



Majorca PD BCC Adoption Hearing

Presented to
Board of County Commissioners

October 4, 2016



Current Future Land Use



Major Commercial Node



**Over 2 Million square feet of non-residential uses on this section of Sand Lake Road.
Need a more diverse mix of land uses to balance transportation demands.**

Consistent Future Land Use Policies

Orange County Staff Report Recommendations

September 27, 2016

1. FUTURE LAND USE MAP AMENDMENT: Make a finding of **consistency** with the Comprehensive Plan (see Future Land Use Element Goal FLU2, Objectives FLU2.1 and FLU8.2, and Policies FLU1.1.1, FLU1.1.5, FLU8.2.1, and FLU8.2.2; and Housing Element Goal H1 and Objective H1.1), determine that the amendment is in compliance, and **ADOPT** Amendment 2016-2-C-1-1, Commercial (C) to High Density Residential (HDR).

2. CHANGE DETERMINATION SUBSTANTIAL CHANGE TO THE PD/LUP (September 7, 2016, DRC Recommendation): Make a finding of **consistency** with the Comprehensive Plan (see Future Land Use Element Goal FLU2, Objectives FLU2.1 and FLU8.2, and Policies FLU1.1.1, FLU1.1.5, FLU8.2.1, and FLU8.2.2; and Housing Element Goal H1 and Objective H1.1) and **APPROVE** the Majorca Planned Development/Land Use Plan (PD/LUP) substantial change (Case CDR-16-08-297)



Consistent Future Land Use Policies

FLU1.4.1

Orange County shall promote **a range of living environments** and employment opportunities in order to achieve a stable and diversified population and community.

FLU 2.2.1

Within the Urban Service Area, **Orange County shall encourage a mixture of land uses** within activity and mixed-use commercial centers. Office and residential land uses shall be part of the balanced land use mixture, in addition to the commercial component. (Added 3/99, Ord. 99-04; Amended 12/00, Ord. 00-25, Policy 3.8.8-r)

FLU8.2.1

Land use changes shall be required to be compatible with the existing development and **development trend in the area**. Performance restrictions and/or conditions may be placed on property through the appropriate development order to ensure compatibility. No restrictions or conditions shall be placed on a Future Land Use Map change. (Policy 3.2.25)

