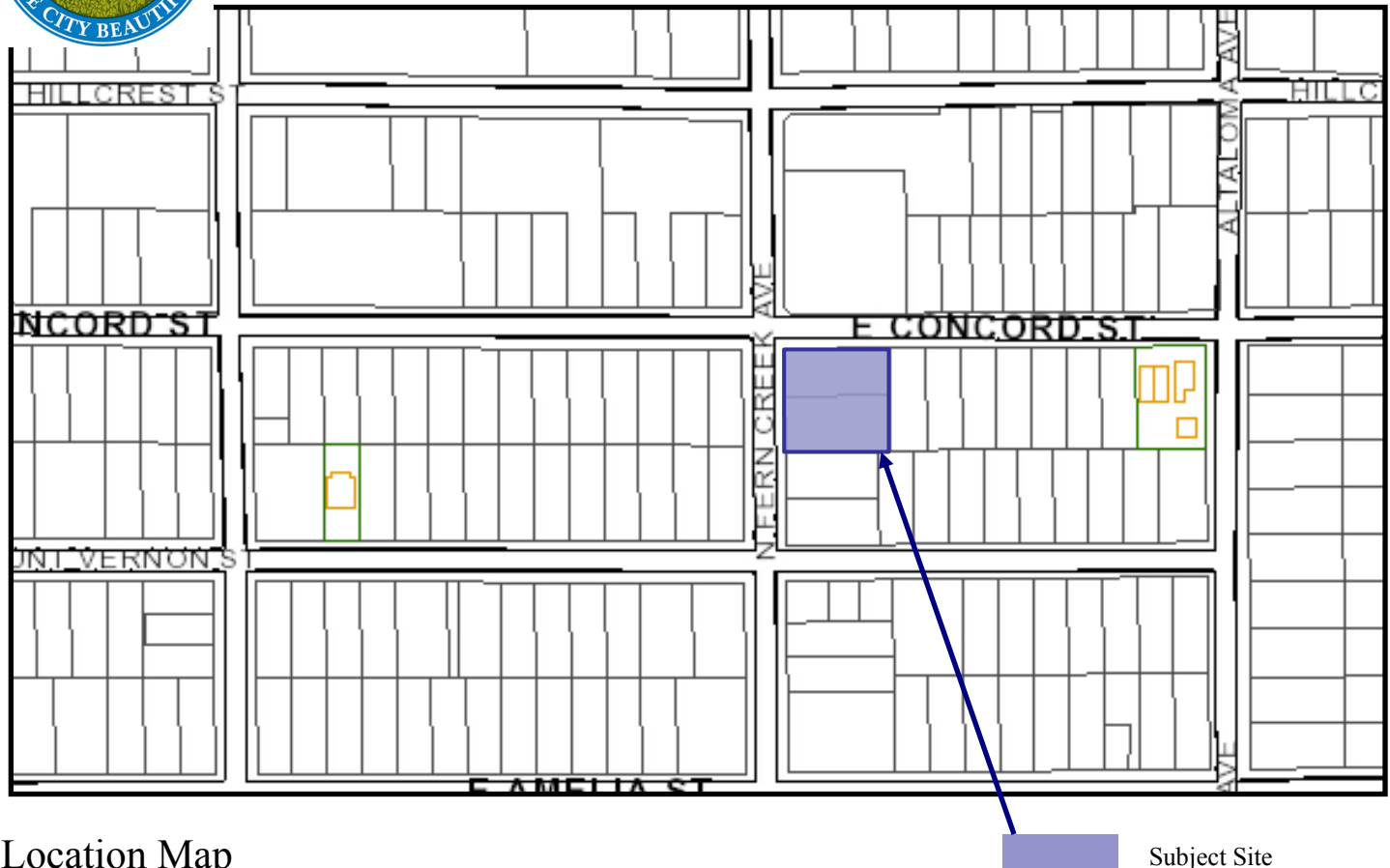




FERN CREEK TOWNS TOWNHOME PD

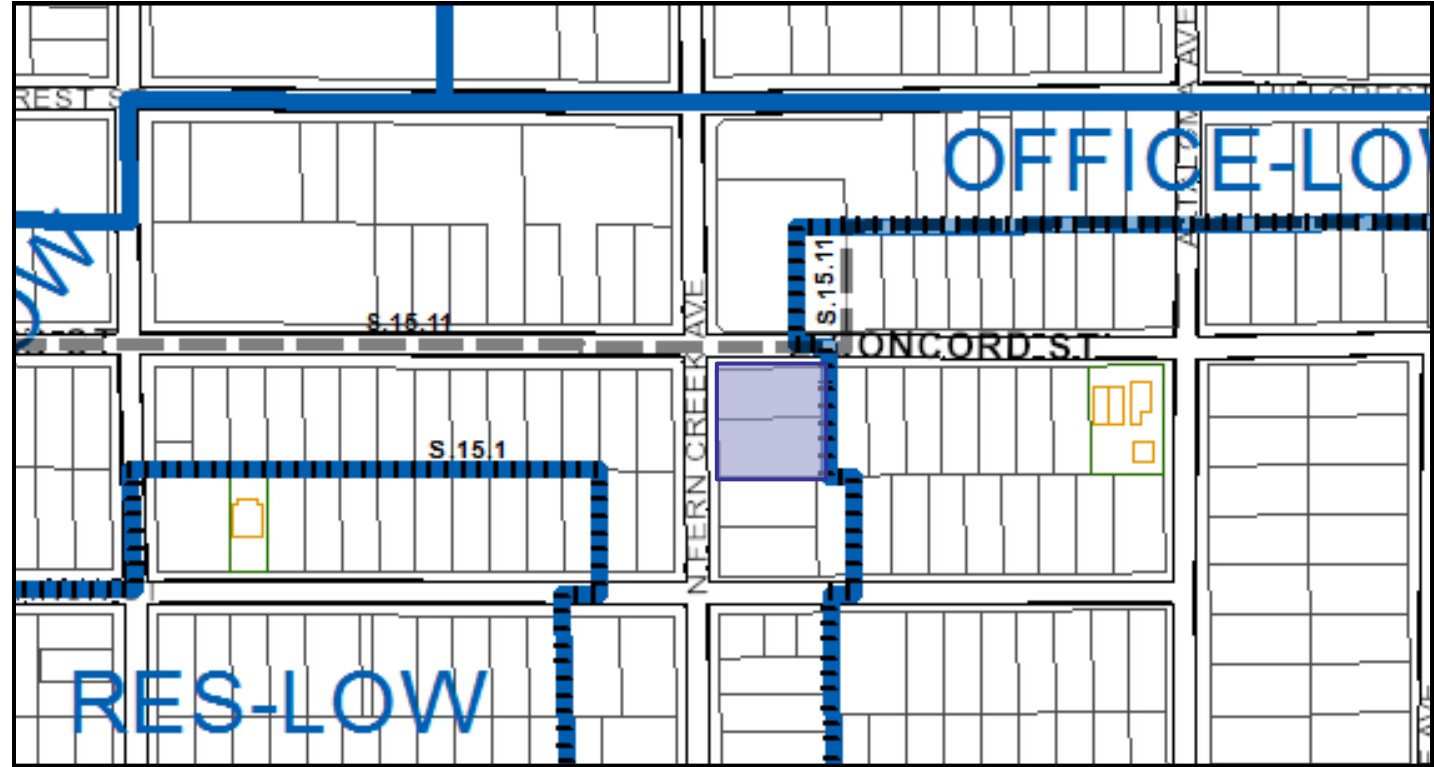


Location Map

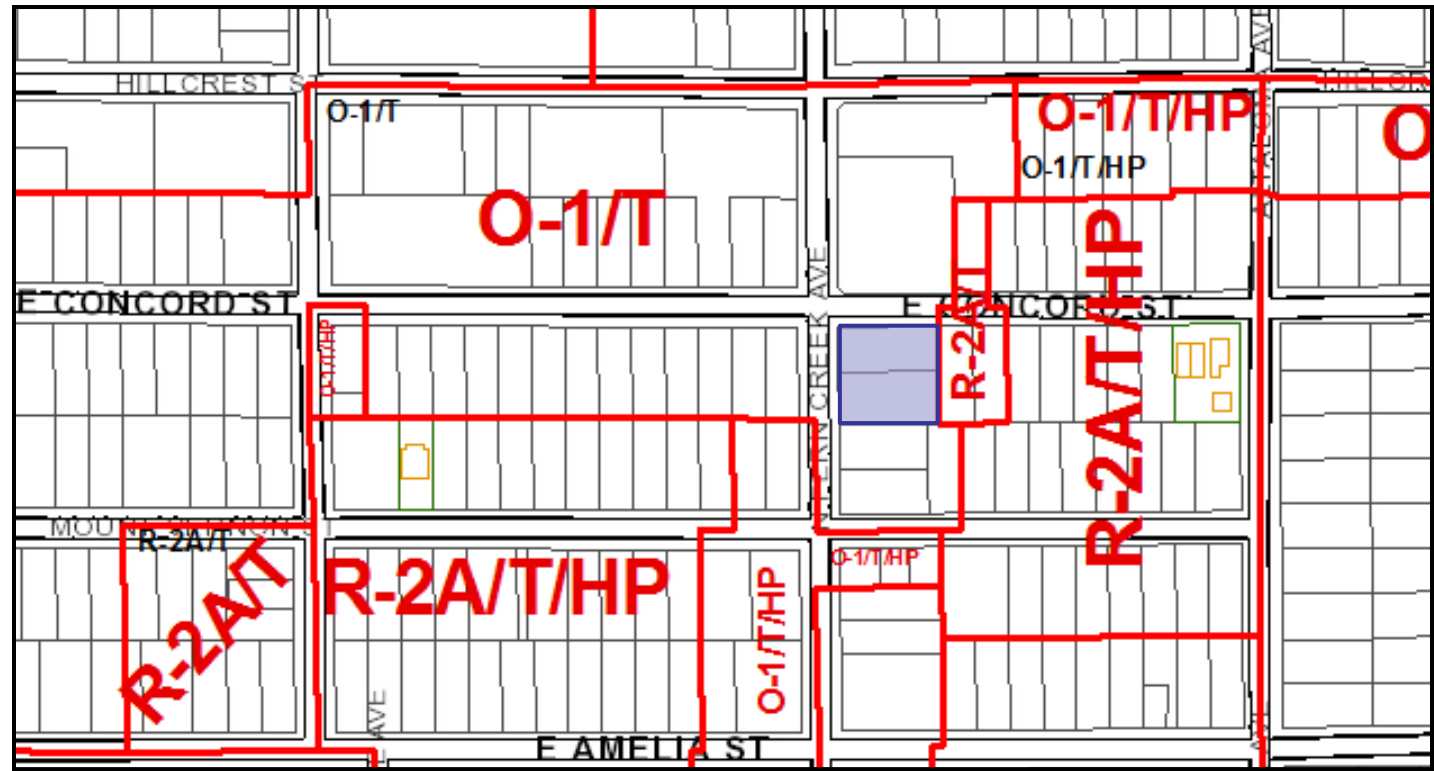
SUMMARY

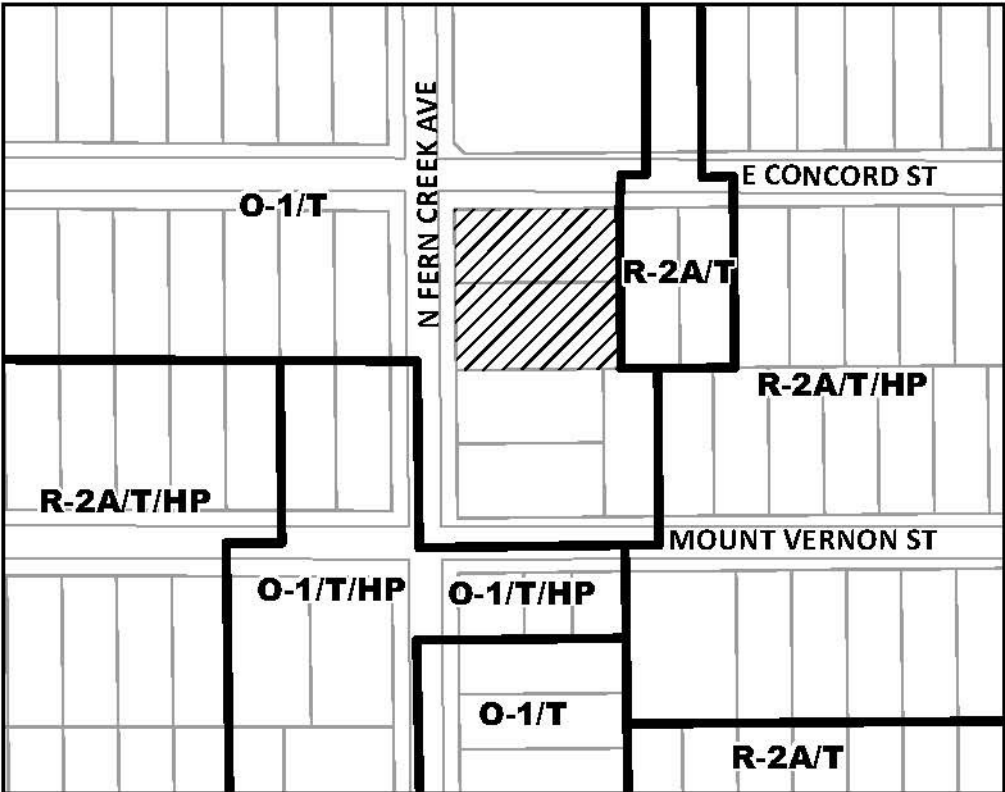
Owner Ferncreek Development LLC Applicant Kevin Kramer, Land Manager Weekley Homes, LLC Project Planner TeNeika Neasman	Property Location: 547 N Fern Creek Ave. (south of E. Concord St., north of Mount Vernon St., east of N. Fern Creek Ave., and west of Al- taloma Ave.) (Parcel ID # 30-22-30-1544-01- 010) (±0.53 acres, District 4) Applicant's Request: The applicant is requesting PD rezoning to allow for an 10 rear-loaded unit townhome develop- ment in the Colonialtown South neighborhood.	Staff's Recommendation: Approval of the request, subject to the conditions in this report. Public Comment Courtesy notices were mailed to property owners within 400 ft. of the subject property during the week of September 6, 2016. As of the published date of this report, staff has not received any pub- lic comment.
Updated: September 1, 2016		

