

Dean Road Multifamily

BCC TRANSMITTAL – MAY 2, 2023



Public Hearing L.21 Exhibit 2 – Kamil Salame

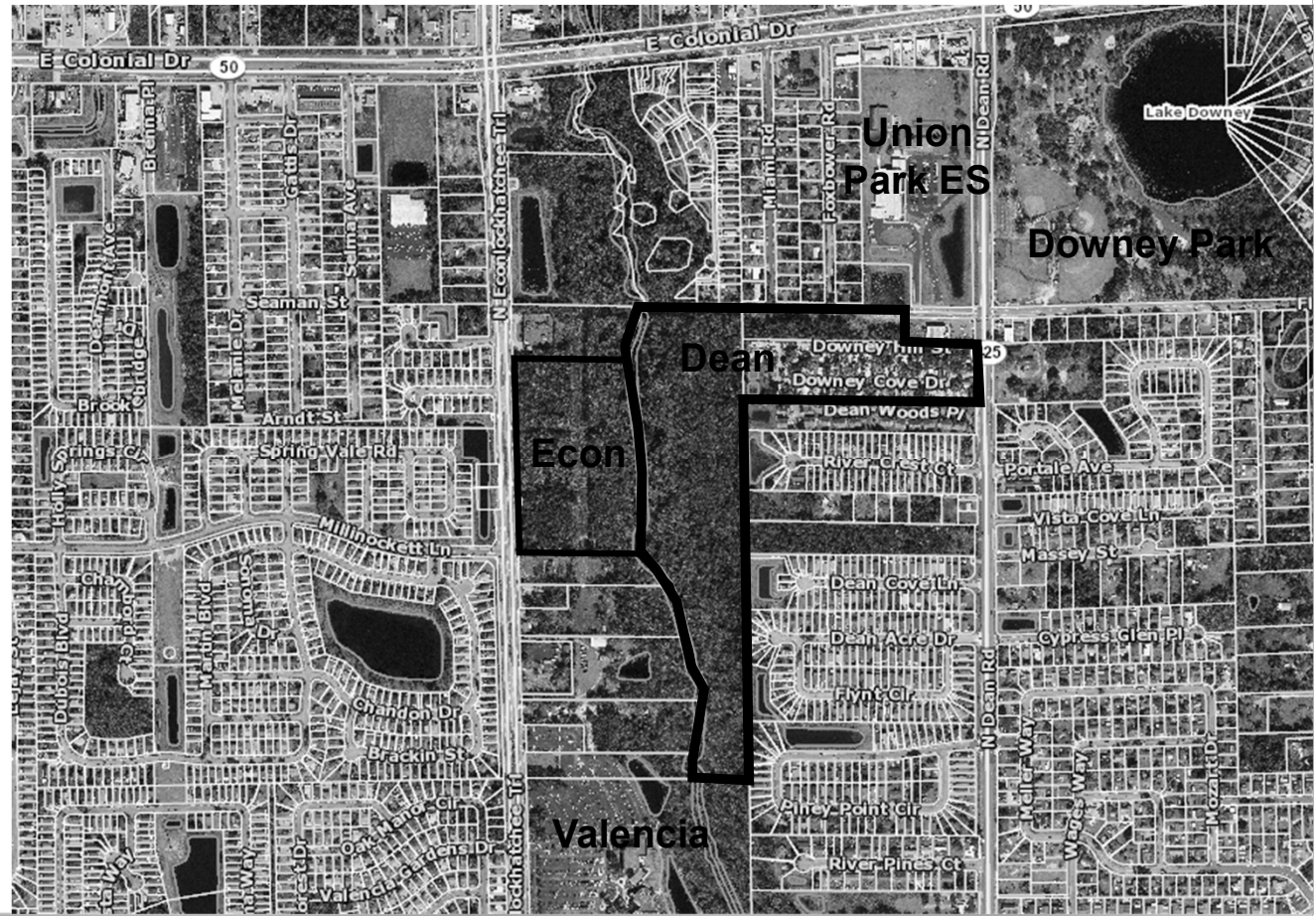
AGENDA

- Context
- Request
- Environment
- Compatibility
- MHP Closure
- Schedule
- Summary