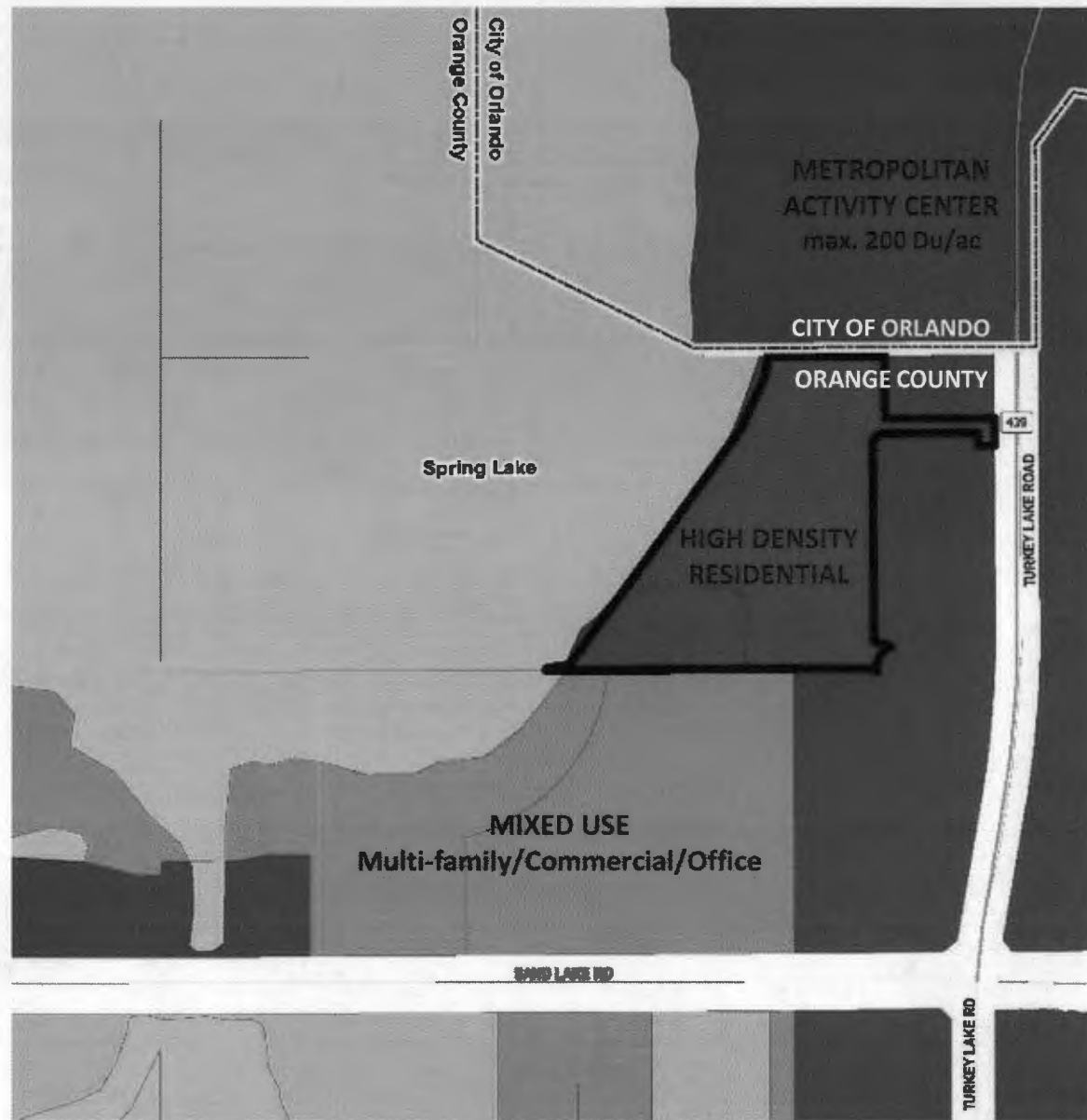
FLU8.2.2

Continuous stretches of similar housing types and density of units shall be avoided. A **diverse mix of uses and housing types** shall be promoted. (Policy 3.1.1)

FLU8.2.11

Compatibility may not necessarily be determined to be a land use that is identical to those uses that surround it. Other factors may be considered, such as the design attributes of the project, its urban form, the physical integration of a project and its function in the broader community, as well its contribution toward the Goals and Objectives in the CP. The CP shall specifically allow for such a balance of considerations to occur.

Proposed Future Land Use



Dr. Phillips Plan - 1969

PLANNING DEPARTMENT
ORANGE COUNTY

A LONG RANGE PLAN
for
THE DOCTOR PHILLIPS COMMUNITY
ORANGE COUNTY
FLORIDA

Prepared for
the Dr. P. Phillips Foundation
and Granada Groves Corporation

by
Hart . Krivatsy . Stubee

Planning Consultants

1968 - 1969

Dr. Phillips Plan - 1969

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The plan makes only one exception to this order in the proposed development pattern -- around Spring Lake. There, due to its exposure and close relationship to the community center, the lake front is recommended for intensive development with a waterfront promenade and multiple family housing. It is expected that this development pattern will generate the financial means that will allow for the appropriate engineering solutions to protect Spring Lake from pollution.

Dr. Phillips Plan - 1969

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In summary, the planned community would provide a wide choice for its future residents: prospective buyers could choose between lakeshore property or golf course environment as well as town houses that are conveniently close to services and facilities provided by the community center. This choice of housing will be further enriched by apartments on Spring Lake that will offer all the amenities of urban life in a gracious country setting.

Compatibility

The second test of Future Land Use Map amendments after determining consistency.



