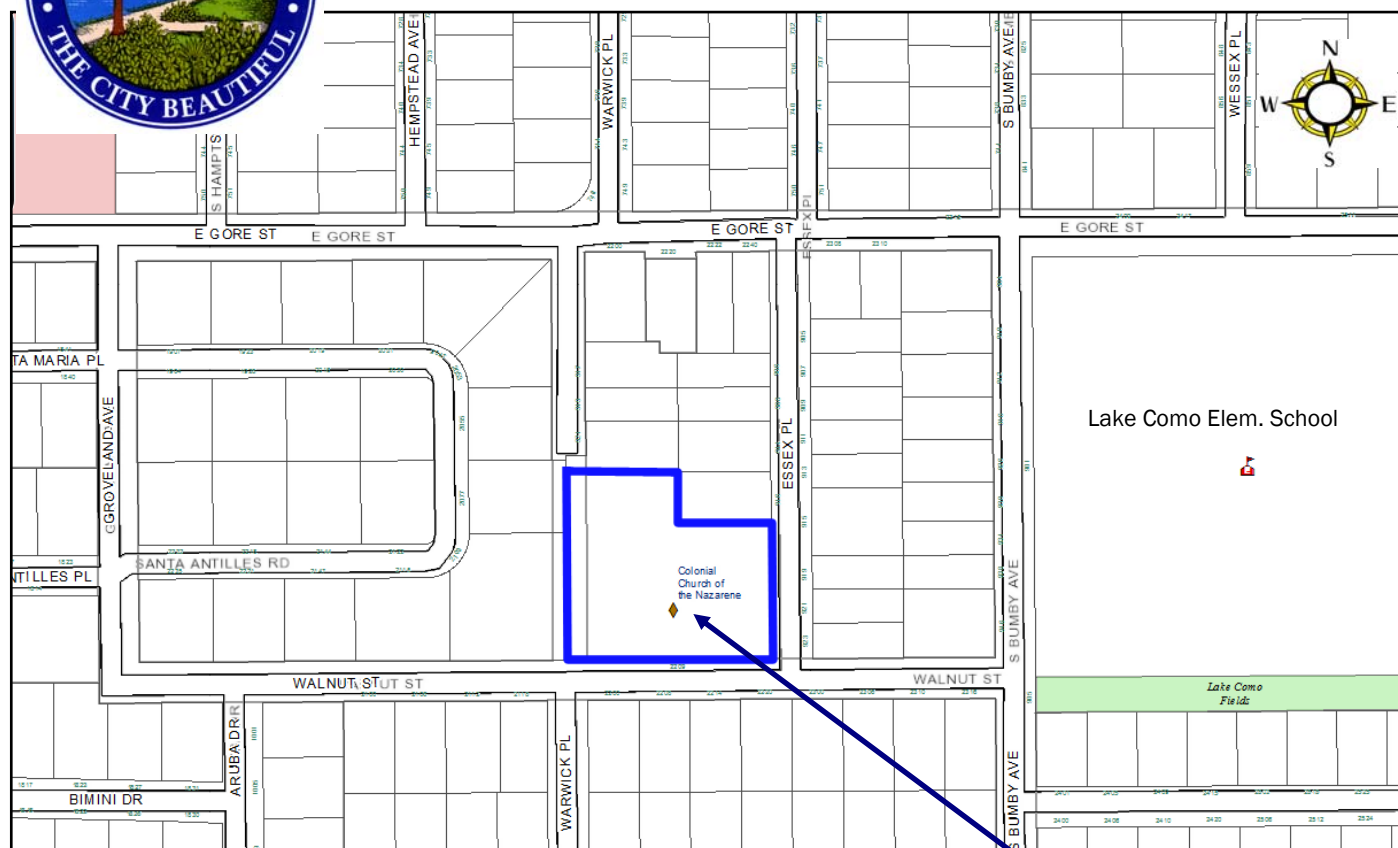




TRACY'S SUBDIVISION (MINOR REPLAT)



