



Developco Future Land Use Map Amendment BCC Adoption Hearing

Presented to
Orange County Board of County Commissioners

November 17, 2015



Existing Conditions; uplands



Current Future Land Use; greenbelt



Reams Road Corridor Study Area

FLU4.5.4.1 Reams Road Corridor Study Area.

In Lakeside Village, the Reams Road Corridor Study Area is established in recognition of the changing character of properties fronting Reams Road, increased densities in the area, and the area's proximity to a major employment center. The Corridor Study Area is limited to several properties located along Reams Road, which, combined, constitute the largest greenbelt system in the Horizon West

Special Planning Area that separates Lakeside Village and Village of Bridgewater. **The goal of establishing the Corridor Study Area is to achieve the mix of residential uses and desired minimum overall density of 5 DU/ac within the Village and to provide a residential transition zone within the largest greenbelt system while protecting the local environmental systems by connecting Lake Spear with the ecosystem within the Reedy Creek Improvement District on the west and south.** The general principles and procedures for acquiring a residential land use designation within the Corridor Study Area are as follows:

- The Reams Road Corridor Study Area boundary shall be depicted on the Lakeside Village Specific Area Plan (SAP).
- Uses on properties within the Corridor Study Area shall be limited to residential.
- Residential uses within the Corridor Study Area shall be limited to areas currently designated as Greenbelt (GB) on the Lakeside Village SAP.
- Requesting a residential land use district designation within the Corridor Study Area requires a Future Land Use Map (FLUM) Amendment to the County's Comprehensive Plan.
- The maximum residential density considered to be appropriate within the Corridor Study Area is **6 DU/ac**. Additional density increases may be allowed, consistent with the provisions of the Transfer of Development Rights (TDR) Ordinance.
- At the time of the Comprehensive Plan Amendment, an applicant shall enter into an agreement with the County to provide the right-of-way necessary for the Reams Road widening project.
- Any future development within the Corridor Study Area shall provide cross-access to adjacent developments, requirements for which shall be determined at the time of PD-LUP approval. The County might also require connectivity of recreational facilities, including multi-purpose trails, between the properties included in the Corridor Study Area and development north and south of the study area.
- Development proposals that are inconsistent with this policy shall meet the standards of the adopted Future Land Use designation.

Original Proposed Future Land Use



1st Revised Proposal: 265 acres of preserved land (87%)



Original proposal: 280 homes



Current proposal: 75 homes

Final Proposal: 287 acres of preserved land (94%)



Original proposal: 280 homes



Current proposal: 75 homes