Board of County Commissioners

Public Hearings

July 13, 2021



Lakeside Village Center South PD / Lakeside Village Center South PSP / Lakeside Village South Infrastructure & Lot 2 Development Plan

Case: CDR-21-01-000

Project Name: Lakeside Village Center South PD / Lakeside Village Center South PSP / Lakeside

Village South Infrastructure & Lot 2 DP

Applicant: Scott M. Gentry, Kelly, Collins & Gentry, Inc.

District: 1

Acreage: 2.22 gross acres

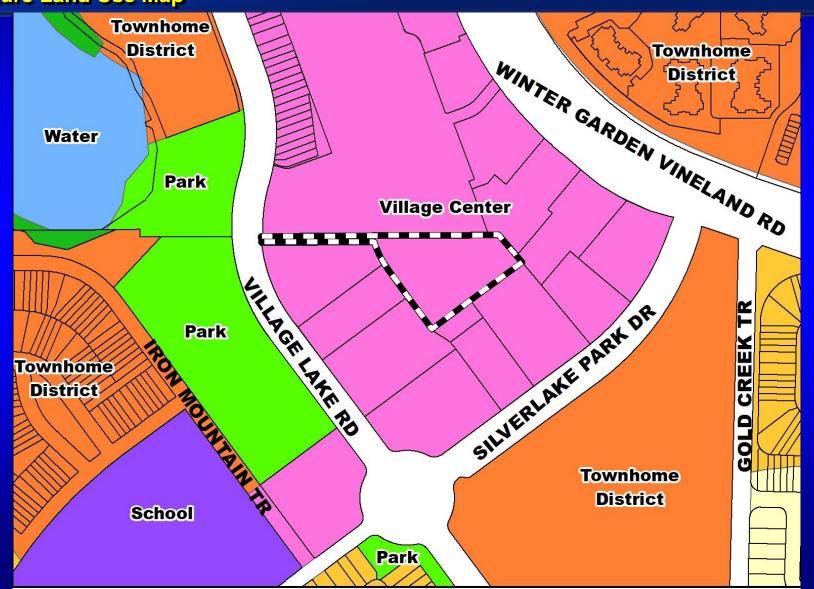
Location: Generally located north of Silverlake Park Drive and west of Winter Garden Vineland

Road

Request: To construct a 33,600 square foot self-storage facility on Lot 2.

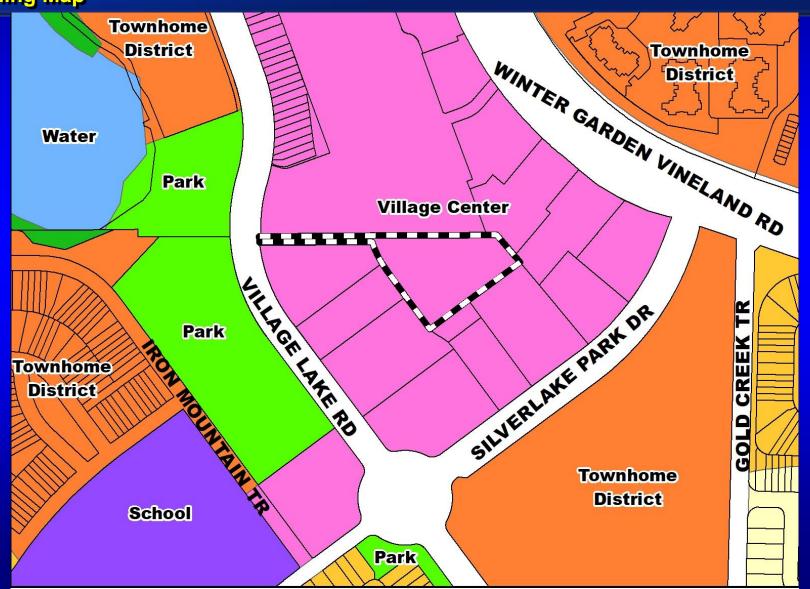


Lakeside Village Center South PD / Lakeside Village Center South PSP / Lakeside Village South Infrastructure & Lot 2 Development Plan Future Land Use Map



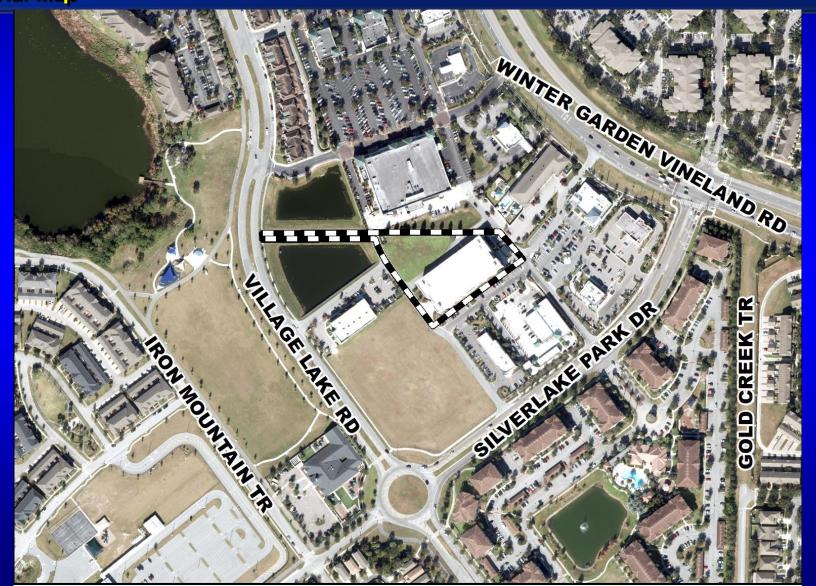


Lakeside Village Center South PD / Lakeside Village Center South PSP / Lakeside Village South Infrastructure & Lot 2 Development Plan Zoning Map