Location Map

Subject Site

SUMMARY

Applicant

Kevin Kramer
David Weekley Homes

Owner

Project Planner

Jim Burnett, AICP

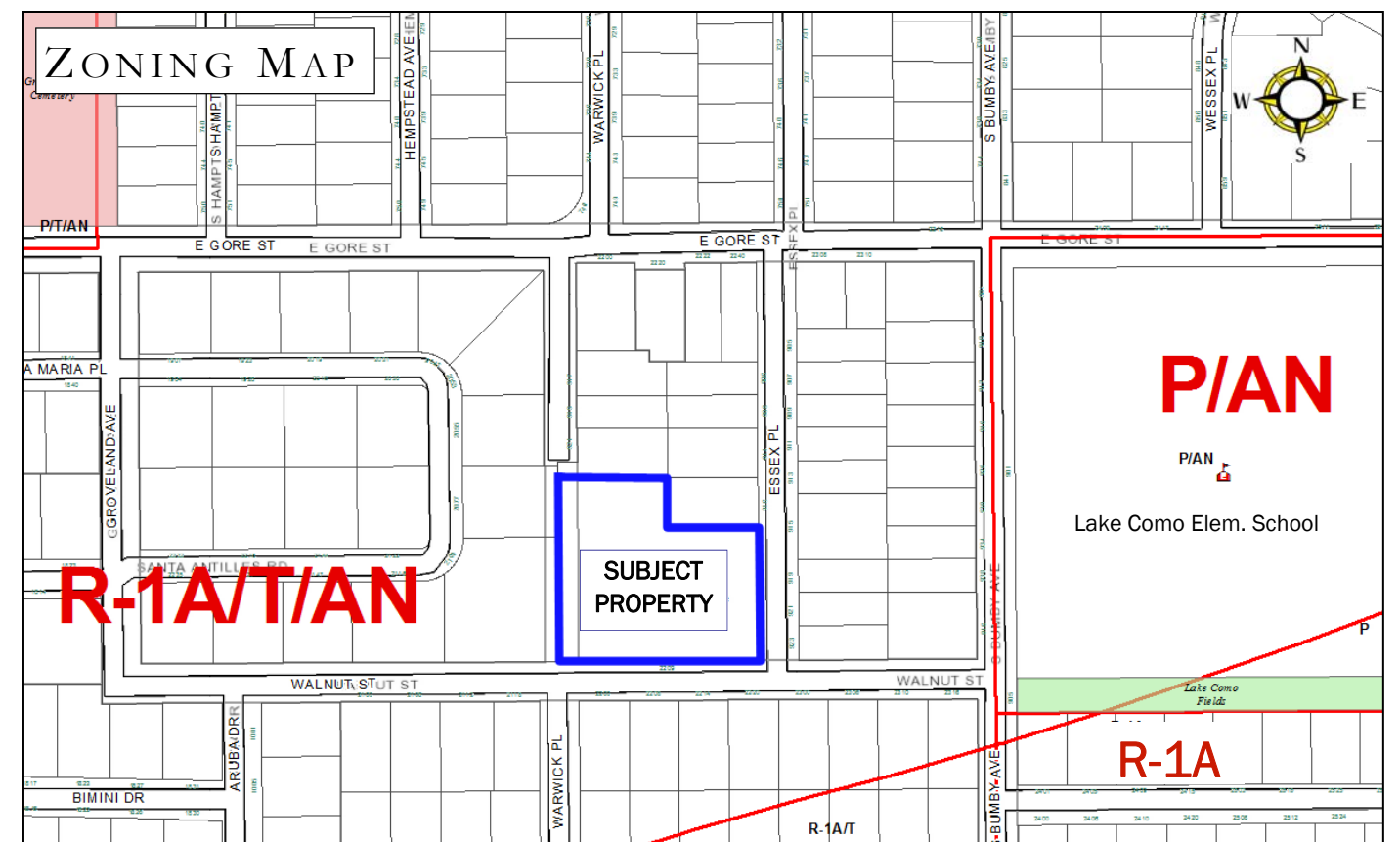
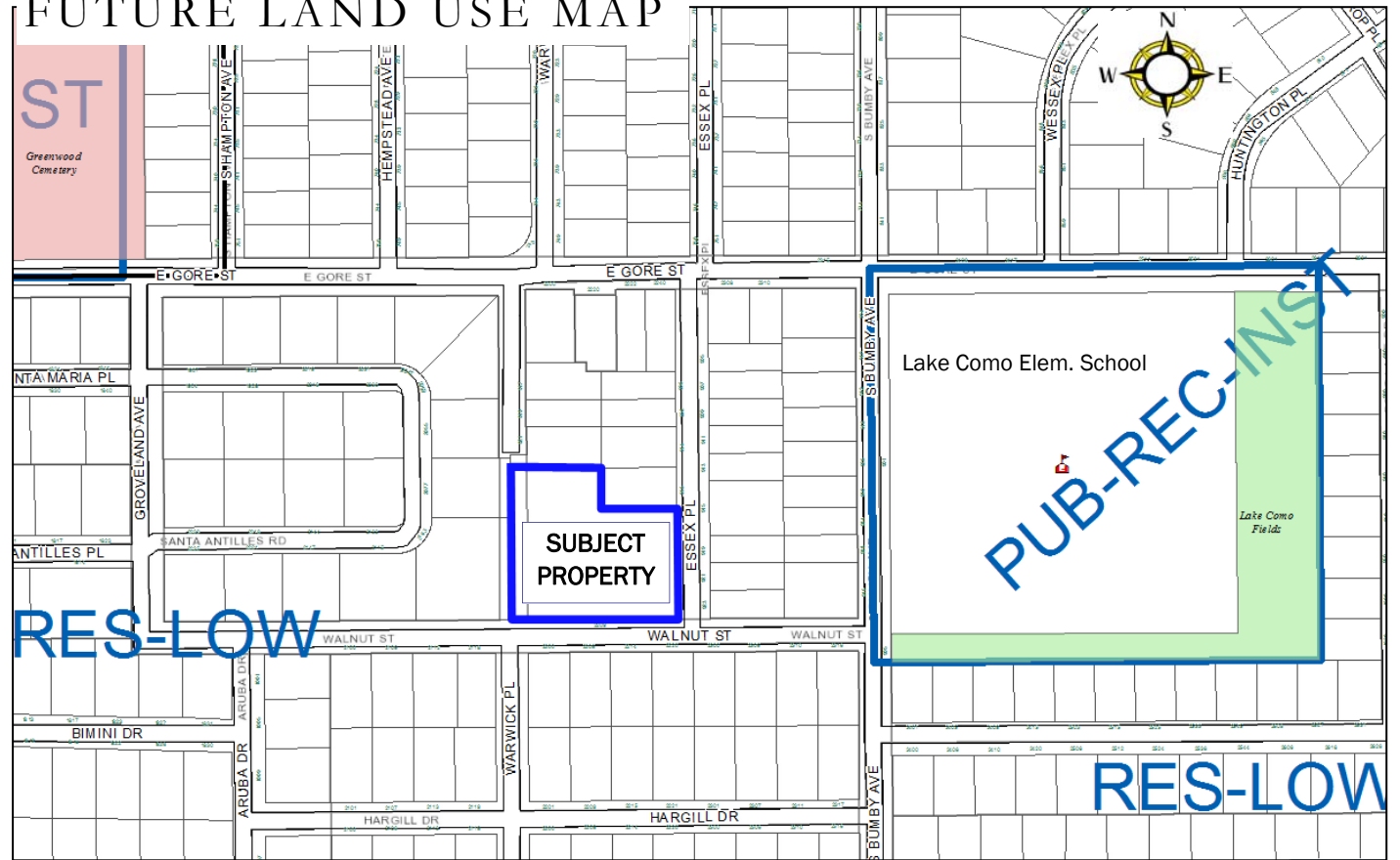
Property Location: 2209 Walnut St. (north side of Walnut St., between Essex and Warwick Places, all west of S. Bumby Ave.) (parcel #31-22-30-8712-02-110; 1.7 acres, District 4).