CONTEXT

- Two projects, Dean and Econ
- Separated by Little Econ River
- Infill location adjacent to existing infrastructure



CONTEXT

- Significant crime issue in the area due to Lake Downey MHP
- Code enforcement issues
- Homeless camps



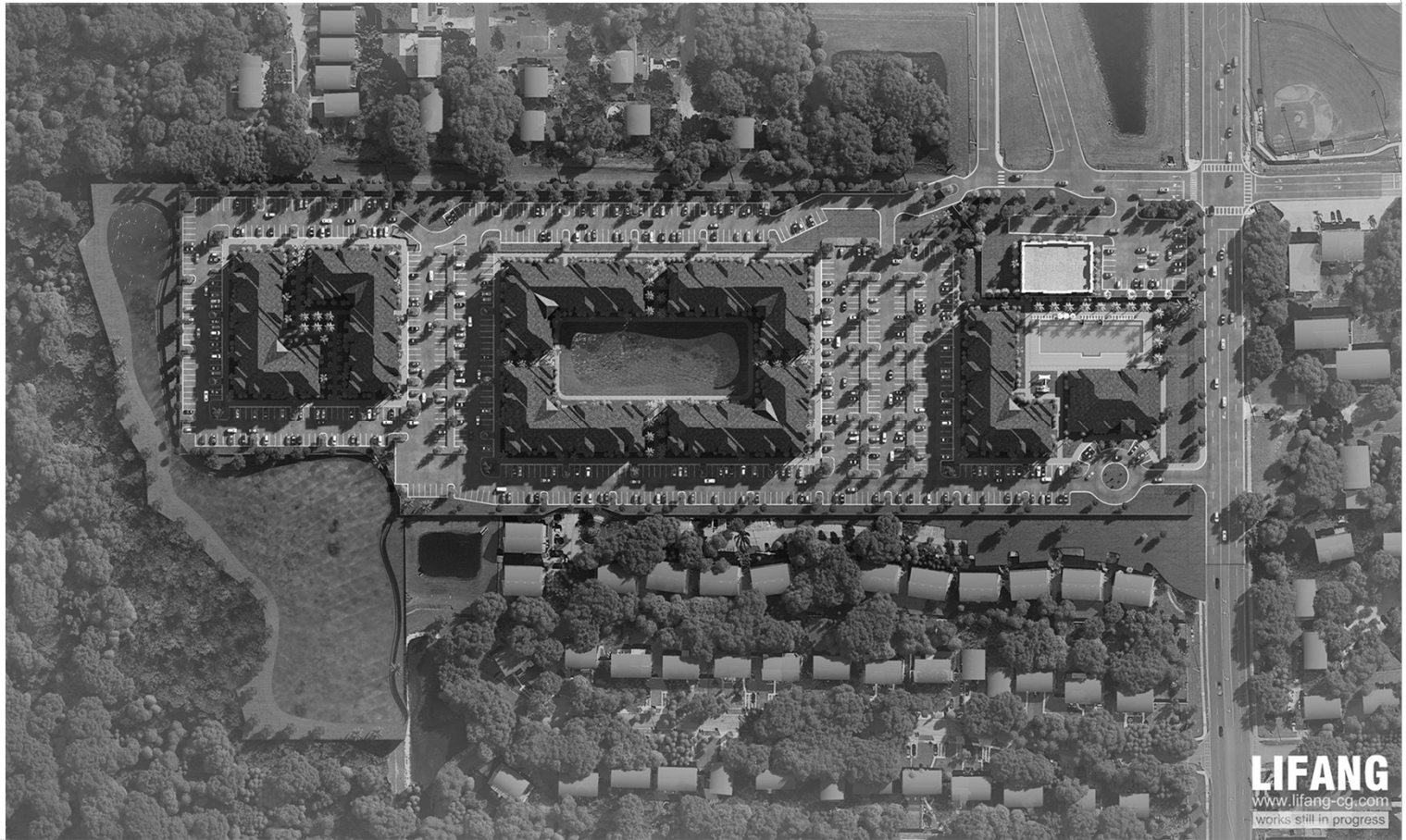
10 Year Crime History within Area

Crime Type	Count
AGGRAVATED ASSAULT	90
AGGRAVATED BATTERY	87
BURGLARY AUTOMOBILE	455
BURGLARY COMMERCIAL	191
BURGLARY RESIDENTIAL	413
CARJACKING	4
EXPOSURE OF SEXUAL ORGANS	6
HOME INVASION	9
HOMICIDE	9
LEWD ACT	9
ROBBERY COMMERCIAL	13
ROBBERY STRONGARM	36
ROBBERY WEAPONS-PERSONS	27
SEXUAL BATTERY	61
STOLEN VEHICLE	226
Grand Total	1636



REQUEST

- PD-MDR/CONS for 420 MFR units
- 42.1 gross acres / 21.4 net acres
- Lake Downey MHP redeveloped
- No impacts to Little Econ or upland buffer
- Concurrent PD at adoption

