



Board of County Commissioners

Public Hearing

November 27, 2012



Hunter's Creek PD/LUP

Case: CDR-12-09-181

**Project: Hunter's Creek Planned Development/
Land Use Plan (PD/LUP) - Substantial
Change**

Applicant: David C. Lowe

District: 1



Hunter's Creek PD/LUP

Request: To consider a substantial change to the approved Hunter's Creek Planned Development/Land Use Plan (PD/LUP) to grant the following four (4) waivers from Orange County Code Sections 38-1258 and 38-1477, applicable to PD Tract 330, Lot 2 only:

- 1) A waiver from Section 38-1258(b) to allow all multi-family buildings located within one hundred thirty-five (135) feet of single-family zoned property to be four (4) stories in height (not to exceed 55 feet), in lieu of three (3) stories and 40' to be located 150' from single-family property;**
- 2) A waiver from Section 38-1258(c) to allow a maximum height of fifty-five (55) feet for all multi-family buildings, in lieu of a maximum building height of forty (40) feet;**



Hunter's Creek PD/LUP

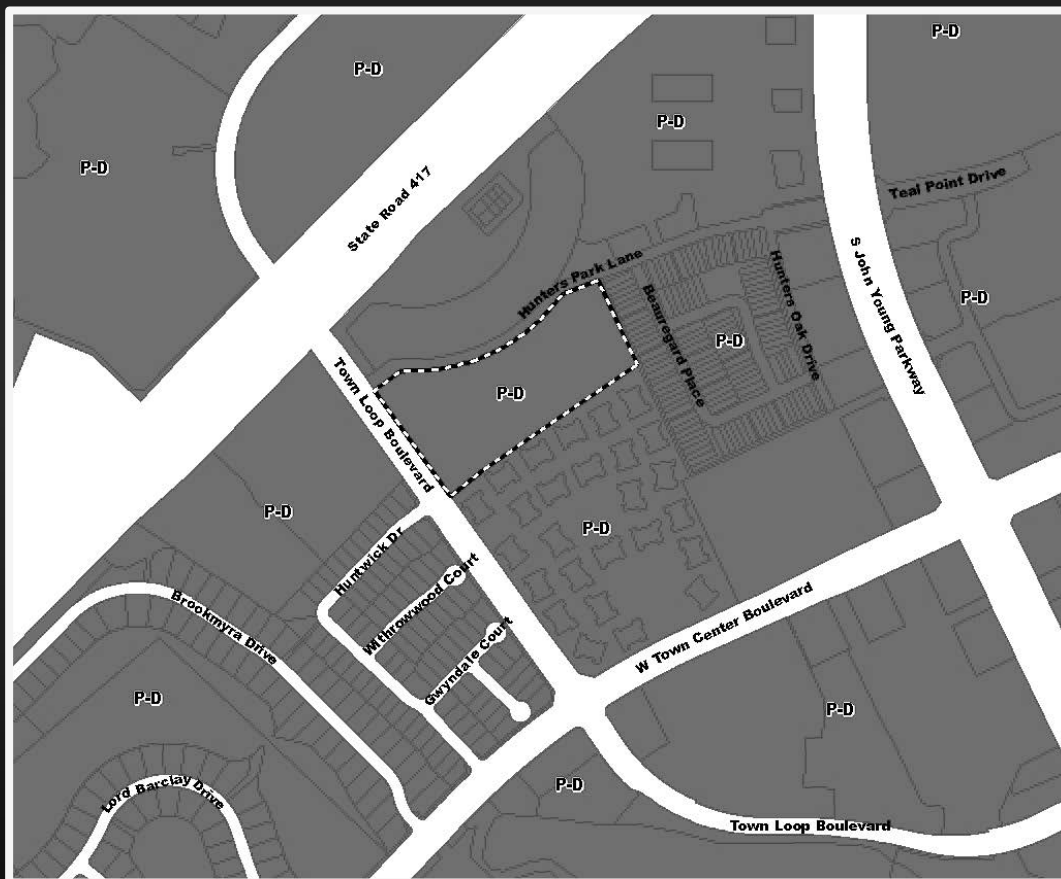
Request Cont'd:

- 3) A waiver from Section 38-1258(f) to eliminate the requirement to construct a six (6) foot masonry wall whenever a multi-family development is located adjacent to single-family zoned property; and
- 4) A waiver from Section 38-1477 to allow thirty-three (33) parking spaces to be located on Hunter's Park Lane, a private right-of-way, subject to HOA approval, in lieu of all required parking spaces to be located on the same lot.



Hunter's Creek PD/LUP

Zoning

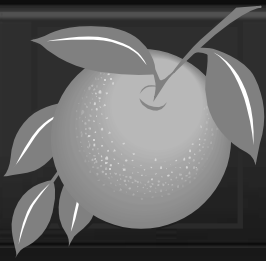




Hunter's Creek PD/LUP

Future Land Use





Hunter's Creek PD/LUP

PD Land Use Plan





Hunter's Creek PD/LUP

Action Requested

- **Find the request consistent with the Comprehensive Plan and approve the Substantial Change to the approved Hunter's Creek PD/LUP dated "Received April 16, 2008" subject to the five (5) conditions in the staff report.**