

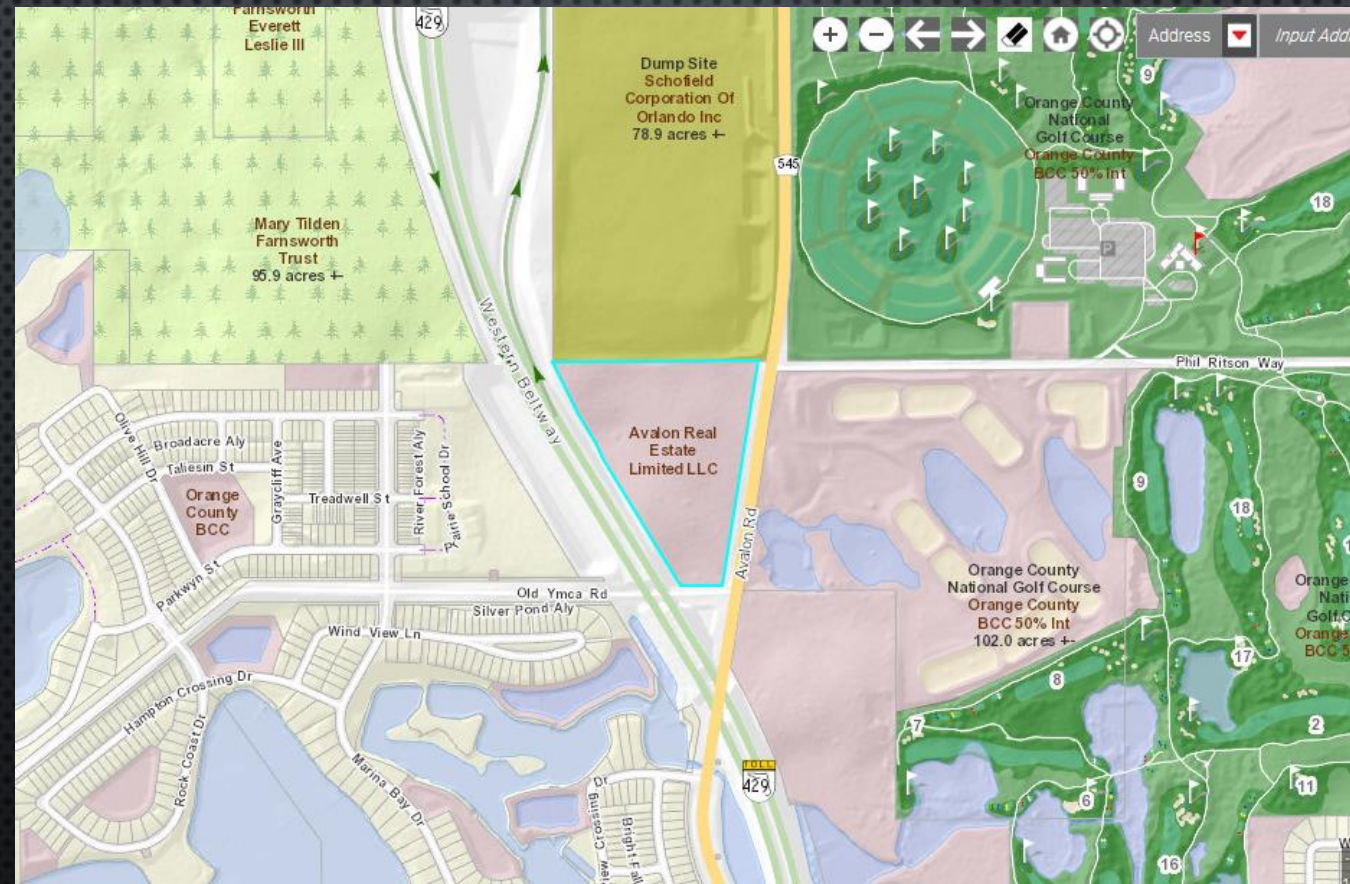
# CORE ACADEMY PD

CDR – 19- 09-293

SUBSTANTIAL CHANGE

FROM: 645 DORMITORY UNITS AND 100 KSF OF EDUCATIONAL

TO : 350 MULTI-FAMILY DWELLING UNITS



