

Maifly Narcoossee Apartments MPL

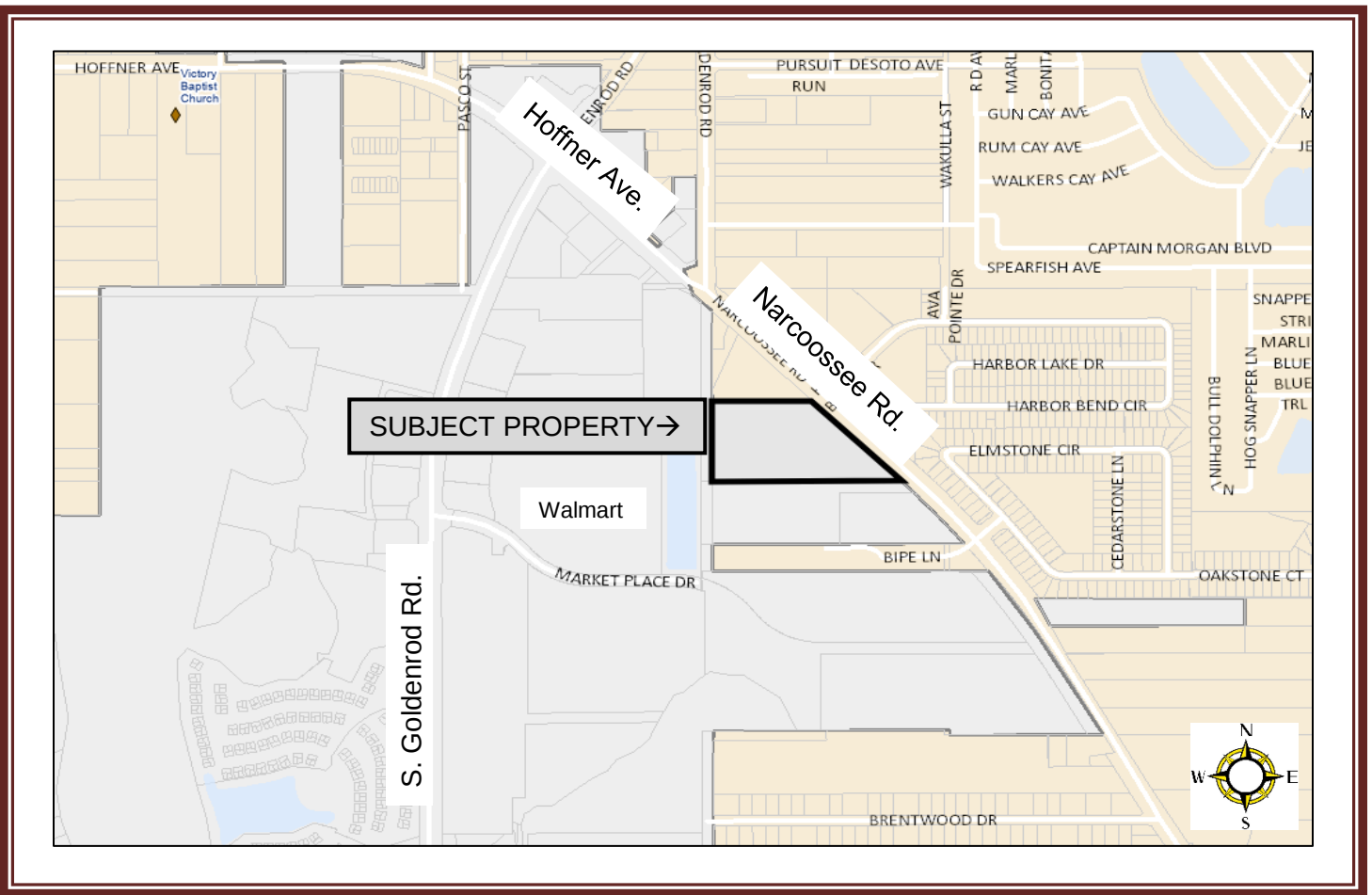
6440 Narcoossee Rd.

Project Overview (updated 3/4/2020)

NOTE: The information presented in this project overview is based on staff's preliminary review of the submitted application and is subject to change. Contact the Project Planner for the latest project information.

Case Number(s): MPL2020-10008

Project Location & Property Size: 6440 Narcoossee Rd. (west side of Narcoossee Rd., between Old Goldenrod Rd. and Bipe Ln., northeast of the Orlando Corporate Center PD) +/-8.61 acres, District 1.



