

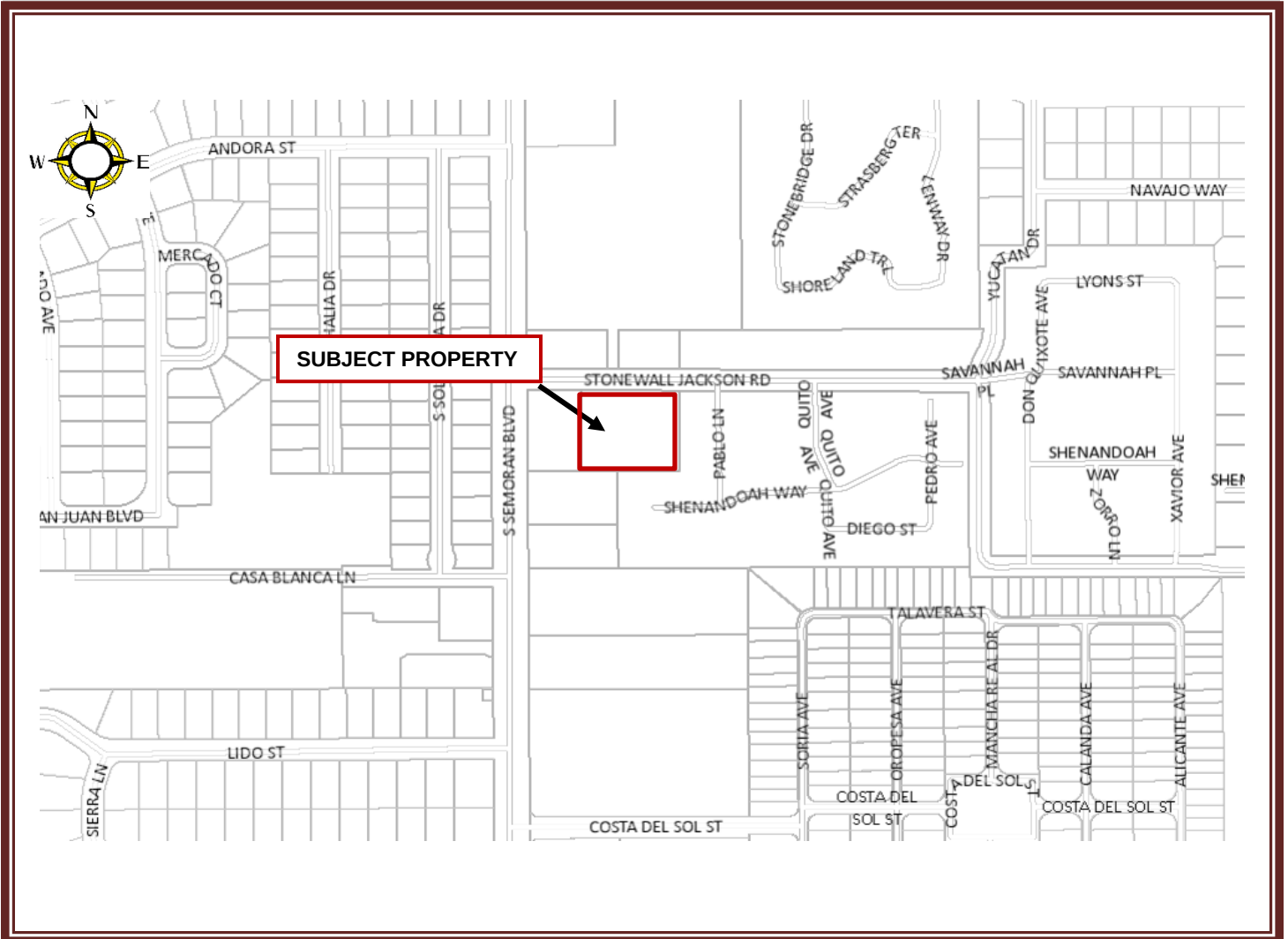
Stonewall Plaza Apartments Master Plan

Project Overview (updated 7/2/2020)

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): ZON2020-10013

Project Location & Property Size: 5750 Stonewall Jackson Rd. (Generally located east of S. Semoran Blvd., south of Stonewall Jackson Rd., and west of Pablo Ln.) (±1.41 acres, District 2);
PID: 34-2230-8330-01-000



Project Description: Request for rezoning to Planned Development to construct a 3-story, 72 unit apartment complex with associated surface parking. The project is planned to be 90% Affordable housing and includes a parking reduction and a density bonus.