Applicant's Request: The applicant intends to replat a former church property for redevelopment into six (6) single-family homes. The property is located in the south Lake Como neighborhood.

Staff Recommendation: Approval of the Minor Plat, subject to conditions in this staff report.

Updated: April 2, 2016

FUTURE LAND USE MAP



PROJECT ANALYSIS

Project Description

The applicant is requesting to replat a residential property with an existing church (Public Benefit Use), into six (6) single-family residential lots (church to be demolished) The property is zoned R-1A/T/AN and is located in the southern portion of the Lake Como neighborhood west of S. Bumby Ave.

Previous Actions

1945: Subject property platted as portion of Tracy's Subdivision.

1959: Property annexed into City of Orlando (as part of House Bill 167).

1975: Portion of adjacent Warwick Place vacated/abandoned; Colonial Church of the Nazarene established on the property.

2014: Church ceased operating.

11/2015: Property acquired by current owner.

Adjacent uses, zoning and future land use designations are shown in Table 1 below.

TABLE 1 - PROJECT CONTEXT			
<i>Direction</i>	<i>Future Land Use</i>	<i>Zoning</i>	<i>Adjacent Uses</i>
North	Residential Low Intensity (RES-LOW)	R-1A/T/AN (One-Family Residential, Traditional City Overlay, Aircraft Noise Overlay)	Single-Family Homes
East	(Across Essex Place) RES-LOW	R-1/T/AN	Single-Family Homes
South	(Across Walnut St.) RES-LOW	R-1/T/AN	Single-Family Homes
West	RES-LOW	R-1/T/AN	Single-Family Homes

Minor Subdivision Plat

Minor Subdivision Plat Review (LDC Section 65.420) is intended for subdivisions that do not require construction of streets or public improvements. In so doing, this review ensures that development in the City of Orlando takes place in an orderly and efficient manner. In this case, the property is being replatted as a prerequisite to demolition of an existing church and redevelopment of the site into six (6) single-family homes on the replatted lots.

Existing Zoning and Future Land Use

As noted above, the property is zoned R-1A/T/AN (One-Family Residential, Traditional City Overlay, Aircraft Noise Overlay), with Residential Low Intensity future land use. Lots 1 & 2 of the proposed replat will have minimum 25 ft. building site frontage to Walnut St., which, on the plat, makes the lots look like "flag" lots. Both lots 1 & 2 will share a minimum 16-ft. wide ingress-egress easement. Per Table 2 at right, the plat request complies with standards for platting of lands as contained in LDC Chapter 65 Part 3C.

Proposed Development

A 20,500 sq. ft. church is now located on the property, which will be demolished to make way for six (6) single-family homes. Access to the property is currently from Walnut St. and Essex Place. Once subdivided in the configuration shown on page 6 of this report, all lots will continue to be accessed from Walnut St. or Essex Place.

School Impacts - The plat will create six (6) new single-family lots, which will create a negligible increase in school population; owing to the allowances of the Residential Low Intensity future land use and R-1A/T zoning, further school impact analysis is not needed.

Findings/Recommendation

Subject to the conditions contained herein, the Tracy's Replat (Subdivision) is consistent with the requirements for approval of Minor Subdivision Plat applications as contained in Section 65 Part 3C of the Land Development Code (LDC):

