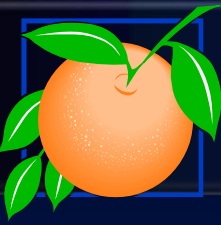


*Board of County Commissioners
Hearing*

**Small-Scale
Future Land Use Amendments
and Concurrent Rezoning**





SS-24-04-001 & LUP-24-02-033

Applicant: Doug Kelly, England-Thims & Miller (ETM)

FUTURE LAND USE MAP AMENDMENT:

From: Low Density Residential (LDR)

To: Low-Medium Density Residential (LMDR)

REZONING:

From: R-1A (Single-Family Dwelling District)

To: PD (Planned Development District)

Location: 2726 and 2740 North Dean Road

Acreage: 9.52 acres

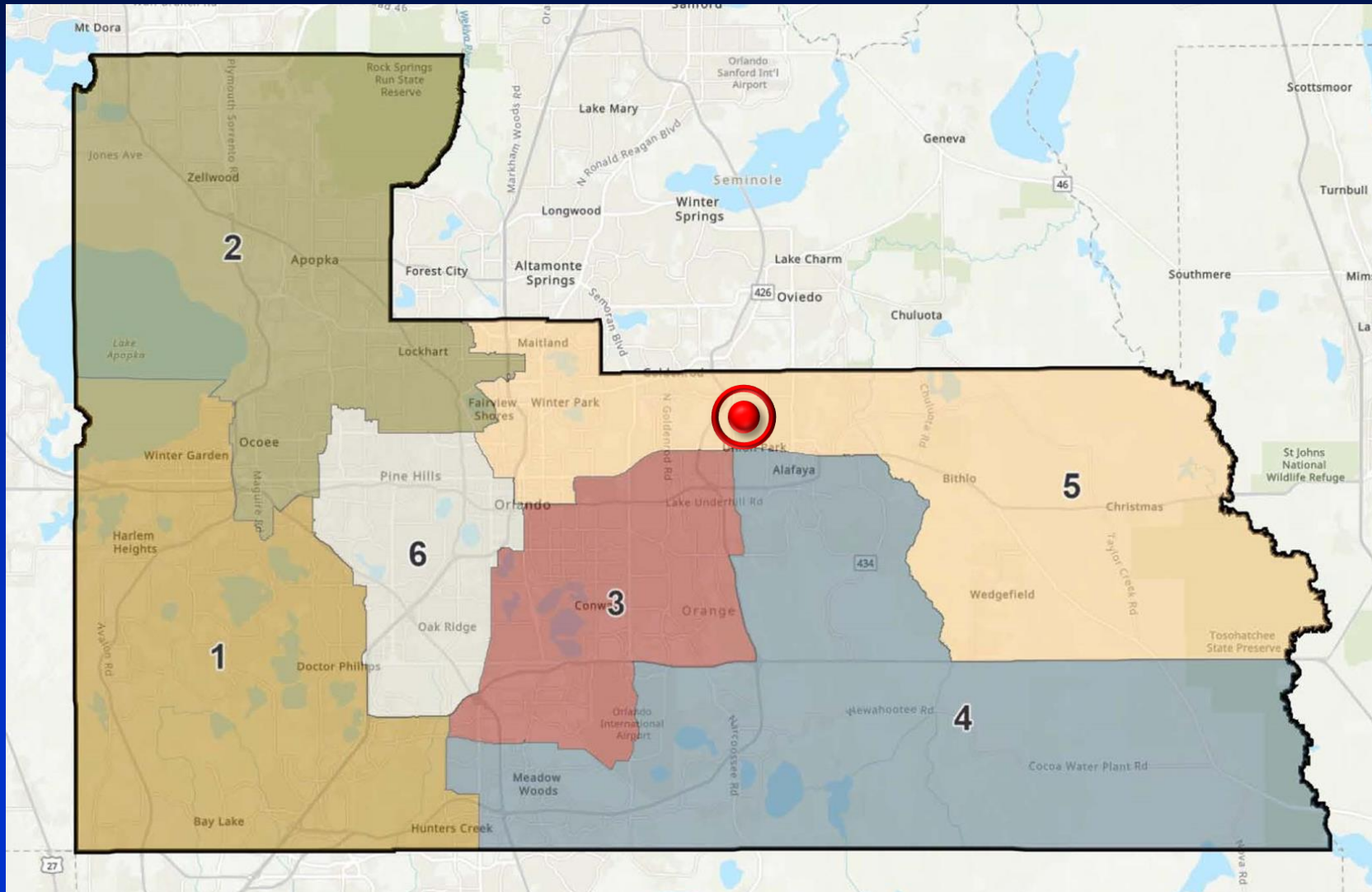
District: 5

Proposed Use: Up to 76 single-family attached residential dwelling units (Townhome Units)