FUTURE LAND USE MAP

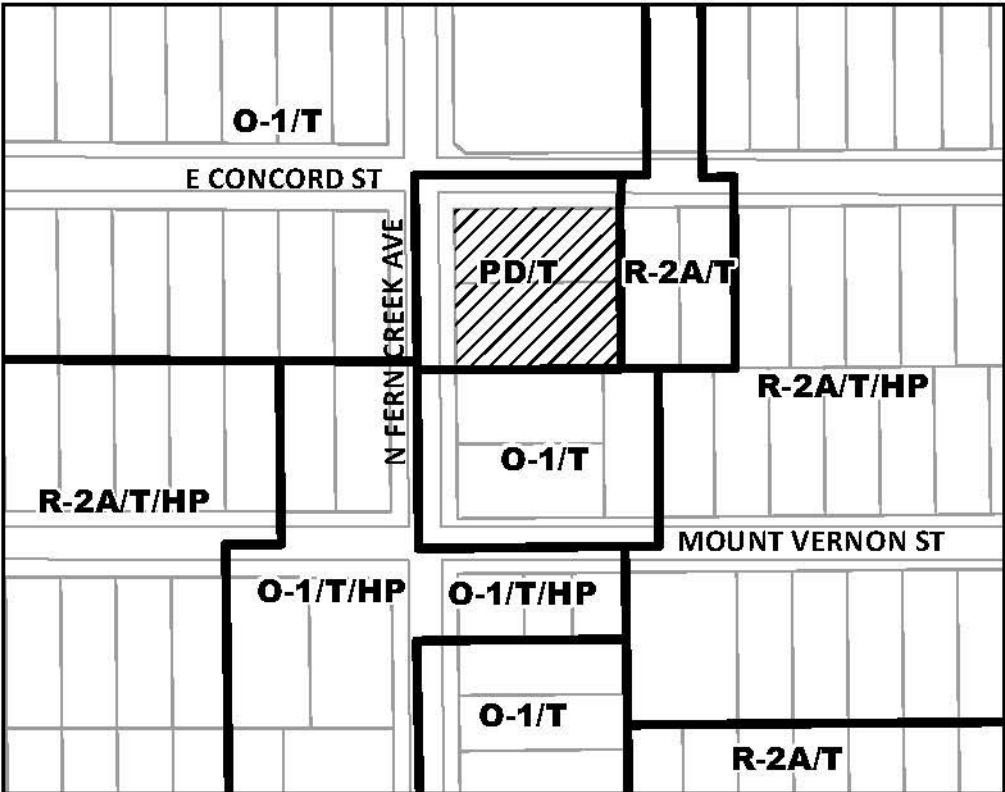


ZONING MAP





Zoning - Existing ZON2016-00019



Zoning - Proposed ZON2016-00019



PROJECT ANALYSIS

Project Description

The ±0.53 acre subject site is located in the Colonialtown South neighborhood, south of E. Concord St., north of Mount Vernon St., east of N. Fern Creek Ave., and west of Altaloma Ave. The subject property currently consists of a vacant property. Proposed is a 10 unit rear-loaded townhome development.

The site is zoned O-1/T (Office/Traditional City overlay) and has a Future Land Use designation of Office Low. A rezoning to PD/T (Planned Development/Traditional City overlay) is proposed. The proposal is consistent with the existing Future Land Use and Zoning designations.

Previous Actions:

- 1923– Property platted as part of the Colonial Park Second Addition Subdivision.
- 2004: Letter of Determination to determine the front yard and required parking (LDC2004-00178)
- 2005– Property acquired by current owner

Project Context

As previously stated, the site currently vacant office/residential property. See Table 1– Project Context for details on surrounding uses. The site is surrounded by residential uses to the south and office uses to north, east, and west.

Table 1—Project Context			
	Future Land Use	Zoning	Surrounding Use
North	OFFICE-LOW	O-1/T	Office
South	OFFICE-LOW	O-1/T	Office
East	RES-LOW	R-2A/T	Residential Multifamily
West	OFFICE-LOW	O-1/T	Office Residential

Conformance with the GMP

As indicated in Figure LU-1 of the Future Land Use Element, the proposed residential use is allowed under the Office Low Intensity future land use designation. Other permitted uses include office, public, recreational, and institutional. The site has Office Low Intensity future land use (0.50 acres), which has no minimum intensity or density and a maximum density of 21 du/ac and 0.40 FAR. The proposed 10 unit townhome development on a 0.50 ac. site meets the maximum density allowance (21 du/ac).

The subject site has Future Land Use Policy S.15.11 which states:

“...all development in this area shall be consistent with the recommendations and guidelines of the Mills Avenue and Colonial Drive Urban Design and Strategic Plan.” the proposed development is consistent with the plan.