Lakeside Village Center South PD / Lakeside Village Center South PSP / Lakeside Village South Infrastructure & Lot 2 Development Plan Aerial Map

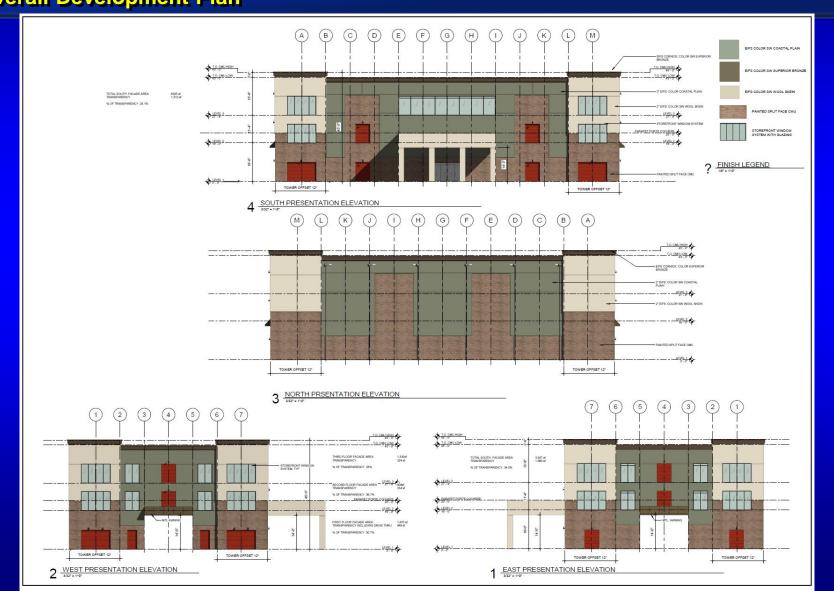




Lakeside Village Center South PD / Lakeside Village Center South PSP / Lakeside Village South Infrastructure & Lot 2 Development Plan Overall Development Plan



Lakeside Village Center South PD / Lakeside Village Center South PSP / Lakeside Village South Infrastructure & Lot 2 Development Plan Overall Development Plan





Action Requested

Make a finding of consistency with the Comprehensive Plan and approve the Lakeside Village Center South PD / Lakeside Village Center South PSP / Lakeside Village South Infrastructure & Lot 2 DP dated "Received April 28, 2021", subject to the conditions listed under the DRC Recommendation in the Staff Report.

District 1



Commercial Building Planned Development / Land Use Plan

Case: LUPA-20-09-255

Project Name: Commercial Building PD

Applicant: Jonathan Martin, Kimley-Horn & Associates

District: 1

Acreage: 4.40 gross acres (overall acreage)

2.32 gross acres (affected acreage)

Location: 13651-13709 S. Apopka Vineland Road; or generally located on the east side of S

Apopka Vineland Road, south of Vistana Centre Drive.

Request: To rezone 2.32 gross acres from A-2 (Farmland Rural District) to PD (Planned

Development District) in order to construct a hotel and commercial/restaurant

development.

