

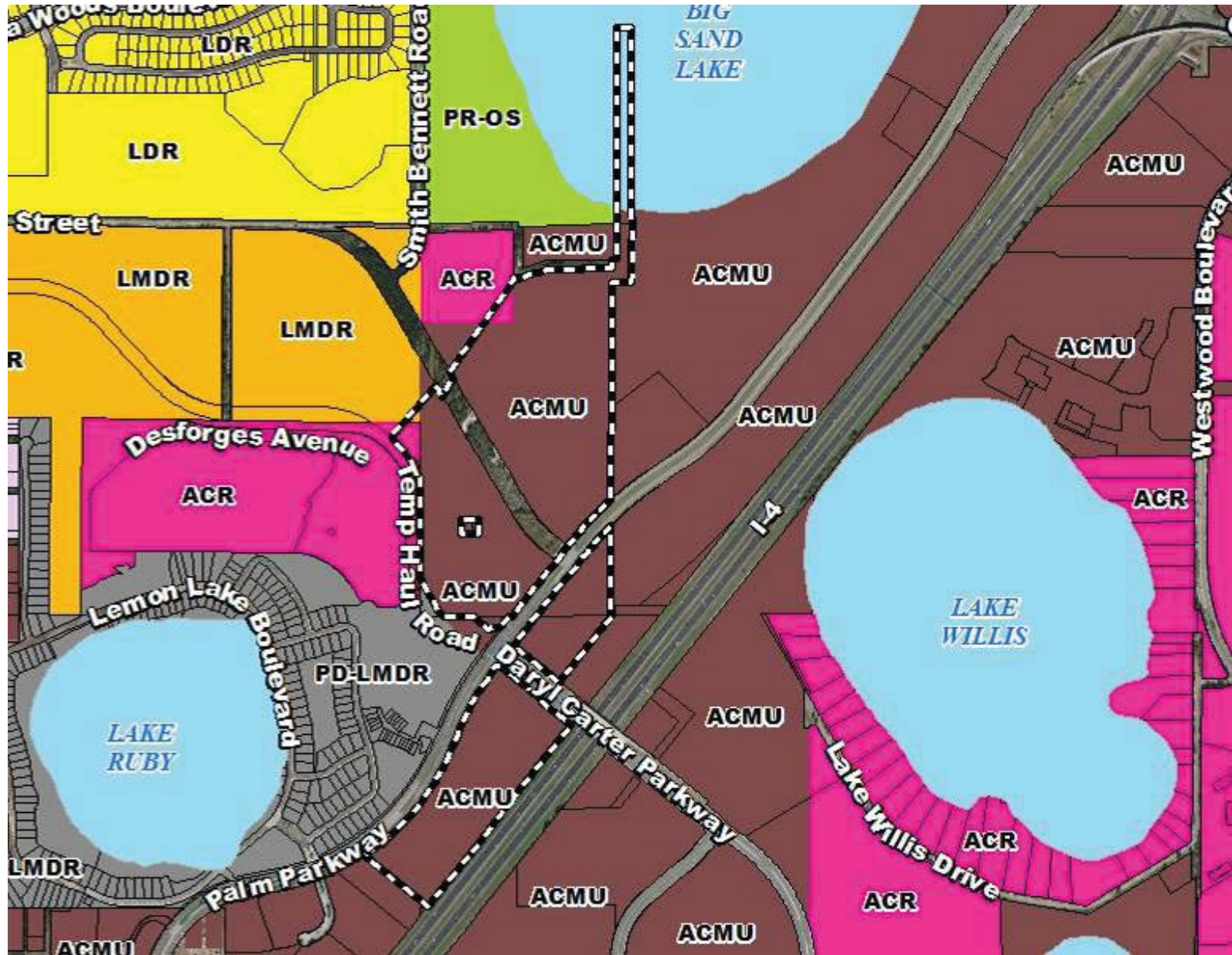


Hannah Smith PD
BCC Transmittal Hearing
Orange County

Project Location



Current Future Land Use



Current Entitlements

Total Acres: 79.5 developable

ACMU 78.8 acres

Residential 23.6 acres (30% of site)

