



LDSPD-2025-2

Old Dixie Highway SPD

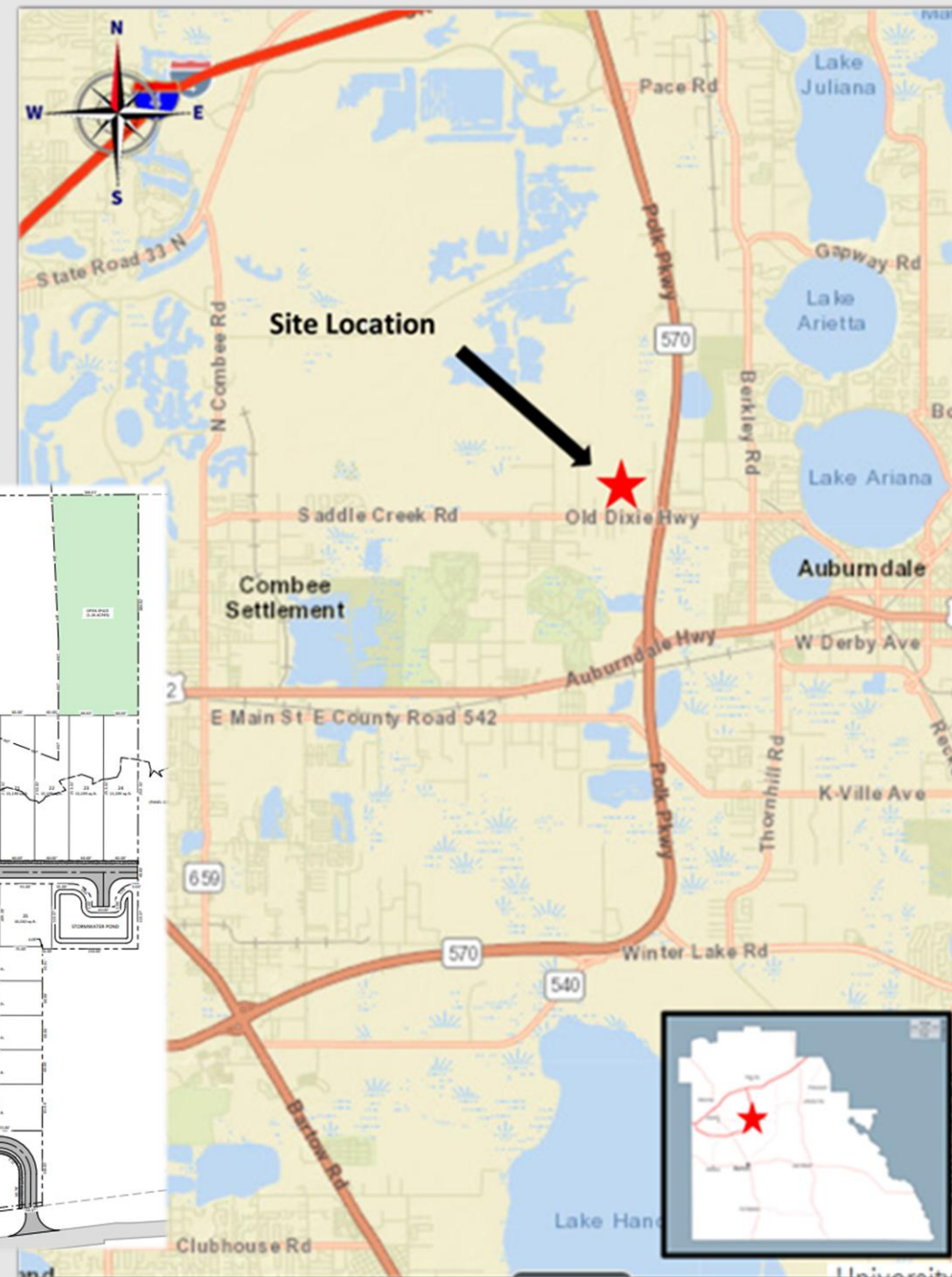
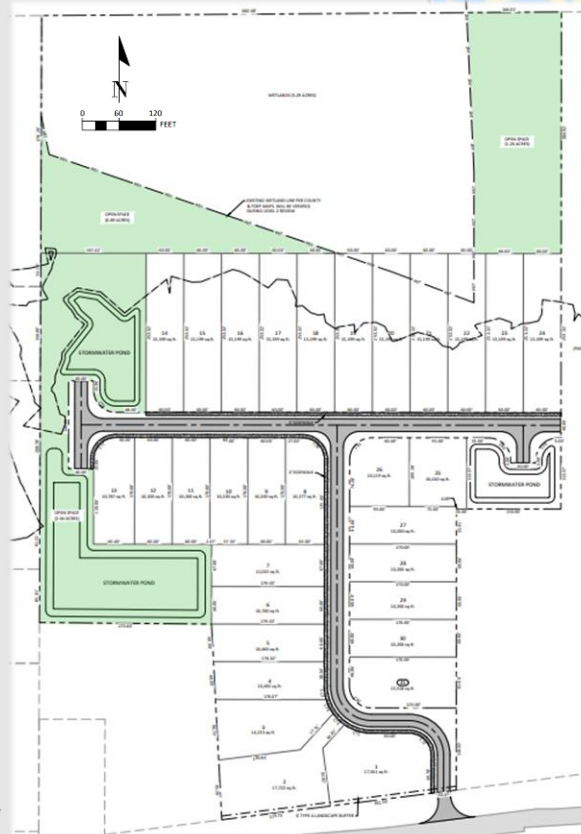
Agenda Item #7