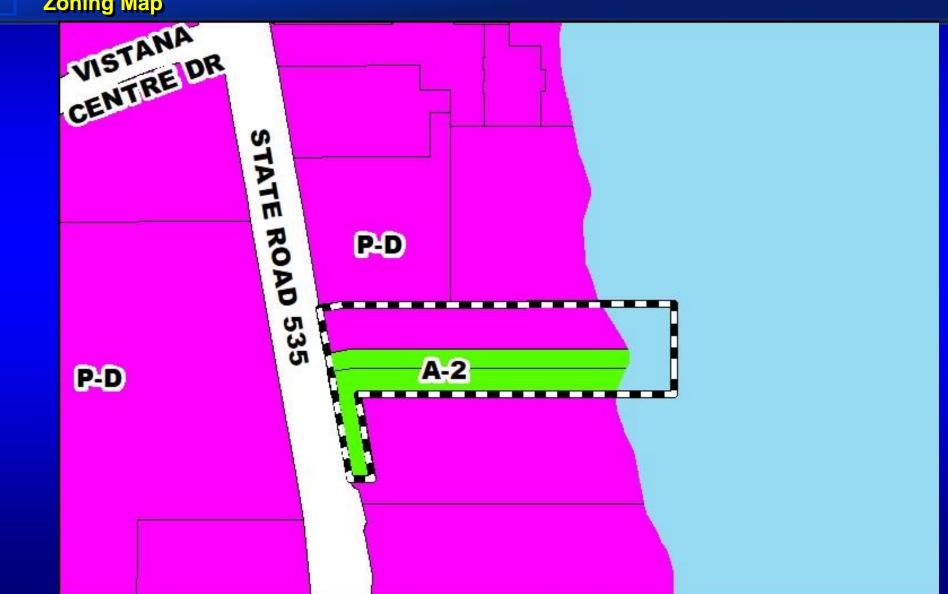


Commercial Building Planned Development / Land Use Plan





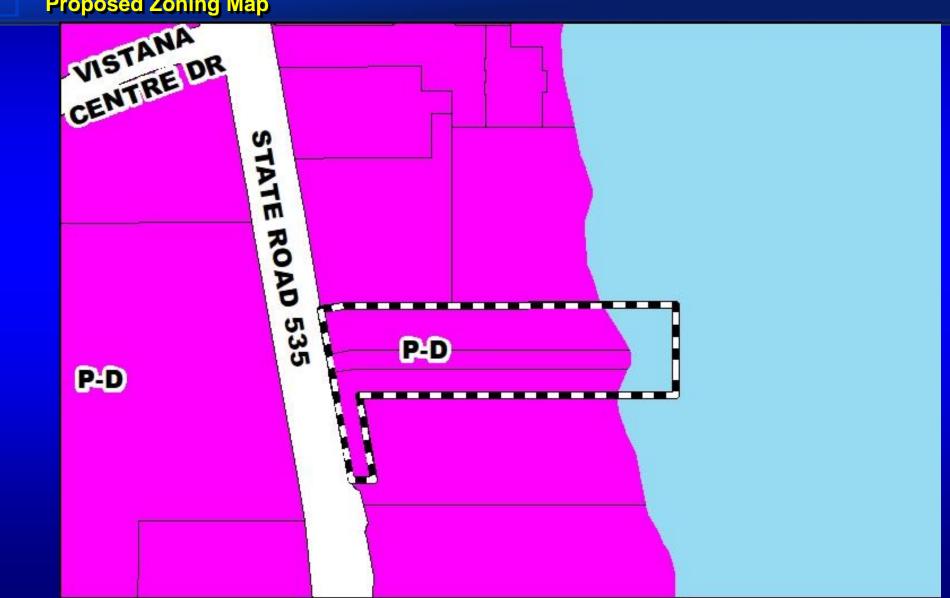
Commercial Building Planned Development / Land Use Plan Zoning Map





Commercial Building Planned Development / Land Use Plan

Proposed Zoning Map





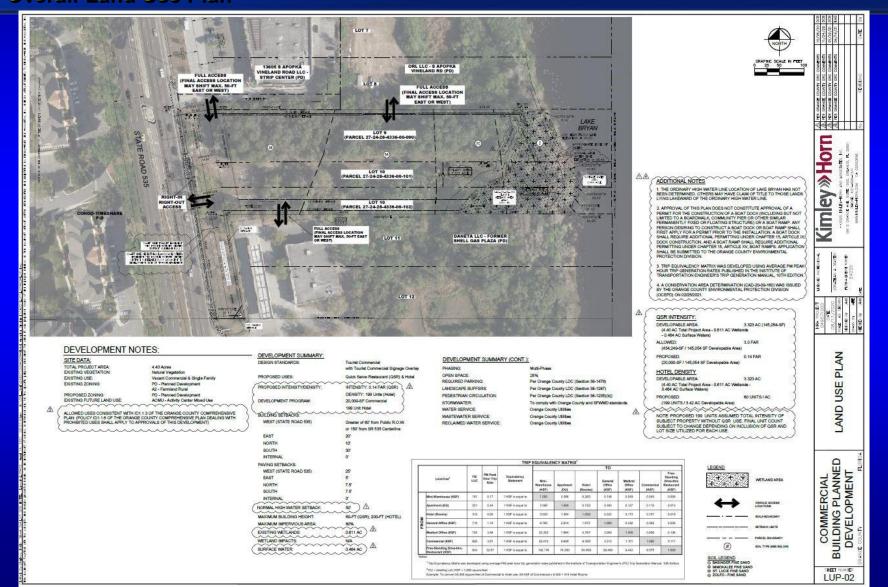
Commercial Building Planned Development / Land Use Plan Aerial Map

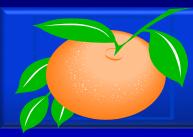




Commercial Building Planned Development / Land Use Plan

Overall Land Use Plan





Action Requested

Make a finding of consistency with the Comprehensive Plan (CP) and approve the Commercial Building Planned Development / Land Use Plan Amendment (PD/LUPA), dated "Received April 16, 2021", subject to the conditions listed under the PZC Recommendation in the Staff Report.

District 1



Board of County Commissioners

SS-21-01-091
Privately-Initiated Map Amendment &

CDR-20-12-362

Planned Development
Change Determination Request

Adoption Public Hearing

Agenda VI.H.9

July 13, 2021



SS-21-01-091 & CDR-20-12-362 — Jarod Stubbs Privately-Initiated Map Amendment and Planned Development / Land Use Plan

Applicant: Jarod Stubbs; Kimley-Horn and Associates

Future Land Use Map (FLUM) Request:

From: Office (0)

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

Change Determination Request (PD/CDR)

Request: Convert the land use on Tract 5B to "Student Housing" to allow for up to 750 beds.

Additionally, five (5) waivers from Orange County Code are requested.

DO-21-03-081 An amendment to modify exhibits A and B of the existing Quadrangle Development

Order.