Surrounding Area Existing Conditions



Wood Partners, National Multi-Family Leaders

"Since the company's inception, a powerful combination of the best architecture firms and an expanding roster of equity and debt partners have been involved in the development of more than 46,000 homes with a combined value of more than \$6.8 billion."

**Alameda
Station,
Denver,
Colorado**



Existing Rialto 1 Development



**Same architecture,
Same building height,
Same density**



Transportation; Reduction in Trip Generation

Commercial Zoning Trips Approved

3,550 Daily Trips

346 PM Peak Hour Trips

Proposed Residential Trips

2,093 Daily Trips

196 PM Peak Hour Trips

Trip Reduction

1,457 Daily Trips

40% REDUCTION IN TRIPS

Transportation; Reduction Of Intersection Trips



By adding the connection between Rialto 1 and Rialto 2, there will be multiple access points for both projects in lieu of only one for each project. This will so reduce trips at the intersection there will be less trips after Rialto 2 than occurs now from Rialto 1 development (approximately 35 trips during the pm peak hour).

Transportation; Reduction Of Intersection Trips

35 PM Peak Hour Trip Reduction at the
Sand Lake Road & Turkey Lake Road Intersection
Due to interconnectivity of
Rialto 1 and Rialto 2

Transportation Improvement

FDOT - Widening from I-4 Ramps to John Young Parkway

- Type of Work: Add Lanes & Reconstruct to 6 lanes
- Construction Scheduled in 2016
- Five-Year Allocation: approx. \$63 M



Timing

- Adoption in October of 2016.
 - Construction approvals in Fall of 2017.
 - Open to residents May 2018.
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- FDOT improvements to Sand Lake Road start Summer 2016.
 - Complete 2018.
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- Significant capacity increase for Sand Lake Road at the time of occupancy.

Transportation Mitigation

Policy T2.2.4

Within Orange County, development applications along backlogged and constrained facilities shall be subject to concurrency and, if needed, **proportionate fair share**. A comprehensive transportation study shall be required, and if the adopted level of service cannot be met under current or future configuration, the applicant and County must agree upon mitigating improvements.

This project will contribute up to \$700,000 to Sand Lake Road.

Transportation Mitigation

Existing Lane Configuration; no more lanes possible.



Transportation Mitigation

Lane Utilization: An improvement example



Transportation Mitigation

Future Roadway Improvements; Sand Lake Road

- Orange County is conducting a transportation study
- Sand Lake Road from Apopka Vineland Road to Interstate 4
- Planning, Preliminary Engineering, and Environmental Analysis
- Study will evaluate: adding lanes, improvements to parallel facilities, Transportation Systems Management (TSM), and intersection improvements



Transportation Mitigation

Future Roadway Improvements; Darryl Carter Parkway

- New interchange as part of I-4 Beyond the Ultimate
- Orange County working on accelerating construction of this interchange
- Will provide direct connection to Apopka Vineland Road



**SR-400 (I-4) Segment 1
Project Development and Environment (PD&E) Study
Darryl Carter Interchange (Interim Condition)**



Transportation Mitigation

Future Roadway Improvements; Sand Lake Interchange

- Widening of Interstate 4 from Kirkman Road to US 27
- Interstate 4 at Sand Lake Road Interchange: Complete Reconstruction



**SR-400 (I-4) SEGMENT 2
SAND LAKE ROAD ALTERNATIVE 4**



Conclusion

- Comp Plan encourages a mix of uses as is proposed.
- This section of Sand Lake Road is almost entirely non-residential.
- Adding residential uses provides a mix of uses and dramatically reduces traffic generation as compared to commercial development.
- By connecting Rialto 1 and Rialto 2, there is a substantial reduction of PM peak hour trips on the intersection.
- There will be further mitigation through the proportionate fair share program.
- Sand Lake Road is about to undergo a major capacity increase from the FDOT.
- By the time the FDOT project is complete, Rialto 2 will just be opening to residents.

Consistent and Compatible