1. The proposed minor plat is consistent with the purpose and intent of the City's Growth Management Plan.

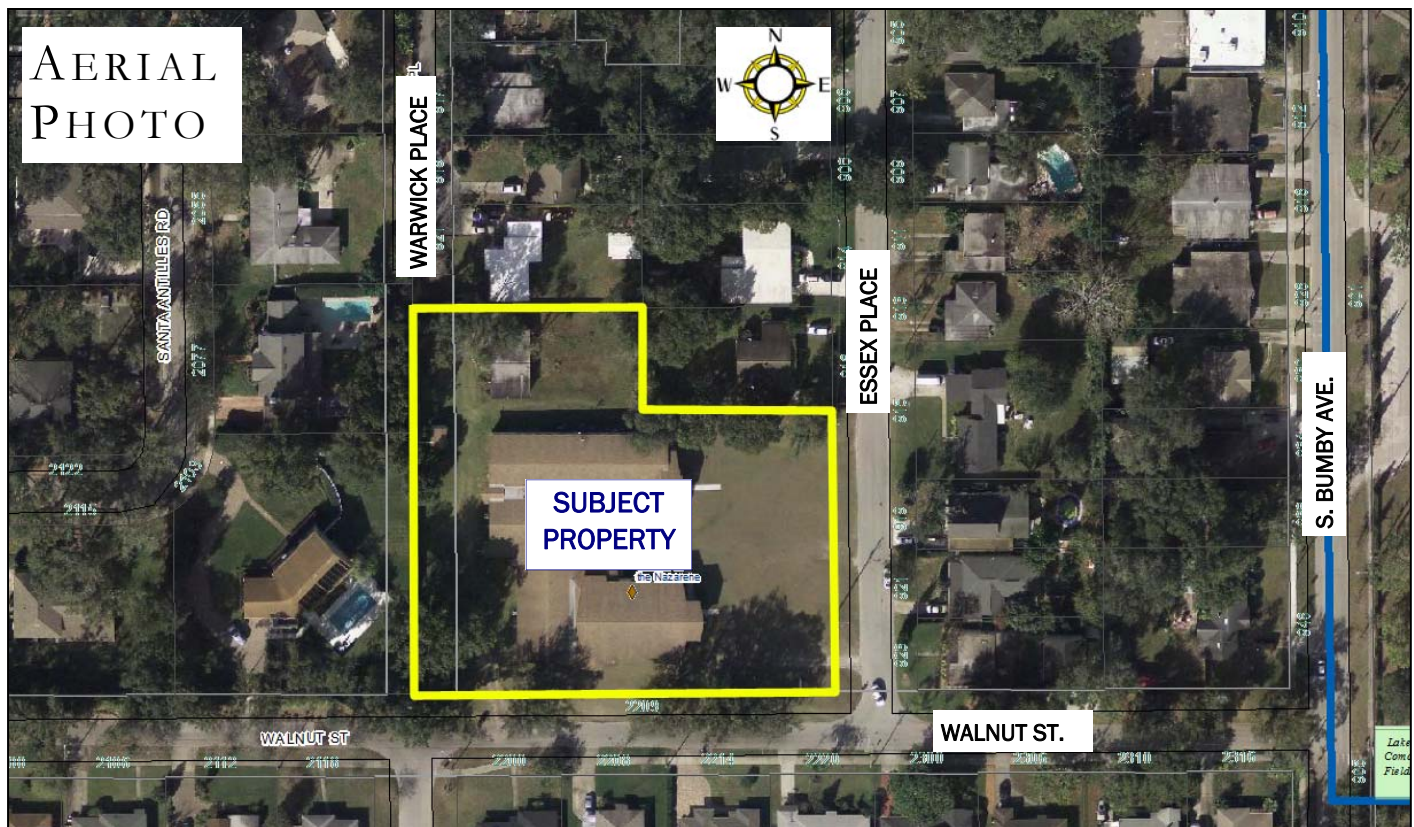
Table 2 - Development Standards (R-1A/T/AN)

<i>Use & Proposed Lot</i>	<i>Min. Lot Size (sq. ft.)/Prop.</i>	<i>Lot Dimensions (min.)</i>
Single-Family Homes	7,700 (req'd)	70 ft. (w) x 110 ft. (d)
Lot 1 (interior lot)	17,577.5 (incl. 25 ft. easemt.)	Irregular dimensions
Lot 2 (interior lot)	13,822.5 (incl. 25 ft. easemt.)	Irregular dimensions
Lot 3 (facing Walnut)	10,754.5	84.25 (w) x 127.6 (d)
Lot 4 (facing Walnut)	9,570	75 (w) x 127.6 (d)
Lot 5 (corner lot)	11,994.4	94 (w) x 127.6 (d)
Lot 6 (facing Essex)	10,252.5	75 (w) x 136.7 (d)