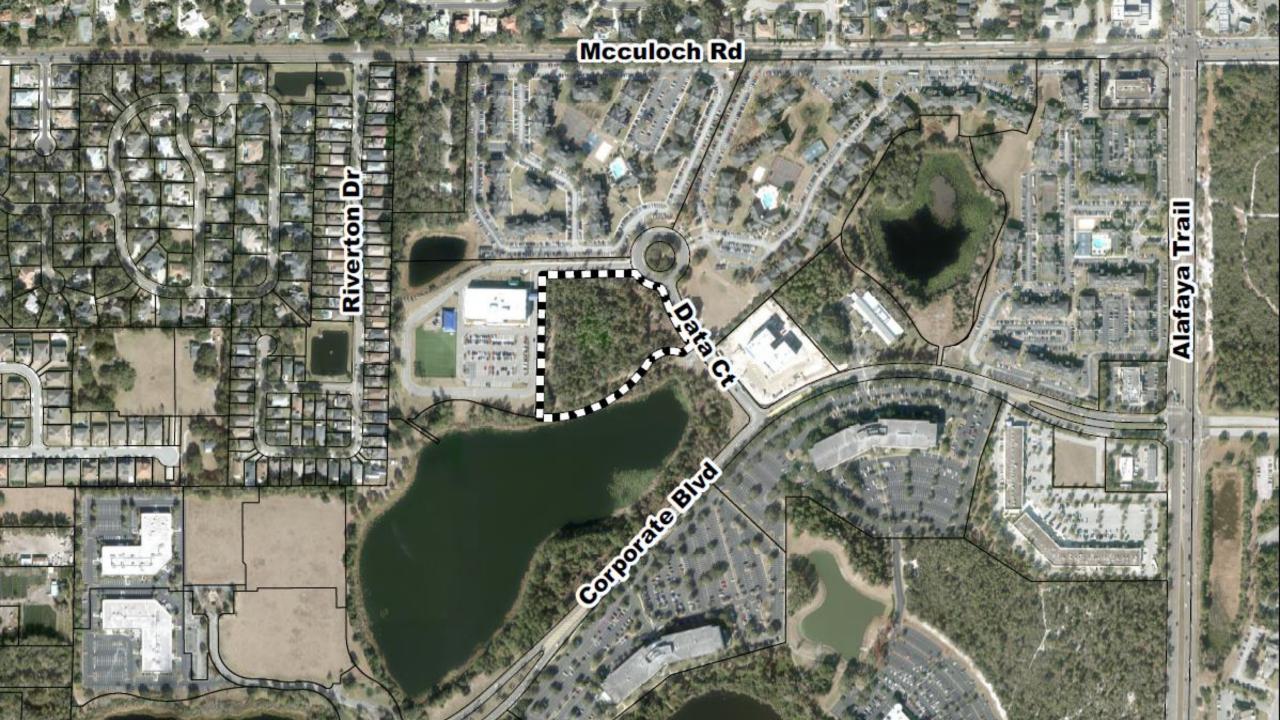
Location: Generally on the west side of Data Court, north of Corporate Blvd., east of Riverton Dr.,

south of Kings Knight Way.

Acreage: 6.25 gross acres

District: 5

Proposed Use: Student Housing development (750 beds)





SS-21-01-091 & CDR-20-12-362 — Jarod Stubbs Privately-Initiated Map Amendment and Planned Development / Land Use Plan Future Land Use Map





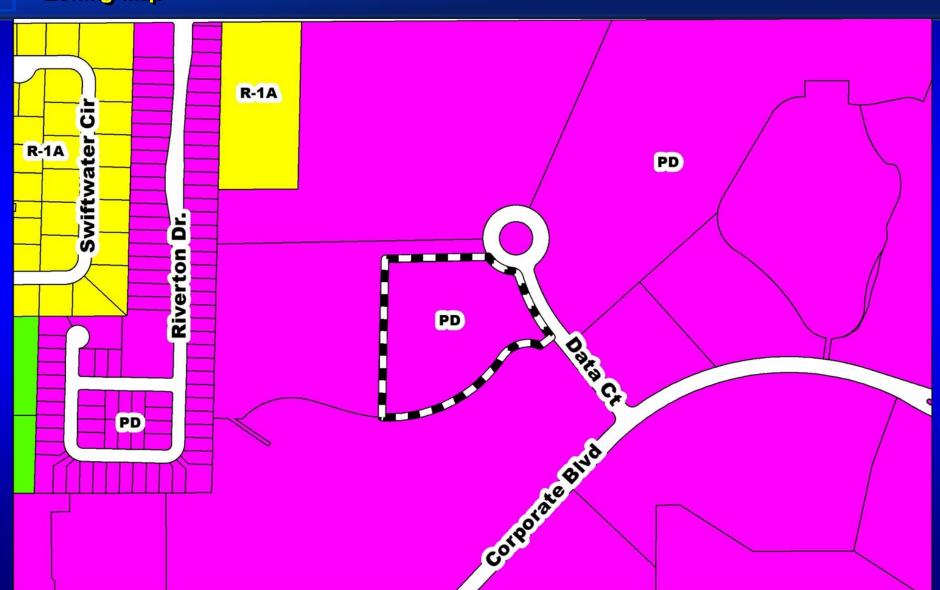
SS-21-01-091 & CDR-20-12-362 — Jarod Stubbs

Privately-Initiated Map Amendment and Planned Development / Land Use Plan Proposed Future Land Use Map





SS-21-01-091 & CDR-20-12-362 — Jarod Stubbs Privately-Initiated Map Amendment and Planned Development / Land Use Plan Zoning Map





SS-21-01-091 & CDR-20-12-362 - Jarod Stubbs

Privately-Initiated Map Amendment and Planned Development / Land Use Plan Overall Land Use Plan

