

Agenda Item #7

Planning Commission Vote: 5:2 Denial LDPD-2024-2

Villages at Imperial Lakes (Shepherd Road PD)

Justification for Approval:

- Access via ImperiaLakes Boulevard will be utilized **Solely** for **Emergency Access and Lift Station maintenance**.
- Had the site been located within the Transit Supportive Development Area (TSDA), the proposed development could be achieved with an approved Level 2 Review in accordance with LDC Section 303 multi-family.
- The proposed development is compatible with the surrounding area because the proposed request allows for the transition from potentially high levels of commercial activity to lower medium density multifamily uses.
- The proposed site plan maintains the natural drainage flow

Submitted into the record:

Staff Report Impact Assessment Application Site Plan The request: The applicant is requesting a Planned Development to construct 200 multifamily units in the Residential High (RH) land use district.

Staff Recommends: Approval

FLU (Project Area) Residential High (RH)
Urban Growth Area (I

Urban Growth Area (UGA)

Parcel # ±16.58 acres (232927-000000-011020) ±14.58 acres (Project Area)

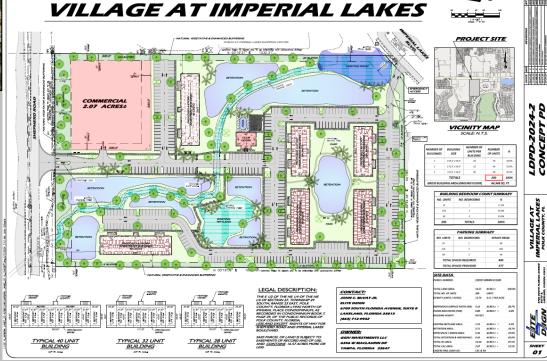


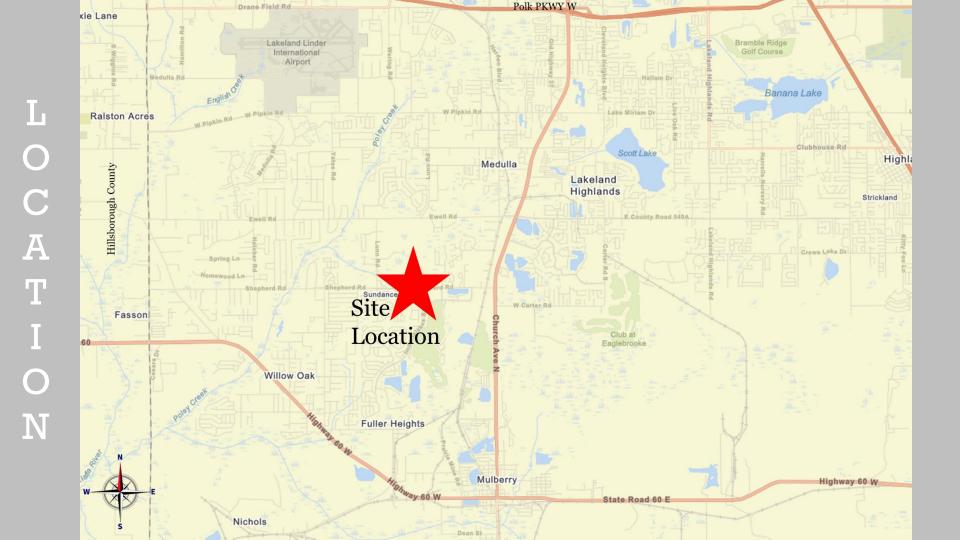


Staff Recommends Approva

The Request: The applicant is requesting a Planned Development to construct 200 multifamily units in the Residential High (RH) land use district and Urban Growth Development Area (UGA).

Village at Imperial Lakes (Shepherd Road PD) LDPD-2024-2





Residential Low-1 **ASHERWOODS** (RL-1) JOHN **DAVID PL** CRUM LN ASHERWOODS RD Residential Low-4 (RL-4) RI -1 RL4 PRESV Community Activity Center NAC (CAC) SHEPHERD RD-SHEPHERD RD SHEPHERD RD SHEPHERD RD SHEPHERD RD Site PEACOCK LN SHADOW LOOP Location SUNDANCE PL Residential LARK LN High IMPERIALAKES BLVD IMPERIALAKES CIMPERIALAKES SEVEN OAKS DR WREN LN TANAGER LN E DOVE LN SANDPIPER LN Residential Low-1 FLAMINGO LN (RL-1) The subject project area is ± 14.58 acres within the Residential High (RH) land use district and Urban Growth Area (UGA).

