

# Villages at Imperial Lakes (Shepherd Road PD)

# LDPD-2024-2

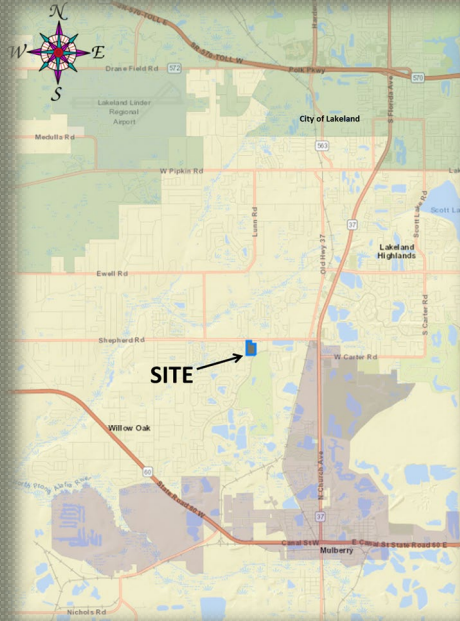
## The Request:

### 200 Unit Apartment Complex

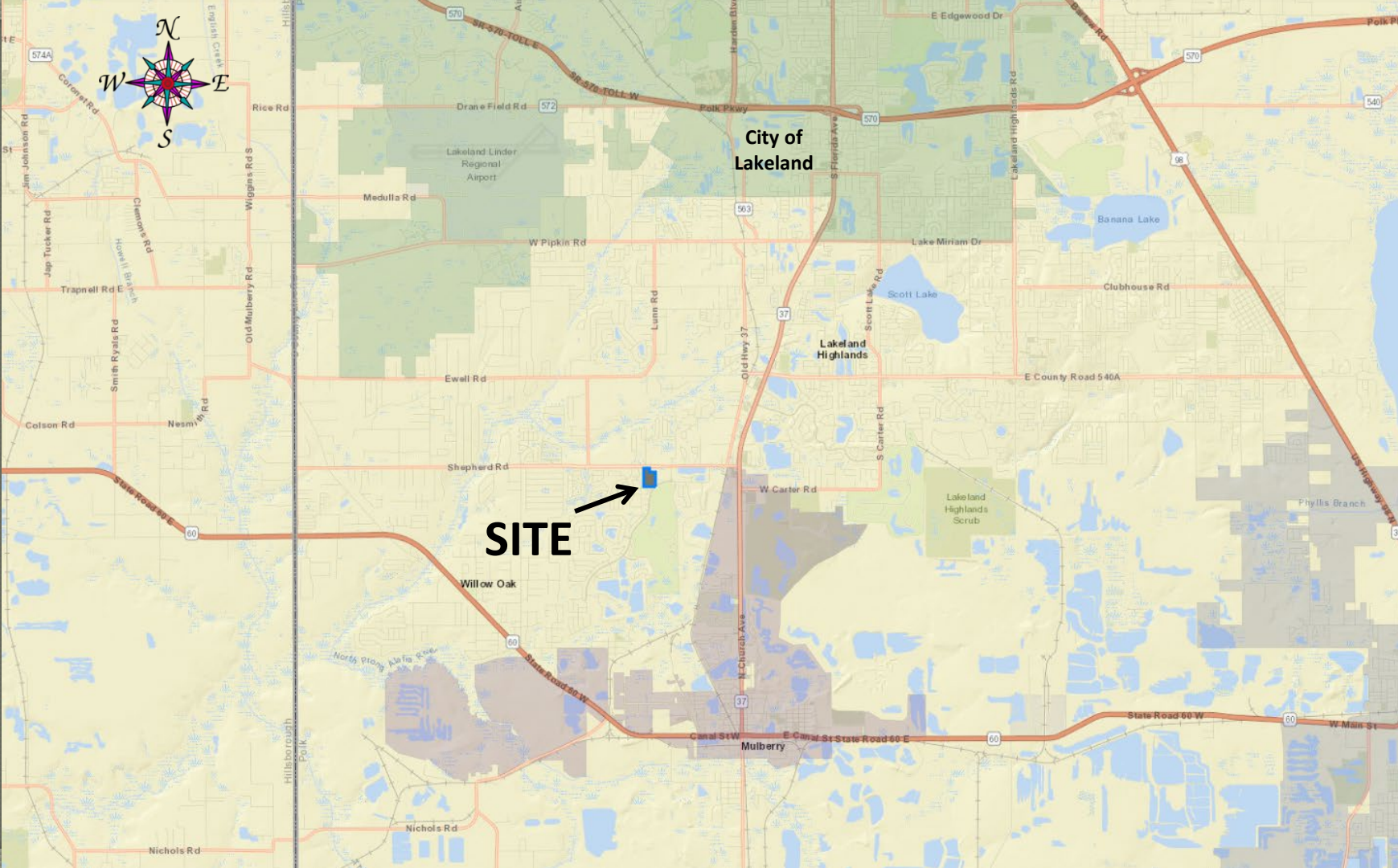
- 14.58 acres (13.72 du/ac)
- 4-stories high
- Direct access on Shepherd Road
- Emergency access on Imperial Lakes Boulevard
- Polk County Utilities
- Polk County controls all drainage