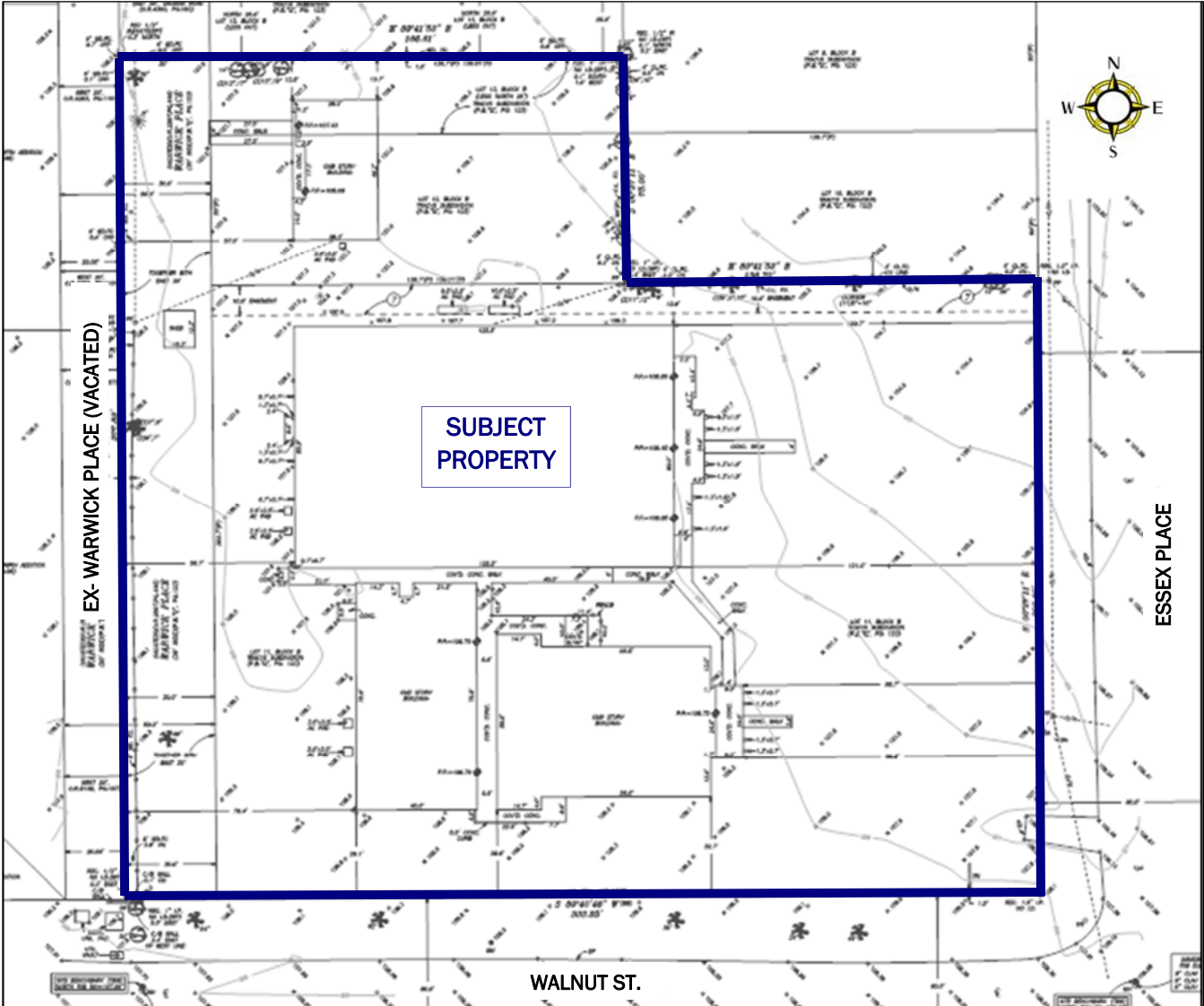
2. The proposed minor plat is consistent with the requirements of the LDC.
3. The minor plat will not result in incompatible land uses.
4. All future development will be in accordance with Chapter 59 of the LDC, the Concurrency Management Ordinance, which ensures that adequate public facilities are available to serve said development.

Based on the information provided in the staff report and the findings noted above, staff recommends approval of the Tracy's Replat (Subdivision), subject to the conditions in this staff report (see page 8 of this report).