SS-24-04-001 & LUP-24-02-033

Location



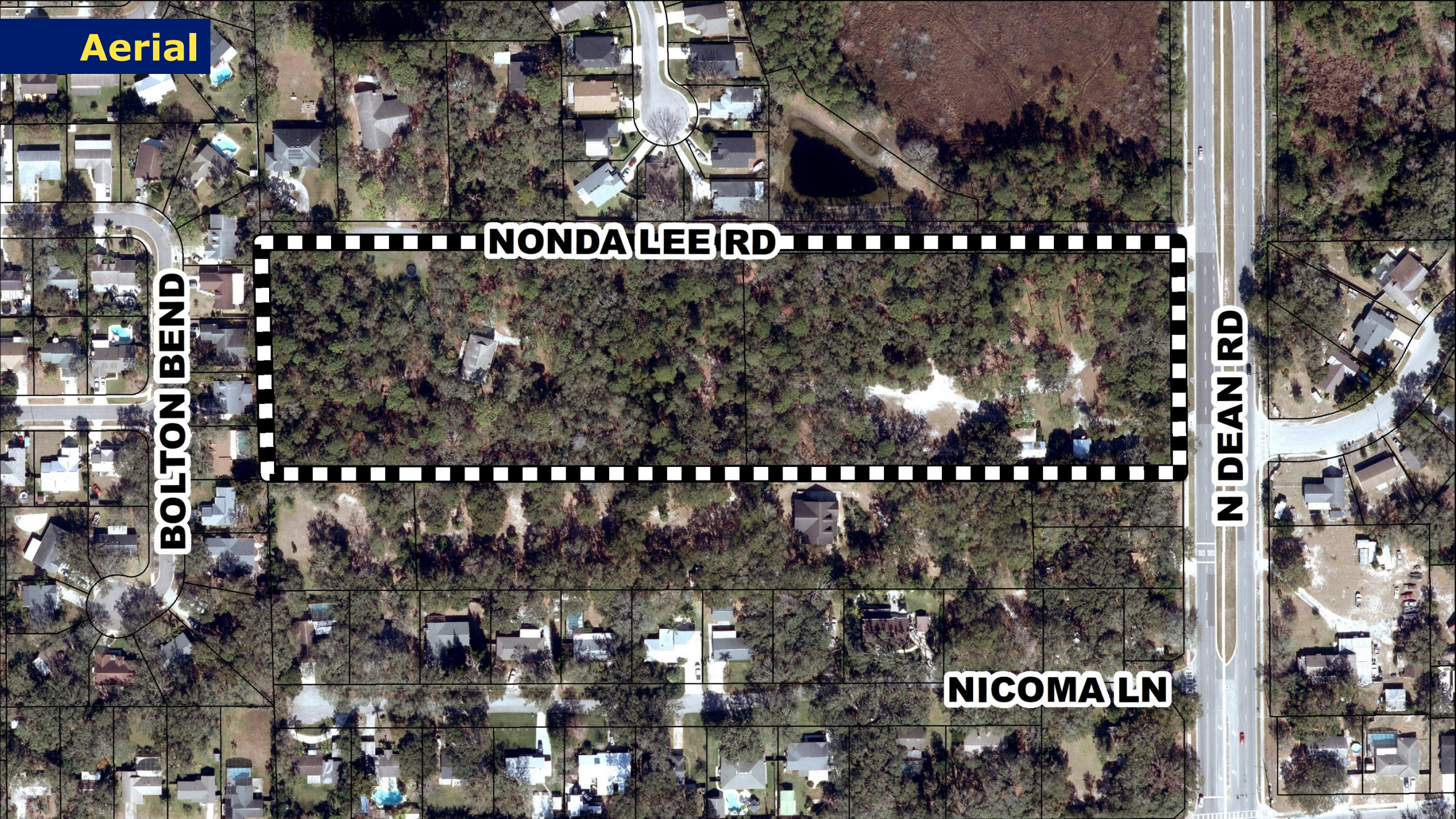
Aerial

BOLTON BEND

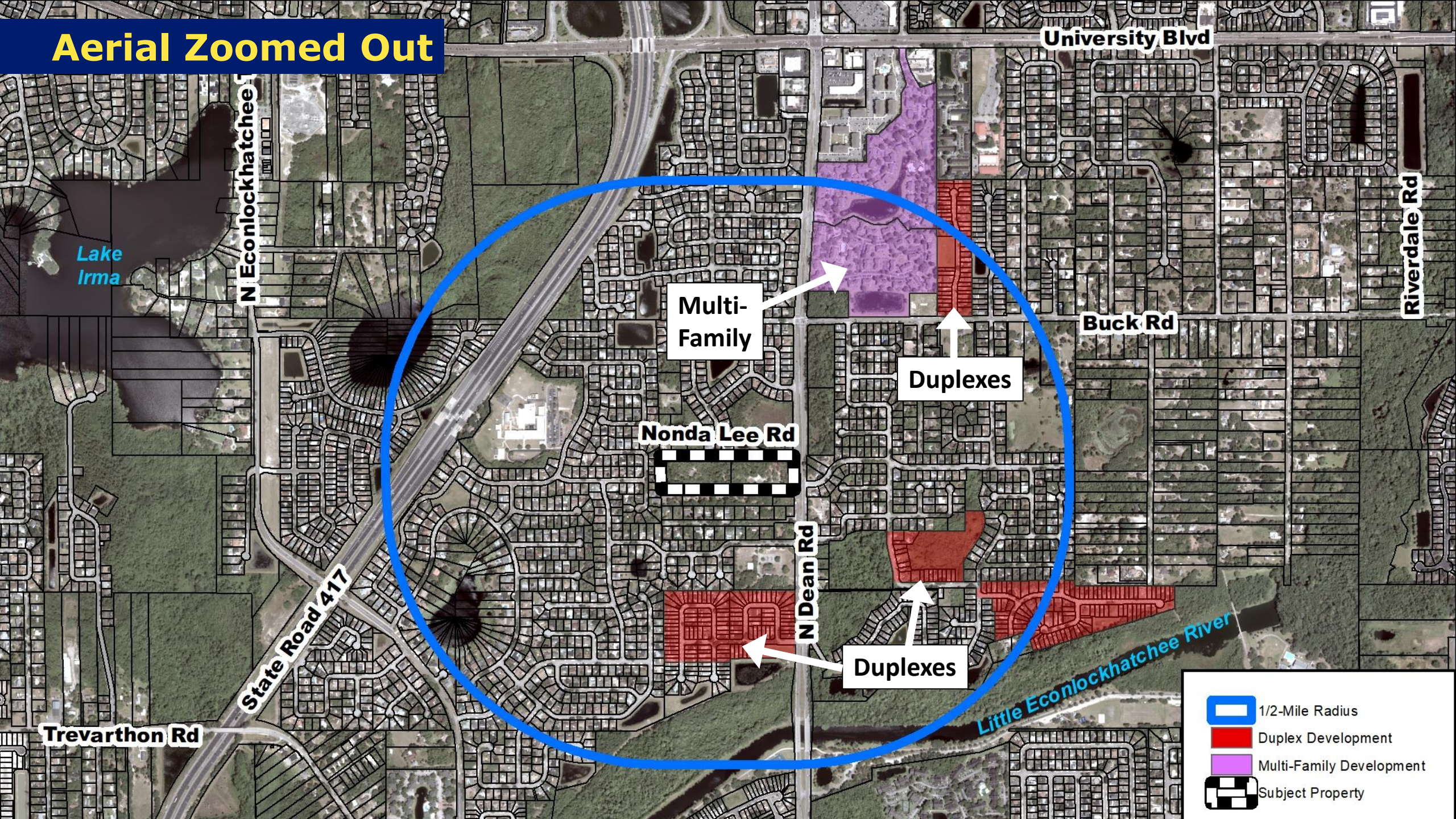
NONDA LEE RD

N DEAN RD

NICOMA LN



Aerial Zoomed Out



Multi-Family

Duplexes

Nonda Lee Rd

Duplexes

University Blvd

Riverdale Rd





Buck Rd

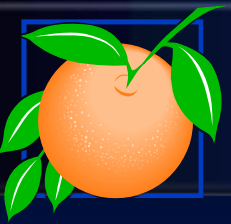
N Dean Rd

State Road 417

Trevarthon Rd

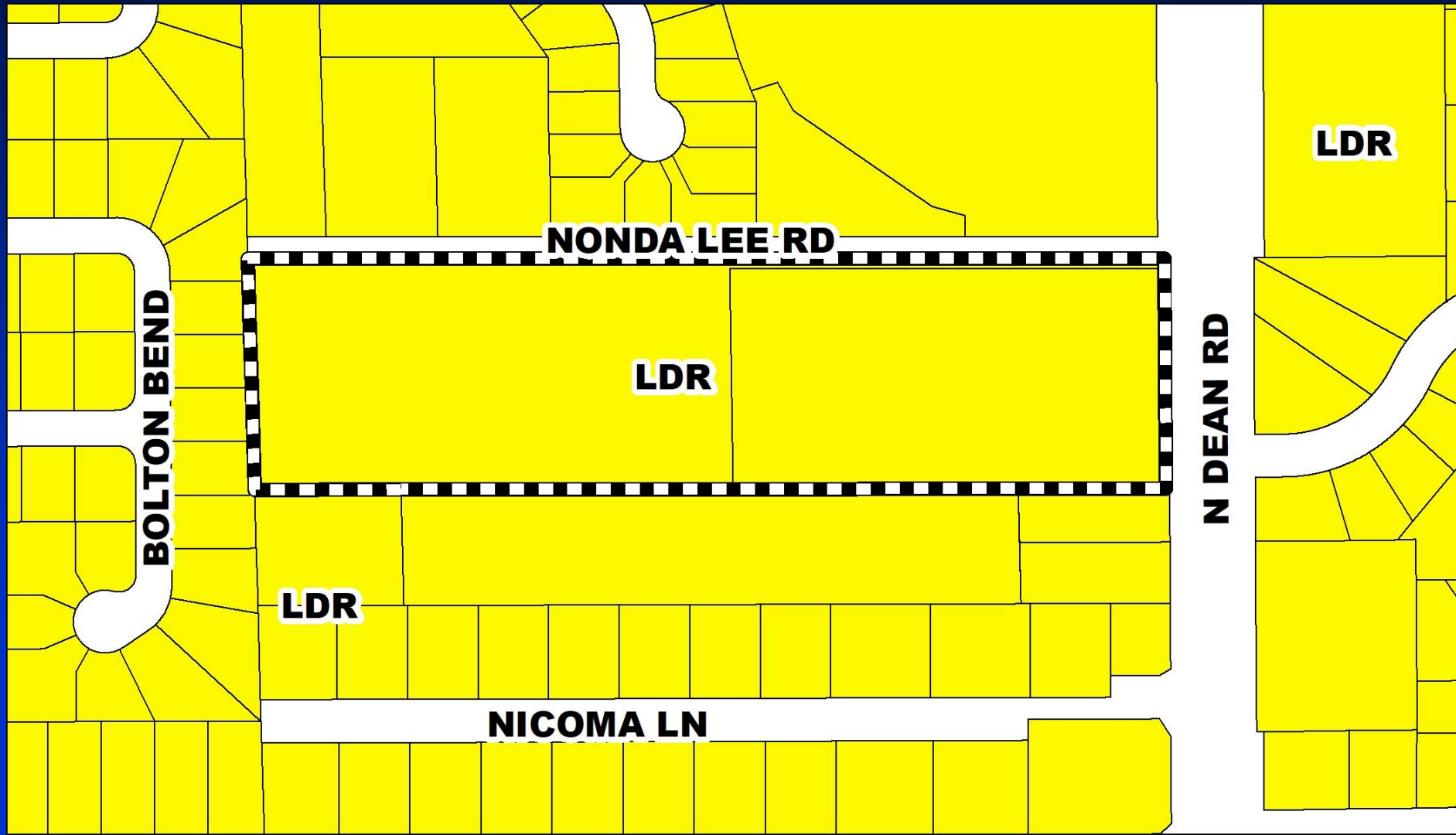
Little Econlockhatchee River

-  1/2-Mile Radius
-  Duplex Development
-  Multi-Family Development
-  Subject Property



