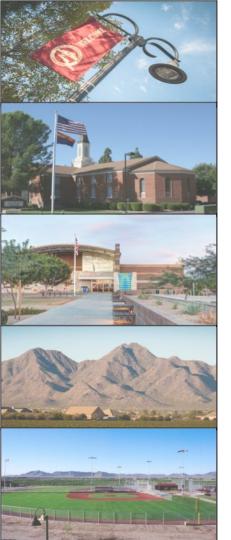


ORANGEWOOD PAD REZONE

(CASE NO. P18-0125)

December 5, 2018
Town Council

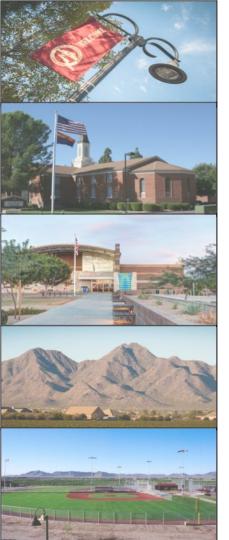


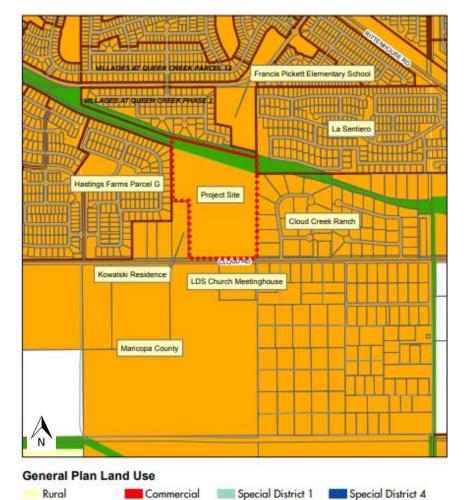




AERIAL EXHIBIT

44 acre site





Special District 2 Special District 3

Neighborhood

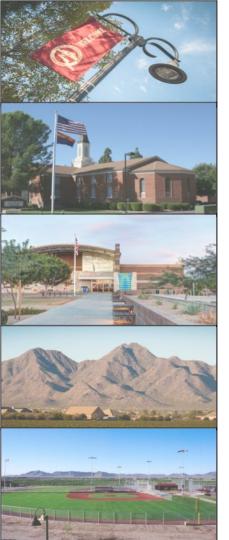
Urban

Industrial

Open Space

GENERAL PLAN EXHIBIT

- Neighborhood
- Open Space

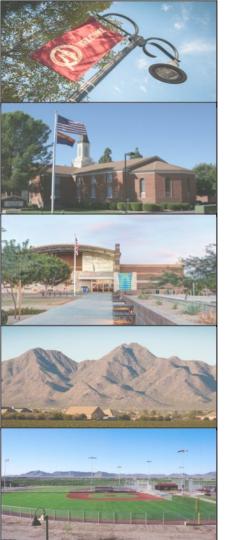




CURRENT ZONING EXHIBIT

R1-43 (Rural Estate District)