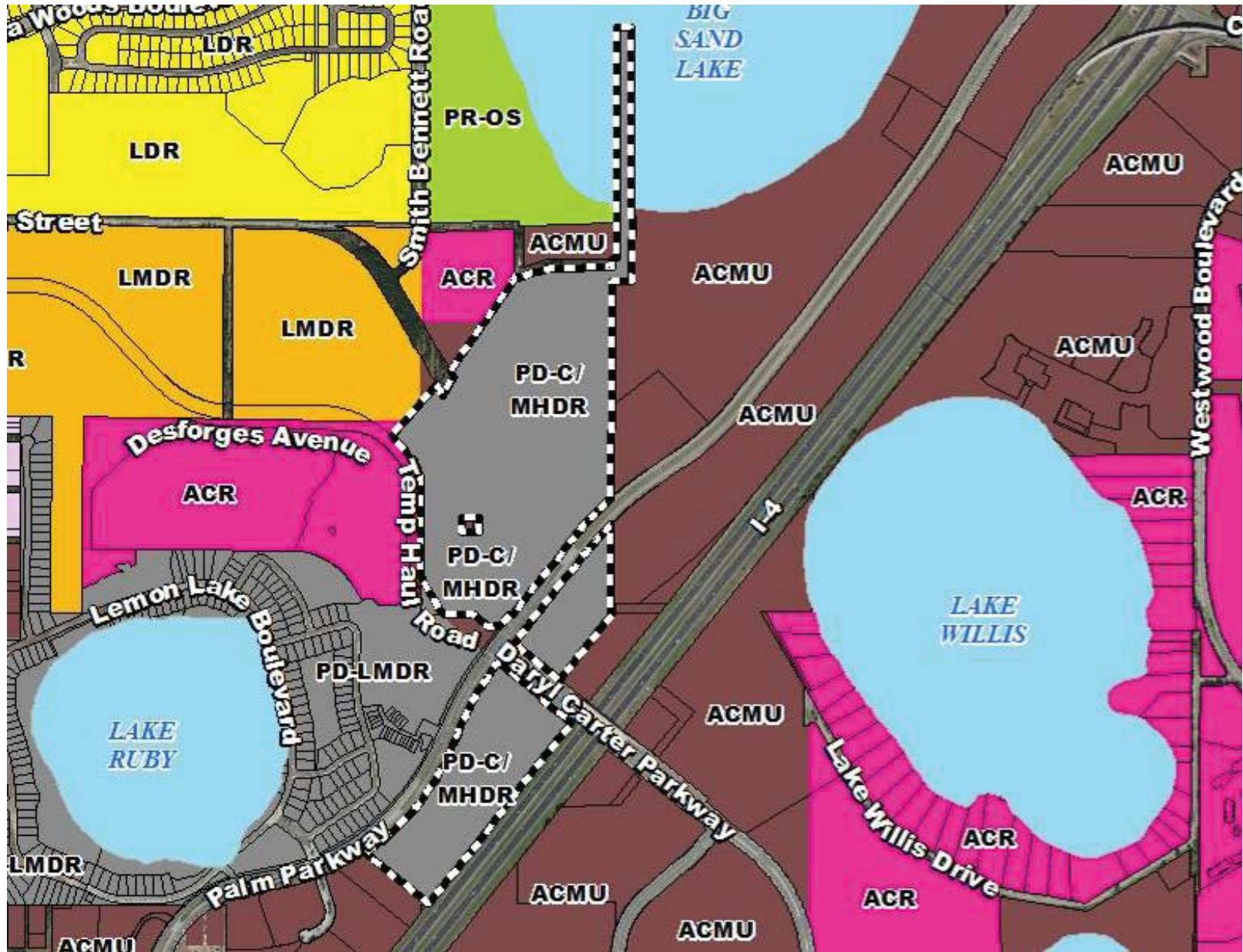
Non-Residential 55.2 acres

FLUM Designation	Density/Intensity	Units/Square Footage
ACMU	Residential: 30 Du/ac Hotel/Motel: 60 rooms/ac Non-Residential: 3.0 FAR	708 Du 3,312 rooms 7.2 mil square feet

Current PD Approval	Approved Development Program	Vested Trips
Hannah Smith PD	Residential: 250 Du Hotel: 282 rooms Timeshare: 564 units Non-Residential: 487,765 sf	89,658 AADT

Application Request	Proposed Development Program	Vested Trips
PD-C/MHDR	Residential: 1,550 Du Non-Residential: 415,142 sf	26,181 AADT

Proposed Future Land Use



Proposed Development Program

Total Acres: 79.5 developable

FLUM Designation	Density/Intensity		Units/Square Footage
PD-C/MHDR	Residential:	max 35 Du/ac	1,800 Du*
	Non-Residential:	max 3.0 FAR	415,142 square feet