Existing Zoning District and Future Land Use Classifications

Future Land Use Classification – MUC-MED (Mixed Use Corridor Medium Intensity)

Zoning – MU-1/SP/AN (Medium Intensity Mixed Use Corridor District in the Semoran Boulevard Corridor Special Plan and the Aircraft Noise Overlay Districts)

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.cityoforlando.net/cityclerk/city-records-and-archive-management-services/>

Public Hearing

This project is tentatively scheduled for a public hearing at the Municipal Planning board meeting on July 21, 2020 (8:30AM, Virtual via Zoom Webinar).

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.cityoforlando.net/parking/downtown-parking-locations/>

Contact Information:

Applicant	Staff - Project Planner
Name: Molli Bemis, Stephens Barrios Engineering Address: 605 Delaney Ave., Orlando, FL Phone: 407-286-2610 ext. 303 Email: Permitting1@stephensbarrios.com	Name: Katy Magruder Email: Kathleen.Magruder@orlando.gov Phone: 407.246.3355

Project Status and Next Steps

March 23, 2020	Application received by City Planning Division
July 7, 2020	Technical Review Committee meeting (tentative)
July 21, 2020	Municipal Planning Board meeting (tentative)

Project Narrative

Mr. Jordan Theis of Trident Property Group is proposing to construct a 3-story, 72 Unit apartment complex located at 5750 Stonewall Jackson Road. The 1.41 Acre subject parcel is currently vacant with light ground cover consisting of grass, a few Florida trees, and a small amount of broken concrete (4,120 SF). The surrounding neighborhood includes existing apartment complexes and residential facilities.

The proposed 3-story apartment complex will establish multi-family, affordable housing for a centrally located neighborhood in the City of Orlando. 90% of the development will be multifamily residential that will be certified as affordable housing and the remaining 10% will be multifamily residential market housing. The density, intensity, height, and bulk of the buildings are compatible with the surrounding neighborhood. There are similar multifamily residential apartment complexes to the north, east, and south of the proposed development. Refer to attached exhibit.

The proposed building will have a front façade facing the Stonewall Jackson right of way with all parking in the rear of the building, and 5 on-street parking spaces in front of the new buildings. A network of pedestrian connections (i.e. concrete sidewalks) have been designed to connect all entrances on the Stonewall Jackson right of way.

Parking Reduction Statement

Subject: **Parking Reduction Statement for Proposed Development
Blu Apartments – 5750 Stonewall Jackson**

Dear City Planning Division:

The applicant hereby requests a parking reduction for the proposed development located at 5750 Stonewall Jackson Road. The development will be multifamily residential with 90% certified as affordable housing. The development proposes 12 two-bedroom units and 60 one-bedroom units. As per City of Orlando code section 61.322, a minimum of 111 parking spaces would be required (1.75 x 12 + 1.5 x 60). The proposed one-bedroom units will be 463 SF in size. Due to size of the units, the applicant requests the units be treated as an efficiency as per code section 66.200 – *Efficiency Apartment: A dwelling unit up to 500 square feet in size that consists of one habitable room together with cooking and sanitary facilities.*

The development will also meet the following criteria for eligibility for parking reduction as per City of Orlando Figure 27-A in code section 61.323:

- Proximity to Premium Transit (Up to 10%): There are 2 major bus lines that have bus stops located less than 200 feet away from 5750 Stonewall Jackson Rd. Route 28 offers a direct bus ride to downtown Orlando's Central Lynx Station and Route 436 S is a bus route that traverses Semoran Blvd.
- Inclusion of Affordable Housing Element (Up to 5%): 90% of the development will be certified as affordable housing
- Separation from Residential Neighborhoods with On-Street Parking (Up to 5%): 5 on-street parking spaces will be provided in front of the residential development
- Provision of Enhanced Bike & Pedestrian Facilities (Up to 5%): Additional bike racks will be placed along the north and east sides of the proposed building. A total of 10 motorcycle/moped parking spaces will also be provided on site. A pedestrian park bench and seating area will be provided in the green area behind the proposed 6 FT sidewalk on Stonewall Jackson Road.