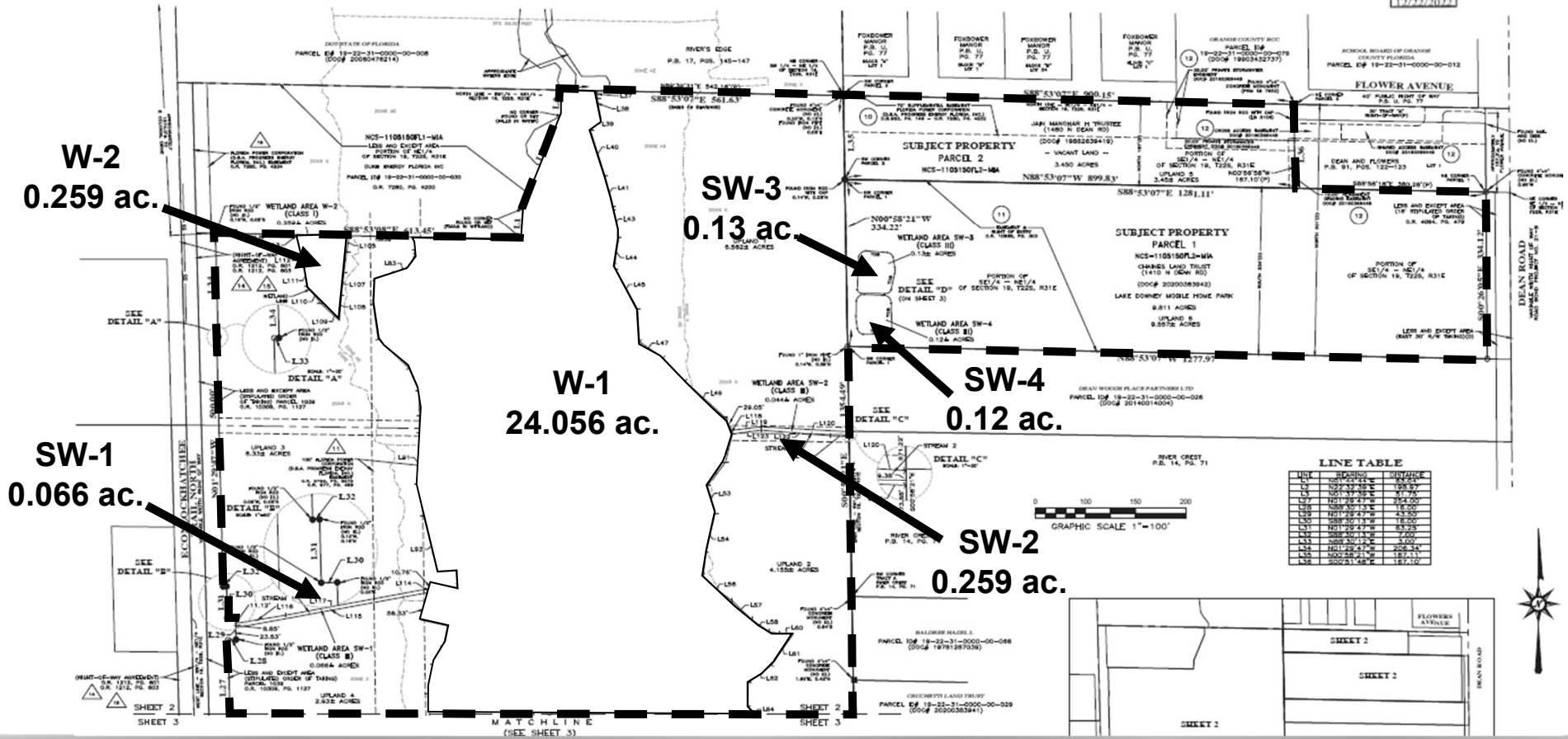


REQUEST



ENVIRONMENT

received
12/22/2022



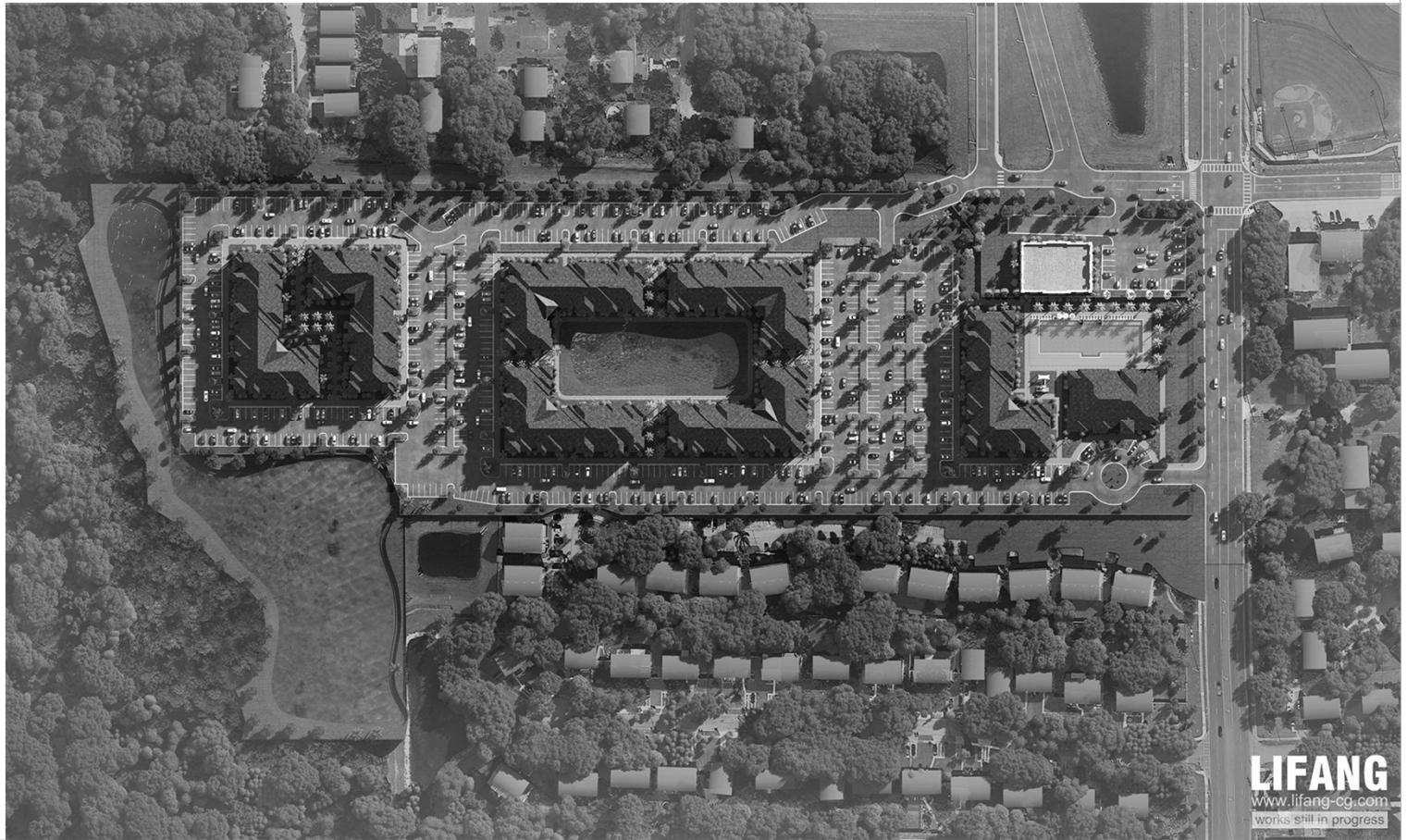
ENVIRONMENT

- No Class 1 wetland impacts
- 25' natural upland buffer required adjacent to Little Econ wetland system
- Preservation of wetlands and all uplands south of the property



COMPATIBILITY

- Units clustered to north
- Two access points: Flowers and Dean
- Pedestrian access to Family Dollar, Downey Park, and Union Park ES
- No wetland impacts



MOBILE HOME PARK CLOSURE

- Notices delivered to mobile home park residents in July
- Rent suspended after December
- Working with pastor of church across the street
- Anticipated closure in late 2023