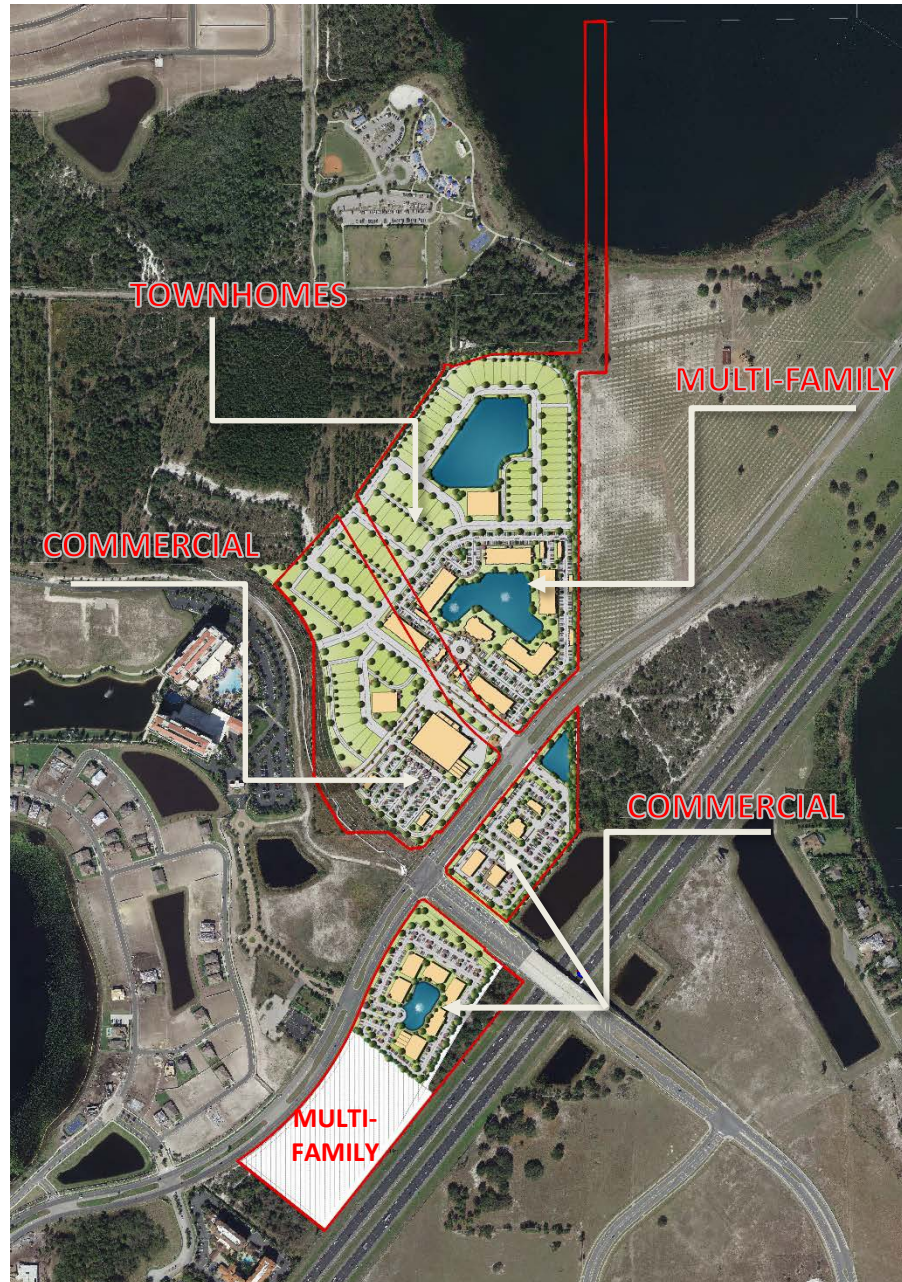
*/ includes 250 Du's previously approved and under construction

Current Vested Trips **89,658 AADT**

Proposed Trips **26,181 AADT**

Trip Reduction **70 %**

Proposed Site Plan



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 2.2.15** Orange County shall support the **location of greater residential densities near employment** centers to improve the jobs/housing balance in the County.
- OBJ FLU2.2** Orange County shall develop, adopt and implement mixed-use strategies and incentives as part of its comprehensive plan and land development code efforts, including standards for determining consistency with the Future Land Use Map. Other objectives of mixed-use development include **reducing trip lengths, providing for diverse housing types, using infrastructure efficiently and promoting a sense of community.**
- 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.

Town West

















About O-Town West

- **National Retailers and Restaurants**
- **Average Monthly Rents \$2,022**
- **One Bedroom Units to 3 Bedroom Units**
- **Various Community Amenities and Services**