Conformance with the LDC/PD

The PD district is intended to provide a process for the evaluation of unique, individually planned developments which are not otherwise permitted in the zoning districts and provide superior design. Section 58.361 of the LDC identifies the purpose of the PD district as: “The PD District is intended to provide a process for the evaluation of unique, individually planned developments which are not otherwise permitted in the zoning districts established by Chapter 58. The PD District is to be a voluntary process commenced by an applicant for such zoning designation. The standards and procedures of this district are intended to promote flexibility of design and permit planned diversification and integration of uses and structures, while at the same time retaining in the City Council the absolute authority to establish such limitations and regulations as it deems necessary to protect the public health, safety and general welfare.”

The subject site is zoned O-1/T (Office/Traditional City) on the Official Zoning Map, and would maintain a default zoning as such with the proposed PD rezoning. Table 2- Development Standards of this report details the maximum allowable density amongst other

PROJECT ANALYSIS

Table 2—Development Standards

Acreage	Use	Sq. Ft./ Dwelling Units	Density (dwelling units per acre) Max. 200 du/ac		FAR (floor area ratio) Max. 0.35 FAR		Building Height		ISR*	
			Allowed	Proposed	Allowed	Proposed	Max Allowed	Proposed	Max Allowed	Proposed/ Existing/ Allocated
0.50 Acres	Residential	10 du proposed	21 du/ac	21 du/ac	N/A	N/A	30 ft.	3-stories ±29 ft.	0.85*	0.56
(*impervious surface ratio)										

development standards. The proposed 10 units results in the maximum permitted 21 du/ac. A building height of 29 ft. is proposed with a parapet and architectural elements extending to approximately 30 ft. in height. The maximum height permitted in the O-1/T is 30 ft.

City codes has specific lot standards and setback requirements for attached dwellings (townhomes). Tables 3 & 4 outlines the required and proposed standards, which are being modified as a part of this PD request. The minimum lot area proposed is 1,361 sq. ft.

Table 3—Minimum Lot Standards

	Required	Proposed
Minimum lot area	1,600 sq. ft.	1,361 sq. ft. **
Average lot area	1,800 sq. ft.	1,660 sq. ft.
Minimum lot width	20 ft.	18.67 ft.
**The minimum lot square footage is does not code requirement		

(lots 2-5 and 8-10) but all remaining lots meet the minimum lot area. Front setbacks along E Concord St., N Fern Creek Ave., and the mews internal to the site are 24 ft. The rear yard setback of 16 ft. does not meet code.

Table 4—Setback Requirements

Yard	Required	Proposed
Front	20 ft.	20 ft.
Side	10 ft.	5 ft.
Street-side	15 ft.	16 ft. **
Rear	20 ft.	14 ft. **
**The does not meet code requirement Side yard setback applies to end units only		

A Bufferyard 'A' (5-7 ft. in width) is required along the eastern and western property lines. The applicant proposes to provide the bufferyard width of 5 ft. with 80% tree coverage and vegetative cover and 6 ft. high PVC fence. Chain link fencing shall be prohibited. If a wall or opaque fencing is not provided as part of the required bufferyard, a hedge shall be provided. The hedge shall be a minimum of 4 ft. in height at the time of installation.

Transportation

The subject development will have access to the City's roadway network via one, two-directional driveway; one on E Concord St. The proposed 10 townhome units results in a trip generation of approximately 58.10 average daily trips. The development therefore did not merit a traffic study as a result of less than 1,000 daily trips. Chapter 61 of the LDC requires 1 parking space for attached dwellings and 2 spaces when these dwelling exceed 2,000 sq. ft. of gross floor area. The ten (10) proposed units exceed a GFA 2,000 sq. ft., therefore the applicant proposes a two-car garage for all of the units. Staff is requesting on-street parking be provided as part of this development to accommodate guest parking needs.

Urban Design

Proposed is a 3-story rear loaded townhome development. Appearance Review shall be required at the time of permitting. Pedestrian circulation is accounted for along Fern Creek Ave. and E Concord St. Additional pedestrian connections shall be provided internal to the site along southern property portion of the site. A sidewalk connection shall be provided from the rear (internal) units to E Concord St. and N Fern Creek Ave.

PROJECT ANALYSIS

School Impacts

Orange County Public Schools (OCPS) has two school review processes. The Capacity Enhancement Process (CEP) applies to land use approvals, including GMP amendments, that increase residential density. The concurrency process applies to all residential development that is not de minimus or previously vested through a DRI Development Order or another agreement. This application is for 10 residential units (10 townhomes).