Project Description: The applicant is requesting Master Plan approval of a 4-story 240-unit apartment complex on (northern) Narcoossee Rd. in the O-1/AN zoning district.

Existing Future Land Use and Zoning Classifications

Future Land Use Classification – Office Low Intensity (OFFICE-LOW)

Zoning – O-1/AN (Low Intensity Office – Residential, with Aircraft Noise Overlay)

Application Documents

Scroll down for plans submitted by the applicant for this project.

If you wish to review the file, please submit a Public Records Request at: <http://www.orlando.gov/cityclerk/city-records-and-archive-management-services/>

Additional or revised documents may be included in the Staff Report, to be posted on the City's website a week before the tentative public hearing date below, at: orlando.gov/mpb - then click on "Current Agenda."

Public Hearing

This project is tentatively scheduled for a public hearing at the Municipal Planning Board on Tuesday April 21, 2020. (City Hall 2nd floor, City Council Chambers, @8:30AM)

Parking Availability

At the City Commons Parking Garage located on Boone Ave., between South St. and Anderson St. (on the west side of City Hall). This garage charges a fee. For more information, go to: <http://www.orlando.gov/parking/downtown-parking-locations/>

Contact Information:

Applicant/Owner	Staff - Project Planner
Name: Matt Durbin, Maifly Development, Inc. (Owner: Mike Oliver, BMR Immobilieni LLC, Winter Park, FL) Applicant Address: 615 Washington Rd., Ste. 207, Pittsburgh, PA 15228 Phone: (412)502-2599 Email: MDurbin@MaiflyDevelopment.com	Name: Jim Burnett, AICP, Planner III Email: james.burnett@orlando.gov Phone: 407-246-3609

Project Status and Next Steps

February 24, 2020	Application received by City Planning Division
April 15, 2020	Staff Report available at orlando.gov/mpb
April 21, 2020	Municipal Planning Board hearing (tentative)

Project Description

Narcoossee Apartments is a 240-unit multi-family development on 8.62 Acres along Narcoossee Road. The development program consists of a balanced mix of Studio, 1, 2 & 3 bedroom units. The project will include 4-story apartment buildings and a 1-story amenity building. The frontage along Narcoossee Road will consist of a primary entrance and secondary entrance, vibrant landscaping and a wet pond. An amenitized pond and open space is located at the center of the development and ties together with the amenity building and overlooking pool.

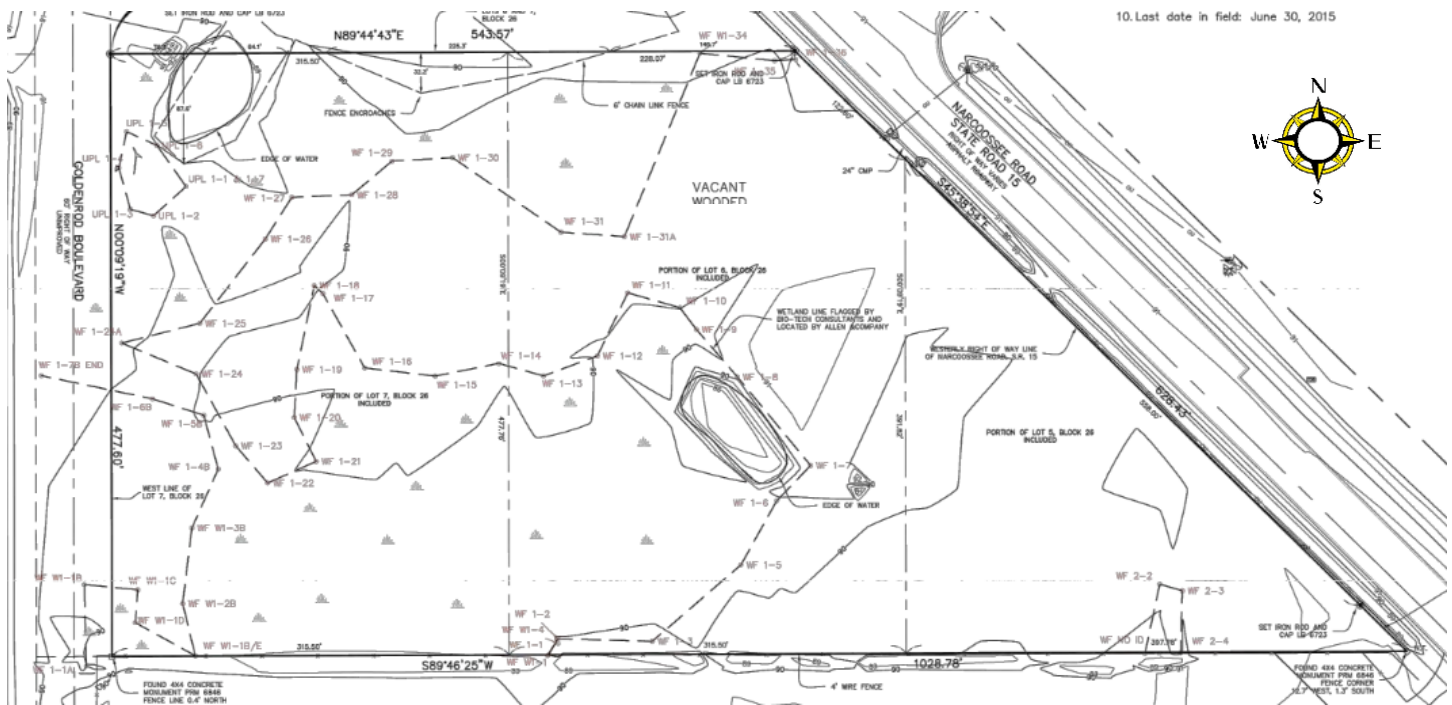
The existing parcel is vacant. The Property is zoned O-2/AN and the Future Land Use is Office Low Intensity. Multifamily Residential is an allowed use within the current zoning district. The project is adjacent to Activity Center/Commercial Retail to the North and West, Industrial to the South, and Single Family Residential to the East. The project can serve as a natural stepdown between the heavier industrial uses to the single family residential lots on the east side of Narcoossee Road. The location allows for direct connectivity with the surrounding Commercial Activity Center.