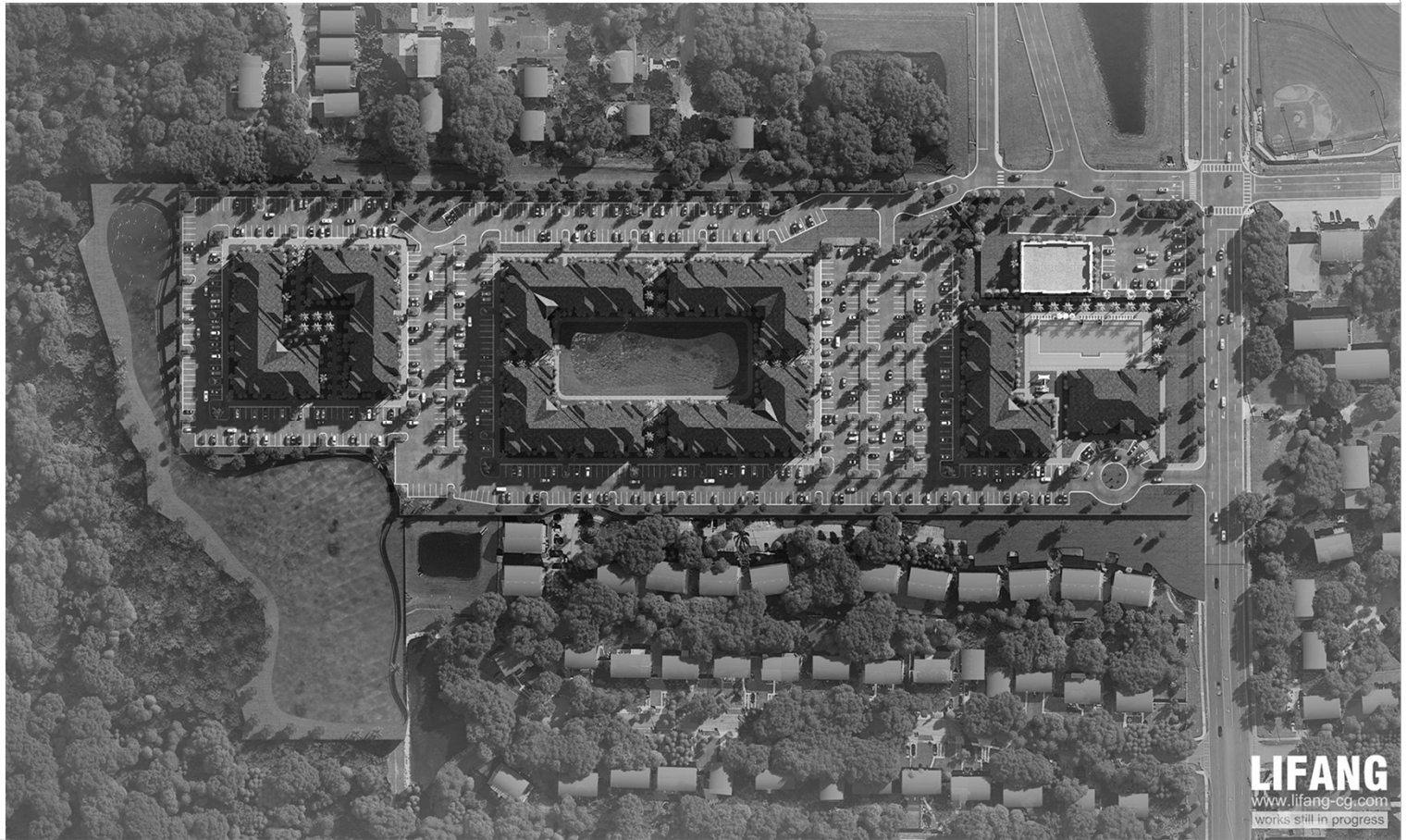


SCHEDULE

- Community Meeting: February 15, 2023
- LPA Transmittal: March 16, 2023
- **BCC Transmittal: May 2, 2023**
- DRC for associated PD: June 2023 (TBD)
- LPA Adoption / PD recommendation: July 2023 (TBD)
- BCC Adoption / PD approval: August 2023 (TBD)

SUMMARY

- Eliminates homeless camps in woods adjacent to river
- Redevelops Downey MHP
- Infill housing in Urban Service Area adjacent to existing County park, elementary school and neighborhood serving retail
- Compatible with surrounding uses



TRAFFIC

- Current FLUM designations are LMDR (10 DU/acre) and Office (1.25 FAR)
- Based on maximum allowable development under the existing FLUM, this amendment will amount to a reduction of 180 PM peak hour trips
- Will go through concurrency and mitigate if any roads are failing at the time of permit

Existing FLU Zoning Allowance									
Daily	Land Use	ITE LUC	Acres	Size	ITE Trip Rate ¹	Daily Trip Generation			
						Total	In ¹	Out ¹	
	Low-Medium Density Residential (10 DU per acre)	221	18.59	186 DU	4.52	841	50%	421	50%
	Office (1.25 FAR)	710	3.41	185.670 KSF	10.70	1,987	50%	994	50%
	Total Generated Trips					2,828	1,415	1,413	
	Internal Capture ² =					42	21	21	
PM Peak	Net External Trips					2,786	1,394	1,392	