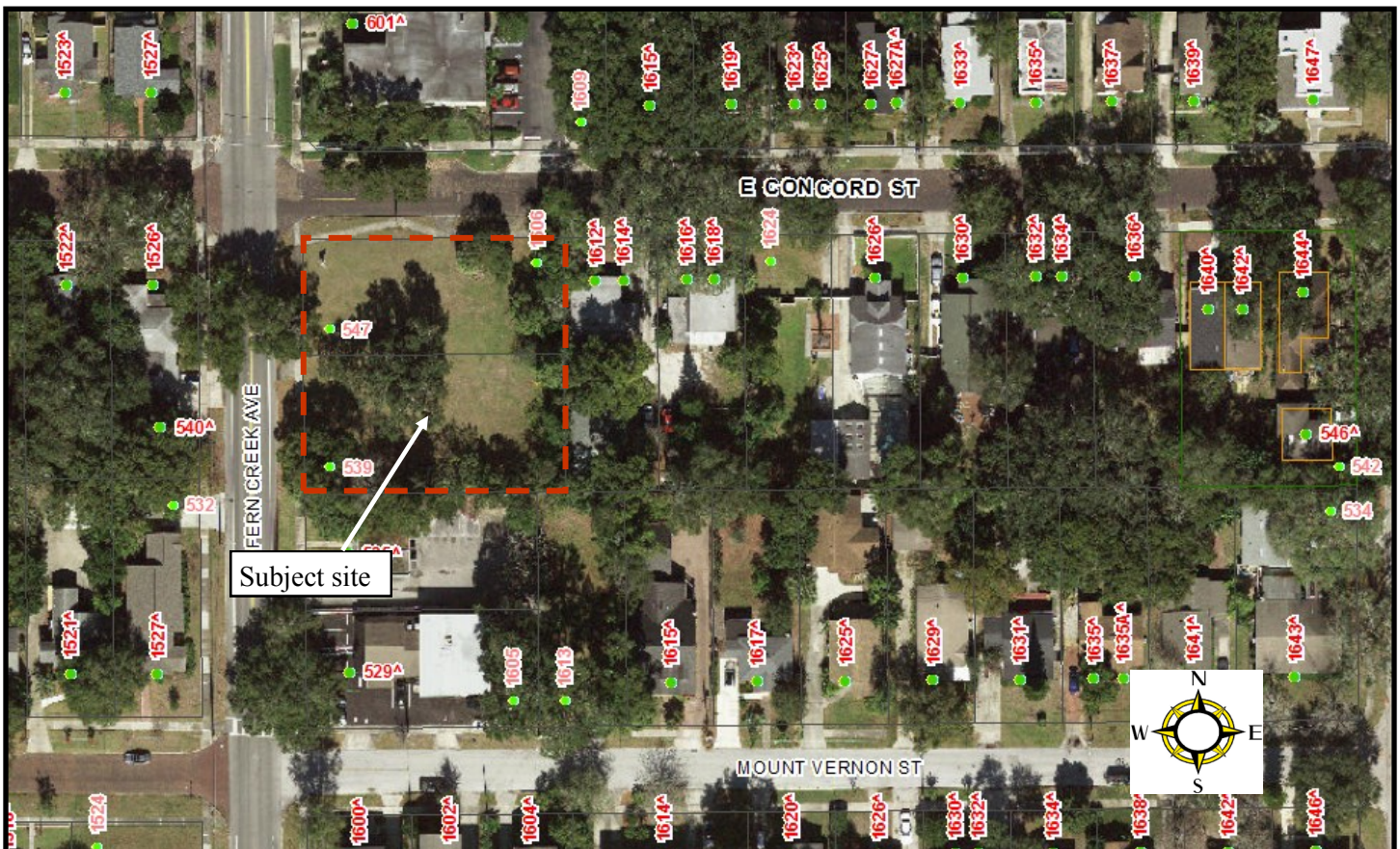
FINDINGS

Subject to the conditions contained herein, the proposal is consistent with the requirements for approval of Planned Development applications contained in Chapter 65 of the Land Development Code (LDC):

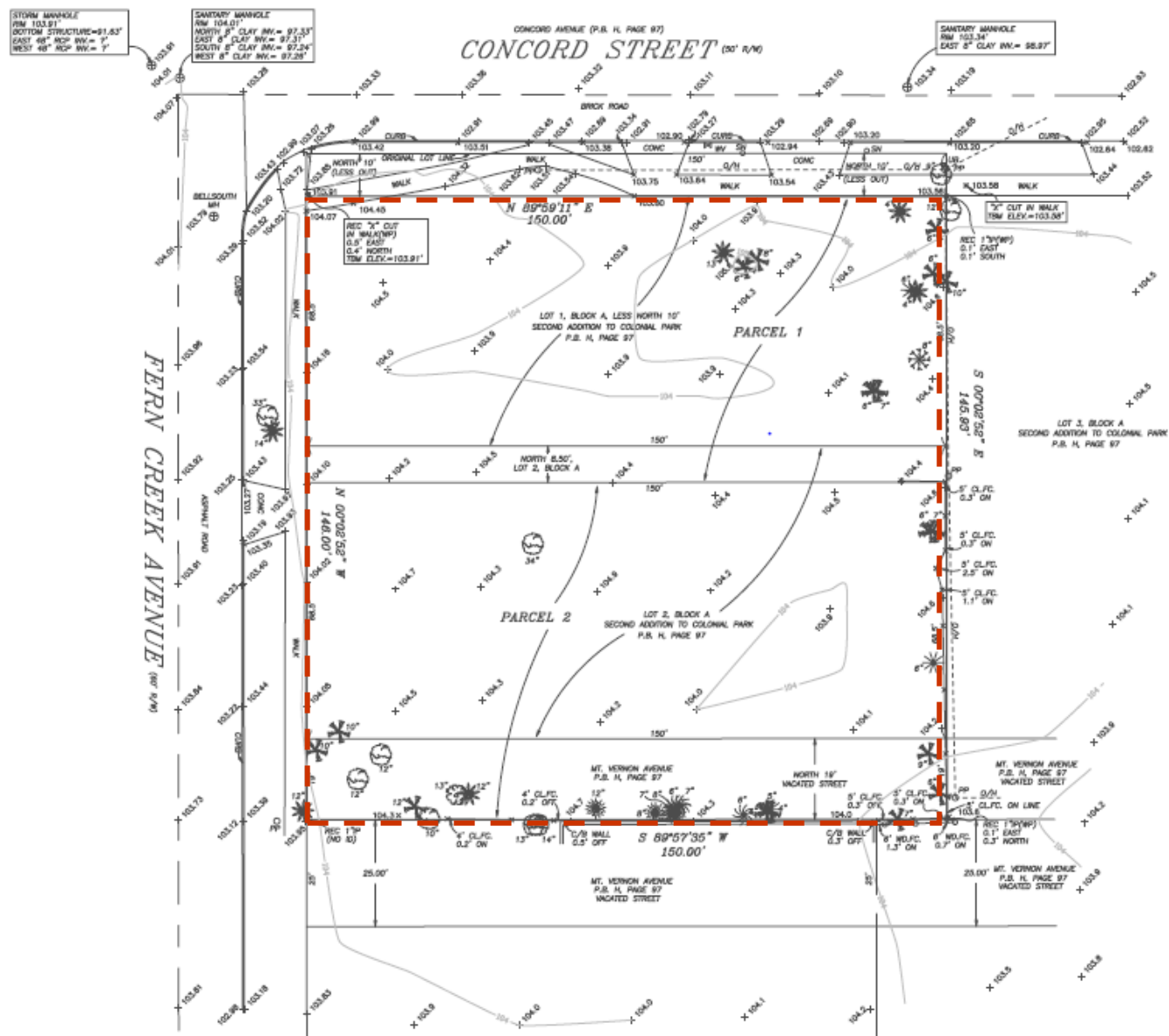
1. The proposal is consistent with the City's Growth Management Plan.
2. The proposal is consistent with the purpose and intent of the PD zoning district and all other requirements of the LDC.
3. The proposal is compatible with surrounding land uses and the general character of the area.
4. The necessary public facilities will be adequate to serve the proposed use, or will be provided by the applicant as a condition of this approval.