BUILT PR	OGRAM					
TRACTS	PARCEL ID NUMBER	LAND USE	SITE AREA (AC)	DEVELOPED INTENSITY (48)(40)	MPERMOUS AREA (ACRES)(*C)	NOTE
14	03-22-31-7291-00-010	MULTI-FAMILY	21.35	209 UNITS	11.55	
18	63-22-31-7291-00-020	COMMERCIAL	1.40	10,200 SF	1.12	
10	03-22-31-7291-00-030	COMMERCIAL	1.36	11,000 SF	1.15	
2	03-22-31-7270-02-000	CPBN SPACE	9.49	-	0.00	
3	03-22-31-7270-03-000 03-22-31-7270-03-001	OFFICE .	7.90	65,318 SF	5.50	
44	04-22-31-7289-00-010	NULTI-PANIT	20.00	241 UNTS	9.03	
48	04-22-31-7290-00-010	MULTI-PARKY	20.01	217 UNITS	8.99	
5A.	04-22-31-7292-00-010	_ OET (E	6.76	88,000 8	8.30	
59	04-22-31-7292-00-011	STUDENT HOUSING	6.20	750 H E 08	5.27	
8	01-22-31-7278-30-308*	-	~x51e^~		- (kee	
7	$\begin{array}{c} 64-22-31-7250-00-010 \\ 04-22-31-7250-00-011 \\ 04-22-31-7250-00-012 \\ 04-22-31-7250-00-013 \\ 04-22-31-7250-00-014 \\ 04-22-31-7250-00-015 \\ 04-22-31-7250-00-015 \\ 04-22-31-7250-00-015 \\ 04-22-31-7250-00-016 \\ \end{array}$	omiz	24.62	113,220 SF	16.60	
8	04-22-31-7280-00-080	OPEN SPACE	10.82	-	8.00	
9	04-22-31-7280-00-090	OFFICE	8.75	138,000 SF	6.08	
10	04-22-31-7280-00-100	ome	18.42	237,250 9	11.21	
11A	04-22-31-7280-00-130	OPEN SPACE	6.08		0.00	-
110	04-22-31-7293-00-000		2.00		1.00	
	04-22-31-7293-00-001	COMMERCIAL		11,420 97		
110	04-22-31-7293-02-000	COMMERCIAL	1.47	5,394 97	1.08	
110	04-22-31-7293-03-000 04-22-31-7290-00-120	HOTEL.	1.53	112 ROOMS	1.22	
12	04-22-31-7280-00-120	OFFICE	12.63	210,000 SF	9.45	
13	04-22-31-7278-00-013	CPEN SPACE	5.54	-	0.00	
14	04-22-31-7278-00-014	OFFICE	7.53	87,000 SF	5.54	
15	04-22-31-7278-00-015 04-22-31-7281-00-015 04-22-31-7286-00-001	OPEN SPACE	6.71	-	0.00	
18A	04-22-31-7299-90-010	COMMERCIAL	1.53	5,928 97	1.22	
158	04-22-31-7299-00-020	HOTEL	2.78	133 ROOMS	2.22	SEE NOTE
160	04-22-31-7299-00-020	OPEN SPACE	3.15	-	0.00	
1601	04-22-31-7299-00-030	COMMENCIAL	1.79	5,995 ST	1.24	
1602	04-22-31-7299-00-020	COMMENCIAL	1,15	5,792 S F	0.90	
174	04-22-31-8935-02-030 04-22-31-8935-03-010 04-22-31-8935-01-010 04-22-31-8935-02-020 04-22-31-8935-01-020 04-22-31-8935-01-020	OFFICE	4.02	46.425 SF	3.42	
178	04-22-31-6718-00-172	HITEL	2.11	105 (RCOMS)	1.38	
170	04-22-31-8716-00-0173	96790	9.61	129,620 SF	6.25	
18A	04-22-31-7300-01-000	OFFI:E	8.58	(44)	7.28	SEE NOTE
188	04-22-31-7300-01-000	OPEN SPACE	4.31	-	0.00	
19	04-22-31-7272-00-010	OFFI:E	14.06	232,000 SF	10.48	
20	03-22-31-7271-00-010	OFFICE	13.26	232,000 SF	10.43	
214	03-22-31-7288-01-000 03-22-31-7288-01-001	COMMERCIAL	10.06	70,803 SF	8.05	
215	03-22-31-0790-00-010	COMMERCIAL	1.31	4,900 SF	0.91	
22	03-22-31-7270-22-000	HUTEL	9.00	243 (ROOMS)	6.30	
23A	03-22-31-7270-23-000	OFFICE	4.45	75,000 SF	3.35	
230	03-22-31-7270-23-000	PETAL	1,01	2,304 9	0.65	
244	03-22-31-7270-24-000	COMM/ARETT FAMELY/ STARROTT HOUSING	13.11	65,609 SF COMM / 1,312 S.H. BESS	9.85	
248	03-22-31-7270-24-003	COMMERCIAL	0.94	6,000 SF	0.00	
25	03-22-31-0000-00-004	OFFICE	95.70	243,500 SF	18.56	
25A	04-22-31-7269-00-020	HOTEL.	2.55	110 (ROCMS)	1.93	
258	04-22-31-7269-00-010	OFFICE	3.18	21,750 SF	1.95	
25C	04-22-31-7269-00-030	COMMERCIAL	1.56	5,500 SF	0.93	
250	04-22-31-7269-00-031	HOTEL	2.58	99 (ROOMS)	1.60	
SUSTOTAL			448.14		202.44	
ROW			25.01		25.01	SEE NOTE

LAND USE	PLAN	SUMMARY NOTES

*A. PARCEL TRACTS WITH UNDEFINED DEVELOPED INTENSITIES HAVE NOT RECEIVED DEVELOPMENT PLAN APPROVAL AS OF 10 17 00

b. OFFICE: 2,400,333 SF c. HOTEL: 820 ROOMS d. MULTIFAMILY) 747 UNITS

TO PRINT HE DEVILOPMENT OF ANY TRACE.

