



Board of County Commissioners

Public Hearings

April 11, 2017



Silver Pines

Planned Development / Land Use Plan (PD/LUP)

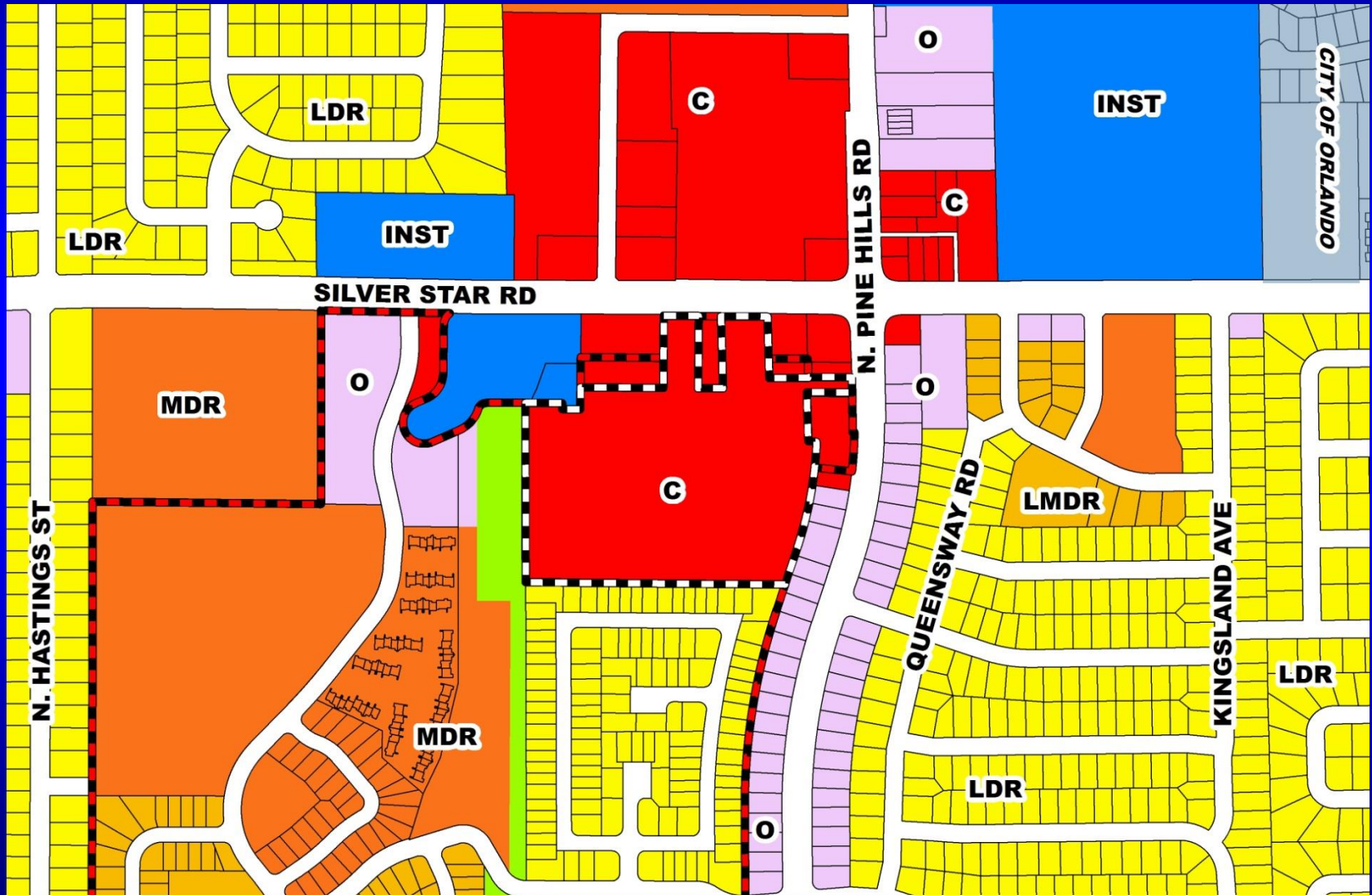
Case:	CDR-17-01-005
Project Name:	Silver Pines PD/LUP
Applicant:	Ryan Von Weller, Hawthorne Park Developer, LLC
District:	6
Acreage:	157.30 gross acres (<i>overall PD</i>) 15.80 gross acres (<i>affected parcel only</i>)
Location:	5300 Silver Star Road, or generally west of N. Pine Hills Road, south of Silver Star Road
Request:	<p>To allow senior multi-family residential as a permitted use on a portion of “Parcel A” and convert 33,486 square feet of commercial uses to 120 senior adult multi-family units.</p> <p>In addition, two (2) waivers from Orange County Code, applicable to “Parcel A” only, have been requested for increased building heights and reduced parking.</p>

