### **Board of County Commissioners**

## Public Hearings

March 7, 2017



## Kurtyka Planned Development / Land Use Plan (PD/LUP)

Case: LUP-14-03-069

**Project Name:** Kurtyka PD/LUP

Applicant: Jim Hall, VHB, Inc.

District: 3

Acreage: 17.56 gross acres

**Location:** 2004 Gregory Road; or generally located on the west side

of Gregory Road, approximately 1,300 feet south of Berry

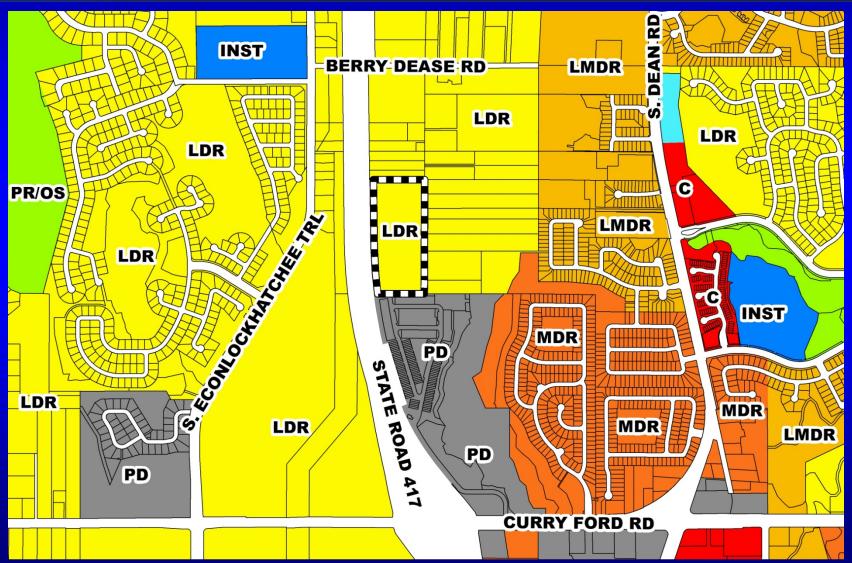
**Dease Road** 

Request: Forty-three (43) lots with conventional single-family

detached residential dwelling units.

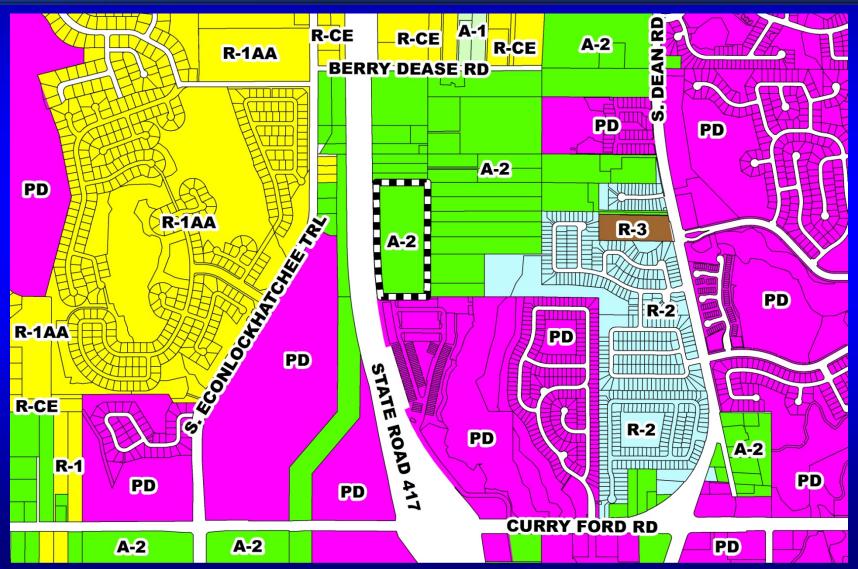


# Kurtyka Planned Development / Land Use Plan (PD/LUP) Future Land Use Map





# Kurtyka Planned Development / Land Use Plan (PD/LUP) Zoning Map





# Kurtyka Planned Development / Land Use Plan (PD/LUP) Aerial Map





### **Kurtyka** Planned Development / Land Use Plan (PD/LUP)

### SITE DATUM

GENERAL INFORMATION Location:

East of SR 417, west of Gregory Road in unincorporated Orange County Existing Land Use: Vacant Proposed Land Use

Proposed Phasing: Low Density Residential (LDR) Current Future Land Use:

Existing Zoning:

Proposed Zoning:

ACREAGE

Developable Acreage

Wetland Impacts: 1.33 (All acreages regarding wetlands and buffers are considered approximate until

43 detached single family

finalized by a CAD and Conservation Area Impact Permits) 10% (1.76 acres)

Open Space Required: Open Space Provided: 1.76 acres

PROPOSED LAND USES

Proposed Max. Residential Units:

Residential Acreage:

2.4 du/ac Residential Density:

### DEVELOPMENT STANDARDS

	Single Family Detached	Single Family Detached
MAX, BUILDING HEIGHT	2 STORIES/35'	2 STORIES/35'
MIN. LIVING AREA	1,200	1,200
MIN. LOT SIZE	170' x 128' (½ac)	50' x 120' (4,800sf)
SETBACKS:		~~~~
FRONT	20'	20'
REAR	20'	20'
SIDE	5'	5'
SIDE STREET	15'	15'
PD STANDARDS		
P.D. Boundary	25'	25'
SR 417	75'	75'

### AVERAGE DAILY TRIPS

Land Use District	Units	ITE	Trip	Daily Trips	PM Peak Trips		
Land Use District	Units	Code	Rate	Trips	Total	In	Out
Low Density Residential	43	210	9.52	483	49	31	18

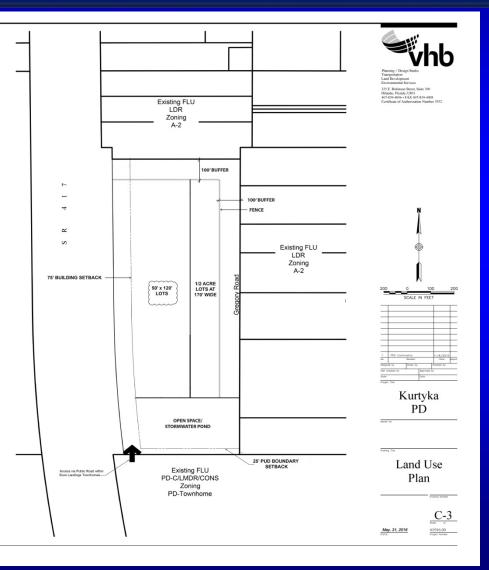
### STUDENT GENERATION

Total Students:	19			
	Elementary	Middle	High	
Etyplants Congreted	0		6	

### UTILITIES

Orange County Orange County Sanitary Sewer Orange County

- The project will be designed with central stormwater management facilities under criteria in accordance with Orange County and
- 2. Based upon FIRM Map #12095C0290F, the site is within Flood Zone X.
- 3. Fire protection shall be provided by Orange County Fire and Rescue.
- Police protection shall be provided by Orange County's Sheriff's Department.
- Access to the site shall be via public road within Econ Landings PD.
- 6. A tree survey/mitigation plan shall be required with a PSP/DP submittal. No tree clearing shall be permitted until approved by Orange County.
- The ownership and maintenance for all stormwater ponds will be determined at the time of PSP/DP review
- 8. Park and community recreation facilities will be private and for the residents of this community only and will be owned and maintained by the HOA. Recreation types and location will be determined at the review of the PSP/DP plan. Recreational area shall comply with Section 38-1253 of the Orange County LDC.
- 9. This plan indicates the maximum number of units anticipated for this development. Actual units may be reduced once further detailed engineering studies are performed during the PSP/DP review process.
- 10. An Orange County Conservation Area Determination (CAD) must be completed with a certified survey of the conservation area boundary approved by EPD prior to PSP/DP submittal.
- 11. The proposed wetland impacts shown on this plan are approximate and subject to county review and approval. Approval of this plan does not constitute approval of a permit to impact conservation areas as identified by Orange County or the SJWMD.
- 12. Gregory Road is a private, non-county maintained drive. No access is proposed from the Kurtyka PD to Gregory Road
- 13. Potable water and sanitary sewer provided through infrastructure developed for Econ Landings PD.
- 14. In 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.





## **Action Requested**

Make a finding of inconsistency with the Comprehensive Plan (CP) and DENY the Kurtyka Planned Development / Land Use Plan (PD/LUP) as recommended by the PZC on January 21, 2016.

**District 3** 



## **Optional Action**

Make a finding of consistency with the Comprehensive Plan (CP) and APPROVE the Kurtyka Planned Development / Land Use Plan (PD/LUP) dated "Received April 5, 2016", subject to the conditions listed on pages 19-21 in the Staff Report and final review of the PD/LUP by the DRC.

**District 3** 

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