TO PRINT HE DEVILOPMENT CORD. A REST SERSON ATTO AS CEPTCE USE SHALL BE CONSISTENT WITH 1-1A ZONING. THE FOLLOWING, USES ARE RESHBITTED BY THE QUARRANCE HIS THE BEYFREWED WAS THE PRINT HE PRINT ORDER, AS A MENDED. SATTEREY MANUFACTURES, OF BOOKS, BELLIDOR, FOLLOWING, AS A MENDED. SATTEREY MANUFACTURES, OF BOOKS, BELLIDOR, FOLLOWING, AS A MENDED. SATTEREY SHOWN AND FACTURES, OF PRINTS HE PRINT HE PRINT HE SHOWN AND FACTURES, OF PRINTS HE PRINT HE PRINT HE SHOWN AND FACTURES, OF PRINTS HE PRINT HE SHOWN AND PRINTS HE ALDERED UNITS HE PRINTS HE PRINTS HE AND PRINTS HE PRINT

SITE DATA			OUADP 4	NGLE LEGAL DESCRIP	TION			
1. ZONING CLASSIFICATION 2. PROPERTY AREA SUMMARY	PD		TRACTS	PARCEL ID NUMBER	PLAT BOOK	TRACTS	PARCEL ID NUMBER	PLAT BOOK
a. OFFICE/SHOWROOM PARCILS	(24S,07 AC) 26 36 AC		14	03-02-31-7291-00-010	PLAT 6K 38, PAGE 190	164	04-22-31-7299-00-010	PLAT 8K 75, PAGE 38
	26.58 AC 12.77 AC		10	03-23-31-7291-00-020	PLAT DK 38, PAGE 150	190	04-22-31-7299-00-010	PLAT DE 75, PAGE 30
c. HOTEL PARCELS d. MULTI-FAMILY PARCELS	61.34 AC 20.35 AC		10	03-22-37-7291-00-030	PLAT SK 38, PAGE 150	190	04-22-31-7299-00-020	PLAT BY 75, PAGE 36
e. COMMERCIAL/MULTI-FAMILY/STUDENT HOUSING	(0.135 XC) 70 Tr Ac		2	03-22-31-7270-00-000	PLAT DK 16, PAGE 39-40	1501	04-22-31-7299-00-030	PLAT DK 75, PAGE 30
g. BOADWAY RIGHTS OF WAY	25-01 AC 473-15 AC			63-92-31-7270-63-001	PLAT RE 16, PAGE 39-40	1600	04-22-31-7290-00-020	PLAT BK 75, PAGE 38
	47315 AC MIXED USE DEVELOPMENT		3	03-22-31-7270-03-000	PLAT DK 16, PAGE 39-40		04-22-31-8935-02-030	CONDO PLAT DK 23, PAGE 67
3. PROPOSED LAND USE 4. DEVELOPMENT ENTITLEMENTS a. COMMERCIAL	TOTAL BUILT PROPOSED	REMAINING ENT.	44	04-22-37-7288-00-010	PLAT BK 35, PAGE 19	174	04-22-31-8935-02-030 04-22-31-8935-02-210 04-22-31-8935-03-030 04-22-31-8935-03-030 04-22-31-8935-01-030 04-22-31-8935-01-030 04-22-31-8935-01-030	
a. COMMERCIAL b. OFFICE/SHOWROOM	30,023.50° (Tickel 50°)	99,374 SE	40	04-22-31-7290-00-010	PLAT IN 35, PAGE 19	1774	04-22-31-8935-02-020	1
	(2,400,333 EP) (1,007,402 SP) S10100000S 812100000S	502,831 SP 18 ROOMS	54.	04-22-37-7292-00-010	PLAT RK 47, PAGE 132	1	04-22-31-8718-00-171	PLAT IIK 23, PAGE 75-76
d. MULTI-FAMILY RESIDENTIAL	147 UNITS (18 UNITS/ACRE MAX)* 147 UNITS (2,531 BIDDS 750 BIDS 750 BIDS	SW hiths	50	04-22-31-7292-00-011	PLAT DK 47, PAGE 132	170	04-22-31-0716-00-172	PLAT BK 23, PAGE 75-76
e. STUDENT HOUSING 5. BUILDING HEIGHT LIMITATIONS			6	04-22-31-7278-00-006	PLAT BK 17, PAGE 143-144	170	04-22-31-8718-00-0173	PLAT BK 23, PAGE 75-76
a COMMERCIAL b. OFFICE/SHOWROOM	4 STORIES / 50 FEET 6 STORIES / 78 FEET			04-22-31-7250-00-010	PLAT DK 55, PAGE 55	16A	04-22-31-7300-01-000	PLAF BK 73, PAGE 100
c. HOTEL	6 STORIES / 78 FEET 10 STORIES / 120 FEET			04-22-31-7250-00-310 04-22-31-7250-00-011 04-22-31-7250-00-013 04-22-31-7250-00-013 04-22-31-7250-00-015		189	04-22-3t-7300-ct-000	PLAT BK 73, PASE 100
d. MULTI-FAMILY RESIDENTIAL	4 STORIES / 50 FEET		, ,	04-22-37-7250-00-013 04-22-37-7250-00-014		19	04-22-31-7272-00-010	PLAT DK 52, PAGE 54
E COMMERCIAL/MILITERANILY/STUDENT HOUSING (F STUDENT HOUSING)	10.STORIES / 120.FRET			04-22-31-7250-00-015 04-22-31-7250-00-016		20	03-92-31-7271-00-010 03-22-31-7288-01-000	PLAT 68: 47, PAGE 82
6. BÜRÜNCESİTRÜCECIĞITRİLE 2. FROM PD BOUNDARY	***			04-22-31-7293-00-090	PLAT BK 18, PAGE 10-11	21A	03-22-31-7288-01-001	PLAT 18 71, PAGE 39-43
	25 FT.		9	04-22-31-7280-00-090	PLAT BK 18, PAGE 10-11	2/8	03-22-31-0790-00-010	PLAT BK 44, PAGE 77
c. FROM UNIVERSITY BOULEVARD d. FROM ALAFAYA TRAIL	114 FT, FROM R/W CENTERLINE 110 FT, FROM R/W CENTERLINE		10	04-22-37-7280-00-100 04-22-37-7280-00-130	PLAT BK 18, PAGE 10-11	22	03-22-31-7270-22-000	PLAT SE 16, PAGE 39-40
			116	04-22-31-7280-00-130 04-22-31-7293-00-001	PLAT 18: 12, PASE 115-116	234	03-22-31-7270-23-000	PLAT RE 16, PAGE 30-40
 MF RESIDENTIAL ADJACENT TO MF RESIDENTIAL B. NON-RESIDENTIAL ADJACENT TO MF RESIDENTIAL 	10 FT, FROM PARCEL BOUNDARY 25 FT, FROM PARCEL BOUNDARY		110	DI-22-31-7283-00-000	PLAT DK 07, PAGE 115-116	230	03-22-31-7270-23-000	PLAT DE 16, PAGE 30-40
g. NON-RESIDENTIAL ADJACENT TO ME RESIDENTIAL. IS NON-RESIDENTIAL ADJACENT TO NON RESIDENTIAL.			110	04-22-31-7293-00-001 04-22-31-7293-00-000	PLAT RE 67, PAGE 115-116	244	03-22-31-7270-24-000	FLAT RE 16, PAGE 30-40