Staff recommends approval of ZON2016-00019 subject to the following conditions:

AERIAL PHOTO



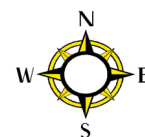
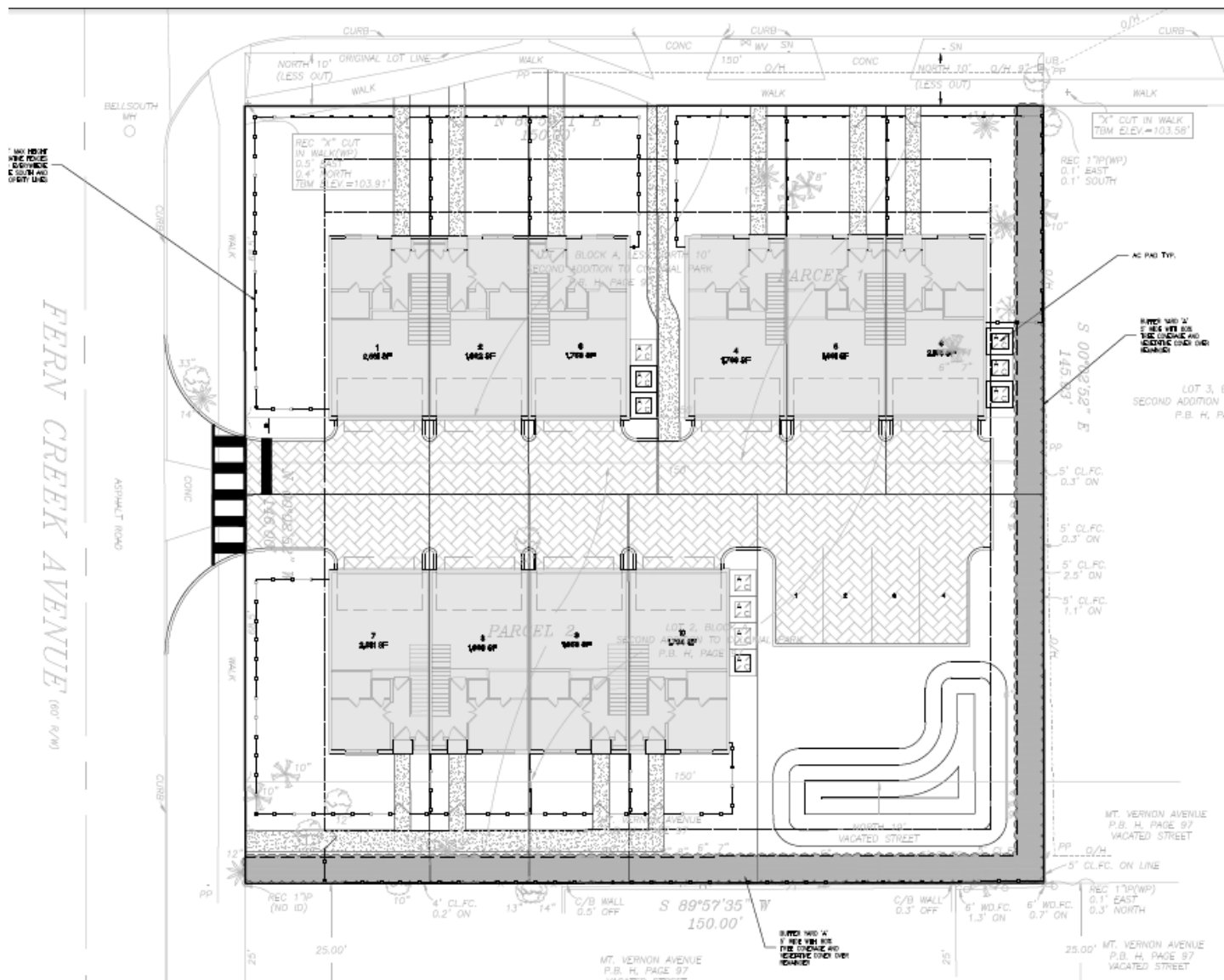
SURVEY



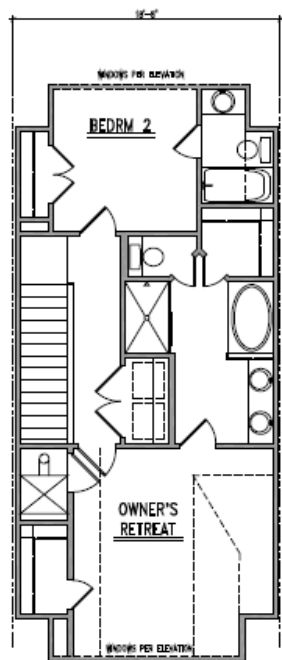
Proposed Curbcut



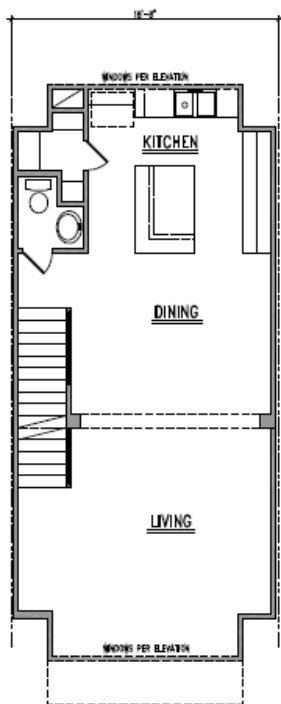
LANDSCAPE PLAN



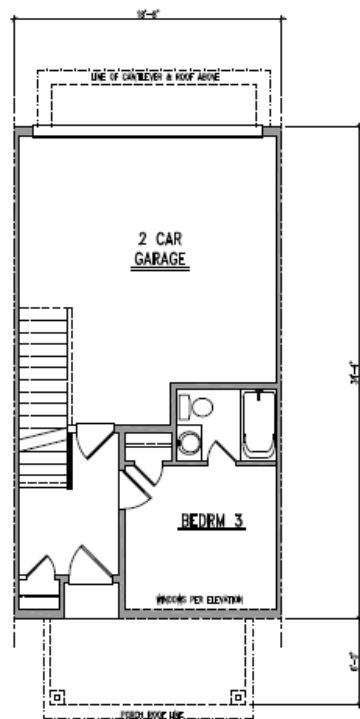
Floor Plan



third
FLOOR



second
FLOOR



first
FLOOR
1710 total sqft



Elevations



Elevations



SITE PHOTOS

Corner of N Fern Creek Avenue and E Concord Street. North view from the subject site.



Image of an existing office building to the north of the site, along E Concord Street



Image of an existing office building south of the site along N Fern Creek Avenue



Image of the subject site from N Fern Creek Avenue



Image of the site north of the subject site.