The proposed development is consistent with the City's growth Management Plan, and implements GMP Future Land Use Objective 1.1, to accommodate Orlando's projected residential population; Future Land Use Policy 1.3.2, to encourage a concentrated urban form in order to efficiently accommodate Orlando's projected resident population; Future Land Use Objective 2.3 and Policy 2.3.1, to provide standards for residential uses located outside activity centers and mixed use corridors; Housing Objective 1.6, to accommodate Orlando's projected growth in multifamily units.

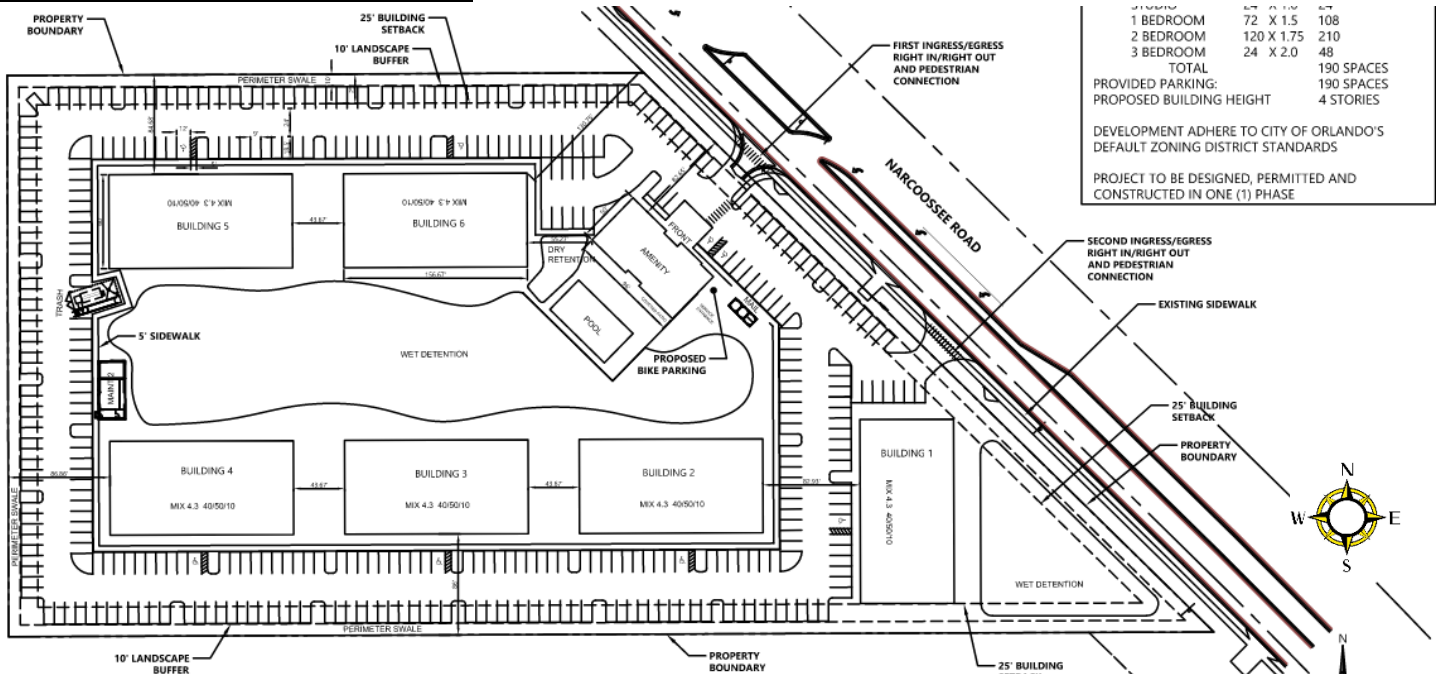
The proposed project will be served with potable water and domestic wastewater from existing utility mains along Narcoossee Road. The multi-family buildings will have fire service provided via a sprinkler system. The amenity building will be un-sprinklered but will be served by a nearby fire hydrant.