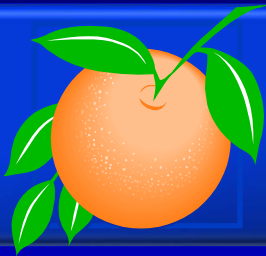


Silver Pines

Planned Development / Land Use Plan (PD/LUP)

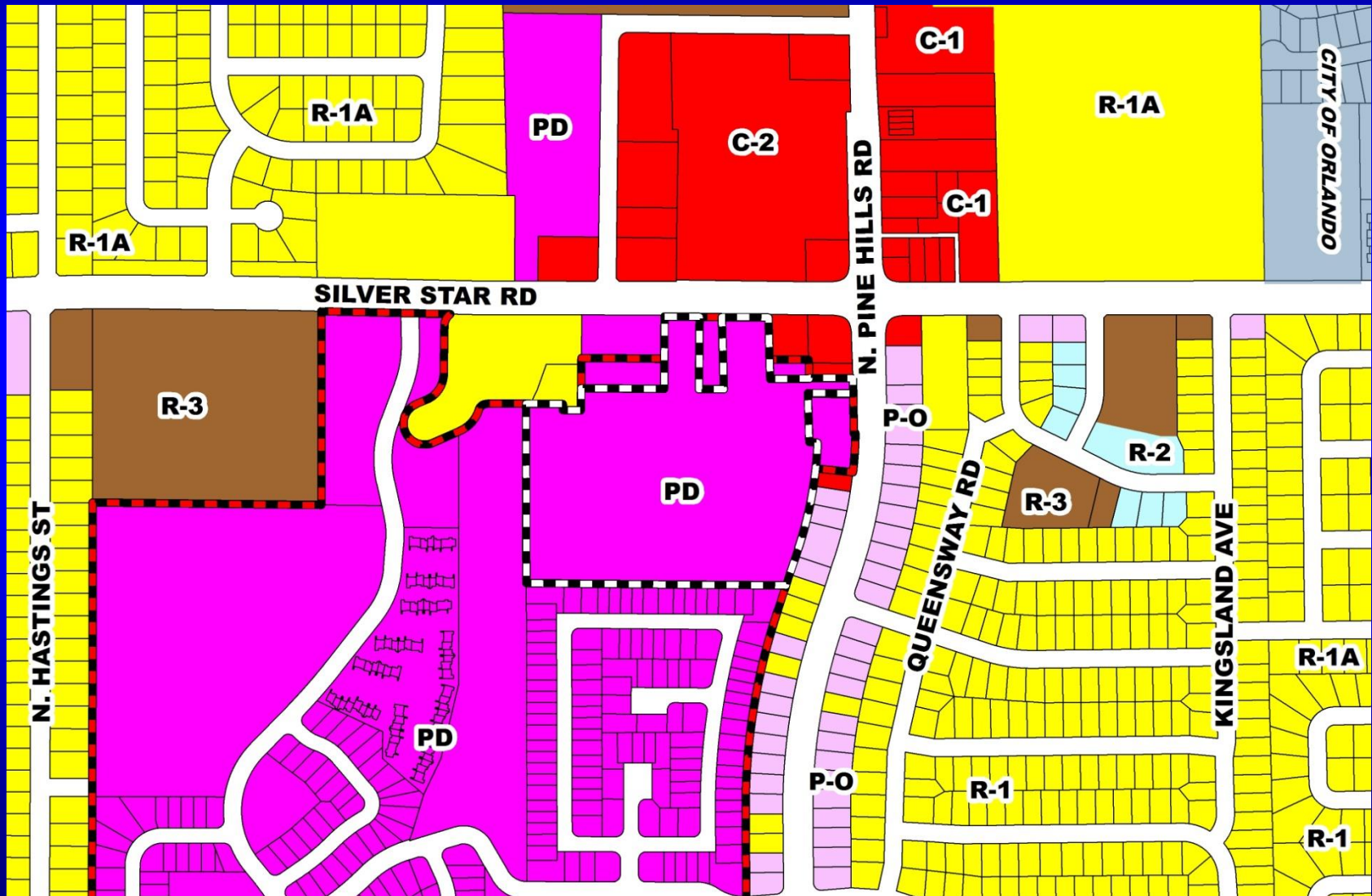