CONDITIONS OF APPROVAL

Land Development

1. Default Zoning. The underlying zoning shall default to the standards of the O-1/T zoning district.
2. General Code Compliance. Development of the proposed project should be consistent with the conditions in this report and all codes and ordinances of the City of Orlando, the State of Florida, and all other applicable regulatory agencies. All other applicable state or federal permits must be obtained before commencing development.
3. As provided by subsection 166.033(5), Florida Statutes, issuance of a development permit by a municipality does not in any way create any right on the part of an applicant to obtain a permit from a state or federal agency and does not create any liability on the part of the municipality for issuance of the permit if the applicant fails to obtain requisite approvals or fulfill the obligations imposed by a state or federal agency or undertakes actions that result in a violation of state or federal law. In accordance with subsection 166.033(5), Florida Statutes, it is hereby made a condition of this permit that all other applicable state or federal permits be obtained before commencement of the development.
4. Variances and modifications. Zoning variances and modification of standards may be approved pursuant to the procedures set forth in Part 2J and Part 2F, Chapter 65, Orlando City Code, respectively. The planning official may also approve minor modifications and design modifications to fences, walls, landscaping, accessory structures, signs, and bufferyard requirements. Additionally, recognizing that development plans can change in small ways between the planning and permitting stages of development, the planning official may approve up to a 10% modification of any applicable numerical development standard if the planning official finds that the proposed modification is consistent with the applicable goals, objectives, and policies of the GMP, is compatible with nearby existing land uses, would not result in inadequate public facilities, and is otherwise consistent with the public health, safety, and welfare. When approving such a modification of a development standard, the planning official may impose one or more of the conditions of development provided at section 65.334, Orlando City Code, but such condition or conditions must be reasonably calculated to mitigate the identifiable land use impacts of the modified standard.
5. Conformance with PD Required. Construction and development shall conform to approved site plans, elevations, and landscaping plans on file with the City Planning Division and all conditions contained in this report, or as modified by the Municipal Planning Board and City Council. When submitting plans to the Permitting Division for permitting, the applicant shall attach to each submittal a copy of this staff report, and the excerpts of the Municipal Planning Board minutes.
6. Review by City Attorney's Office. Municipal Planning Board recommendation of the conditions contained herein is subject to review by the City Attorney's Office for legal sufficiency and drafting of implementing documents.
7. Impervious surface ratio. The impervious surface ratio for the property may not exceed the 0.70
8. Height. Maximum height shall not exceed 30 ft. not to include architectural detailing.
9. Lot Width. All lots are required to be a minimum of 18.67 ft. in width.
10. Lot Area. The minimum lot area permitted is 1,361 sq. ft. with a minimum average lot area of 1,660 sq. ft.
11. Setbacks. The minimum required setbacks for the overall property shall be as follows: 24 ft. on E Concord St., 16 ft. on Fern Creek Ave., 24 ft. along the south property line, and 11 ft. along the east property line, consistent with the proposed site plan.
12. School Capacity. The project shall be subject to school concurrency and shall coordinate with OCPS.
13. Overhangs. Balconies and other such overhangs shall not encroach into the ROW of the utility/sidewalk easement.
14. Trash pick-up. Collection of trash bins shall occur internal to the site.
15. Bufferyard. If a wall or opaque fencing is not provided as part of the required bufferyard, a hedge shall be provided. Said hedge shall be a minimum of 4 ft. in height at the time of installation.
16. Pedestrian circulation. A pedestrian connection shall be provided from N Fern Creek Avenue to the internal sidewalk along the rear units.
17. Accessory Buildings. Accessory buildings and pools shall be prohibited.

Urban Design

- ~~1. Porches/Balconies. Constructed porches or balconies must have a minimum 6 ft. depth dimension~~
- ~~2. Roofing. A gable roof shall be provided over second floor balcony~~
- ~~3. Pedestrian Connection. A sidewalk connection from the rear units to Thornton Avenue must be provided~~

Transportation Engineering

1. Driveway Location. The driveway must be located on Concord St to minimize the number of driveway conflicts on Fern Creek Ave. This would also provide a safer entry and exit point for future residents as Fern Creek Ave carries a higher volume of vehicles at speeds that are higher than what is found on a local road like Concord St.
2. Parking Lane. A minimum 9' wide parking lane must be constructed along Fern Creek Ave to provide additional public parking. This parking must be offset from the intersection according to FDOT Index 17346. The sidewalk adjacent to this parking lane must be widened to 6' and must be adjacent to the back-of-curb.
3. Curbcut Removal. All unused or abandoned curbcuts / driveways shall be removed and all curbs, gutters, parkways and side-

CONDITIONS OF APPROVAL

walks shall be restored to Orlando Engineering Standards Manual (ESM) requirements and standards.

4. Maneuverability. The distance between the face of the garage structure and the far side of the access driveway must be no less than 24'.
5. The final site plan shall show the location and size of the on-site solid waste compactor(s) / dumpster(s) with concrete pads, and enclosures with doors. The solid waste container(s) shall not be located adjacent to any single family houses or directly adjacent to the public street. Dumpsters shall be located to provide a minimum 50 feet of clear backup space and constructed per Orlando Engineering Standards Manual (ESM) requirements, OR documentation shall be provided from the City's Solid Waste Division indicating curb pick-up or other approved arrangement.
6. For any construction work planned or required within a public right-of-way or City sidewalk easement adjacent to a public right-of-way (including but not limited to: irrigation, drainage, utility, cable, sidewalk, driveway, road construction/reconstruction or landscaping), the Owner/Applicant shall submit the following:
 - a. Maintenance of traffic plans (M.O.T.) (For more information/detailed requirements contact the Office of Special Events & Permits at 407-246-3704)
 - b. Roadway plans including paving, grading, pavement markings and signage (Contact the Permitting Transportation Engineering Reviewer at 407-246-3079 for details)
 - c. A copy of all required County and State permits (If permits are pending attach a copy of the application)