#### Submitted for the Record:

- Staff Report
- Application
- Impact Assessment Statement
- Site Plan



# LOCATION



2021

AERIAL context





2  
0  
2  
4  
A  
E  
R  
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A  
L



County  
Retention  
Pond

Shepherd Road

Shepherd Road

Childcare  
Center

Chelsea Oaks Drive

Shepherd Oaks Blvd

Imperial Parkway

Publix

Heartland Circle

Imperial Lakes Boulevard

Village Court

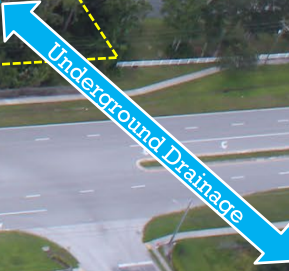


ImperiaLakes Boulevard

Village Court

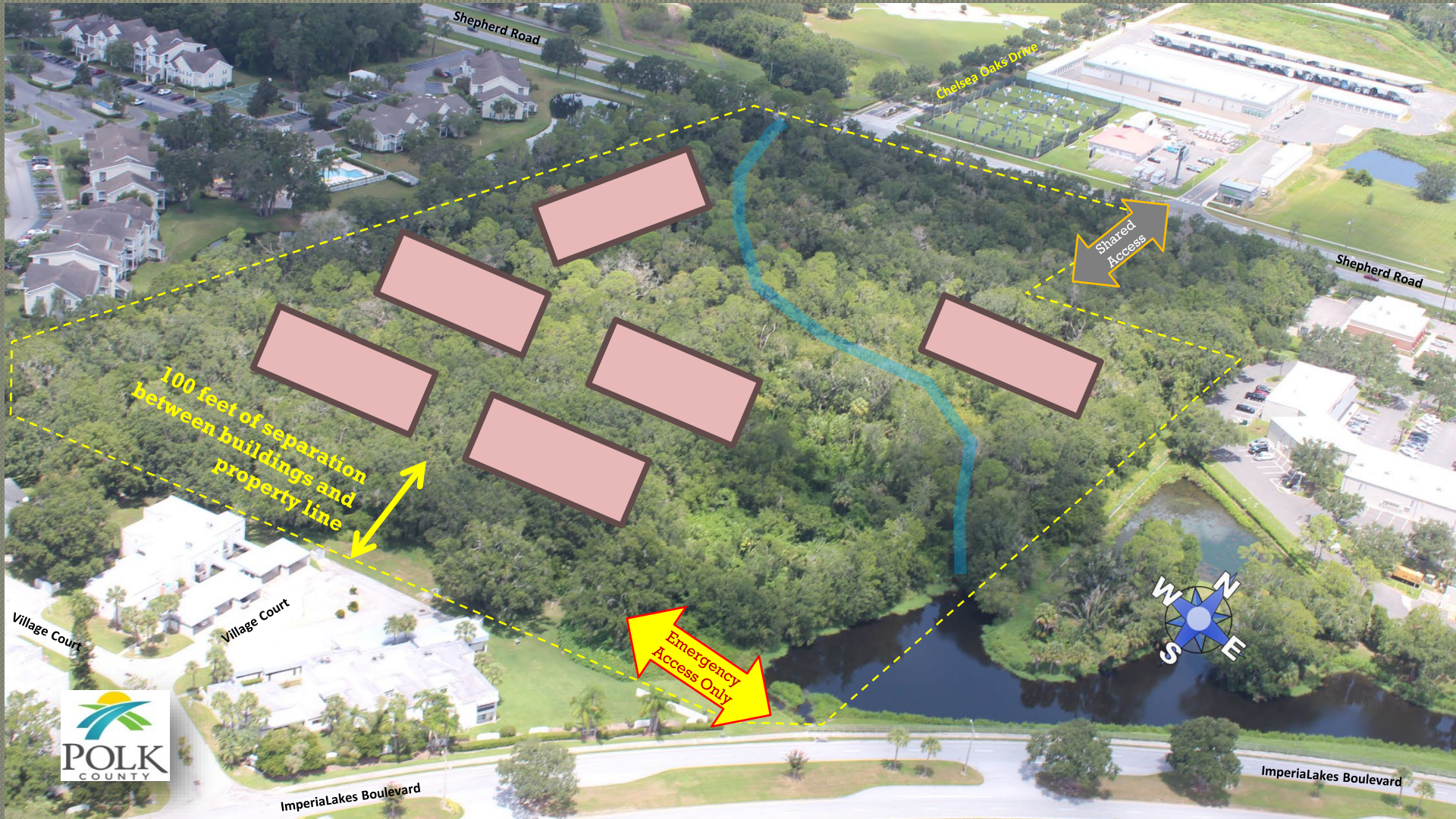
Sundance Boulevard

**Commercial Parcel**



Shepherd Road





Shepherd Road

Chelsea Oaks Drive

Shepherd Road

100 feet of separation  
between buildings and  
property line

Shared Access

Emergency  
Access Only



Village Court

Village Court

ImperialLakes Boulevard

ImperialLakes Boulevard







Shepherd Road

Imperial Parkway

ImperialLakes Boulevard

Village Court

- Sidewalks
- Transit
- Commerce
- Employment
- Education Facilities

Shepherd Road





# Right Place, Right Time: Meets and exceeds the Planned Development Location Eligibility, Amenity Requirements, Internal and External Design

## Where it Is

- ✓ Within 1-mile of water, sewer, and an elementary school
- ✓ Adjacent to retail commercial
- ✓ Sidewalk connections to transit stop
- ✓ Adjacent to Employer (>100FTE)
- ✓ Adjacent to the Community Activity Center (CAC) district
- ✓ Environmental Infrastructure

## What's in It

- ✓ Walking Trail= Type I Amenities earn 25 points
- ✓ Tot Lot= Type II Amenity; 75 points
- ✓ Community Facility= Type IV Amenity; 200 points
- ✓ Open Space = 37%; exceeds open space and recreation requirements

## How it Fits

- ✓ Proposed use provides a **natural transition** from higher density development to lower density multifamily
- ✓ Integrated landscape

- ❑ Timing is right for the proposed development.
- ❑ **Locational score is 40**; the site only required 32 to achieve the 15 DU/AC maximum.
- ❑ The proposed site plan maintains the natural drainage flow.

**Table 3.3 Locational Eligibility Score**

Infrastructure Item	RCC-R, RS, RL, & A/RR			RM and non-residential districts			RH and non-residential districts		