F U T U R

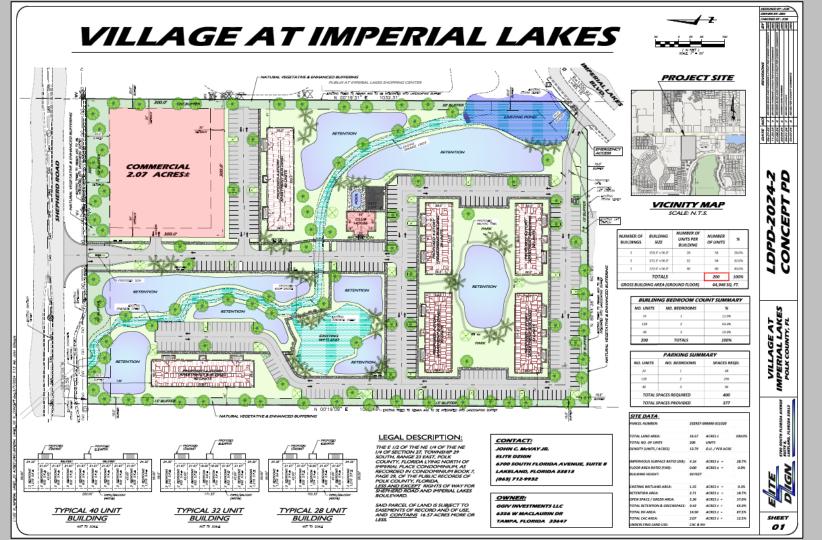
The Synopsis

- The construction of a **200-unit**, **multi-family midrise (4 story) development** on ±14.58 acres. Approval will allow for a density increase to **13.72 DU/AC**.
- **Multi-Family** Developments within the **RH district** may be achieved via a **conditional Level 2 review** in accordance with LDC Section 303 (Multi-Family).
- This request necessitates Planning Commission approval because the **site is within the UGA and the maximum**, **by right density is 10 DU/AC.**
- The **proposed development is compatible** with the surrounding area as the RH designation permits multi-family development. The site's **southern boundaries abut a medium scale multifamily** condominium complex developed at just under seven (7) dwelling units per acre. The apartment complex on the **western side of the subject property has a density of 18 dwellings per acre** within the RL-1 district. The proposed **request allows for the transition** from potentially high levels of commercial activity to lower medium density multifamily uses.
- Urban Growth Area (UGA) requires connection to centralized potable water and wastewater when available. The submitted site plan indicates a proposed lift station near the southeast corner of the site but there are multiple points of connection to water and wastewater available at this location.
- The site shall be **required to show compliance** with all relevant sections of the LDC **during the Level 2 review process**.
- Access along Imperial Lakes Blvd is <u>solely</u> for emergency responders and the lift station maintenance.

Townhomes 7.8 DU/AC Condominiums 6.67 DU/AC Village Court ImperiaLakes Boulevard Publix Shopping Center Apartment Outparcel **Shepherd Road**



U P







Polk Justification for Approval



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



- ✓ Walking Trail= Type I Amenities earn 25 points
- ✓ Tot Lot= Type II Amenity; 75 points
- ✓ Community Facility= Type IV Amenity; 200 points



- ✓ Proposed use provides a **natural transition** from higher density development to lower density multifamily
- ✓ Integrated landscape
- for the proposed development.
- ☐ Locational score is 40; the to achieve the 15 DU/AC maximum.
- would be able to achieve
- The

	RCC-	R, RS, 1	RL, &	RM and non-			RH and non-			
		A/RR			residential districts			residential districts		
Infrastructure Item	¼ mile	% mile	¾ mile	¼ mile	% 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	2	1		2	1		1			
transit stop 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			
Infrastructure Item	l mile	2 miles	3 miles	l mile	2 miles	3 miles	l mile	2 miles	3 miles	
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	
Environmental Infrastructure	yes			yes			yes			
Open Drainage Basin	1			1			1			
Positive Outfall	1			1			1			
No adverse wetland disturbance	1			1			1			
Interconnectivity	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	