

# HORIZON VUE PD

Orange County Board of County Commissioners

March 9, 2021

WITHIN  
HORIZON WEST TOWN CENTER

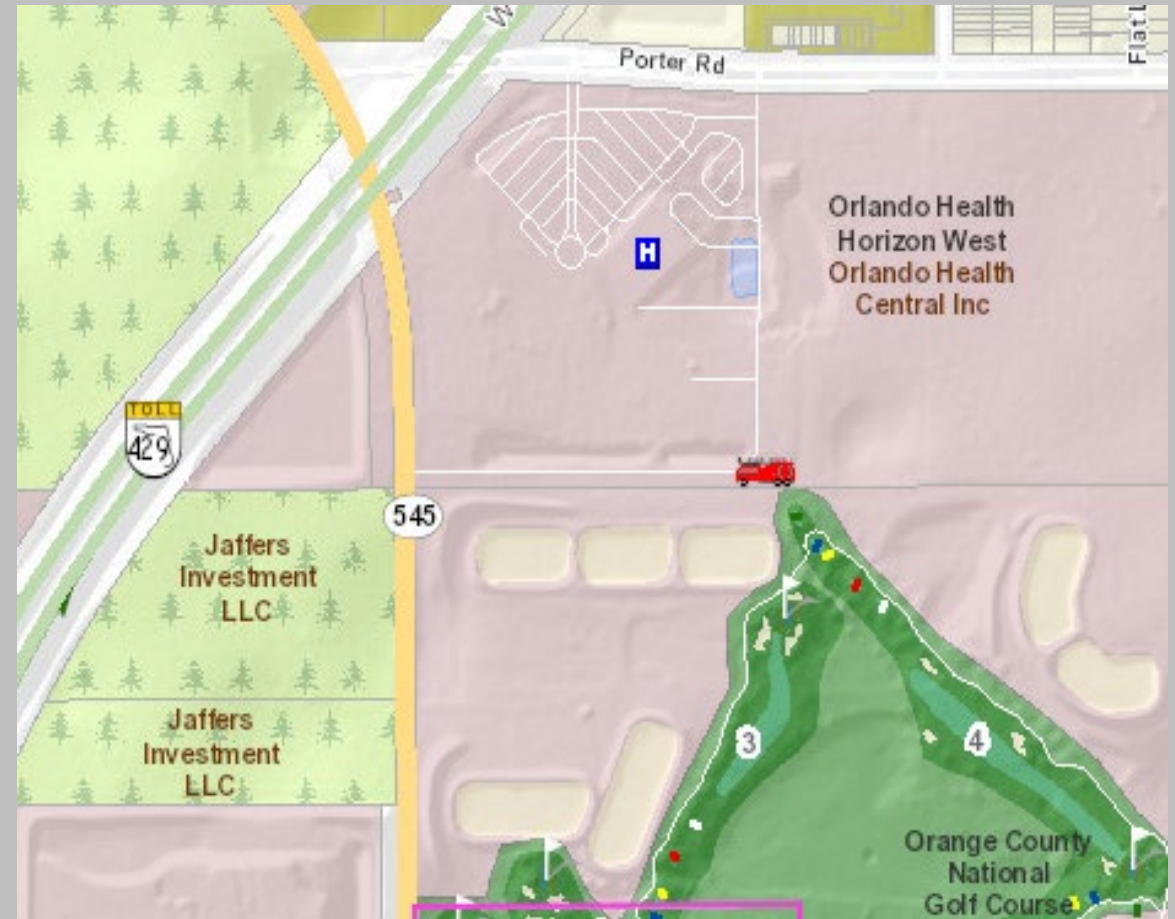
***The purpose and intent of Town Center is to fulfill the planned vision of Horizon West by providing for quality employment and commercial centers, along with a diversity of housing opportunities.***

## LOCATION

Adjacent to “Quality Employment Center”

Providing “Quality Commercial Center”

Providing “Diversity of Housing  
Opportunities”