	Land Use	ITE LUC	Acres	Size	ITE Trip Rate ¹	PM Peak Hour Trip Generation			
						Total	In ¹	Out ¹	
	Low-Medium Density Residential (10 DU per acre)	221	18.59	186 DU	0.39	73	61%	45	39%
	Office (1.25 FAR)	710	3.41	185.670 KSF	1.49	277	17%	47	83%
	Total Generated Trips					350	92	258	
Proposed FLU Zoning Allowance	Internal Capture ² =					6	3	3	
	Net External Trips					344	89	255	
Daily	Land Use	ITE LUC	Size	ITE Trip Rate ¹	Daily Trip Generation				
					Total	In ¹	Out ¹		
	Planned Development - Medium Density Residential	221	420 DU	4.66	1,957	50%	979	50%	979
PM Peak	Total Generated Trips					1,957	979	979	
	Land Use	ITE LUC	Size	ITE Trip Rate ¹	PM Peak Hour Trip Generation				
					Total	In ¹	Out ¹		
Maximum Additional Trips	Planned Development - Medium Density Residential	221	420 DU	0.39	164	61%	100	39%	64
	Total Generated Trips					164	100	64	
Maximum Additional Trips									
Daily New External Trips (Proposed - Existing)						-829	-415	-414	
PM Peak New External Trips (Proposed - Existing)						-180	11	-191	

Notes: ¹ Vehicle trip rate and directional splits per data and procedures outlined in ITE Trip Generation Manual, 11th Edition.

² Internal Capture percentages based on ITE Trip Generation Handbook, 3rd Edition Internal Capture Spreadsheet.