Stormwater for the site will be accommodated through a treatment train approach of dry, retention swales followed by a central wet, detention pond. The wet pond in the southeast corner of the property will be interconnected with the central pond to provide additional treatment and volume capacity. The central pond will ultimately discharge west to match the existing drainage flow pattern. The existing wetlands have already been permitted for removal with the appropriate state and federal agencies.

Survey



Development and Landscape Plan



SITE DATA:

PROJECT ACREAGE:	8.62 ACRES
MAX. BUILDING COVERAGE:	300,000 SF
IMPERVIOUS SURFACE RATIO:	60%
NUMBER OF PROPOSED UNITS:	
STUDIO	24
1 BEDROOM	72
2 BEDROOM	120
3 BEDROOM	24
TOTAL	240 UNITS
GROSS DENSITY:	27.8 UNITS/AC
NET DENSITY:	27.8 UNITS/AC
OPEN SPACE AREA:	2.09 ACRES (24%)
REQUIRED PARKING:	
STUDIO	24 X 1.0 24
1 BEDROOM	72 X 1.5 108
2 BEDROOM	120 X 1.75 210
3 BEDROOM	24 X 2.0 48
TOTAL	190 SPACES
PROVIDED PARKING:	190 SPACES
PROPOSED BUILDING HEIGHT	4 STORIES

