

Board of County Commissioners

SS-20-07-048
Privately-Initiated Map Amendment

8

LUP-20-06-163

Concurrent Planned Development /Land Use Plan Request

Adoption Public Hearing

November 10, 2020



Amendment SS-20-07-048 & LUP-20-06-163

Applicant: Rebecca Wilson; Lowndes, Drosdick, Doster, Kantor & Reed P.A.

Future Land Use Map (FLUM) Request:

From: IND (Industrial)

To: HDR – Student Housing (High Density Residential)

Rezoning Request:

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

To: PD (Planned Development District)

Location: 12175 Science Drive; generally located on the east side of Science

Drive, on the west side of Technology Parkway, north of

Challenger Parkway, south of Research Parkway.

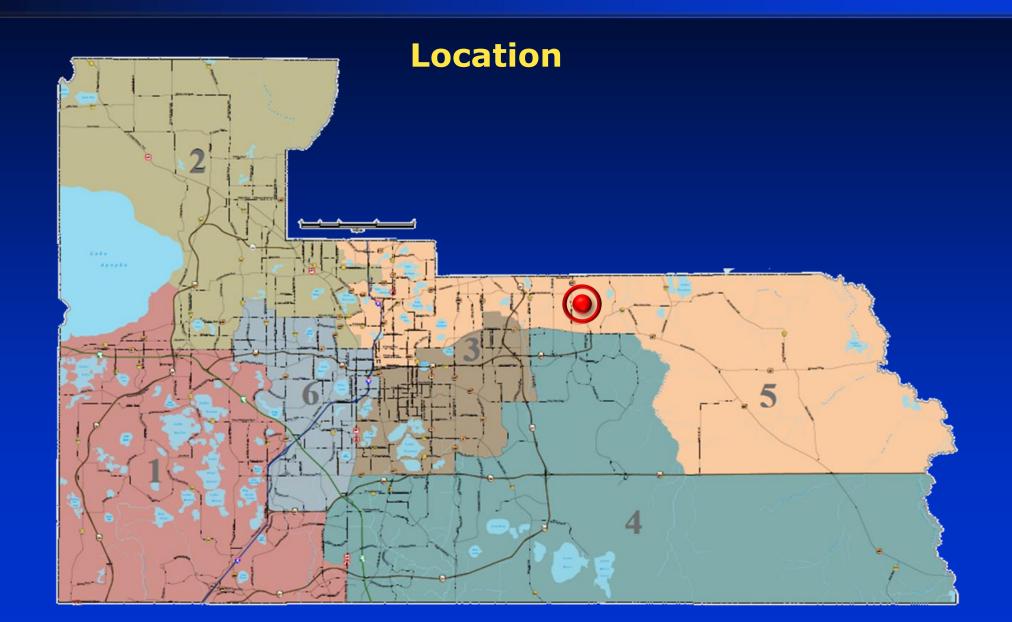
Acreage: 3.82 gross acres

District: 5

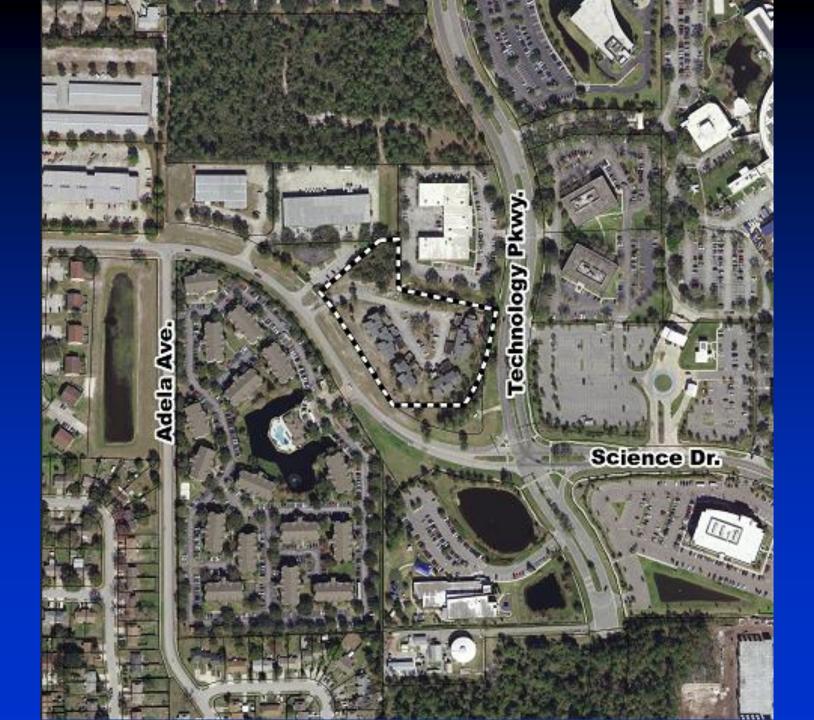
Proposed Use: Student housing development with 764 beds.

