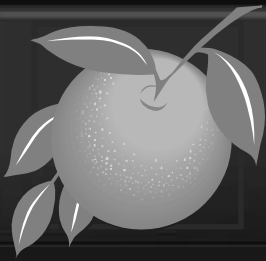


Board of County Commissioners

Public Hearings

November 18, 2014



Eastmar Commons PD

Case: CDR-14-09-265

Project: Eastmar Commons PD

Applicant: Jim Hall, VHB Miller Sellen

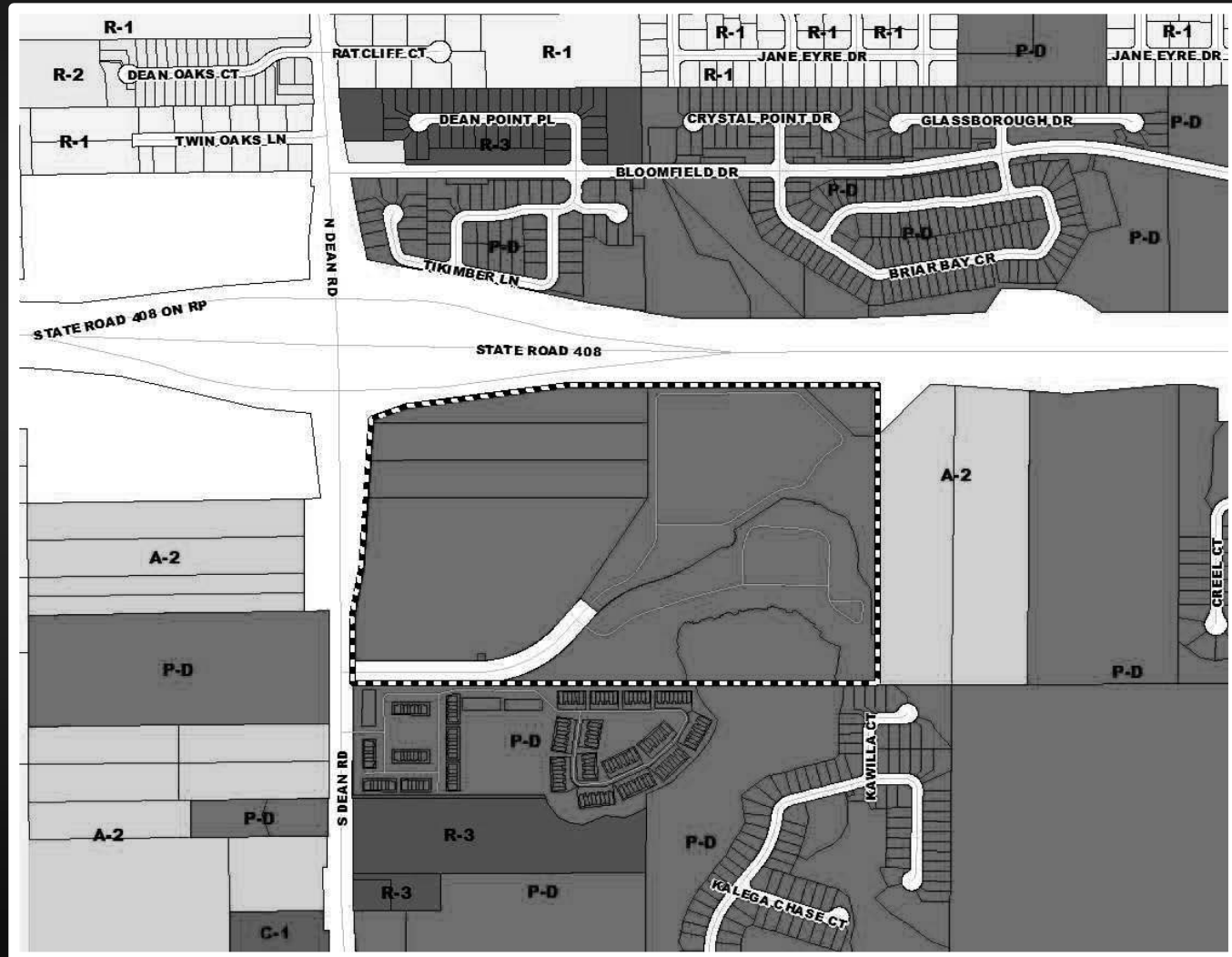
District: 4

Acreage: 64.80 gross acres

Request: Substantial change to allow 2 waivers from Orange County Code: 1) increase max building height from 40 ft to 50 ft 2) decrease building separation from 40 ft to 20 ft