SS-24-04-001 & LUP-24-02-033

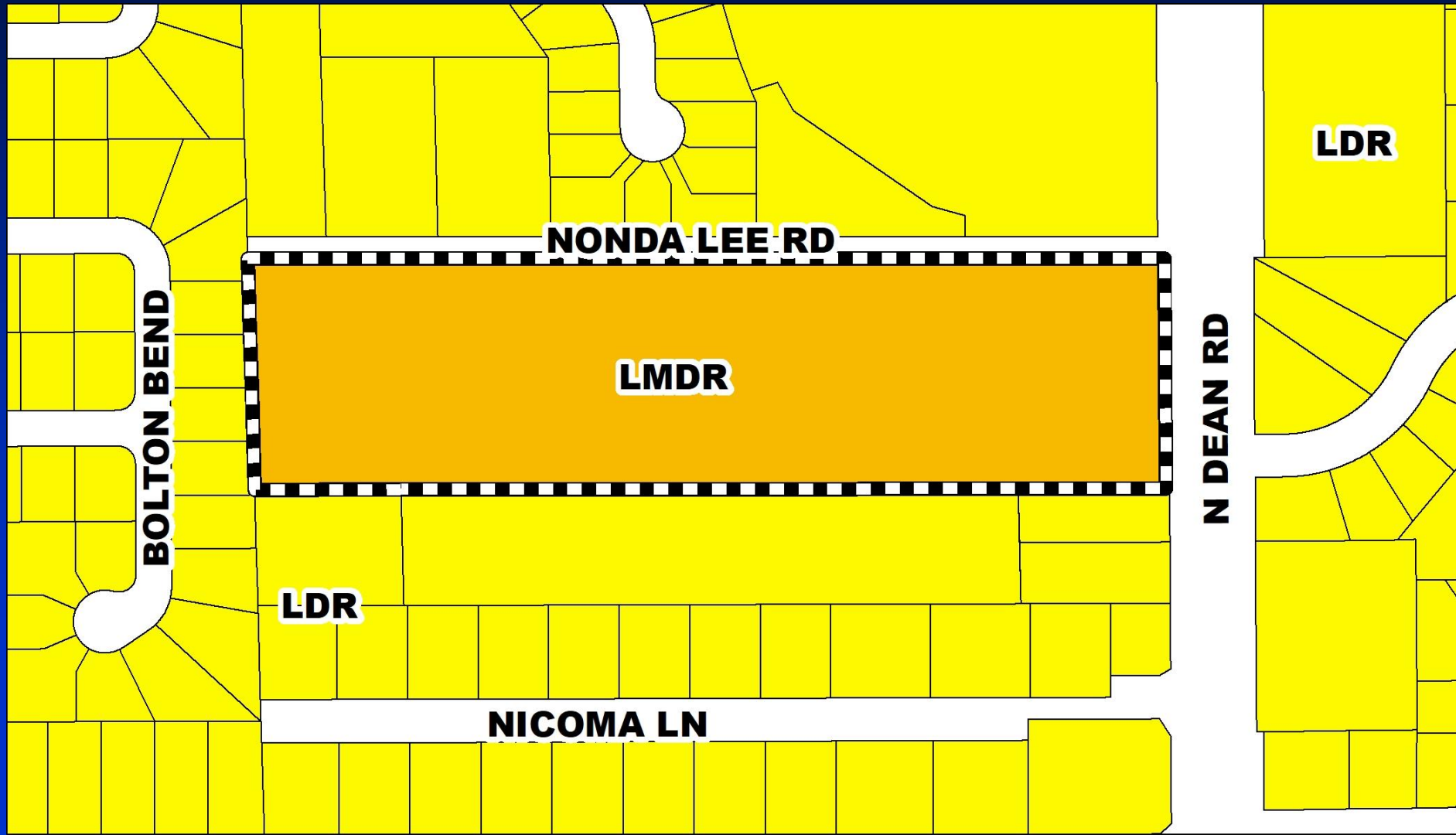
Future Land Use Current

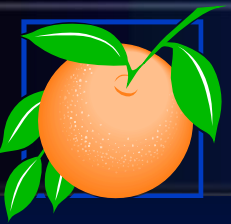




SS-24-04-001 & LUP-24-02-033

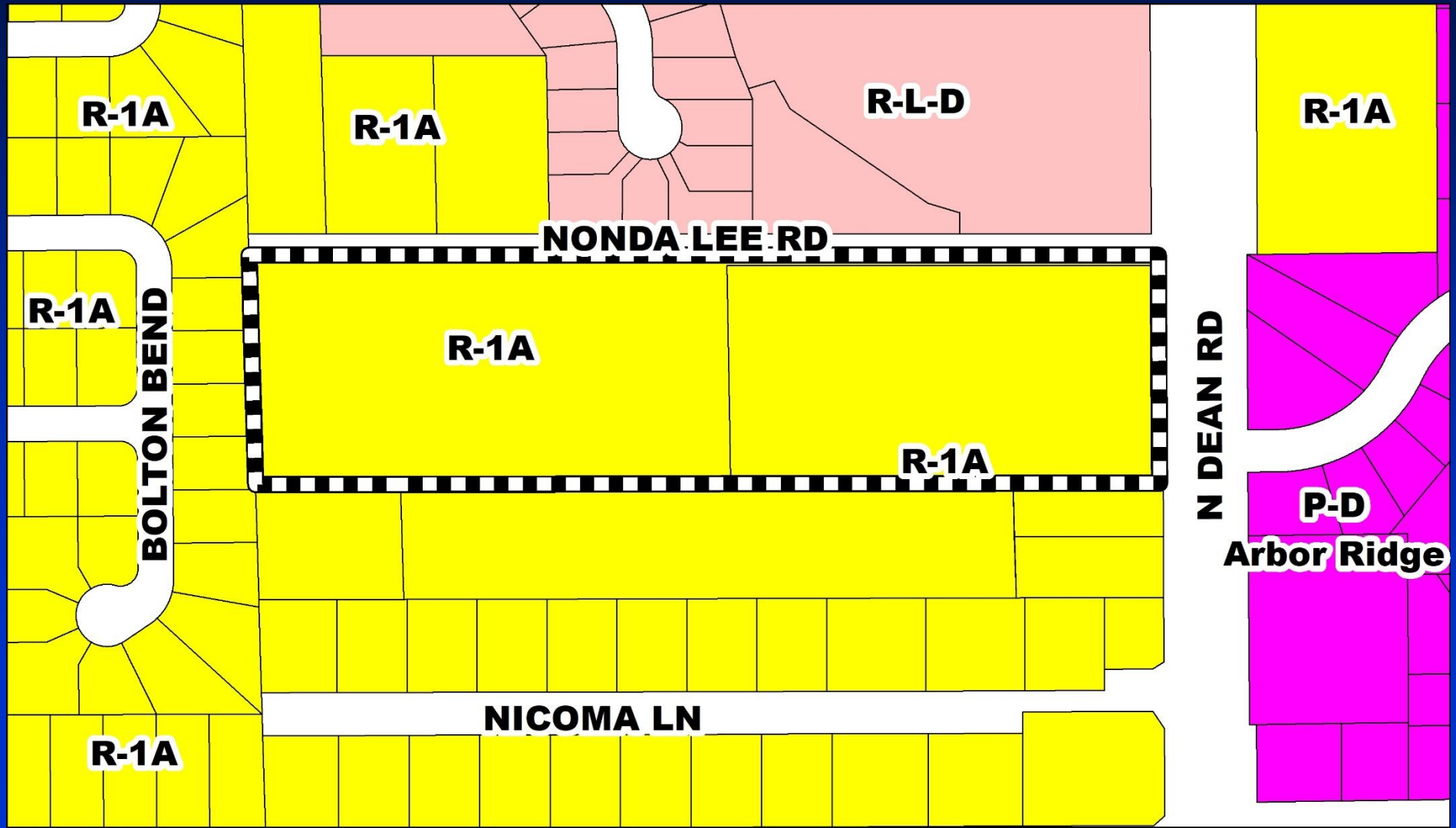
Future Land Use Proposed

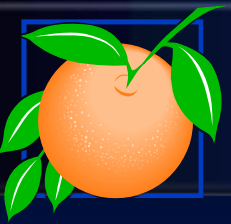




SS-24-04-001 & LUP-24-02-033

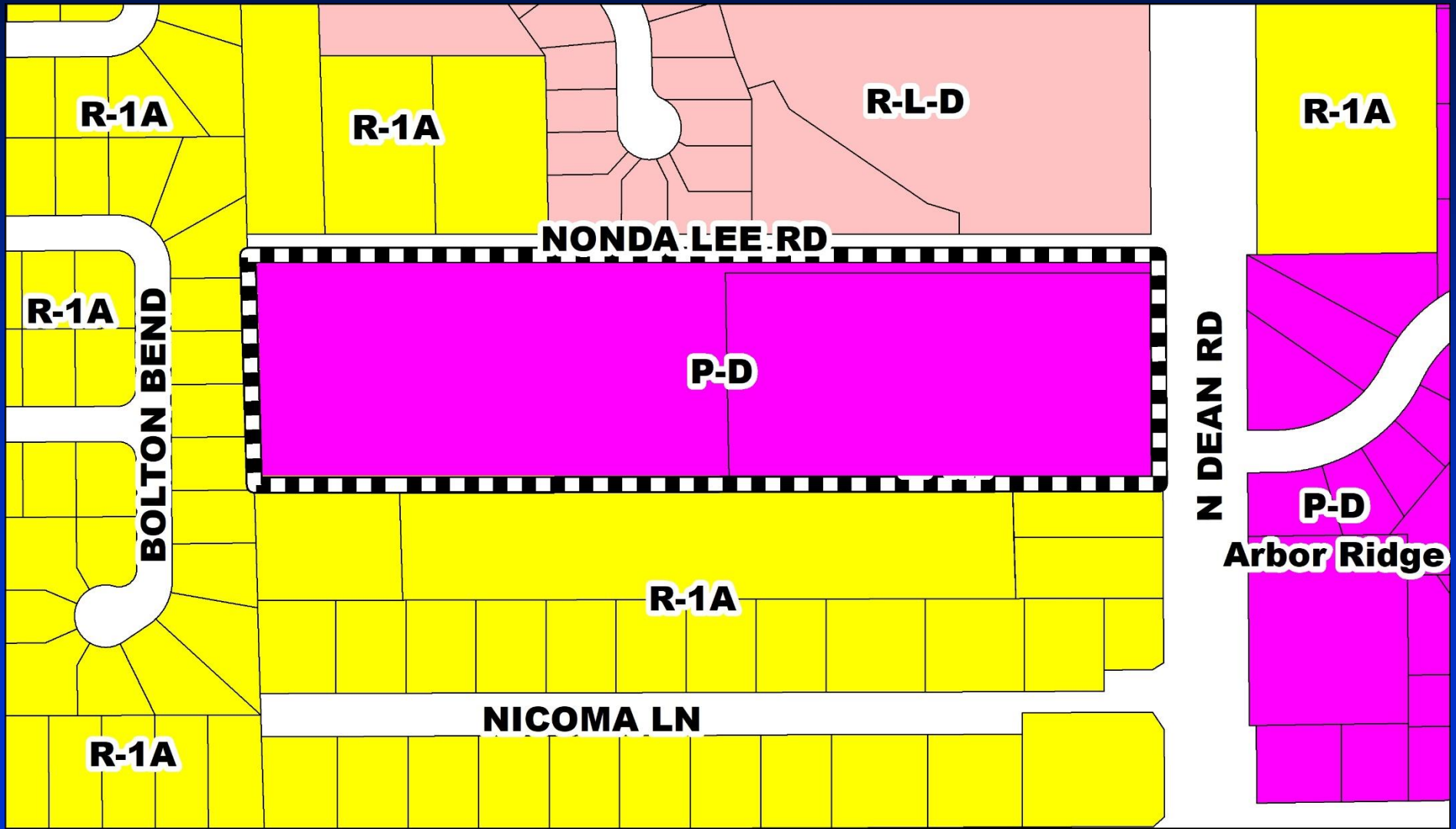
Zoning Current





SS-24-04-001 & LUP-24-02-033

Zoning Proposed



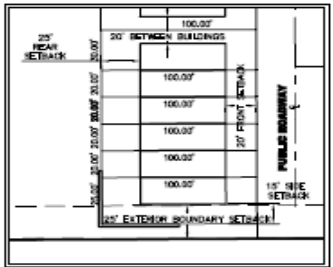
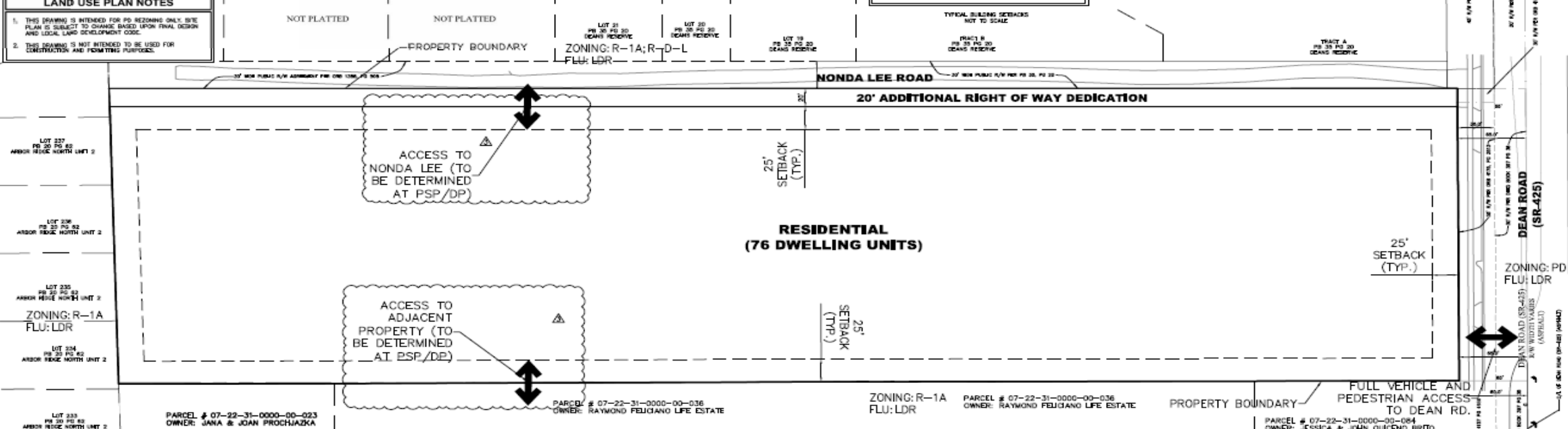
PD Land Use Plan

	Gross Trip Ends	
	Time	% Volume
B1	50%	281
B2		282

Multifamily Housing (Low-Rise) - Not Close to Rail Transit (220)	220	76	DU	T = 0.31(X) + 22.85	0.61	46	24%	11	76%	35
Total						46		12		35
PM Peak Hour										
Multifamily Housing (Low-Rise) - Not Close to Rail Transit (220)	220	76	DU	T = 0.43(X) + 20.55	0.70	53	63%	33	37%	20
Total						53		33		20

LAND USE PLAN NOTES

- THIS DRAWING IS INTENDED FOR PD ZONING ONLY. SITE PLAN IS SUBJECT TO CHANGE BASED UPON FINAL DESIGN AND LOCAL LAND DEVELOPMENT CODE.
- THIS DRAWING IS NOT INTENDED TO BE USED FOR CONSTRUCTION AND FINISHING PURPOSES.



SITE DATA:

- PARCEL ID: 07-22-31-0000-00-027; 07-22-31-0000-00-077
- PARCEL LOCATION: 2726 NORTH DEAN RD, 2740 NORTH DEAN RD
- TOTAL PARCEL AREA: 49.5 AC
- RIGHT OF WAY DEDICATION AREA: 40.89 AC
- DEVELOPABLE AREA: 49.84 AC
- WETLAND AREA: NO WETLANDS ON SITE
- ON-SITE SOILS: BASINGER, SMYRNA, TAVARES, ZOLFO