Proposing a Suburban Planned Development to develop thirty-one single family lots on approximately 20.29 acres.

Parcel #	252805-000000-043010 252805-000000-043050 252805-000000-043060 (+/- 20.29 acres)
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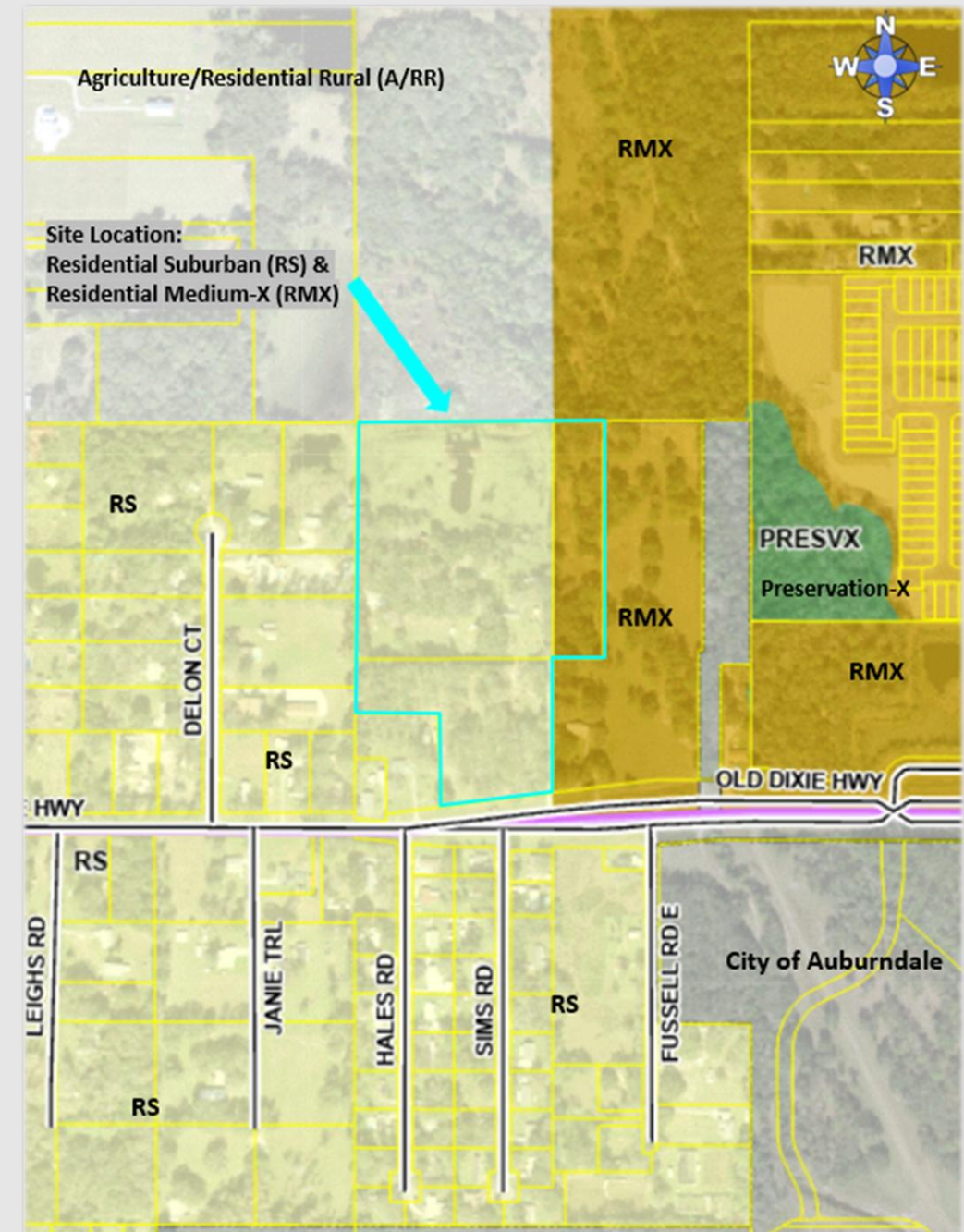
- Upland density is 2 du/ac
- +/-15 of the acres are upland / +/-5.29 acres are wetlands
- 20% of the site (4.19 acres) is dedicated to open space
- Lots sizes range from 0.23 acres to 0.40 acres
- Provides transition from high density to lower density residential
- Flood study and wetland delineation will be required during Level 2 review
- Consistent with Comprehensive Plan & Land Development Code.
- Compatible with Surrounding Uses.
- Staff Recommends **APPROVAL**.