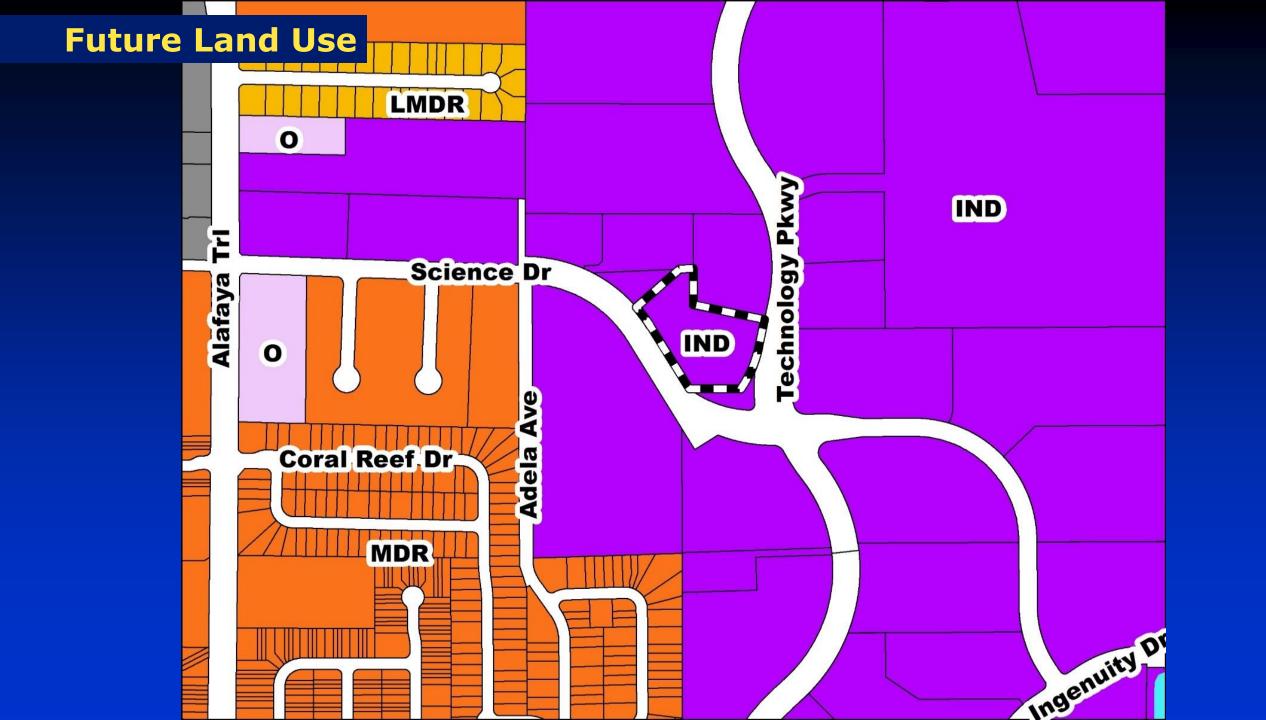


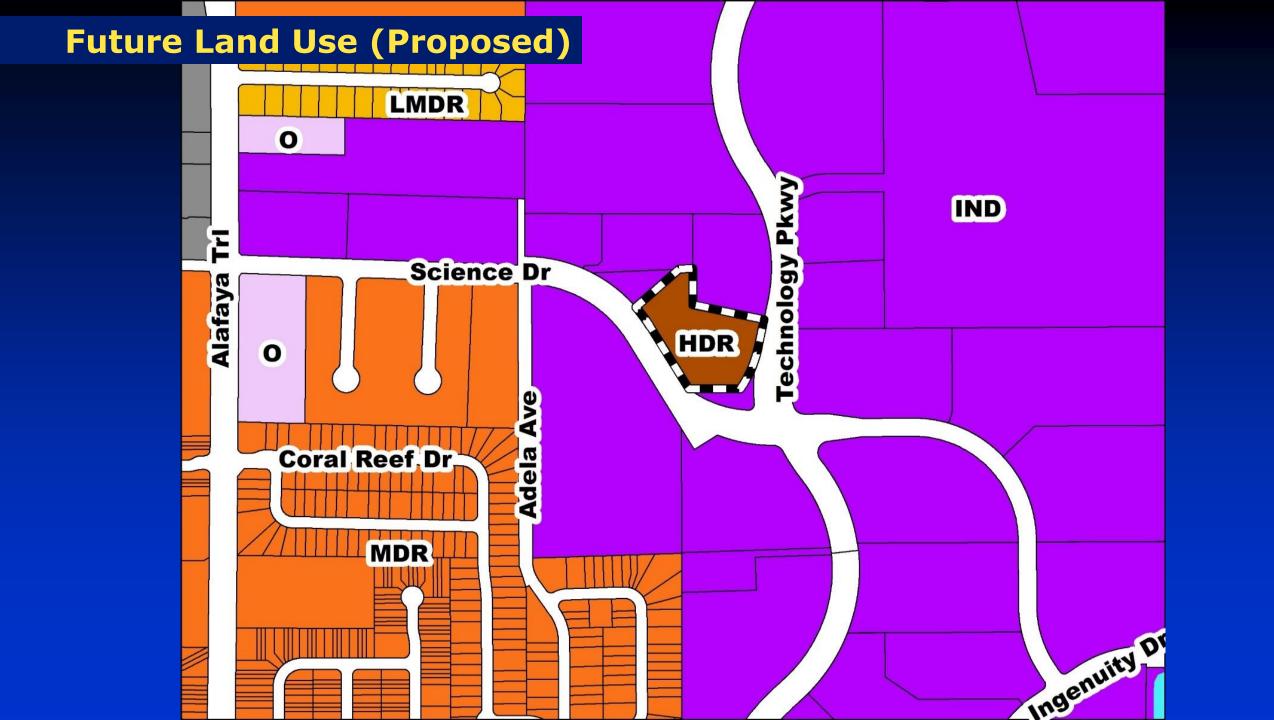