- STORMWATER MANAGEMENT: ON-SITE STORM POND PER SJRWMD & ORANGE COUNTY REQUIREMENT TO BE DECIDED AT FINAL ENGINEERING.

ZONING:

- EXISTING ZONING: R-1A
- PROPOSED ZONING: PD
- EXISTING FUTURE LAND USE: LDR (LOW DENSITY RESIDENTIAL)
- PROPOSED FUTURE LAND USE: LMDR (LOW-MEDIUM DENSITY RESIDENTIAL)
- PROPOSED USE: TOWNHOMES (76 DWELLING UNITS)

PROPOSED DENSITY:

- RESIDENTIAL MAX DENSITY: 8.0 DU/AC

OPEN SPACE:

- OPEN SPACE REQUIREMENT: 25% PER SECTION 38-1234
- RECREATION AREA: RECREATION AREA SHALL MEET ORANGE COUNTY CODE SEC. 38-1253.

IMPERVIOUS AREA:

- MAX. IMPERVIOUS AREA: 80%

LOT DATA:

- MIN. LOT WIDTH: 20'
- MIN. LOT AREA: 2000 SF

BUILDING DATA:

- MAX. BUILDING HEIGHT: 36' OR TWO (2) STORIES
- MIN. BUILDING SEPARATION (SIDE TO SIDE): 20'
- MIN. BUILDING SEPARATION (REAR TO REAR): 50'
- MIN. LIVING AREA: 1450 SF
- BEDROOMS: 3-4

BUILDING SETBACKS:

- INTERIOR LOT LINE: 0'
- FRONT: 20'
- REAR: 25'
- SIDE STREET: 15'
- BETWEEN BUILDINGS: 20'

PERIMETER SETBACKS:

- PD PERIMETER SETBACK: 25'

FLOOD ZONE:

- ZONE: ZONE A, ZONE X

SUPPORT SERVICES:

- UTILITIES: ORANGE COUNTY UTILITIES (OCU)
- ELECTRIC: DUKE ENERGY

SCHOOL AGE POPULATION:

PER ORANGE COUNTY PUBLIC SCHOOLS STUDENT GENERATION RATE

- ELEMENTARY: 14 STUDENTS
- MIDDLE SCHOOL: 7 STUDENTS
- HIGH SCHOOL: 9 STUDENTS

PARKING REQUIREMENT:

- PARKING WILL BE PROVIDED TO MEET ORANGE COUNTY CODE SEC. 38-1476 AND THE "PROFESSIONAL RESOURCE GROUP (PRG) WORK GROUP FOR FIRE DEPARTMENT ACCESS ROADWAYS - APRIL 19, 2007" REQUIREMENTS.
