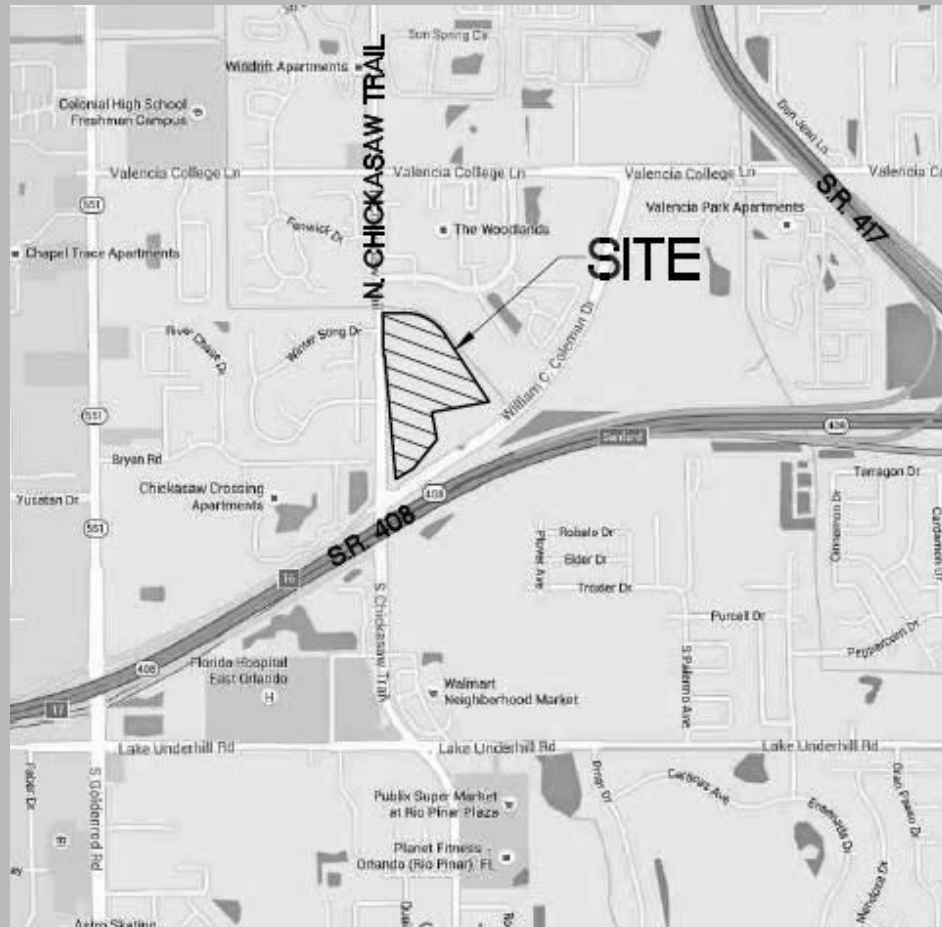


EXPRESSWAY CENTER
PLANNED
DEVELOPMENT / LAND
USE PLAN

CDR-16-03-099

Board of
County
Commissioners
September 13,
2016

VICINITY MAP



401 NORTH CHICKASAW TRAIL

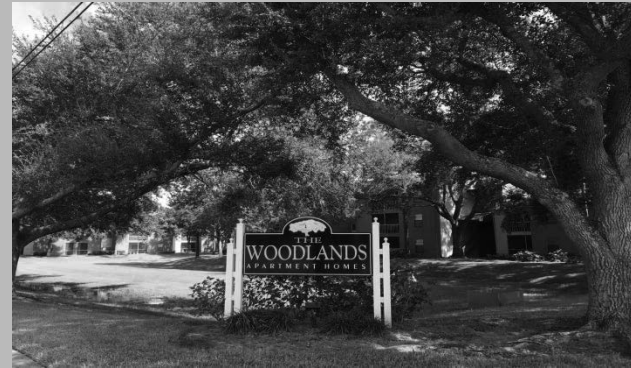


MULTI-FAMILY IN SURROUNDING AREA

■ Chickasaw Crossing Apartments



■ The Woodlands Apartment Homes



BACKGROUND

- **1972 BCC approved The Expressway Center Planned Development (PD) (Subject Property designated as “Business Park”)**
- **1999 DRC approved a non-substantial change to the PD/LUP allowing new uses to be considered through subsequent Change Determination Requests (CDR)**
 - **Those uses included assisted living facilities, nursing homes, churches, schools, mini-warehouse, office showrooms, and mixed office/commercial (C-1) uses**
- **2016 CDR to add a Traffic Equivalency Matrix and convert Business Park to Multi-Family and Commercial (C-1)**
- **Community Meeting held- June 22, 2016**
- **Development Review Committee approved- July 13, 2016**

EXISTING/PROPOSED ENTITLEMENTS

- Existing: 222,480 s.f. Business Park
- Proposed: 238 Multi-Family and 68,247 s.f. Commercial

AVAILABLE SCHOOL CAPACITY

ACTION: RECOMMENDATION FOR APPROVAL for Application OC-16-008 Chickasaw

This letter serves as the official determination by Orange County Public Schools that school capacity for the following development **is available**:

Type of Development Application	<input type="checkbox"/> FLUM
	<input checked="" type="checkbox"/> Rezoning
	<input type="checkbox"/> Amendment or Extension
Local Government Application #:	n/a
Project Name:	Chickasaw
OCPS Application Date:	March 3, 2016
Parcel #(s):	25-22-30-0000-00-059
Requested Units (#):	Total: 238 SF: 0 Vested: 0 MF:238 Vested: 0
Acreage:	+/- 18.54 acres
School Board District:	# 2

TRAFFIC

- Vested Trips per 1972 PD approval
- No additional trips proposed
- In AMA—DP subject to Mobility Review
- Left Turn Lane COA
- Access aligned with Autumn Wood Dr. & Winter Song Dr.

REQUESTED MOTION TO APPROVE

**Approval of change determination
with DRC conditions of approval.**