Density Bonus Statement

Subject: **Density Bonus Narrative for Proposed Development
Blu Apartments – 5750 Stonewall Jackson**

Dear City Planning Division:

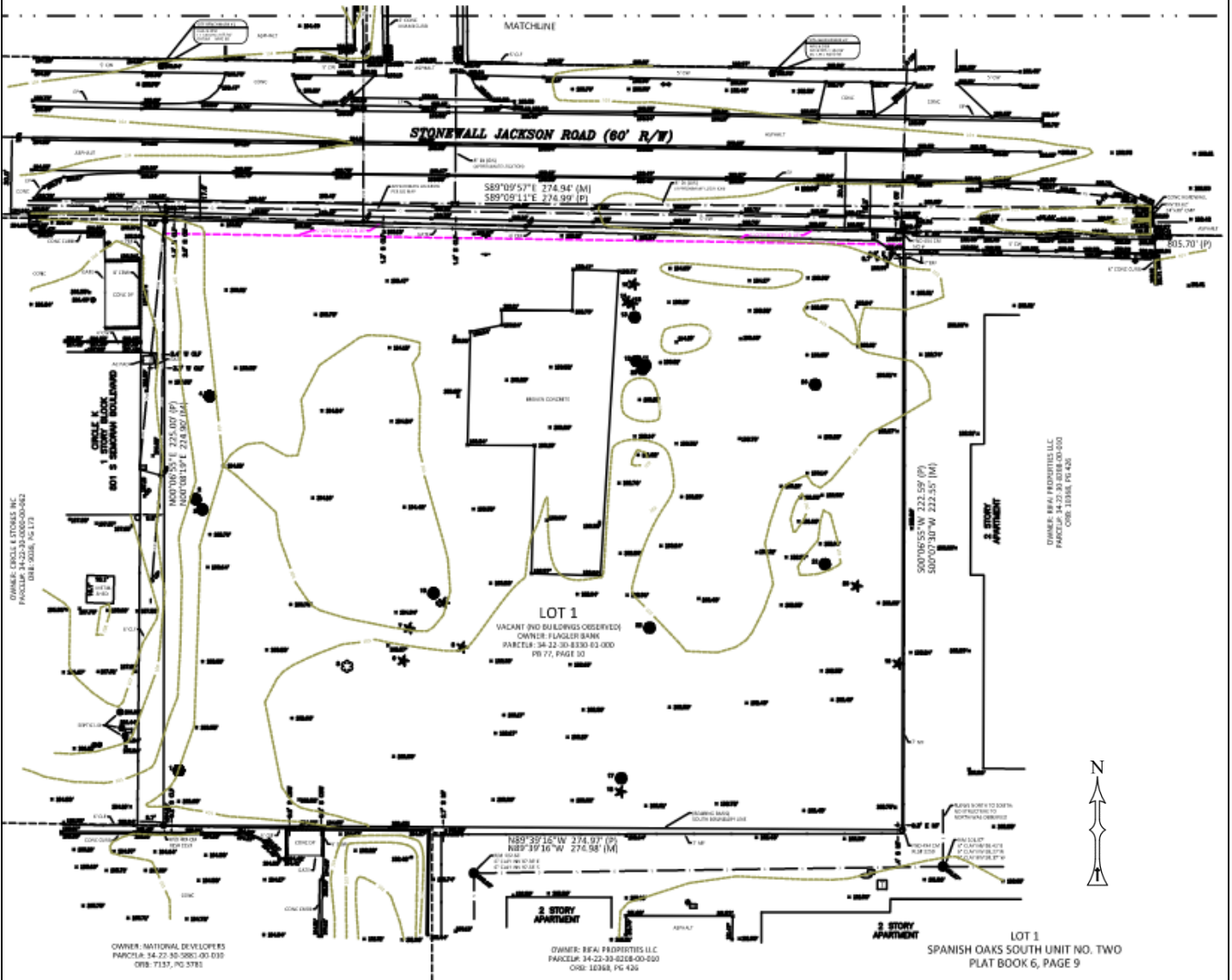
The applicant requests a density bonus at 51 du/acre for the proposed development located at 5750 Stonewall Jackson Road. As per the City of Orlando code sections 58.1103 and 58.1104, the development is compatible with the surrounding neighborhood and achieves the criteria for approval as listed in said sections. Below is an outline showing compatibility for each requirement:

- 58.1103(a): Public goods and services for the proposed development will be made available by the applicant.
- 58.1103(b): 90% of the development will be multifamily residential that will be certified as affordable housing and the remaining 10% will be multifamily residential market housing. Therefore, applicant meets code section 58.1103(b)1 and 58.1103(b)10.
- 58.1103(c): The density, intensity, height, and bulk of the buildings are compatible with the surrounding neighborhood. There are similar multifamily residential apartment complexes to the north, east, and south of the proposed development. Refer to attached exhibit.
- 58.1103(d): The proposed development will conform to the Design standards in MU-1/T Mixed Use corridor district.
- 58.1104(a): The proposed development will provide streetscape treatments that exceed the minimum standard (i.e. pedestrian park bench).
- 58.1104(b): The proposed development will provide landscaping that exceeds the minimum number of required points as listed in Part 2H, Chapter 60 by 10%.
- 58.1104(i): The proposed development will include additional bicycle and motorcycle/moped parking.