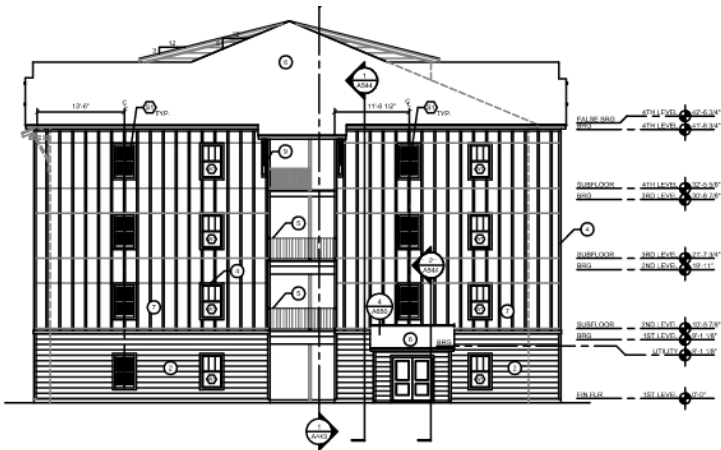
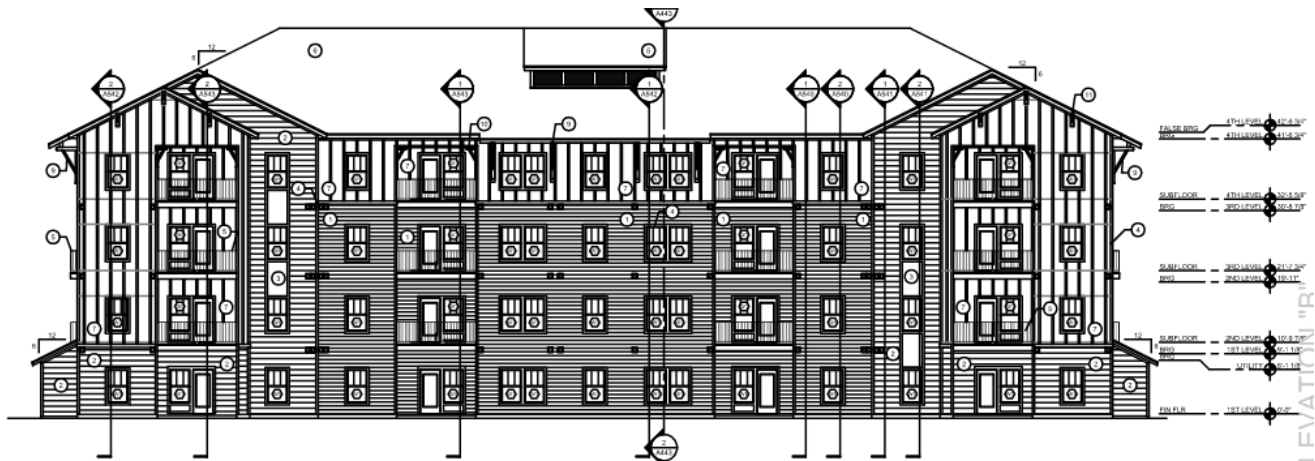
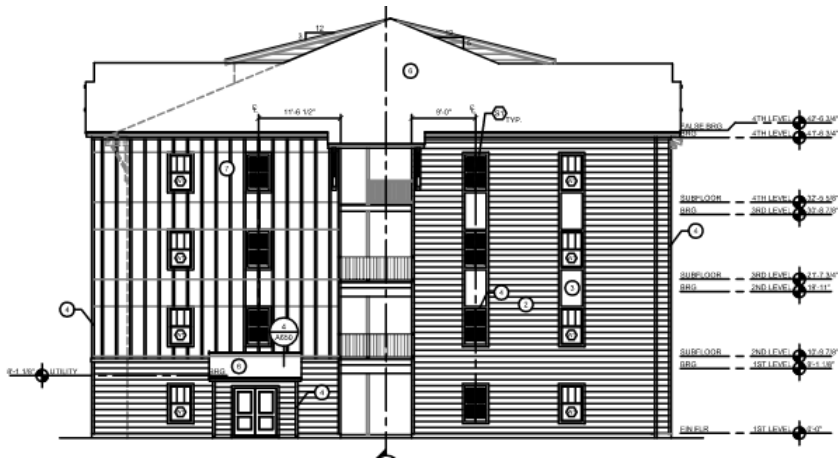
DEVELOPMENT ADHERE TO CITY OF ORLANDO'S
DEFAULT ZONING DISTRICT STANDARDS

PROJECT TO BE DESIGNED, PERMITTED AND
CONSTRUCTED IN ONE (1) PHASE

Building Elevation (Sample)



4 story unit - elevation b



1	FIBER CEMENT PANEL, SMOOTH, PAINTED
2	FIBER CEMENT TRIM, SMOOTH, PAINTED
3	4" HIGH ALUMINUM CLAUSTRALS
4	ARCHITECTURAL ASPHALT SHINGLES
5	FIBER CEMENT BOARDS AND BATTEN, SMOOTH, PAINTED
6	FIBER CEMENT LAP SIDING, 1" EXPOSURE, PAINTED
7	B1, PAINTED, RE. BRACKET SCHEDULE A101
8	B2, PAINTED, RE. BRACKET SCHEDULE A101
9	B3, PAINTED, RE. BRACKET SCHEDULE A101
GENERAL MATERIALS (LINO)	
FIBER CEMENT TRIM: SMOOTH, PAINTED, 5/8" THICK U.A.	
ALL DOOR/FIBER CEMENT TRIM AT FIBER CEMENT WALLS	
RE: DETAILS	
ALL FIBER CEMENT LAP SIDING: WOOD GRAIN TEXTURE	
WALLS OR SECTION OF WALLS RECEIVING BOARD AND BATTEN TO HAVE BATTENS EQUALLY SPACED, STARTING ON CENTER AND SPACED OUTWARD	
SUBMIT SAMPLES FOR APPROVAL BY AOS	
EXTERIOR COLORS	
A - COLOR 1	
B - COLOR 2	
C - COLOR 3	
D - COLOR 4	
E - COLOR 5	

2 BUILDING MIX 4.3
EXTERIOR ELEVATION - B

1/8" = 1'-0"

