

### **Purpose**

Seeking approval to change zoning to RL-4 zoning to allow to 8 dwelling units to be built in the form of 2 quadplexes on 1.89 parcel.

### **Land and Neighborhood Characteristics**

Currently a vacant rectangle shaped 1.89 acre lot, previous homesite 30+ years ago. There are no wetlands, minimal 0.1 acre flood zone along the South Border. The East & West side each have small older mobile home parks and the property to the south is a large pasture with future plans to be a distribution center. The surrounding area is zoned mostly commercial or industrial property. The future zoning of the property allows for 10 units/acre. There are 2 schools, 2 parks, fire rescue, retail and industrial establishments all within 1 mile of the location. Public transit options are also nearby with a bus stop .7 miles from this location at Combee & Main. There are 2 schools within 1 mile, therefore the site plan includes a sidewalk. More housing options would be compatible with the current use since each side the parcel is mobile home park that has been in place 40+ years.

The building space, including driveways, parking areas, sidewalks equal less than 25% of the overall parcel space well under the 70% allowed to allow lots of green space and stormwater run off areas. This is a growing area in Lakeland with a need for affordable and decent housing options.

The plan contains the plan for 2 quadplex buildings, each 2 story 70'x32' buildings with 4 dwellings each consisting of 2 bedrooms/2 bathrooms with small patio areas. Living space per unit is 1044 with a total building square footage at 4408. Height under 30'. Well under the 50' allowed.

### **Access to Roads & Highways**

The property currently has 186 ft of road frontage on an Urban Collector Roadway. The plan includes a direct Entrance access would be in the center of the property where a culvert already exists and meet the 100' distance from other driveway access points. Average Daily Transit on Main Street is 8700/day.

Each building will have a min of 16 spaces including 1 handicap space

## **Sewage**

There no current available access to county sewer services. Therefore a septic system will be required. The plan includes for each building to have its own septic system with lift station and mounded Drainfield estimated to be no more than a 70'x80' needed space. Calculations show a 750 gallon septic + Lift station serving a 1000' Drainfield on 36" mounded system.

Septic systems will be at least 75' from the retention pond area

## **Water Supply**

City of Lakeland has public water supply connections but no nearby sewer connections therefore septic services would be required and therefore reduce to 8 max units on this parcel until wastewater services are provided for connection. There is a fire hydrant on the adjacent parcel. Main connection is located at Main & Fish Hatchery. Anticipated connection date to be late 2025 or early 2026.

Estimated usage based on other similar size multi-family to be around 5500 gallons/month for each dwelling.

No existing working well on the property.

## **Drainage**

No concerns on drainage

New areas will drain away to each side and a swell created to take water to the rear retention area and front ditch collectors for run off.

No alterations needed

## **Environmental**

Minimal environmental impact concerns. East & West adjacent properties are multi family older mobile home parks. The parcel to the south is a pasture that has future plans to be a distribution center. No wetlands, no wells nearby, no airports, unknown soil type

## **Impact Infrastructure**

This is Eight , 2 bedroom units. Minimal impact to major services

## **Neighborhood Needs**

There is a shortage of homes in the area. We lease units at the nearby mobile home park and other multi family style rental properties in this zip code. Each vacancy is usually filled within 1 week with a waiting list. There is a need for affordable, safe and decent housing.



Average Traffic Counts