Future Land Use Map





Silver Pines

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

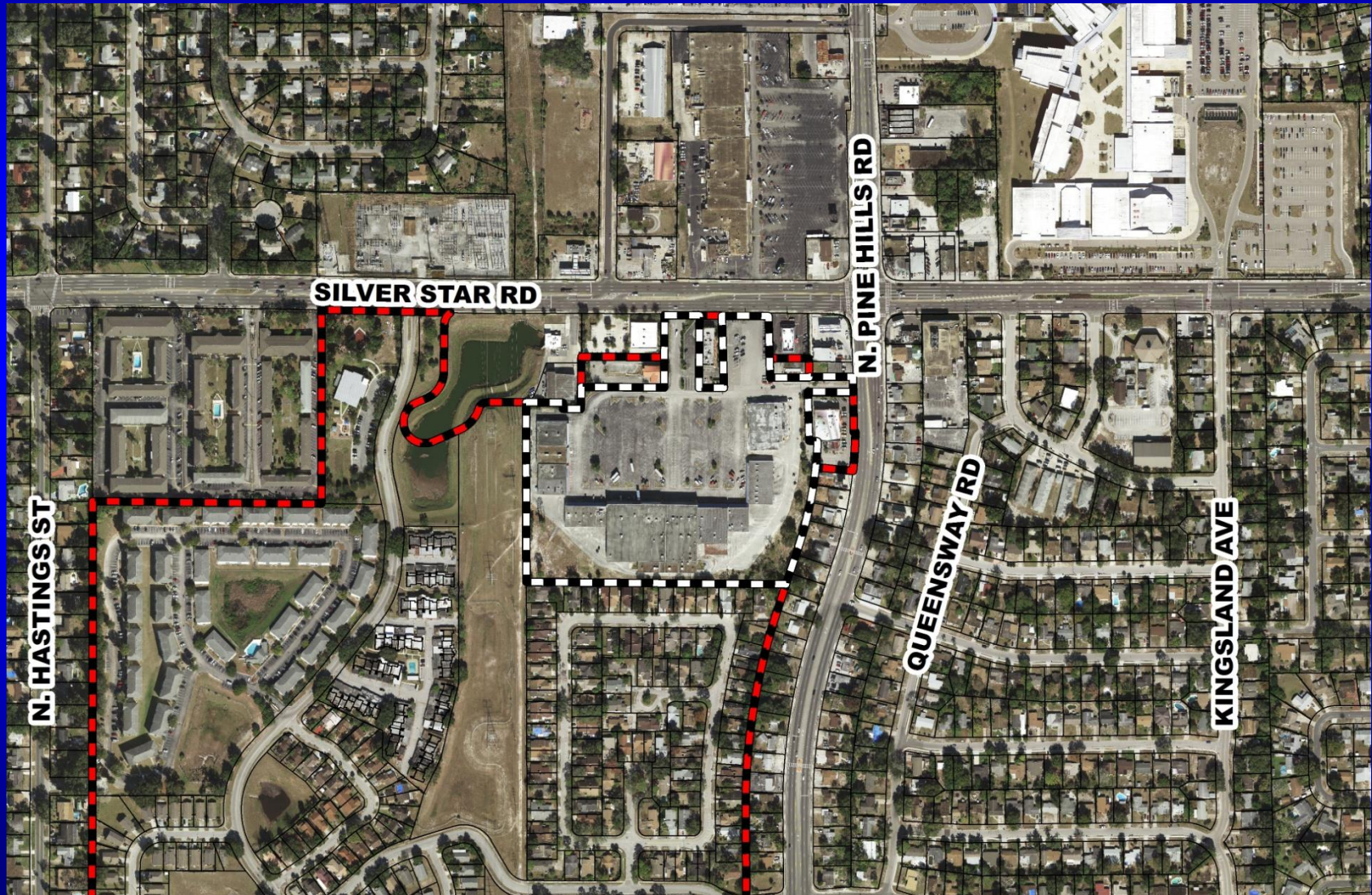




Silver Pines