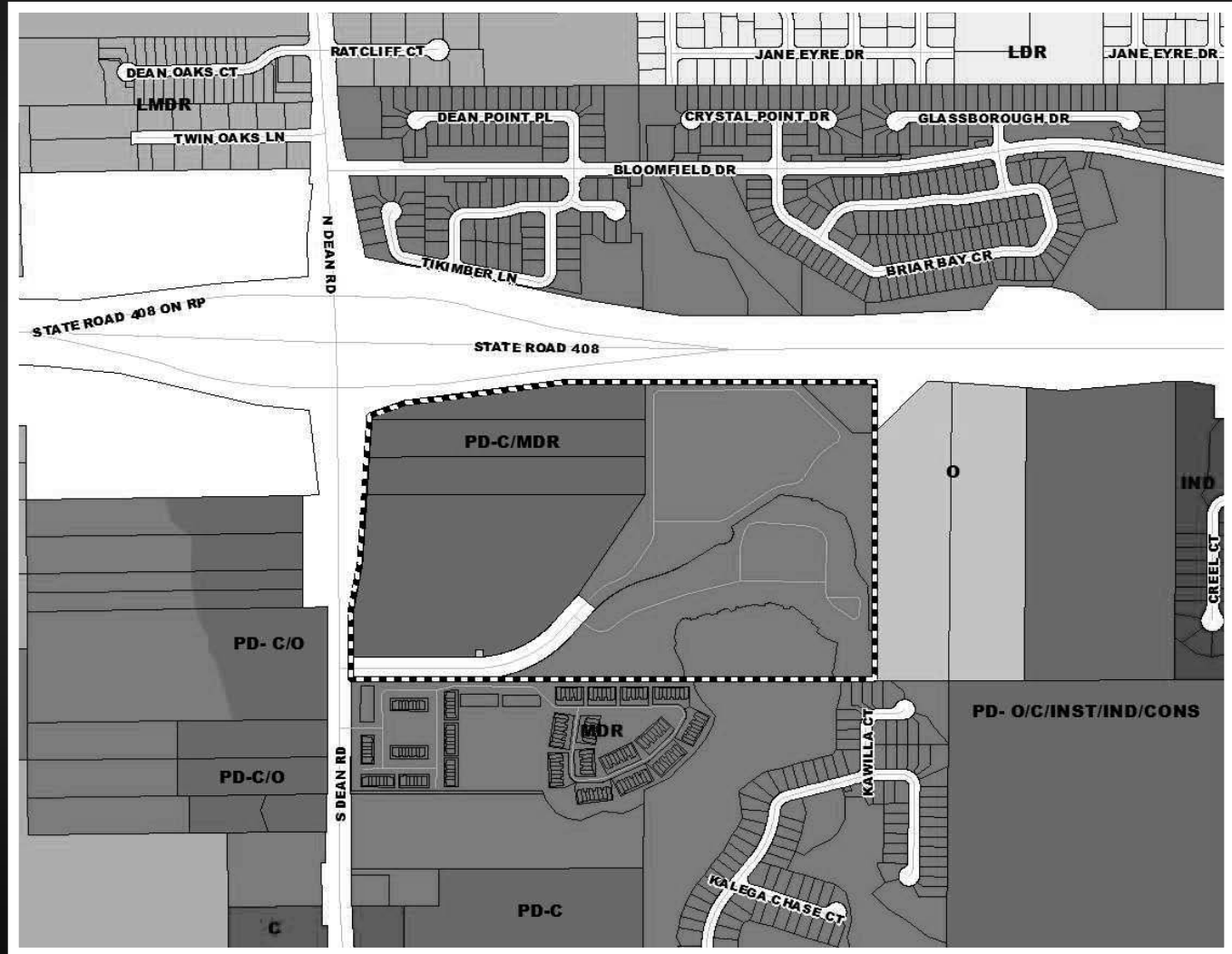


Eastmar Commons PD Zoning Map





Eastmar Commons PD Future Land Use Map





Eastmar Commons PD

PROJECT INFORMATION SHEET FOR EASTMAR COMMONS PLANNING AND DESIGN PD - 3-LAND USE PLAN

SITE DATUM

TOTAL ACREAGE: 64.8

PARCEL	USE	UNIT	ACRES
PARCEL 1	Multi-Family	264	16.06
PARCEL 2	Multi-Family	264	13.69
PARCEL 3	Multi-Family Commercial Wetland Upland	380 45,000 S.F.	8.33 AC 20.96 AC
Tract A	Wetlands		4.66 AC
Tract B	Storm water Pond		1.12 AC