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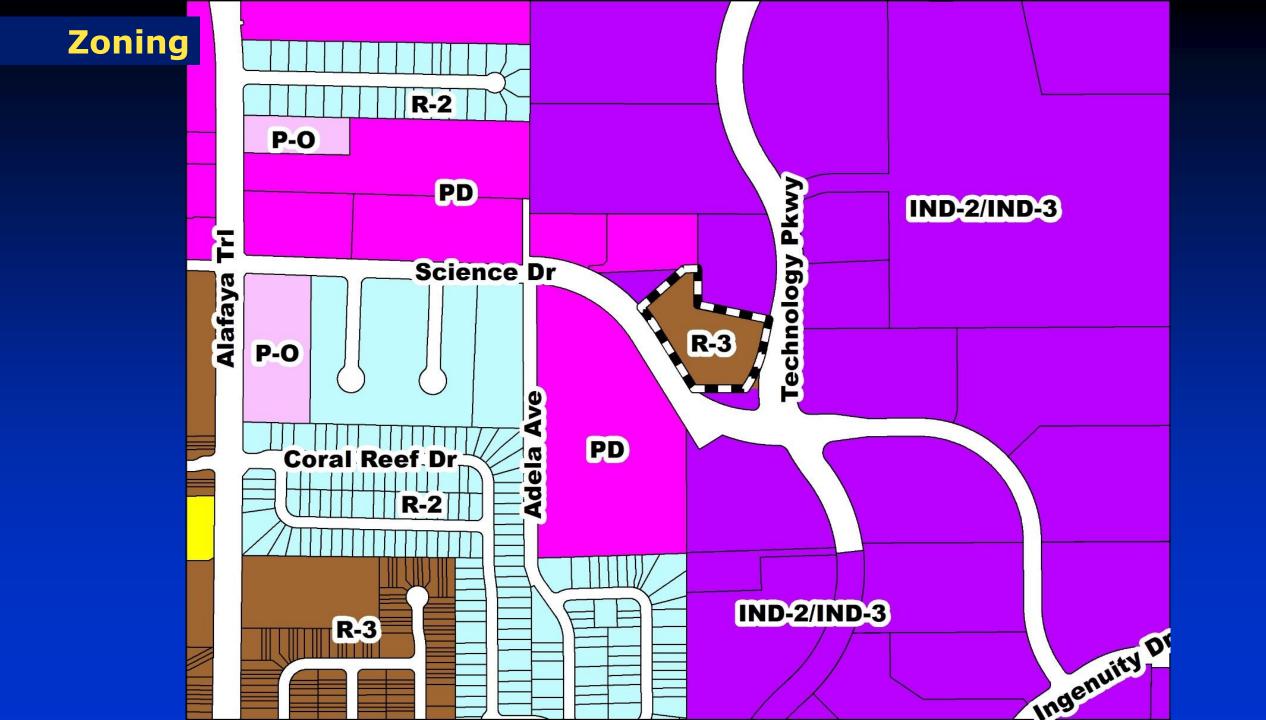