Survey

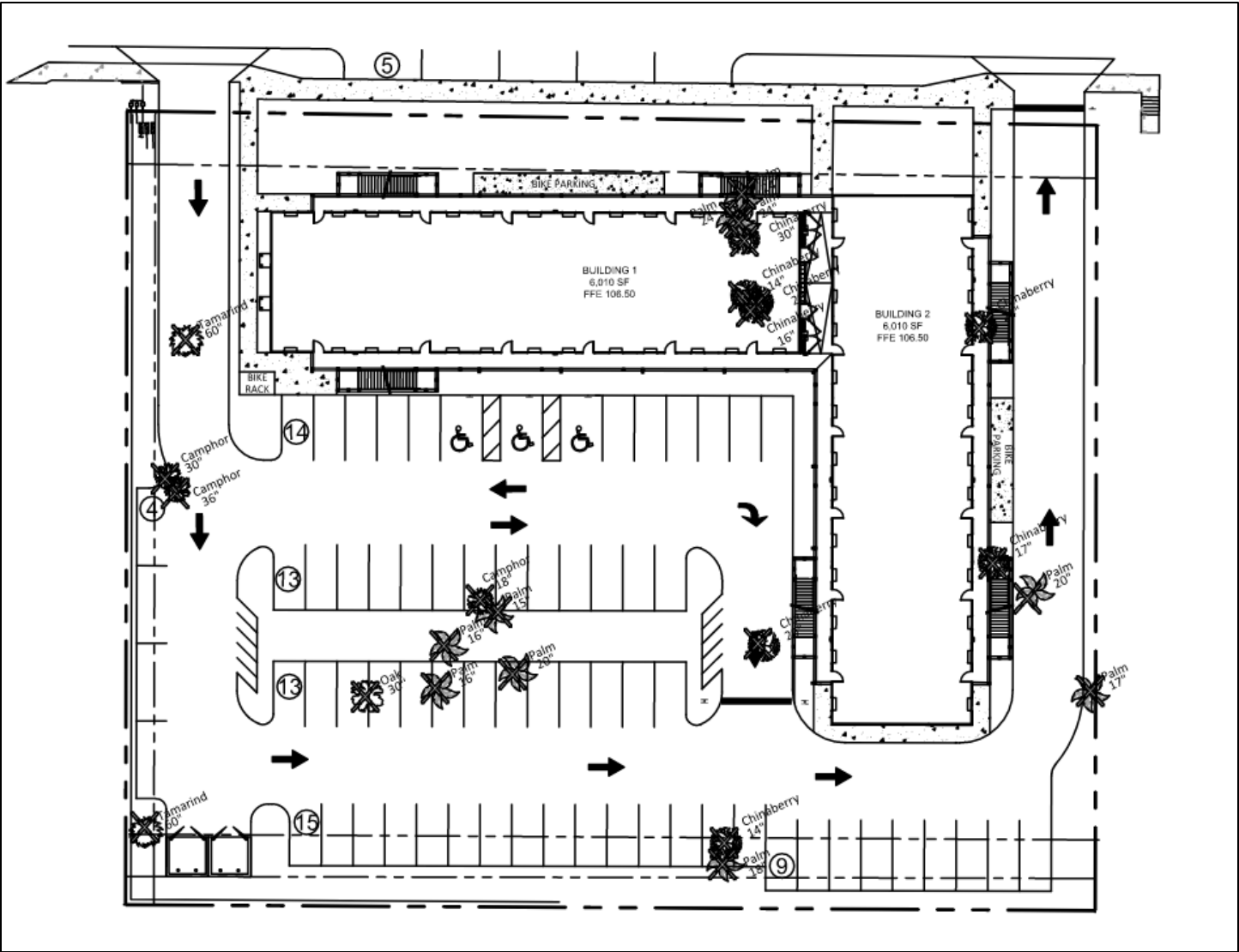
DESCRIPTION:

LOT 1, STONEWALL PLAZA, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 77, PAGE 30, PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA.