SITE PHOTO (GOOGLE STREET VIEW)



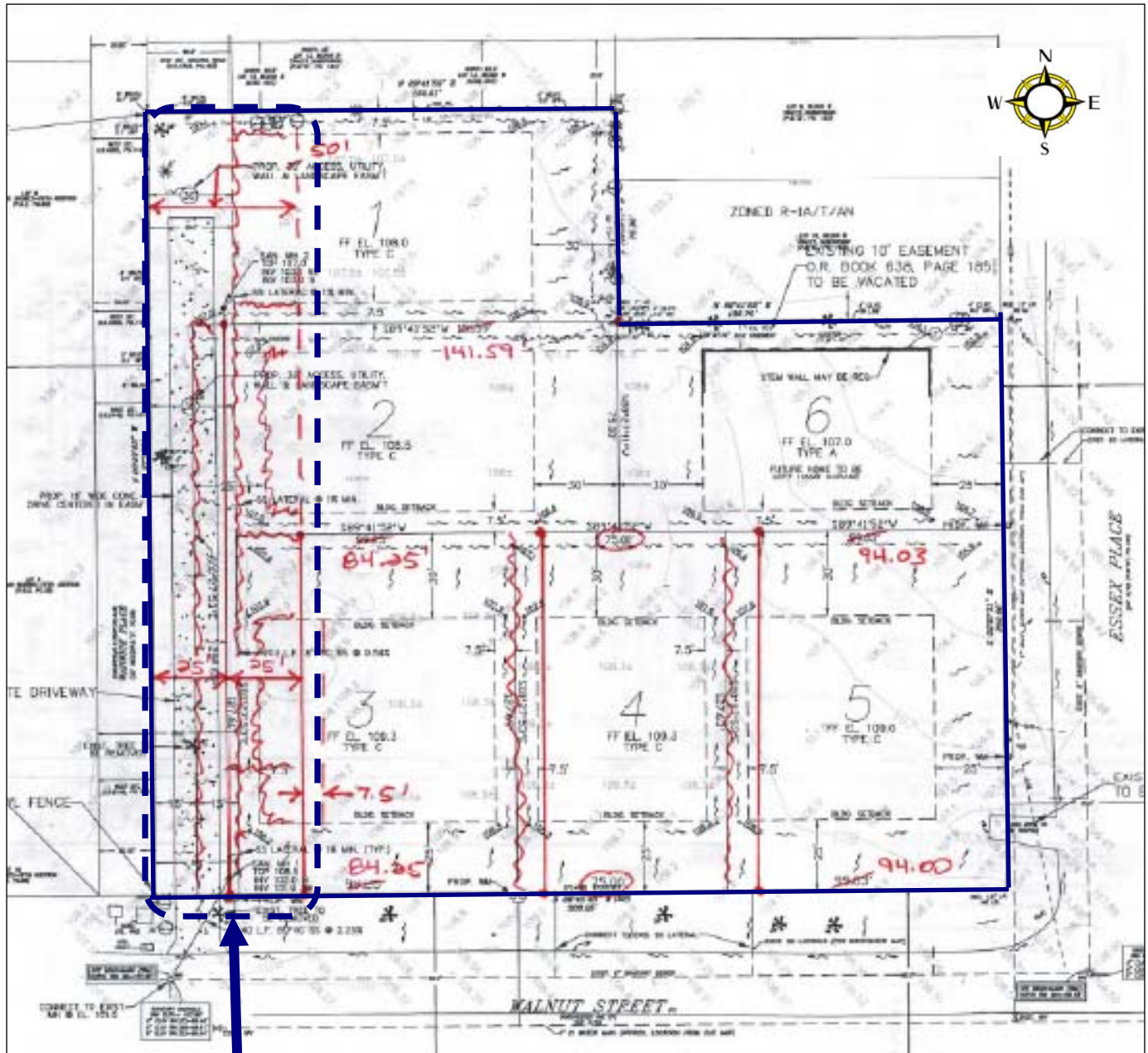
2015 SURVEY



SITE PHOTO (GOOGLE STREET VIEW)