 NON-RESIDENTIAL ADJACENT TO NON RESIDENTIAL MF RESIDENTIAL ADJACENT TO SF RESIDENTIAL 	36 FT. FROM PARCEL BOUNDARY 50 FT. FROM PARCEL BOUNDARY		110	04-22-31-7283-02-000 04-22-31-7283-03-000	PLAT BK 87, PAGE 115-116	240	03-22-31-7270-24-003	PLAT DE 16, PAGE 30-40 OR BOOK 5556, PAGE 2847
 NON-RESIDENTIAL ÁDJACENT TO SE RESIDENTIAL FLOOR AREA RATIO 	50 FT, FROM PARCEL BOUNDARY		12	04-22-31-7280-00-120 04-22-31-7280-00-121	PLAT BK 18, PAGE 10-11	25 25A	05-22-31-0000-00-004	PLAT DK 23, PAGE 40
* COMMERCIAL			12	04-22-31-7290-00-121 04-22-31-7278-00-013	PLAT IN 17, PAGE 143-144	25A 258	04-22-31-7209-00-020 04-22-31-7289-00-010	PLAT DK 23, PAGE 40 PLAT DK 23, PAGE 48
0.10 TO LOMAXIMUM ALLOWABLE 0.15 (BASED ON GROSS APPROVED BUILDING SE/CIN	88 COMMERCIAL PARCEL AREAS		13	04-22-31-7278-00-013 04-22-31-7278-00-014	PLAT IN 17, PAGE 143-144 PLAT IN 17, PAGE 143-144	250	04-22-31-7299-00-010	PLAT BK 23, PAGE 48 PLAT BK 23, PAGE 40
			16	04-22-37-7278-00-014		250	04-22-31-7288-00-031	PLAT BK 23, PAGE 48
D36 MAXIMUM ALLOWARDS D39 (BASSET) CN CROSS APPROVED BY H DBAS SEL/CRO	98 OFFICE PARCIL AREAS		15	94-22-31-7281-00-915	PLAT IN 17, PAGE 143-144 PLAT IN 23, PG 90	250	ACT AND ACT	CALL OF SECTION AS
8. OPEN SPACE DATA OPEN SPACE AREAS FOR PARCIL TRACTS SHALL CONFOR			ш	04-22-31-7260-00-001	PLAT DK 23, PAGE 48	1		
ACCORDING TO THE TRACT USAGE AS FOLLOWS:							KULLINGSO.	
COMMERCIAL:	20% LEGEN					1		1C 0999 116
OFFICE: MULTI-FAMILY:	15% 25%	RECREATION/LANDS:A	PEIGREEN	IELT AREAS		/		136
HOTEL: COMMERCIAL/MULTI-FANILY/STUDENT HOUSING	20%				4B /		. —	/
9. MAXIMUM PERMISSIBLE IMPERVIOUS AREA FOR THE PD I	570% ASOF THIS AMENDMENT, THE TOTAL BOX	STORWWATER MANAGE	MENT PON	DAREAS	MF /	4.	A //888	
 MAXIMUM PERMISSIBLE IMPERVIOUS AREA FOR THE PD I EXISTING IMPERVIOUS AREA IS 227.60 ACRES OR 48.1% ISIR 	SHALL BE CALCULATED OVER THE ENTIRE PD				20.00	30	E888	18
BATHER THAN INDIVIDUAL TRACTS. 10. PHASING: SINGLE PHASE DEVELOPMENT	00	WETLAND CONSERVATI	ON AREAS		/		~ /A8898	8890
11. PROJECTED SCHOOL AGE CHILDREN 12. RECREATION AREA	250 C/L000 RESIDENTS*	CATEBORY COPEN IP	ACE)		~		ASSOPEN	887/ 1A
POR TRACT MA AND TRACT MA SHE RIBET LUF J	25 AC/1,000 RESIDENTS				(0)		4888#S	SH -MF
							/ 9888	8//
]				5 4	(5B)	/	988	30/
1				5A OPPICE	STUDENT J	/	3 188	3)
NOTES	~~~~~~~~~~			9.76	BOURDIE	/	OFFICE 7.50	,
1. THE MINIMUM NET LIVING PLOOR AREA FOR MULTI-FAM	LY PARCELS IS 900 SF, EXCEPT ON TRACT 24				6.20	1		1B
AND TRACT SILTHE MINIMUM NET LIVING PLOOR AREA FO UNITS AND POR TRACT SB WILL FR 40 SF OP BOULV MF UNI 2. BUILDING STRUCTURES IN EXCESSION TWO (2) STORIES MAY	5			_	4888	11		1.0
2. BUILDING STRUCTURES IN EXCESS OF TWO (2) STORIES MAY BASED ON THE BUILDING HEIGHT PER ORANGE COUNTY	REQUISE INCREASED BUILDING SETBACKS			100 mm	- CSSSSSSS	90 /	20	CHICAGO BO
					X0:0:0:0:0:0:0:0:0:0:0:0:		20	
BASED ON THE BUILDING HEIGHT PER ORANGE COUNTY 3. WATER SERVICE AND FIRE FLOWS WILL BE PROVIDED BY OR	ANGECOUNTY PUBLIC UTILITIES.			2475-678R		//		/ 21D
							OFFICE 13.36	21B
							OFFICE 13.26	131 131
4 WASTEWATER SERVICE IS TO BE PROVIDED BY ORANGE CO. 5. THE STOODWINGTER MANAGEMENT POND AREA (TRACTS); PROVIDE WATER QUALITY TREATMENT AND DETENTION.	INTY PUBLIC UTILITIES. 6, 8, 11A, 15, I/C AND 18B; ARE DESIGNED TO STORAGE FOR THE DEVELOPMENT PARCELS			6			OFFICE 1126	131 131
4 WASTEWATER SHRYICE IS TO BE PROVIDED BY ORANGE CO. 5. THE STOODWINGTER MANAGEMENT POND AREA (TRACTO). PROVIDE WATER QUALITY TREATMENT AND DETENTION.	INTY PUBLIC UTILITIES. 6, 8, 11A, 15, I/C AND 18B; ARE DESIGNED TO STORAGE FOR THE DEVELOPMENT PARCELS		1	6			OFFICE 1138	131 131
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^{*}B. DEVELOPEDINTENSTIES HAVE BEIN CALCULATED USING DATA FROM THE CURRENT APPROVED LAND USE PLAN. DEVELOPMENT FLANS ON THE WITH DEVANCE COUNTY AND DEWALE COUNTY THOPERTY APPRAISER RECORDS. SUMMARY OF LAND USE PROBRECTATION DEVELOPED PARCELS BY LAND USE.
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^{*}C. DEVELOPED INTENSITIES AND MITRIVEUS AREAS ARE ONLY SHOWN FOR PURPOSES OF INDICATING THE CURRENT LINTLOC DEVELOPMENT IN THE QUADRANGLE AND SHOULD NOT BE INTERPRETED AS A LIMITATION OF THE MAXIMUM DEVELOPMENT OF ANY TRACT.