- GUEST PARKING TO BE IN ACCORDANCE WITH ORANGE COUNTY CODE SEC. 38-79 (20).

PARKING CALCULATIONS:

GARAGE AND DRIVEWAY PARKING:	180
VISITOR PARKING:	21
TOTAL PROVIDED:	201 PROVIDED

SIGNAGE:

- POLE SIGNS AND BILLBOARDS SHALL BE PROHIBITED. ALL OTHER SIGNAGE SHALL COMPLY WITH CHAPTER 31.5 OF THE ORANGE COUNTY CODE, AS MAY BE AMENDED.

PHASING:

- THE PROPOSED PROJECT WILL BE CONSTRUCTED IN ONE PHASE.

PLANS PREPARED UNDER THE JURISDICTION OF:

RECORDING: 2024.05.13
 COUNTY OF ORANGE, CALIFORNIA
 1-14-2024 09:28

DTW NO. 23-160
 DRAWN BY: EAJ
 CHECKED BY: CMW
 DATE: FEBRUARY, 2024

ETM
 ENGINEERING & ARCHITECTURE
 1411 Edinger Drive, Suite 200
 Orange, CA 92667
 TEL: (714) 944-0078
 CA-000004 LC-000018

PD LAND USE PLAN
 NORTH DEAN RD TOWNHOMES
 P3 LAF BR JV, LLC

DRAWING NUMBER: **6**

DATE: APR 26, 2024 - 8:01 AM, BY: Cheryl Wilson



Community Meeting Summary

April 8, 2024

Arbor Ridge Elementary School

- **Attendance – 46 Residents**

- **Concern for:**
 - **Incompatibility**
 - **Flooding**



Recommended Action

	<u>Staff</u>	/	<u>PZC/LPA</u>
SS-24-04-001:	ADOPT		DENY
Ordinance:	ADOPT		DENY
LUP-24-02-033:	APPROVE		DENY

Action Requested:

- Make a finding of inconsistency with the Comprehensive Plan and DENY the requested Future Land Use Text Amendment;
- DENY the associated Ordinance; and
- DENY the Dean Road Planned Development/Land Use Plan (PD/LUP) dated "Received June 13, 2024" subject to seventeen (17) conditions of approval listed in the staff report.