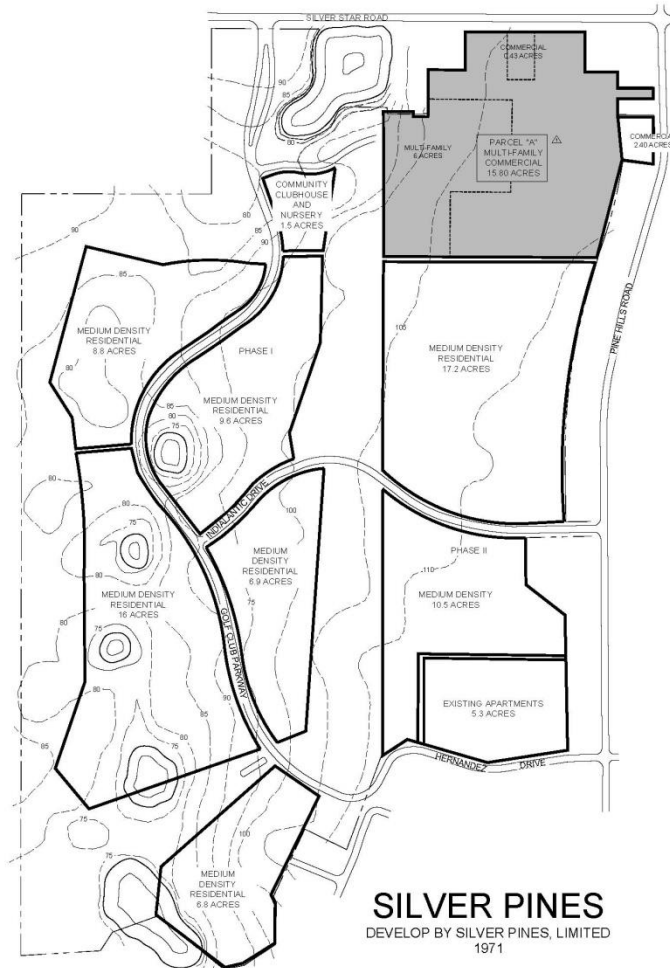
Planned Development / Land Use Plan (PD/LUP)

Aerial Map





Silver Pines Planned Development / Land Use Plan (PD/LUP)