PROPOSED SUBDIVISION PLAN (REVISED 4/1/2016)



THIS EASEMENT WIDENED TO 50 FT. WIDTH TO ALLOW LOTS 1 & 2 TO HAVE 25 FT. BUILDING SITE FRONTAGE ON WALNUT ST., AS REQUIRED BY R-1A/T/AN ZONING. EASEMENT TO INCLUDE MIN. 16-FT. WIDE SHARED DRIVEWAY AND AMPLE ROOM FOR UTILITY LINES, POSSIBLE SIDEWALK AND LANDSCAPING. LINES FOR LOTS 3, 4 & 5 HAVE ALSO BEEN SHIFTED TO ACCOMMODATE THE WIDER 50 FT. EASEMENT. ALL PROPOSED LOTS MEET CODE.

CONDITIONS OF APPROVAL - REQUIRED

Sewer - Each fee simple unit shall have its own lateral connection to a new **private** main. No double or otherwise multiple connections will be permitted. A pre-application meeting with the Wastewater Division prior to submitting construction plans is required.

All sanitary sewer construction shall be in compliance with all applicable sections of the Orlando Engineering Standards Manual (ESM) and all applicable City Standard Details. Sanitary sewer discharge into the City's sewer system shall be in compliance with Chapter 30, Sewer Use, Orlando City Code.

Legal Affairs - (no issues)

City Surveying - As of the April 2016 TRC meeting, an initial review letter has yet to be provided to the applicant's surveyor, noting which items need to be revised and resubmitted for further review.

Land Development

1. Except as provided herein, the proposed plat is subject to all codes and ordinances of the State of Florida, City of Orlando, and all other applicable state regulatory agencies. Any applicable state or federal permits must be obtained before commencing development.
2. Continued development/redevelopment of the property shall require electronic resubmittals through the Pdox system and eventual demolition and building permits prior to actual construction of the new homes.

Permitting Plat Review - A concurrency test and reservation fee will be required prior to recording of the plat.

Growth Management - (no issues)

Transportation Impact Fees

1. An estimated Transportation Impact Fee in the amount of \$22,908, based on the construction of six (6) new single family residential units, will be due at the time of building permit issuance, subject to change upon final permit plan review.
2. Any exemptions or credits against the Transportation Impact Fee must be reviewed prior to permit issuance. All Transportation Impact Fee Credits shall be initiated and processed by the Transportation Impact Fee Coordinator. Credit shall be available for the previous use located on the subject site.
3. The applicant shall comply with all applicable requirements of Chapter 59, the Concurrency Management Ordinance, to ensure that all public facilities and services are available concurrent with the proposed development, and that the potential impacts on public facilities and services are mitigated.

All new construction, changes in use, additions or redevelopment are also required to submit a Concurrency Management application as a part of the building plan review process. A Concurrency Management application is available on the City's website: <http://www.cityoforlando.net/permits/forms/concurrency.htm>.

CONTACT INFORMATION

Land Development - Contact Jim Burnett at 407-246-3609 or at james.burnett@cityoforlando.net.

Permitting Plat Review - Beyond TRC review, contact John Groenendaal at 407-246-3437 or at john.groenendaal@cityoforlando.net. To obtain plat review status, call PROMPT, our Interactive Response System at 407.246.4444. Plat status can also be done via the City's webpage at <http://edviwr.cityoforlando.net/OrlandoWebPermits/Permitting/login.aspx>. Key the SUB case number into the blank or provide your address, and follow the prompts.

Legal Affairs - Contact Cynthia Sanford at 407-246-3489 or at cynthia.sanford@cityoforlando.net.

City Surveying - Contact Ken Brown at 407-246-3812 or at ken.brown@cityoforlando.net.

Sanitary Sewer - Contact David Breitrick at 407-246-3525 or at david.brietrick@cityoforlando.net.

REVIEW/APPROVAL PROCESS-NEXT STEPS

Following the Technical Review Committee review, plat review, including scheduling City Council approval of the plat, is handled by John Groenendaal (see contact information above, and next steps under Conditions above).