- Notes:**
- Parcel 1 & 2 are built.
 - Parcel 3 is amended to include additional land to the PD and change the development program from Commercial & Office to Residential & Commercial.
 - Parcel 3 Residential uses will be capped at a maximum 19 acres/380 multi-family dwelling units
 - Parcel 3 Commercial uses will be C-1 uses.
 - The maximum development program for Parcel 3 shall not exceed 424 PM Peak Hour trips.

SUPPORT SERVICES

WATER SERVICE: ORANGE COUNTY
WASTEWATER SERVICE: ORANGE COUNTY
STORMWATER MANAGEMENT: Per Orange County Code & SIRWMD Regulations

PARCEL 3 OPEN SPACE/RECREATION/FACILITIES: Per Sec. 38-1234 of the Orange County Land Development Code

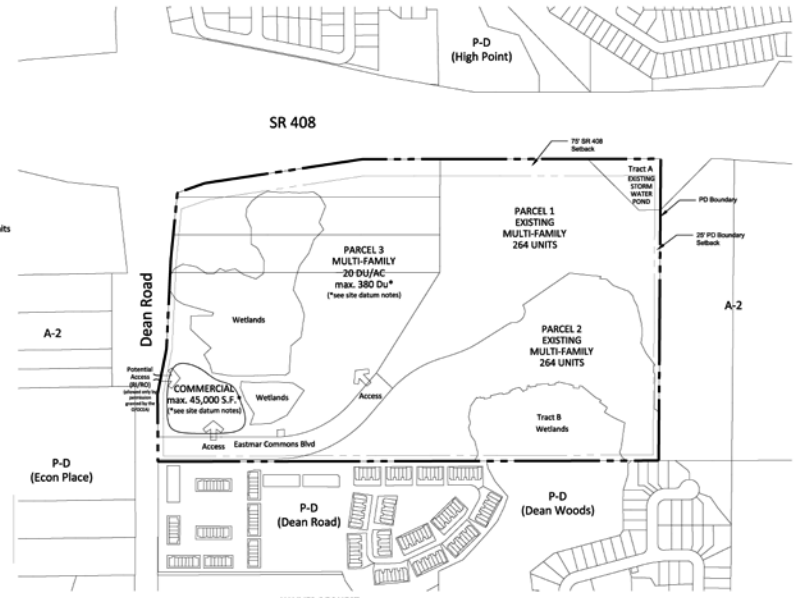
PARCEL 3 SCHOOL AGE POPULATION: Existing: 137 (528 Du x 0.259 students/Du)
 Proposed: 99 (380Du x 0.433 students/Du)
 A Capacity Enhancement Agreement (CEA) has been approved by the OCPD school board.

PARCEL 3 PROJECTED TRAFFIC GENERATION:

IRE Land Use Code	Land Use Description	Intensity	Daily Trips	PM Peak Trips
230	Apartment	180 - Du	2420	277
400	Shopping Center	40 - 500'	270	148
410	Shopping Center (Auto)	40 - 500'	254	138
	Proposed Shopping Center (Auto)		154	77
Total New Estimated Trips			4689	239