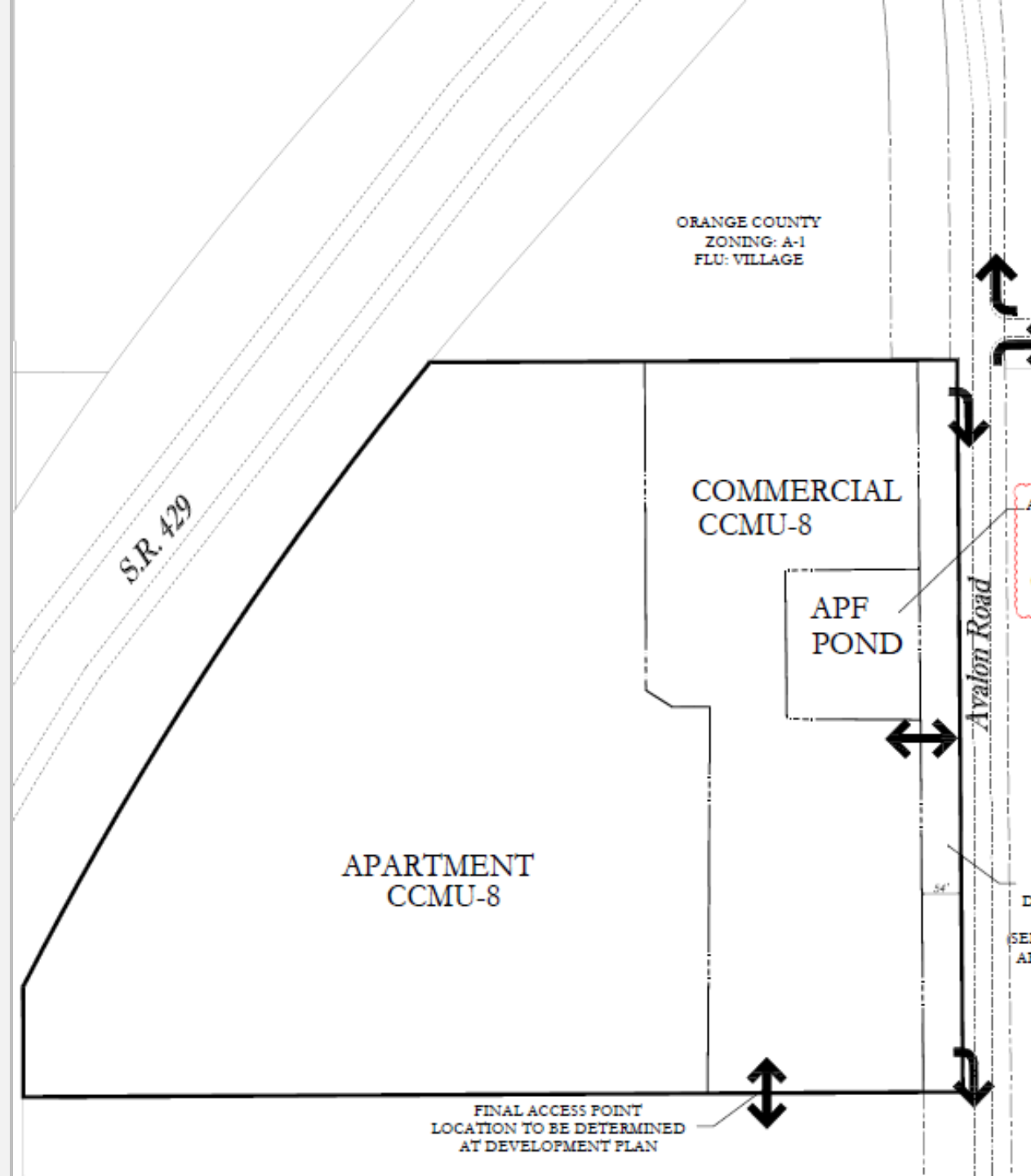
## HORIZON WEST DISTRICT

CCMU-8

Residential and Non-Residential Uses



## PD LAND USE PLAN



# DEVELOPMENT PROGRAM

## Non-Residential

- Medical Office 15,000 SF
- Retail 15,000 SF
- Day Care 15,000 SF
- Restaurant 4,400 SF
- Hotel 125 Rms

## Residential

Apartments 270 Units

## DESIGN STANDARDS AND ENVIRONMENTAL ISSUES

- The Horizon Vue PD requests No Waivers to the Town Center Code or general Orange County Code requirements.
- The project will meet or exceed Town Center and general Orange County Code requirements for Public Open Space, General Open Space and Recreation.
- There are no Wetlands on the site; therefore, no proposed impacts.
- The only Threatened or Endangered Species on the site is Gopher Tortoises, which will be relocated consistent with state and federal requirements.

ADEQUATE PUBLIC  
FACILITIES  
CONTRIBUTION

COMMERCIAL  
CCMU-8

APF  
POND

APF STORMWATER  
POND  
DEDICATION  
1.00 AC.  
(SEE SHT 3.00 FOR  
APF SUMMARY)

ORANGE COUNTY  
ZONING: A-1  
FLU: VILLAGE

*Avalon Road*

54'

APF ROW  
DEDICATION  
1.23 AC.  
(SEE SHT 3.00 FOR  
APF SUMMARY)



## PROJECT SUMMARY

- Consistent with Horizon West Town Center Goals and Intent
  - Adjacent to, and supporting, Quality Employment Center
  - Providing Diverse Housing Opportunities for Adjacent Employer and Future Town Center Businesses
  - Providing Quality Commercial Center for Adjacent Employer and Future Town Center Residents
- Consistent with Town Center District Designation
- Providing Needed Right-of-Way and Stormwater Capacity for Avalon Road Expansion