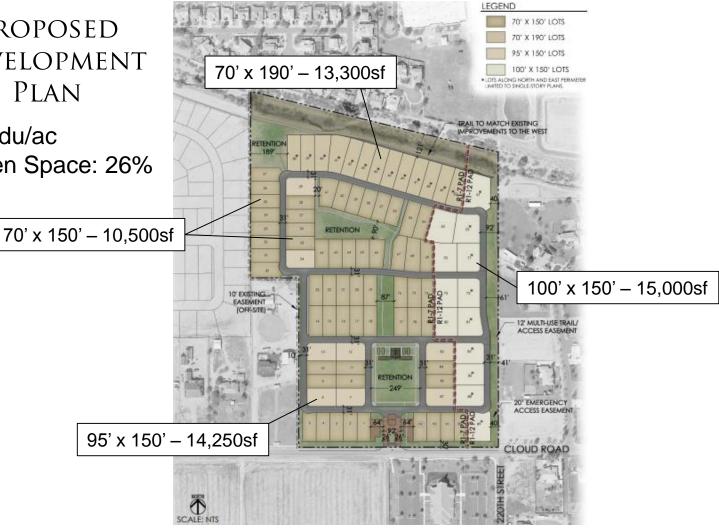


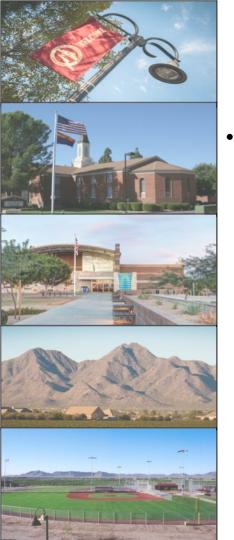
PROPOSED ZONING EXHIBIT

- R1-7/PAD
- R1-12/PAD



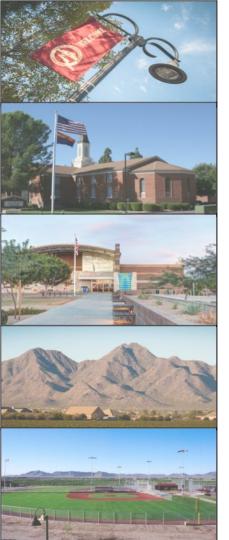
- 2.1 du/ac
- Open Space: 26%





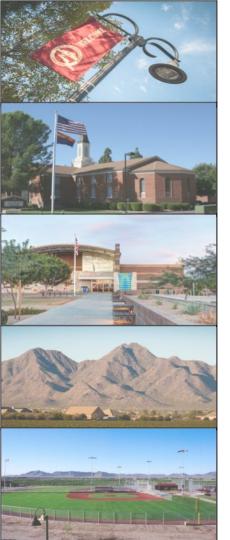
ZONING ORDINANCE DEVIATION

Increase the Maximum Lot Coverage of the R1-12 zoning district from 35% (40% with a front porch) to 40% (45% with a front porch) for 13 lots within the development.



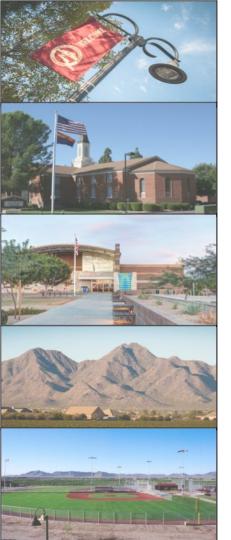
DEVELOPMENT PLAN COMPOSITION

Orangewood Proposed Lot Composition					
Zoning District	Lot Dimensions	Lot Size	Units	% of Lots	Max. Lot Coverage
R1-7	70' x 150'	10,500 sf	59 units	63%	40% (45% with front porch or courtyard)
	70' x 190'	13,300 sf	13 units	14%	40% (45% with front porch or courtyard)
	95' x 150'	14,250 sf	8 units	9%	40% (45% with front porch or courtyard)
R1-12	100' x 150'	15,000 sf	13 units	14%	40% (45% with front porch or courtyard)
Total			93	100%	



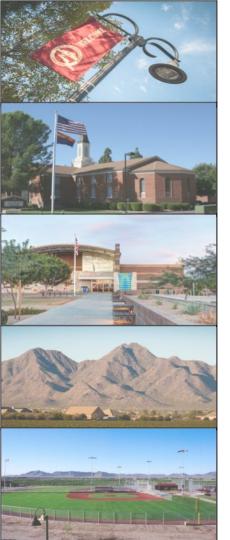
NEIGHBORHOOD MEETING

- A neighborhood meeting was held on July 17, 2018 with 14 attendees.
 - Questions regarding:
 - Lot sizes
 - Density
 - Home product
 - Traffic
 - Single-story restrictions



PLANNING COMMISSION RECOMMENDATION

- The Planning Commission recommended approval with a unanimous vote of 7-0 at their regularly scheduled meeting on November 14, 2018.
- One (1) member of the public spoke in support of the proposed development.



Questions?

Thank you.