PARCEL 3 DEVELOPMENT STANDARDS

	Existing Residential	Proposed Residential	Proposed Commercial
Max. Building Height:	60 ft (6 Stories)	50 ft (3 Stories)	50 ft (3 Stories)
Max. Building Coverage:	30% of Gross Land Area	30% of Gross Land Area	70% of Net Land Area
Max Impervious Surface:		80%	70%
Minimum Floor Area:	500 sf	500 sf	500 sf
Building Setbacks:			
Front:	20 ft	20 ft	20 ft
Side:	5 ft	5 ft	5 ft
Rear:	20 ft	20 ft	20 ft
Wetland Setback:	25 ft average	25 ft average	25 ft average
PD Perimeter Setback:	25 ft	25 ft	25 ft
Dean Road (centerline):	110 ft	50 ft	110 ft
		(or major street setback, whichever is greater)	
Eastmar Commons Blvd (centerline):	85 ft	85 ft	80 ft
SR 408:	75 ft	75 ft	75 ft
Buffer Setbacks:			
Eastern & Southern property lines:	25 ft	25 ft	25 ft
Northern & Western property lines:	10 ft	10 ft	10 ft
Eastmar Commons Blvd:	20 ft	20 ft	20 ft
Building Separation:			
	20 ft for walls facing w/o openings;	20 ft	20 ft
	40 ft for 3-story, plus 4' for each additional story		



VHB
 Yanasse Hangan Brustlin, Inc.
 Transportation
 Land Development
 Environmental Services
 221 E. Robinson Street, Suite 300
 Orlando, Florida 32801
 407.879.4924 • FAX 407.826.4888



DATE	REVISION	BY	CHKD

Prepared by: []
 Checked by: []
 Date: 11-20-14
 Scale: 1"=200'
 Page 10 of 10

WAIVER REQUEST

- A waiver from Section 38-1258(d) to allow for maximum multi-family building heights of three (3) stories and fifty feet (50'), in lieu of the requirement that precludes multi-family building heights in excess of three (3) stories or forty (40') feet, to provide for additional architectural features such as peaked roofs.
- A waiver from Sec. 38-1258(l) is requested to allow for a minimum building separation of 20 feet in lieu of a minimum separation of 40 feet for buildings three (3) stories, to be more consistent with the existing multi-family development within the Eastmar Commons PD.

PARKING

- Parking will be provided per Sec. 38-1230 of the Orange County Land Development Code.

LANDSCAPING NOTES

- One large canopy tree every 50 feet on Dean Road Frontage.
- 5 foot landscape buffer paralleling Dean Right-of-Way around Commercial frontage with 3 foot opaque screen within one year of planting.
- One large canopy tree every 75 linear feet on Eastmar Commons Boulevard.
- Unobstructed view between 2 feet and 6 feet at Dean Road/Eastmar Commons Boulevard intersection.

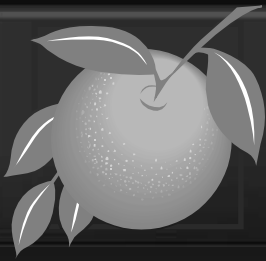
NOTES

- DEVELOPMENT MAY PROCEED CONCURRENTLY WITHIN INDIVIDUAL PARCELS. HOWEVER, NECESSARY SUPPORT SERVICES WILL BE PROVIDED TO ENSURE THAT EACH DEVELOPMENT CAN EXIST AS AN INDEPENDENT UNIT.
- NO COVENANTS, CONDITIONS, OR RESTRICTIONS ARE PROPOSED AT THIS TIME.
- FINAL ACCESS LOCATIONS AND ROADWAY IMPROVEMENTS WILL BE DETERMINED DURING DEVELOPMENT PLAN APPROVAL.
- ALL UNNECESSARY UNDERLYING RIGHTS-OF-WAY AND EASEMENTS WILL BE VACATED.
- WETLANDS HAVE BEEN DEFINED IN CAD PERMIT #13.10.051
- THE PROJECT SHALL COMPLY WITH THE COMMERCIAL DESIGN STANDARDS SET FORTH IN ARTICLE XVI OF CHAPTER 9 OF THE ORANGE COUNTY LAND DEVELOPMENT CODE.
- LIGHTING SHALL COMPLY WITH ARTICLE XVI OF CHAPTER 9 OF THE ORANGE COUNTY LAND DEVELOPMENT CODE.
- LANDSCAPING SHALL COMPLY WITH SEC. 38-1255 OF THE ORANGE COUNTY LAND DEVELOPMENT CODE.

Eastmar Commons PD

Land Use Plan

3
 61683.00



Eastmar Commons PD

Action Requested

Make a finding of consistency with the Comprehensive Plan and approve the substantial change to the Eastmar Commons Planned Development / Land Use Plan (PD / LUP), subject to the recommended conditions listed in the staff report

District 4