SS-23-12-101 & RZ-23-12-102

Applicant: Daniel Jorge Oliveira

Future Land Use Map (FLUM) Request:

From: Commercial (C)

To: Low-Medium Density Residential (LMDR)

Rezoning Request

From: R-1A (Single-Family Dwelling District)

To: R-1 (Single-Family Dwelling District)

Location: 329 and 335 Takoma St; generally east of Takoma St, south of W. Livingston St, north of W. Robinson St.

Acreage: 0.71-gross acre / 0.48 net acres

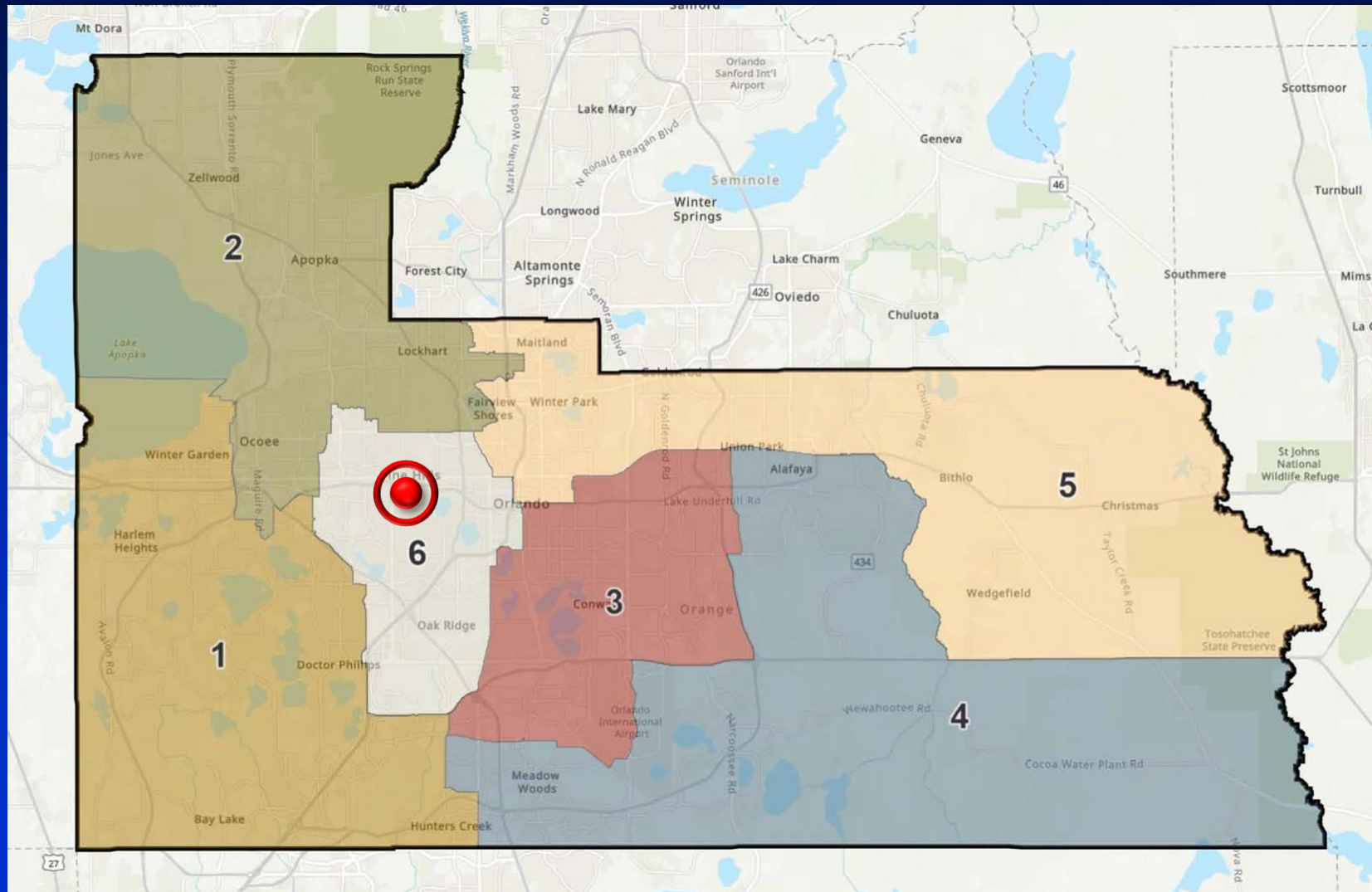
District: 6

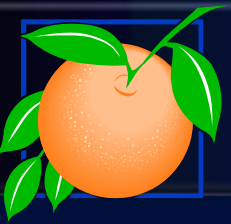
Proposed Use: Up to five homes



SS-23-12-101 & RZ-23-12-102

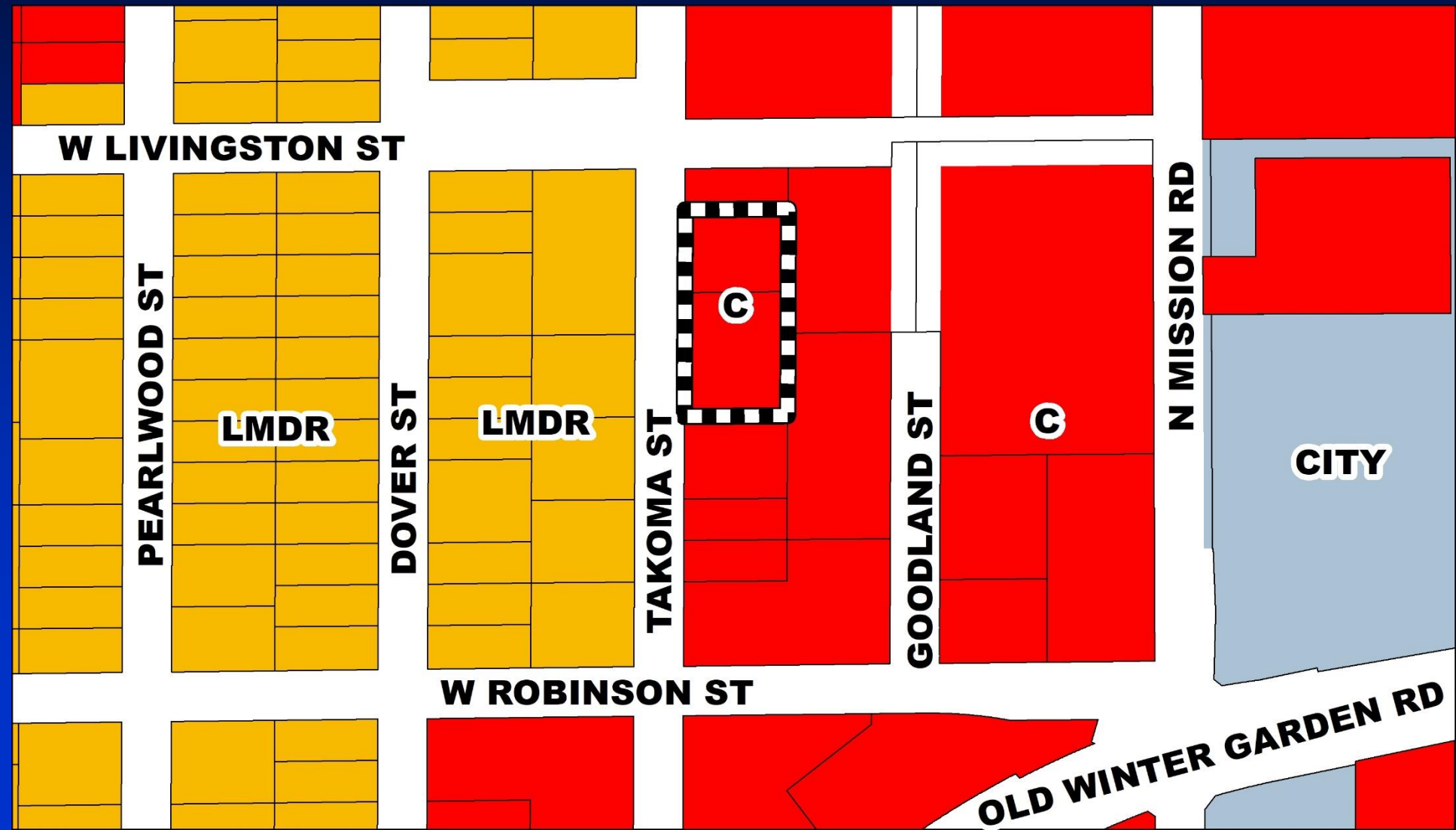
Location





SS-23-12-101 & RZ-23-12-102