SS-21-01-091 & CDR-20-12-362 — Jarod Stubbs Privately-Initiated Map Amendment and Planned Development / Land Use Plan Requested Waivers

The following waivers are requested:

- 1. Reduce parking requirements from 1 space per bedroom to 0.9 spaces per bedroom.
- 2. Require no masonry wall along the adjacent right-of-way.
- 3. Reduce building separation requirements.
- 4. Reduce minimum unit size from 500 s.f. to 400 s.f.
- 5. Allow a maximum building height of 7 stories (75 feet) in lieu of 3 stories (40 feet).



Action Requested

SS-21-01-091: ADOPTION

Ordinance: APPROVAL

CDR-20-12-362: APPROVAL

DO-21-03-081: APPROVAL

Recommended Action:

- Make a finding of consistency with the Comprehensive Plan and recommend ADOPTION of the High Density Residential – Student Housing (HDR – Student Housing) Future Land Use;
- Recommend APPROVAL of the associated Small-Scale Ordinance;
- Recommend APPROVAL of the Quadrangle Planned Development / Land Use Plan (PD/LUP), dated "Received May 27, 2021", subject to the conditions listed under the DRC Recommendation in the Staff Report; and
- Recommend APPROVAL of the amended Development Order.



General Traffic Analysis – Student Housing

Institute of Transportation Engineers (ITE) Trip Generation Manual (10th Edition) ITE Land Use 225 Data

Student Housing Trips per Bedroom:

Distance from University Campus	Weekday	PM Peak Hour
• Within ½ mile (16 sites)	3.15	0.25
 Beyond ½ mile (17 sites) 	3.97	0.30

For Reference:

Traditional Single-Family vs. Multi-Family Trips per Unit:

Single-Family (Detached)	9.44	0.99
Multi-Family (Mid-Rise)	5.44	0.44

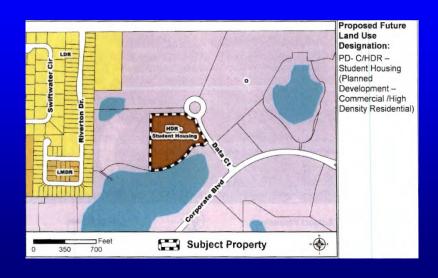


General Traffic Analysis – Student Housing

Transportation Study Results

- The allowable development based on the approved future land use will generated 364 pm peak hour trips
- The proposed use will generate 180 peak hour trips resulting in a net decrease of 184 pm peak hour trips







General Traffic Analysis – Student Housing

Transportation Study Results: Trip Distribution





Board of County Commissioners

Public Hearings

July 13, 2021