1 Board Posted 3/13
35 Mailers on 3/17
Legal Ad on 3/18
Public Comment at Hearing



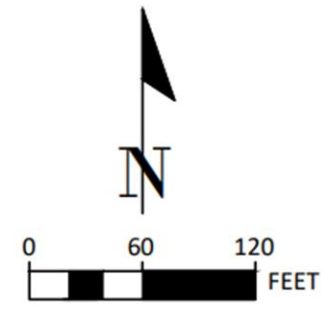
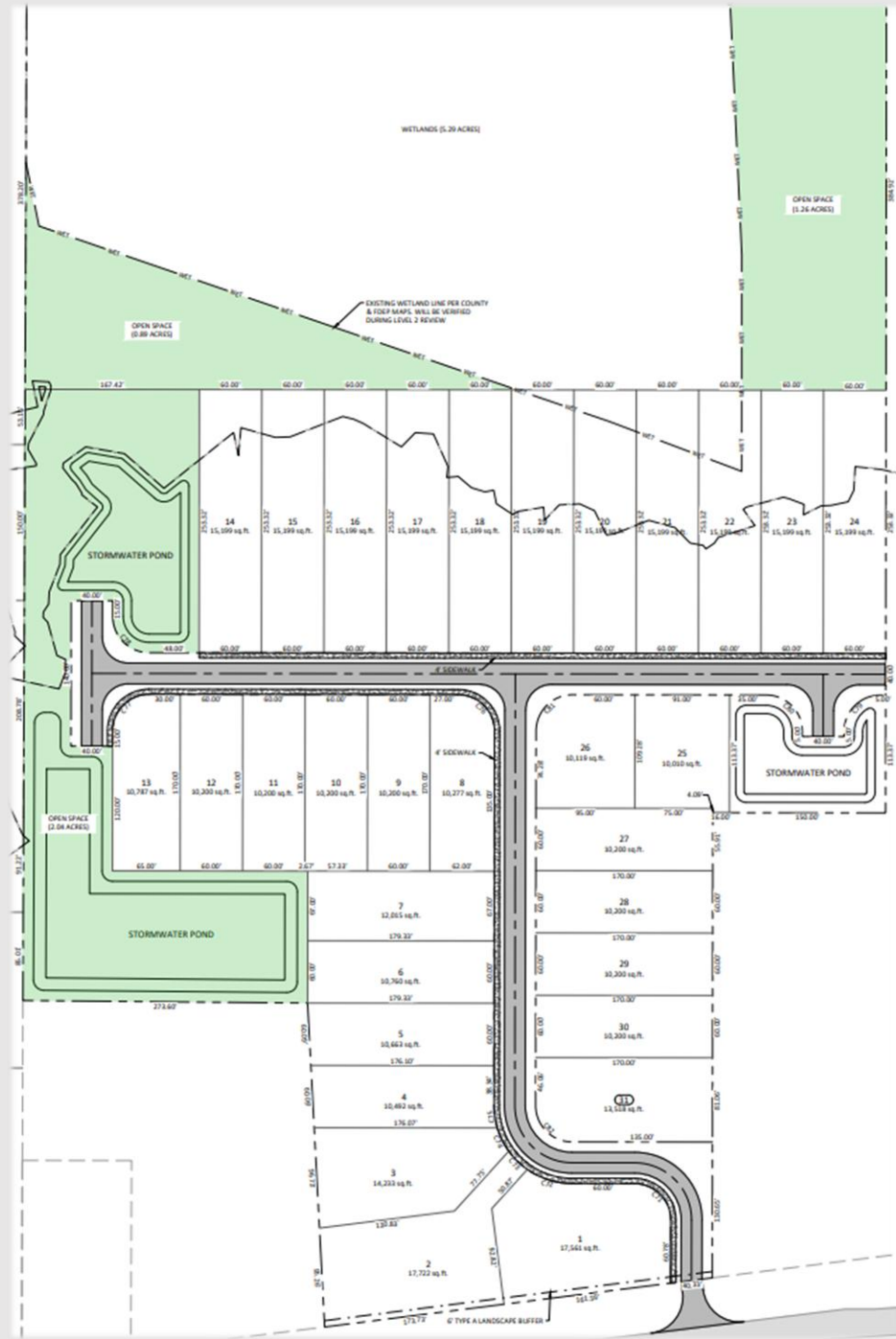
Future Land Use Map