Transportation Planning

1. For any construction work planned or required within a public right-of-way or City sidewalk easement adjacent to a public right-of-way (including but not limited to: irrigation, drainage, utility, cable, sidewalk, driveway, road construction/reconstruction or landscaping), the Owner/Applicant shall submit the following: 1. Maintenance of traffic plans (M.O.T.) (For more information/detailed requirements contact the Office of Special Events & Permits at 407-246-3704) 2. Roadway plans including paving, grading, pavement markings and signage (Contact the Permitting Transportation Engineering Reviewer at 407-246-3322 for details)
2. Remove abandoned driveway aprons and restore curb-line to City standard
3. Written confirmation from the City's Fire Safety Engineer that the proposed access driveway and building figuration shall be able to accommodate emergency vehicle services
4. Written confirmation from the City's Solid Waste Division Manager shall be provided that the proposed driveway and building configuration can be adequately served for regular scheduled garbage pick-up.
5. The HOA Documents shall include the following restriction regarding vehicular parking: "each unit has been provided two designated parking spaces within their garage only"
6. The Owner/Applicant shall provide documentation as to the steps that will be taken to protect the adjacent residential neighborhoods from construction cut-thru traffic and construction parking. Construction worker/equipment parking and materials staging shall be shown and noted on the permit plan submittal. MAINTENANCE OF TRAFFIC (M.O.T.) PLANS ARE REQUIRED.
7. Provide on-street parking spaces along N. Fern Creek, if development plan allows for the proper spacing from the corner of Concord Street

Building

1. The building design will be reviewed for code compliance during the design development and construction documents phase. This project shall comply with the 2014 Florida Building Code, Florida Fire Prevention Code, Florida Fuel Gas Code, Florida Mechanical Code, Florida Plumbing Code, Florida Accessibility Code, and NEC 2011

Waste Water

1. The proposed lateral connections to Concord Street may not be feasible. Based on City records, sanitary sewer as depicted in the utility plan on Concord Street does not exist. Reconsideration of sewer lateral locations is required.
2. Each fee simple unit shall have its own lateral connection to the gravity main. Double wye connections or other means of combined laterals are not allowed. Proposed sanitary sewer shall be privately owned and maintained.

CONDITIONS OF APPROVAL-INFORMATIONAL

Transportation Impact Fee

1. Transportation Impact Fee. Any new construction, change in use, addition, or redevelopment of a site or structure shall be subject to a review for Transportation Impact Fees. For a copy of the complete ordinance or impact fee rate chart, you may reference our website at: <http://www.cityoforlando.net/planning/Transportation/ifees.htm>
2. Impact Fee Exemptions and Credits. 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 occupied uses located on the subject site, at the time of annexation completion into the City limits.
3. Concurrency Management. 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.
4. Concurrency-New Construction. All new construction, changes in use, additions or redevelopment are 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>

OUC

1. Submit detailed water utility plans to Orlando Utilities Commission Development Services when they have been developed. See our Website for submittal information <http://www.ouc.com/business/water-services>.

Orlando Fire Department

1. TRC fire code review is preliminary in nature, and is intended to expose or prevent evident design deficiencies with State and City Fire Codes. The design will be reviewed in detail for State and City Fire Code compliance at the time of permit application. Be advised that any new construction must adhere to the requirements of the Florida Fire Prevention Code, 2012 Edition, and The City of Orlando Fire Prevention Code.
2. The radius for fire department vehicles shall be 30 ft. inside and 50 ft. outside with a 20 clear unobstructed width. NFPA 1 18.2.3.4.1.1 & 18.2.3.4.3.1
3. The plan indicates fire hydrants will be required. Because building information is not provided, fire hydrant location and spacing will be reviewed at the time of building permitting. All portions of an unsprinklered building must be within 300 ft. hose lay distance of a fire hydrant. All portions of a sprinklered building must be within 500 ft. hose lay distance of a fire hydrant. City Code ch 24.27(f)

Orlando Police Department

1. The Orlando Police Department has reviewed the plans for Ferncreek Townhomes PD located at 547 N. Fern Creek Ave., utilizing CPTED (Crime Prevention Through Environmental Design) principles. CPTED emphasizes the proper design and effective use of a created environment to reduce crime and enhance the quality of life. There are four overlapping strategies in CPTED that apply to any development: Natural Surveillance, Natural Access Control, Territorial Reinforcement and Target Hardening.
2. CPTED conditions will be emailed to the client by the Project Manager with the City. For questions regarding the Orlando Police Department plan review, please contact Audra Nordaby at 407.246.2454 or Audra.Nordaby@cityoforlando.net.

Building Review

1. Building Plan Review is not applicable to this case at this time.
2. The building design will be reviewed for code compliance during the design development and construction documents phase.
3. This project shall comply with the 2014 Florida Building Code, Florida Fire Prevention Code, Florida Fuel Gas Code, Florida Mechanical Code, Florida Plumbing Code, Florida Accessibility Code, and NEC 2011

CONTACT INFORMATION

Growth Management

For questions regarding Growth Management plan review, please contact Mary-Stewart Droege at (407) 246-3276 or mary-stewart.droege@cityoforlando.net

Land Development

For questions regarding Land Development review, please contact TeNeika Neasman at (407) 246-4257 or teneika.neasman@cityoforlando.net.

Urban Design

For questions regarding Urban Design plan review, please contact Terrence Miller at 407.246.3292 or terrence.miller@cityoforlando.net

Transportation Planning

For questions regarding Transportation Planning plan review, please contact Nancy Ottini at 407-246-3529 or nancy.jurus-ottini@cityoforlando.net

Transportation Engineering

For questions regarding Transportation Engineering plan review, please contact Lauren Torres at 407-246-3220 or lauren.torres@cityoforlando.net.

Engineering/Zoning

For questions regarding Engineering or Zoning contact Keith Grayson at (407)246-3234 or keith.grayson@cityoforlando.net. To obtain plan review status, schedule/cancel an inspection and obtain inspection results, please call PROMPT, our Interactive Voice Response System at 407.246.4444.

Wastewater

For questions regarding Wastewater review, please contact Vince Genco at vince.genco@cityoforlando.net

Police

CPTED conditions will be emailed to the client by the Project Manager with the City. For questions regarding the Orlando Police Department plan review, please contact Audra Nordaby at 407.246.2454 or Audra.Nordaby@cityoforlando.net.

Building

For questions regarding Building Plan Review issues contact Don Fields at (407) 246-2654 or don.fields@cityoforlando.net.

Parks

For questions regarding Tree removal issues contact Justin Garber at (407) 246-4047 or justin.garber@cityoforlando.net

OUC

For questions regarding OUC issues contact Steven M. Lockington at 407-434-2568 or slockington@ouc.com

Transportation Impact Fee

For questions and information regarding Transportation Impact Fee rates you may contact Nancy Ottini at (407) 246-3529 or nancy.jurus-ottini@cityoforlando.net

REVIEW/APPROVAL PROCESS—NEXT STEPS

1. MPB minutes scheduled for review and approval by City Council.
2. City Council review and approval of First reading of ordinance.
3. City Council review and approval of Second reading of ordinance.
4. Applicant submits for building permits.