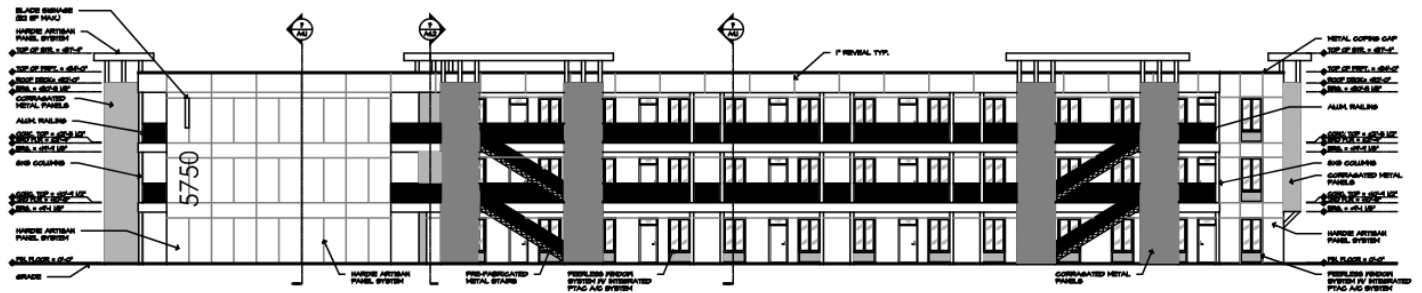


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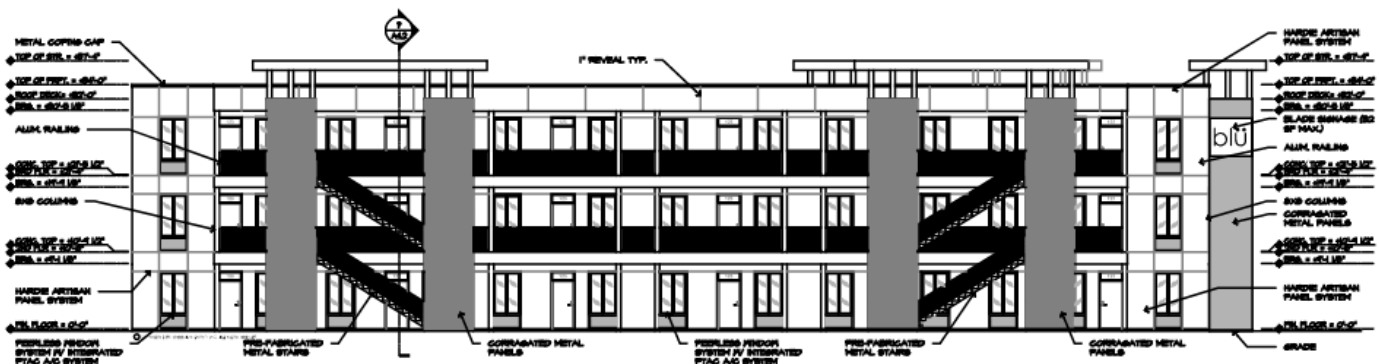
Landscape Plan



Elevations



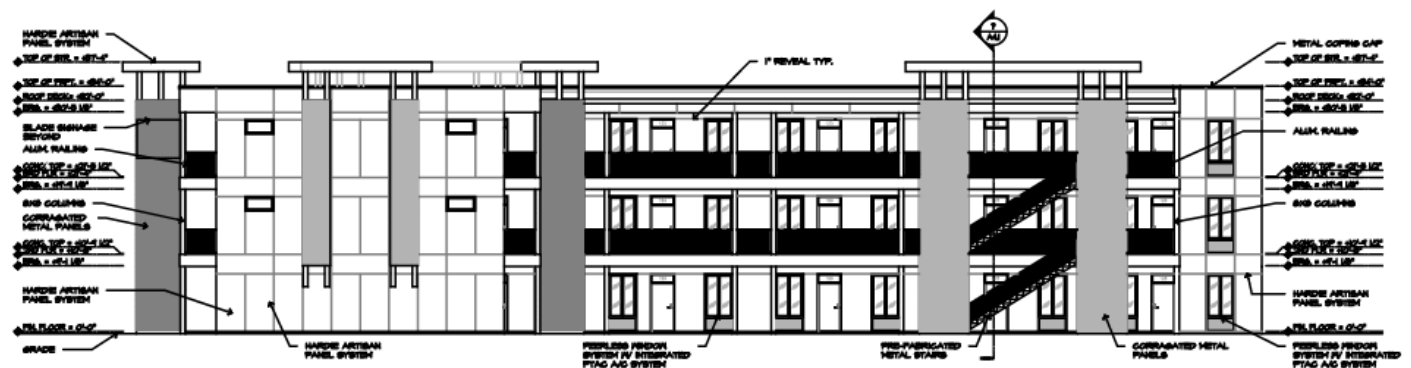
Front – Stonewall Jackson Rd.



Left Side – Exit Road



Rear – Parking Lot



Right Side – Entrance Road

Rendering