# PROPERTY AERIAL



# NEIGHBORHOOD AERIAL

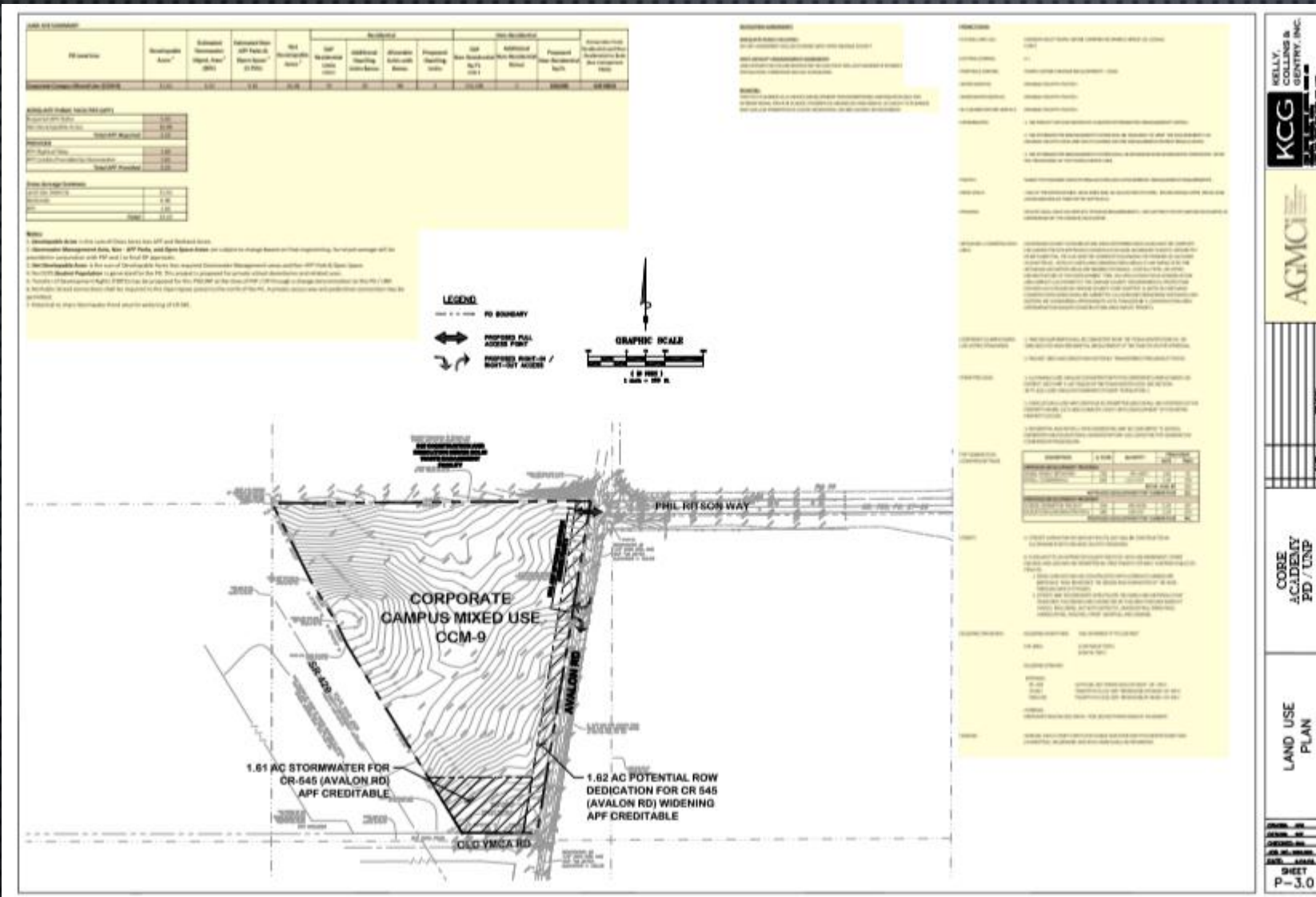


# COMPREHENSIVE PLAN

TOWN CENTER – CCMU  
(CORPORATE CENTER MIXED USE)