	¼ mile	½ mile	¾ mile	¼ mile	½ mile	¾ mile	¼ mile	½ mile	¾ mile
Arterial Road	3	2	1	2	1		2	1	
Collector Road	3	2	1	2	1		1		
Transit Route	3	2	1	2	1		1		
Sidewalk connection to School	2	1		2	1		1		
Sidewalk connection to retail commercial	2	1		2	1		1		
Sidewalk connection to transit stop	2	1		2	1		1		
Sidewalk connection to park	3	2	1	3	2	1	3	2	1
≥6" potable waterline	1			1			1		
≥4" sanitary sewer line	1			1			1		
Public Lift Station	2	1		2	1		1		
Reclaimed waterline	2	1		2	1		1		
<b>Infrastructure Item</b>	<b>1 mile</b>	<b>2 miles</b>	<b>3 miles</b>	<b>1 mile</b>	<b>2 miles</b>	<b>3 miles</b>	<b>1 mile</b>	<b>2 miles</b>	<b>3 miles</b>
Fire Rescue Station	3	2	1	2	1		1		
Emergency Medical Care	3	2	1	3	2	1	3	2	1
Elementary School	2	1		2	1		2	1	
Middle School	3	2	1	3	2	1	3	2	1
High School	3	2	1	3	2	1	3	2	1
College or University	3	2	1	3	2	1	3	2	1
CC district	1			1			1		
CC district > 50% dev.	2			2			2		
General Mercantile	2	1		1			1		
NAC district	2	1		2	1		2	1	
NAC district > 50% dev.	2	1		2	1		2	1	
Grocery >40,000 sq. ft.	2	1		2	1		2	1	
CAC* district	2	1		2	1		2	1	
CAC* district > 50% dev.	3	2	1	3	2	1	3	2	1
Regional Park	3	2	1	3	2	1	3	2	1
Community Park	2	1		2	1		2	1	
District Park	1			1			1		
City Park	2	1		2	1		1		
Employer (<100 FTE)	3	2	1	3	2	1	3	2	1
Employer (<300 FTE)	3	2	1	3	2	1	3	2	1
Employer (<500 FTE)	3	2	1	3	2	1	3	2	1
<b>Environmental Infrastructure</b>		yes			yes			yes	
Open Drainage Basin		1			1			1	
Positive Outfall		1			1			1	
No adverse wetland disturbance		1			1			1	
<b>Interconnectivity</b>	two	three	four	two	three	four	two	three	four
Access points	1	2	3	1	2	3	1	2	3
Vehicle interconnection to neighboring development	1	2	3	1	2	3	1	2	3
Pedestrian connections	1	2	3	1	2	3	1	2	3



# Justification for Approval

- ◉ **Meets and** exceeds the new Planned Development Requirements.
- ◉ **Land uses are compatible with adjacent properties and the physical nature of the site.**
- ◉ **Changing the land uses** does not change the **County's ability to address the drainage functions on and offsite.**
- ◉ **Ample urban infrastructure and services available to the site.**
- ◉ **Consistent with all policies and objectives in the Comprehensive Plan.**