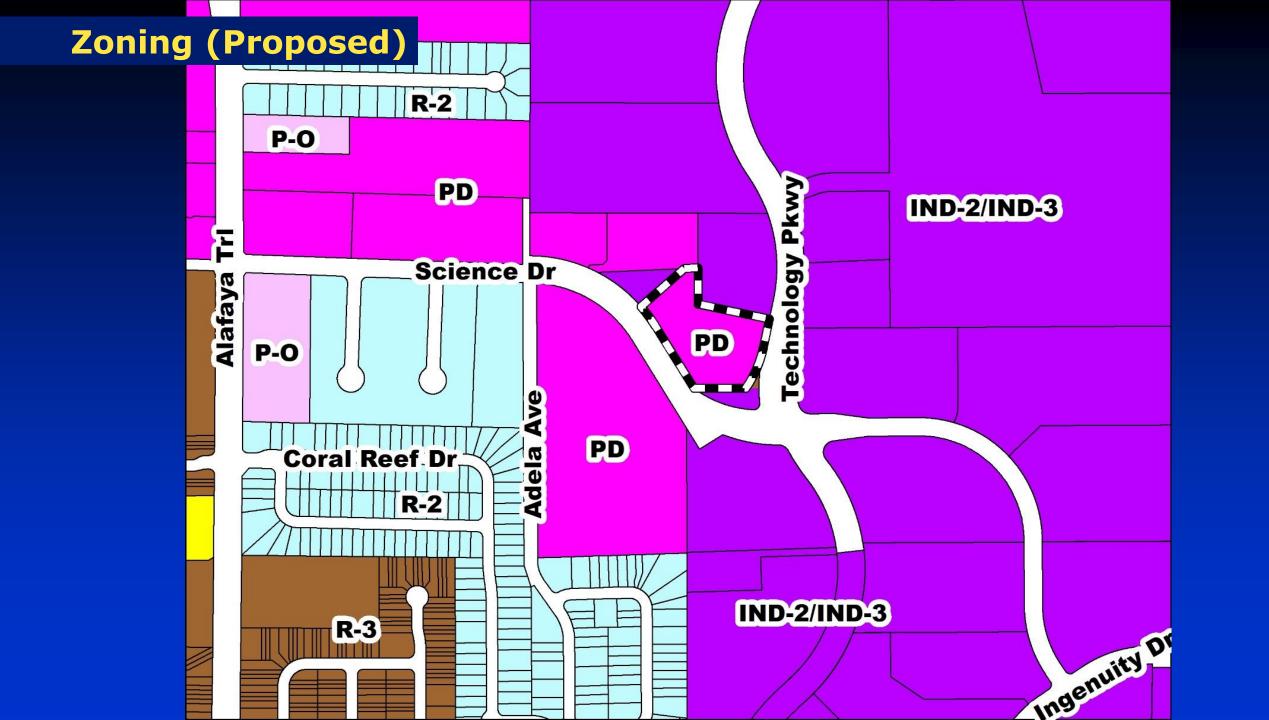
Aerial

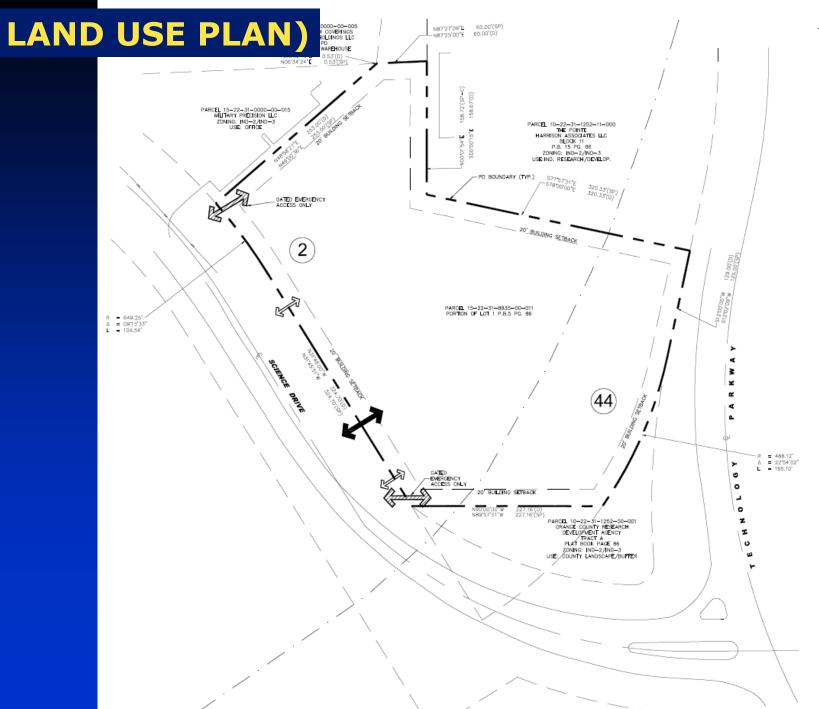












DEVELOPMENT NOTES:

TRACT SIZE: 3.82 AC
 APPROVED FUTURE LAND USE: INDUSTRIAL

3, PROPOSED FUTURE LAND USE: PD-STUDENT HOUSING

4. EXISTING ZONING: R-3

PROPOSED ZONING: PE
 PROPOSED DEVELOPMENT PROGRAM:

LAND USE	GROSS AC	BEDS	UNITS*	GROSS DENSITY		
PD-STUDENT HOUSING	3,82	764	191	50 DUVAC		

"NOTE: FOUR (4) BEDS EQUALS ONE (1) DWELLING UNIT (DU).

7, DEVELOPMENT CRITERIA

MAX, IMPERVIOUS AREA: 85% BUILDING SETBACKS

MAX, BUILDING HEIGHT
STUDENT HOUSING BUILDINGS: 55 FT • 6 STORIES
PARKING GARAGE: 65 FT • 6 STORIES

8. BUFFER YARDS

SCIENCE DR (LOCAL): 3 FEET (HEDGE WALL)
TECHNOLOGY PKWY (LOCAL): 3 FEET (HEDGE WALL)
REAR: 0 FEET
SIDE: 0 FEET

FRONT: 0 FI

 OPEN SPACE PER SECTION 38-1234: MULTI-FAMILY:

10, UTILITY PROVIDERS:

WATER ORANGE COUNTY UTILITIES SEWER SERVICE ORANGE COUNTY UTILITIES

11. SCHOOL AGE POPULATION: NOT APPLICABLE

12, STORMWATER MANAGEMENT: STORMWATER MANAGEMENT SYSTEM WILL BE DESIGNED TO MEET ORANGE COUNTY

CODE AND THE REQUIREMENTS OF THE LOCAL WATER MANAGEMENT DISTRICT,

13, PHASING: THIS PROJECT WILL BE CONSTRUCTED IN ONE (1) PHASE,

14, PROJECT TRAFFIC: EXISTING MULTI-FAMILY: 242 DAILY TRIPS
PROPOSED STUDENT HOUSING: 2,234 DAILY TRIPS
NET INCREASE IN DAILY TRIPS: +2,032 DAILY TRIPS

NOTES

- 1. THIS SITE IS LOCATED WITHIN THE GEOGRAPHICAL LIMITS OF THE ECONLOCKHATCHEE RIVER PROTECTION ORDINANCE.
- BASIN-MIDE REGULATIONS APPLY PER GRANGE COUNTY CODE CHAPTER 15 ARTICLE XI SECTION 15-442,
- 2. SOIL INFORMATION SHOWN ON THIS PLAN IS BASED UPON THE USGS SOIL SURVEY.
- 3. ALL ACREAGES ARE SUBJECT TO CHANGE WITH FINAL ENGINEERING AND FINAL PLAT REVIEW AND APPROVAL
- N ACCORDANCE WITH SECTION 38-1227, ANY VARIATIONS FROM COUNTY CODE MINIMUM STANDARDS REPRESENTED ON THIS
 PLAN THAT HAVE NOT BEEN EXPRESSLY APPROVED BY THE BCC ARE INVALID.

SOIL LEGEND

(2)- ARCHBOLD FINE SAND

(44) - SMYRNA-SMYRNA, WET, FINE SAND

LEGEND

VEHICLE ACCESS

LOCATIONS

GATED EMER LOCATIONS

GATED EMERGENCY ACCESS

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PEDESTRIAN ACCESS LOCATIONS

- SOIL LIMITS

PD BOUNDARY

Daily	Land Use Off-Campus Student Apertment (<1/2 mi) (200 beds/acre) ²	ITE LUC 225	Size 750	Units Beds	ITE Trip Rate ¹	Daily Trip Generation				
						Total	In ¹		Out ¹	
						2,325	50%	1,163	50%	1,162
PM Peak	Land Use	ITE LUC	Size	Units	ITE Trip	PM Peak Hour Trip Generation				
					Rate ¹	Total	In ¹		Out ¹	
	Off-Campus Student Apartment (<1/2 mi) (200 beds/acre) ²	225	750	Beds	0.24	183	50%	92	50%	91

Notes: 1 Vehicle trip rates and directional splits per data and procedures outlined in ITE Trip Generation Manual, 10th Edition



Amendment SS-20-07-048

Staff Recommendation:

ADOPT

LPA Recommendation:

ADOPT

Action Requested:

- Make a finding of consistency with the Comprehensive Plan (see Future Land Use Element Objective FLU8.2, and Policies FLU1.1.2, FLU1.1.5, FLU1.4.1, FLU8.1.1, FLU8.2.1, and FLU8.2.11);
- Determine that the proposed amendment is in compliance; and
- Adopt Amendment SS-20-07-048, Industrial (IND) to High Density Residential – Student Housing (HDR)



Rezoning LUP-20-06-163

Staff Recommendation: APPROVAL

LPA Recommendation: APPROVAL

Action Requested:

• Make a finding of consistency with the Comprehensive Plan and recommend APPROVAL of the Science and Technology Planned Development / Land Use Plan (PD/LUP), dated "Received September 1, 2020", subject the sixteen (16) conditions listed in the staff report.



Recommended Action

SS-20-07-048: ADOPT

Small-Scale Ordinance: APPROVAL

LUP-20-06-163: APPROVAL

Recommended Action:

• Make a finding of consistency with the Comprehensive Plan and recommend ADOPTION of the High Density Residential – Student Housing Future Land Use; recommend APPROVAL of the Small-Scale Ordinance; and recommend APPROVAL of the Science and Technology Planned Development / Land Use Plan (PD/LUP), dated "Received September 1, 2020", subject the sixteen (16) conditions listed in the staff report.