MULTI-FAMILY :  
**PERMITTED USE**

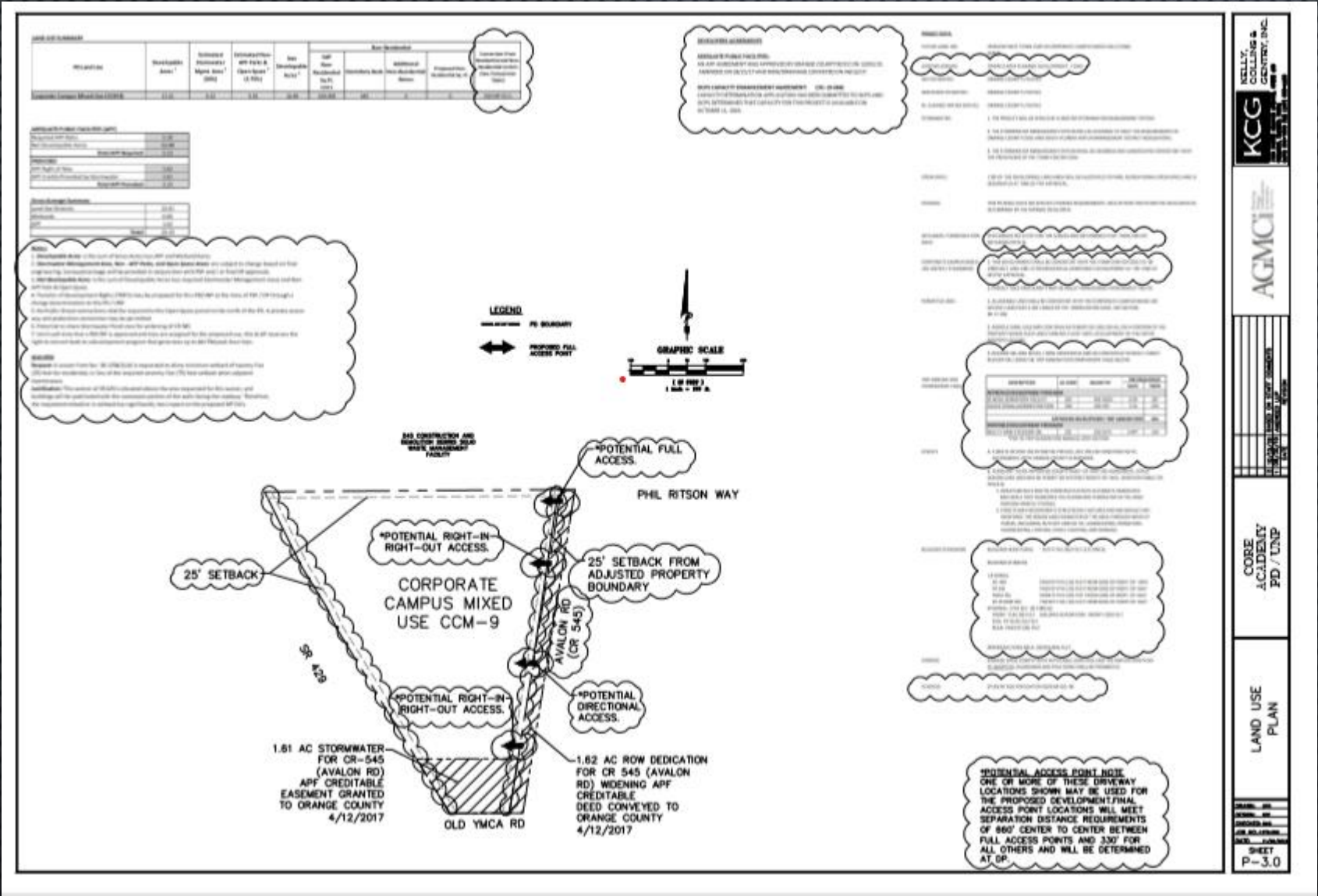
# APPROVED PD - ALUP



## DEVELOPMENT PROGRAM

- 645 BED DORMITORY
- 100,000 SF EDUCATION/ADMINISTRATIVE USES (CLASSROOMS, OFFICES)
- 441 PEAK HOUR TRIPS CURRENTLY APPROVED