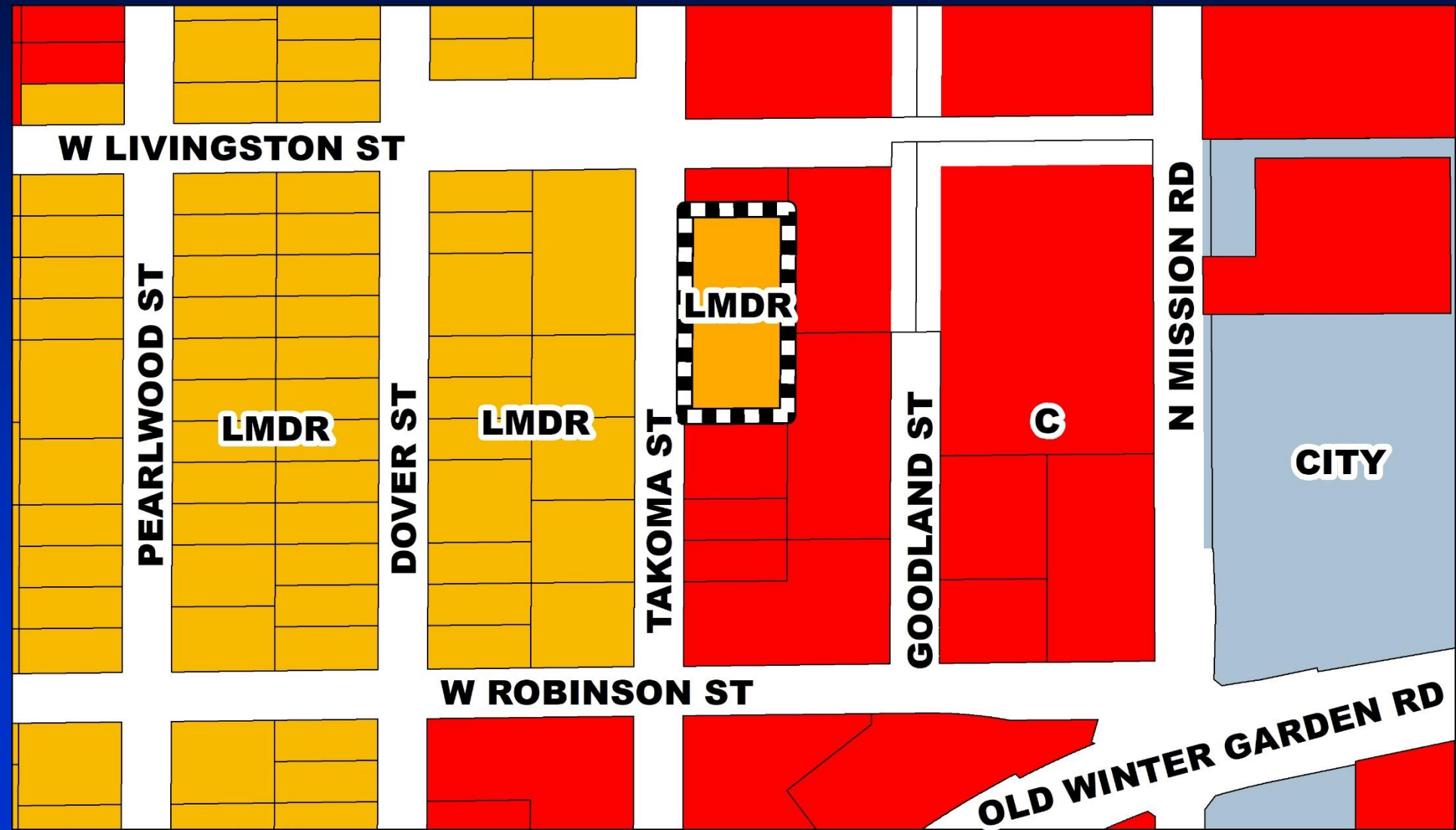
Future Land Use

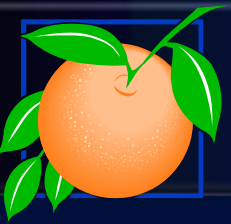




SS-23-12-101 & RZ-23-12-102

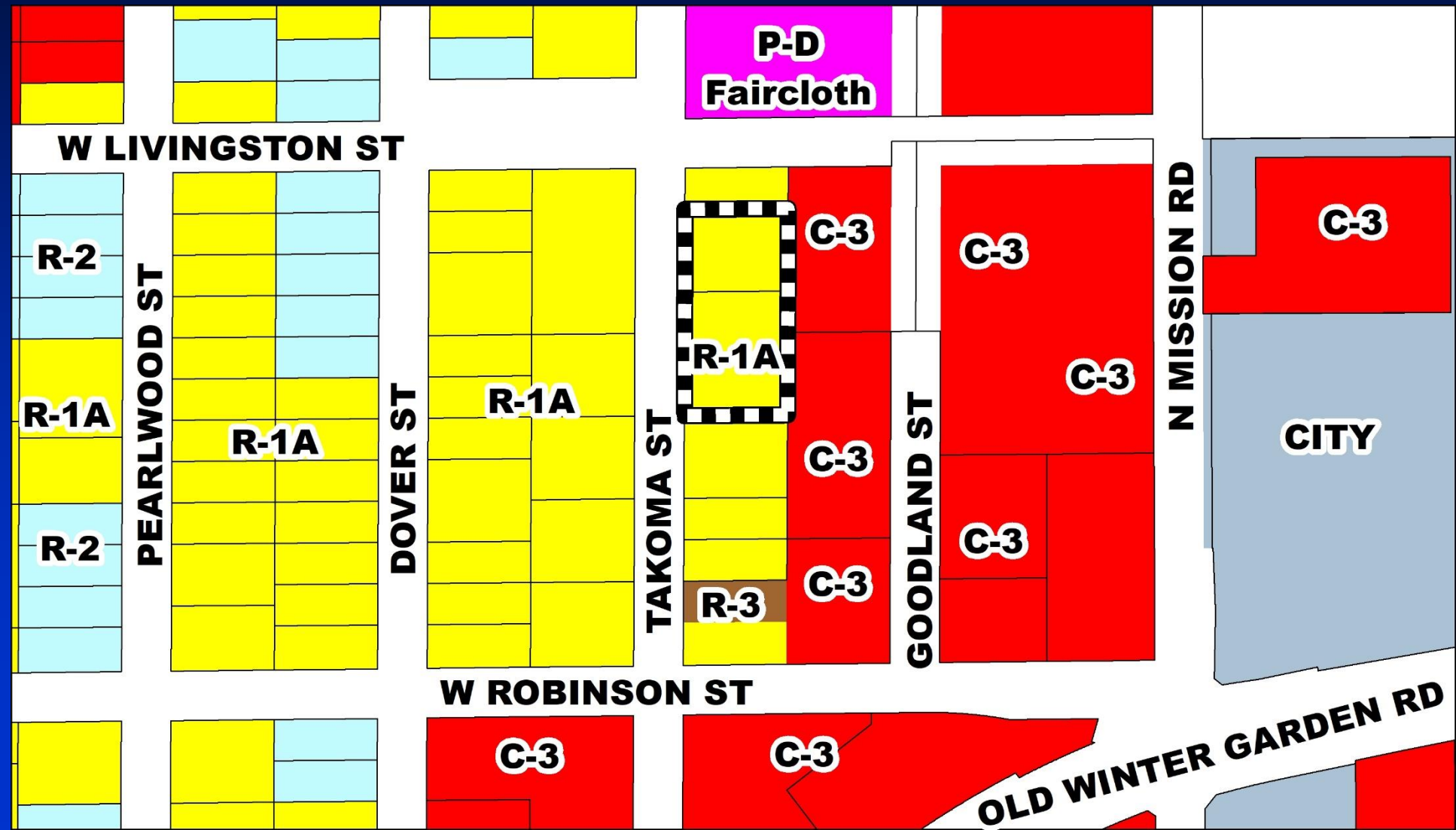
Proposed Future Land Use





SS-23-12-101 & RZ-23-12-102

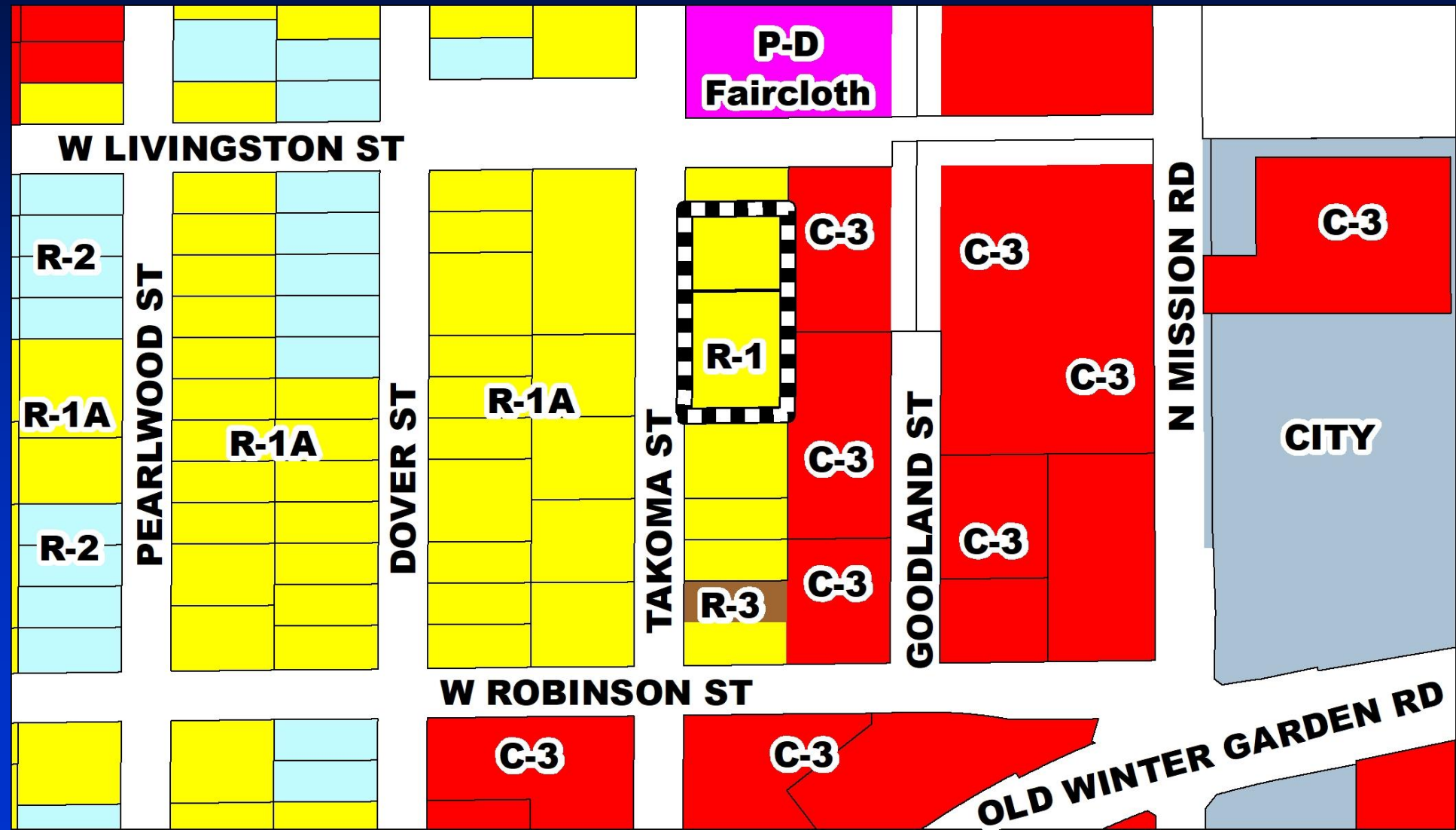
Zoning





SS-23-12-101 & RZ-23-12-102

Proposed Zoning



Aerial

LIVINGSTON ST

PEARLWOOD ST

DOVER ST

TAKOMA ST

GOODLAND ST

N MISSION RD

W ROBINSON ST





Recommended Action

SS-23-12-101:

ADOPT

Ordinance:

ADOPT

RZ-23-12-102:

APPROVE

Action Requested:

- **Make a finding of consistency with the Comprehensive Plan and ADOPT the requested Future Land Use Map Amendment;**
- **ADOPT the associated Ordinance; and**
- **APPROVE the requested R-1 (Single-Family Dwelling District) zoning.**



SS-24-06-035 and RZ-24-06-036

Applicant: Richard Geller, Fishback Dominick

Future Land Use Map (FLUM) Request:

From: Medium Density Residential (MDR)

To: Commercial (C)

Rezoning Request:

From: R-3 (Multiple-Family Dwelling District)

To: C-2 (General Commercial District)

Location: 6500 Old Cheney Highway; generally located at the southeast corner of Old Cheney Highway and Farwell Avenue.

Acreage: 0.51 acres

Proposal: C-2 Uses including overflow and overnight vehicle parking and storage.



Action Requested

Action Requested:

- Continue to the October 8, 2024, BCC Hearing at 2 p.m. at 201 S. Rosalind Avenue.