- RS & RM
- East of the property is Residential Medium (RM) and the west of the property is Residential Suburban (RS).
- Suburban Development Area (SDA)
- Maximum density permitted with 28 locational points within an SPD is three (3) dwelling units per acre (DU/AC)



Site Plan

- Landscaping, shielded street lighting, and sidewalks will be required for this development.
- Access through Old Dixie Highway.
- Stormwater Pond creates buffer from western property.
- Meets 20% open space required
- Required to have either two Type I or one Type II amenities.
- Meets Compatibility Standards.
- Meets Standards for SPDs.
 - 20 locational points



SITE CHARACTERISTICS	
PARCEL INFORMATION:	
PARCEL ID:	25-28-05-00000-043010, 043050, & 043060
PROPOSED USE:	SPD (RS) - 31 SINGLE FAMILY LOTS
FLOOD AREA:	ZONE A & ZONE X
ZONING / LAND USE:	RS
PARCEL AREA:	20.29 AC
BUILDING SETBACKS:	
FRONT:	20'
SIDE:	10'
REAR:	15'
OPEN SPACE (SPD CALCS):	
REQUIRED (20%):	20.29 AC x 0.2 = 4.058 AC
PROVIDED:	4.19 AC (20.65%)
LOCATION ELIGIBILITY SCORE:	
PROPOSED DENSITY:	2.07 DU/AC
POINTS REQUIRED (RS):	20
POINTS PROPOSED:	25 (SEE BELOW)
INFRASTRUCTURE ITEM:	POINTS ACHIEVED:
ARTERIAL ROAD (1/2 MILE)	2
COLLECTOR ROAD (1/4 MILE)	3
≥6" WATERLINE	1
EMERGENCY MEDICAL CARE (2 MILES)	2
ELEMENTARY SCHOOL (2 MILES)	1
HIGH SCHOOL (2 MILES)	2
CC DISTRICT > 50% DEV (1 MILE)	2
NAC DISTRICT (1 MILE)	1
REGIONAL PARK - TENEROC (3 MILES)	1
COMMUNITY PARK (2 MILES)	1
CITY PARK (2 MILES)	1
GENERAL MERCANTILE (1 MILE)	2
EMPLOYER (1 MILE)	3
OPEN DRAINAGE BASIN	1
POSITIVE OUTFALL	1
NO WETLAND DISTURBANCE	1

Site Visit



Staff Recommends Approval:

- *Compatible with surrounding uses.*
- *Consistent with Comprehensive Plan & Land Development Code.*

The Planning Commission, in the review of development plans, shall consider the following factors in accordance with Section 906.D.7 of the LDC:

Whether the proposed development is consistent with all relevant requirements of this Code;	<i>Yes, this request is consistent with the LDC, specifically Sections 906.D and Section 303.</i>
Whether the proposed development is consistent with all applicable policies of the Comprehensive Plan;	<i>Yes, this development is consistent with the Comprehensive Plan because it meets the density requirements.</i>
Whether the proposed use is compatible with surrounding uses and the general character of the area, including such factors as density, height, bulk, scale, intensity, traffic, noise, and appearance; and	<i>Yes, the request is compatible with surrounding <u>uses</u> and the general character of the area. Conditions are recommended to achieve better compatibility. See Pages 6&7 of this staff report for data and analysis on surrounding uses and compatibility.</i>
How the concurrency requirements will be met, if the development were built.	<i>The request is <u>capable of meeting concurrency requirements</u> in the timeframe in which it will be constructed. See pages 7-12 of this staff report for data and analysis.</i>

