Requested Revisions

- Provide for Development of 84 Townhomes on Parcel 12B
- Provide for Development of a Self-Storage Facility on Parcel 12C
 - Village Center PD Land Use
 - 1.88 AC
 - 100,000 SF gross area

Village Center Principles

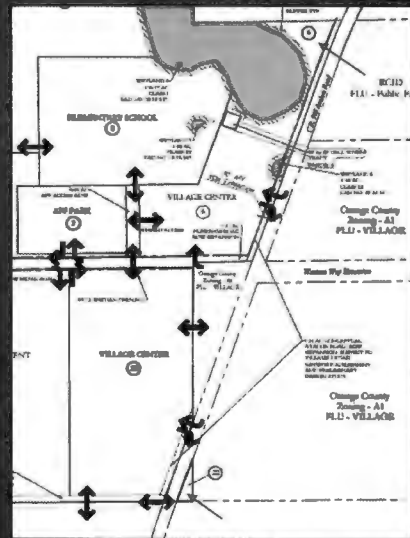
- Should meet the needs of the adjoining neighborhoods.
- Shall be generally located central to the Village that it serves.
- Shall not be oriented to serve “pass-by” trips.
- Focus shall be on serving the immediate neighborhood needs.
- The final location of the Village Center is flexible.
- Should be located on a collector road serving the Village or at the junction of two (2) collector roads.

Village Center Configurations

Village H



Village I



Village H Village Center

Comprehensive Plan	Springhill & Waterleigh PDs		Total with Parcel 12C	
Maximum 60 AC	<u>Acres</u>		<u>Acres</u>	
Maximum 400,000 SF Commercial	Springhill	13.52 AC	Springhill	13.52 AC
	Waterleigh	44.60 AC	Waterleigh	44.60 AC
			Parcel 12C	1.88 AC
	<u>Commercial SF</u>		TOTAL	60.00 AC
	Springhill	72,300 SF	<u>Commercial SF</u>	
	Waterleigh	184,453 SF	Springhill	72,300 SF
			Waterleigh	184,453 SF
			Parcel 12C	100,000 SF
			TOTAL	356,753 SF

Trip Generation

Land Use	PM Peak Hr Trips
Self Storage - Gross Space - 100,000 SF	17
Self Storage - Rentable Space - 65,000 SF	12
Self Storage - # of Units - 500	10
16 Townhomes	12

Self-Storage Use Regulations

- A Conditional Use in the Village Center District
 - Along with other “non-pedestrian” uses, such as:
 - Drive-Throughs
 - Automobile Services Stations
 - Free-Standing Car Washes
 - Auto Driving Instruction
- Specific Architectural Standards
- Limited to 76,000 Leasable SF; 100,000 Gross SF

Lakeside Village Center



Summary of Self-Storage Request

- Allowed Use in the Village Center District
- Utilizing Approved Acreage and Entitlements from Comprehensive Plan Village H Village Center Entitlements
- Needed Service for Smaller Homes, Townhomes & Apartments
- Low Traffic Generation
- Architecturally Consistent with Horizon West Standards
- Compatible with Residential Uses - No Sound, Light or Odor



Sock drain