SILVER PINES
DEVELOP BY SILVER PINES, LIMITED
1971

PARCEL "A" - LAND USE SUMMARY	
PARCEL ID#	18-23-29-8053-00-010
FUTURE LAND USE	COMMERCIAL (C)
PROPOSED USE	MULTIFAMILY / COMMERCIAL
EXISTING ZONING	PLANNED DEVELOPMENT
PROPOSED ZONING	PLANNED DEVELOPMENT
PHASING	ONE PHASE IS PROPOSED
FLOOD INFORMATION	ZONE X
MAXIMUM DENSITY	20 DU / 1 AC
MINIMUM LIVING AREA	950 SF MULTI-FAMILY SENIOR ADULT (HEATED/COOLED SPACE ONLY)
PROJECT DENSITY PROVIDED	20 DU / 1 AC
TOTAL SITE AREA	15.80 ACRES
TOTAL MULTI-FAMILY AREA	6 ACRES
BUILDING SETBACK (PER CHAPTER 38-79 COND. 20) MULTI-FAMILY	FRONT - 150' BACK - 25' SIDES - 25' 60' FROM PINE HILLS CL
MAXIMUM BUILDING HEIGHT	NOT TO EXCEED 55' - FOUR STORY
OPEN SPACE REQUIRED	20% MIN - COMMERCIAL 20% MIN - MULTIFAMILY
PARKING REQUIRED - SENIOR HOUSING	1 SPACE PER UNIT - 120 SPACES
STORMWATER MANAGEMENT	THE STORMWATER MANAGEMENT SYSTEM WILL BE DESIGNED TO MEET ORANGE COUNTY CODE AND THE REQUIREMENTS OF THE LOCAL WATER MANAGEMENT DISTRICT.
COMMERCIAL AREA REMOVED - ITE CODE 800 SHOPPING CENTER	32,486 SF @ 3.71 TRIPS = 124 PM PEAK 124 / 33,486 = 0.003 TRIP RATE
MULTI-FAMILY AREA ADDED - ITE CODE 150 SENIOR ADULT HOUSE-ATTACHED	120 UNITS @ 0.25 TRIPS = 30 PM PEAK 30 / 120 = 0.25 TRIP RATE
TOTAL TRIP RATE FOR COMMERCIAL & RESIDENTIAL	TP COMMERCIAL / TP MULTIFAMILY 0.003 / 0.25 = 0.012

PROPOSED REQUEST

1. A VARIATION IS REQUESTED FROM ORANGE COUNTY CODE SECTION 38-129(a) TO ALLOW A MAXIMUM BUILDING HEIGHT OF FIFTY-FIVE FEET (55') IN HEIGHT, IN LIEU OF THE MAXIMUM OF THREE STORIES OR FIFTY FEET (50') IN HEIGHT.
2. PROPOSED BUILDINGS WILL PROVIDE 150' SETBACK FROM SINGLE FAMILY RESIDENTIAL LAND USES.

NOTE: IN ACCORDANCE WITH SECTION 38-122(7), ANY VARIATIONS FROM COUNTY CODE MINIMUM STANDARDS REPRESENTED ON THIS PLAN THAT HAVE NOT BEEN EXPRESSLY APPROVED BY THE BCC ARE INVALID.

A VARIATION FROM SECTION 38-147(b)(4) TO ALLOW 1 PARKING SPACE FOR EACH APARTMENT DWELLING UNIT IN LIEU OF THE REQUIREMENT OF 1.5 PARKING SPACES FOR 1 BEDROOM DWELLING UNITS AND 2 SPACES FOR 2 OR 3 BEDROOM DWELLING UNITS.



WENDOVER
HOUSING PARTNERS

AVCON

AVCON, INC.
EXHIBITED & PLANNED
311 E. 18TH AVENUE, SUITE 200, DENVER, CO 80202
OFFICE: 303.733.1111 FAX: 303.733.1112
CORPORATE USE ONLY: 303.733.1113
www.avcon.com

NOV 15/2017
R.F.E. 0002

LAND USE PLAN

SILVER PINES PD
PARCEL "A"

PARCEL A
LAND USE
PLAN

ATTENTION:

THIS DOCUMENT CONTAINS INFORMATION PROPRIETARY TO AVCON, INC. ALL OF WHICH IS HEREBY PROTECTED BY PATENT, TRADE SECRET, AND/OR COPYRIGHT. NO PART OF THIS DOCUMENT MAY BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT THE WRITTEN PERMISSION OF AVCON, INC.

SCALE:

REVISIONS			
NO.	DATE	BY	DESCRIPTION
1	02-14-17	RVB	ZONING MULTIFAMILY
2	02-14-17	RVB	C.L.C. COMMENTS
3	02-23-17	RVB	ENC. COMMENTS

DESIGNED BY: RVB
DRAWN BY: CFS
CHECKED BY: RVB
APPROVED BY: DAL
DATE: 01-30-17

AVCON PROJECT NO. 2017.PW

SHEET NUMBER

C1.0



Action Requested

Make a finding of consistency with the Comprehensive Plan (CP) and approve the substantial change to the Silver Pines Planned Development / Land Use Plan (PD/LUP) dated “Received February 24, 2017”, subject to the conditions listed under the DRC Recommendation in the Staff Report.

District 6



Board of County Commissioners

Public Hearings

April 11, 2017