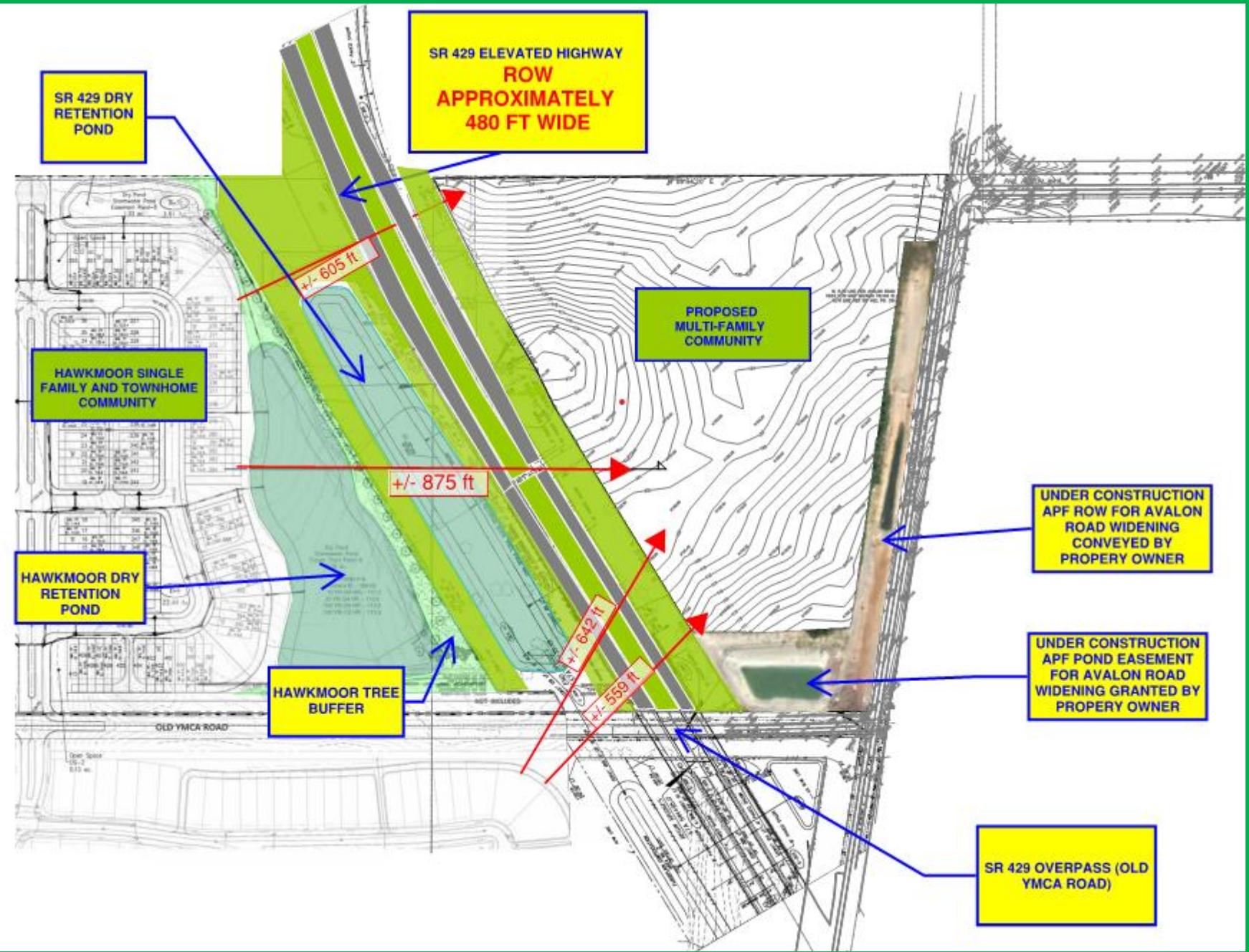
# PROPOSED PD-ALUP



- ## DEVELOPMENT PROGRAM
- 350 MULTI-FAMILY DWELLING UNITS
  - 154 PEAK HOUR TRIPS PROPOSED

CORE ACADEMY PD / UNP

# SURROUNDING LAND CHARACTERISTICS







**CDR-19-09-293:**

CONSISTENT WITH THE COMPREHENSIVE PLAN

PERMITTED USE UNDER THE TOWN CENTER SECTION OF THE  
LAND DEVELOPMENT CODE

PROPOSED USE REDUCES TRAFFIC GENERATION COMPARED TO  
APPROVED USE

# TRAFFIC AND SCHOOLS

1- PROPOSED SUBSTANTIAL DECREASE IN TRAFFIC (441 PEAK HOUR TRIPS TO 154 PEAK HOUR TRIPS)

2- PART OF TRAFFIC SOLUTION

- A. DONATED ROW OF FOR CR 545 (AVALON ROAD) EXPANSION
- B. PROVIDED DRAINAGE POND FOR CR 545 (AVALON ROAD) EXPANSION
- C. WORKING WITH COUNTY ON POTENTIAL TRAFFIC SIGNAL AT PHIL RITSON WAY

3- AVAILABLE SCHOOL CAPACITY DUE TO PROGRAMMED RELIEF SCHOOLS:

- A. KEENE'S CROSSING ELEMENTARY RELIEF SCHOOL SCHEDULED TO OPEN SCHOOL YEAR 2020
- B. BRIDGEWATER MIDDLE RELIEF SCHOOL SCHEDULED TO OPEN SCHOOL YEAR 2022
- C. WINDERMERE HIGH RELIEF SCHOOL SCHEDULED TO OPEN SCHOOL YEAR 2021

4- PROPOSED PROJECT TIMELINE -

- A. PROPOSED PROJECT CONSTRUCTION START DATE : NOVEMBER 2020
- B. PROJECTED COMPLETION OF CONSTRUCTION: SEPTEMBER 2022

# REQUEST APPROVAL OF SUBSTANTIAL CHANGE:

- DECREASE INTENSITY OF CURRENT APPROVAL
- LESS TRAFFIC IMPACTS
- PAST AND FUTURE AID TO TRAFFIC IMPROVEMENTS
- SCHOOL CAPACITY AVAILABLE

