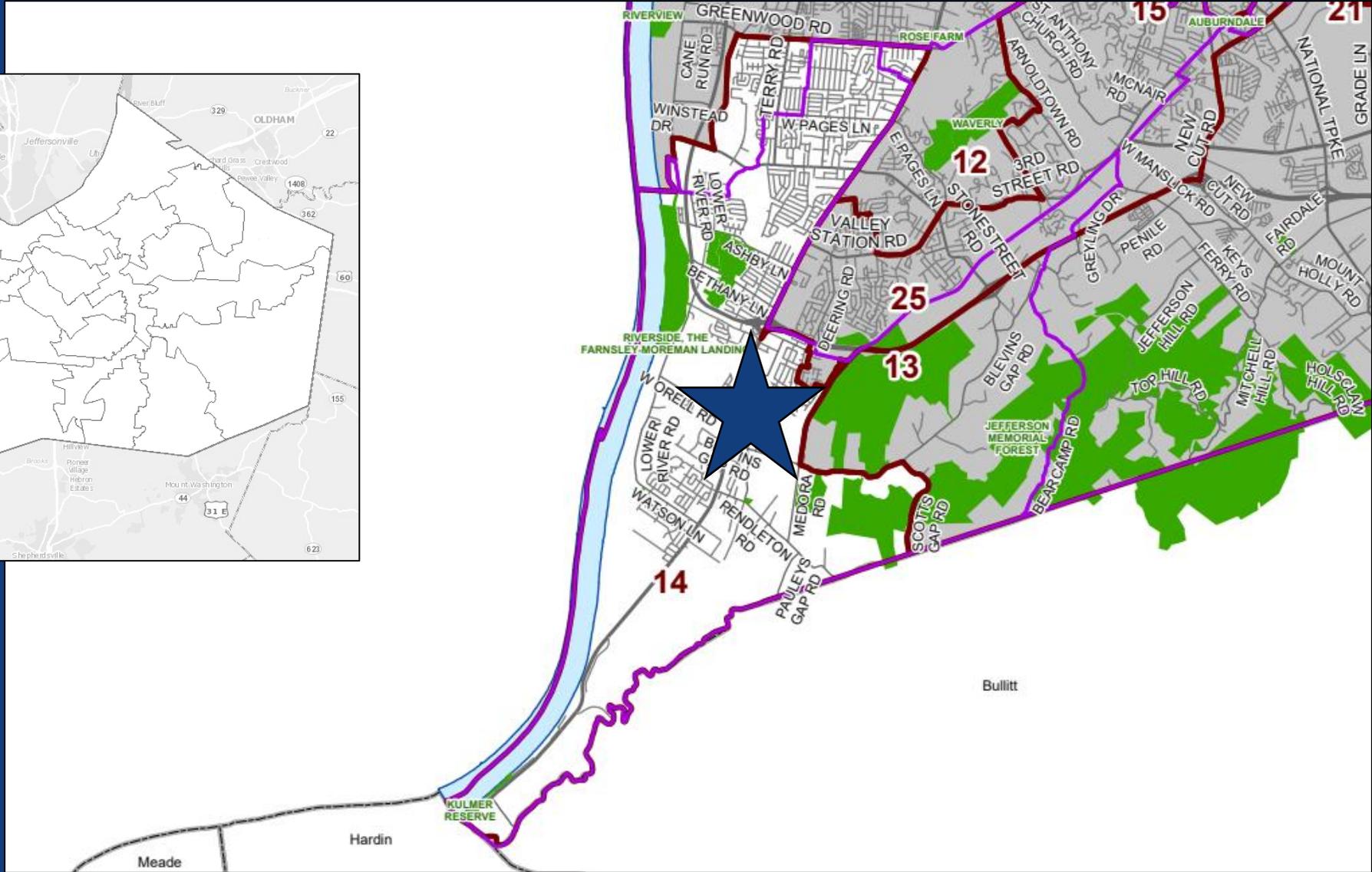
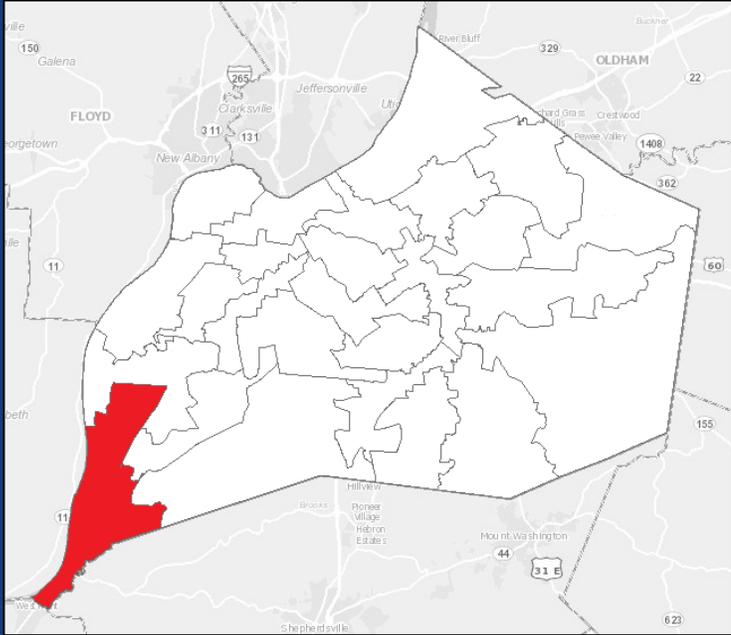


23-ZONE-0144

E Orell Road Multi-Family

Planning & Zoning Committee
April 16, 2024





11801 E Orell Road
District 14 – Cindi Fowler

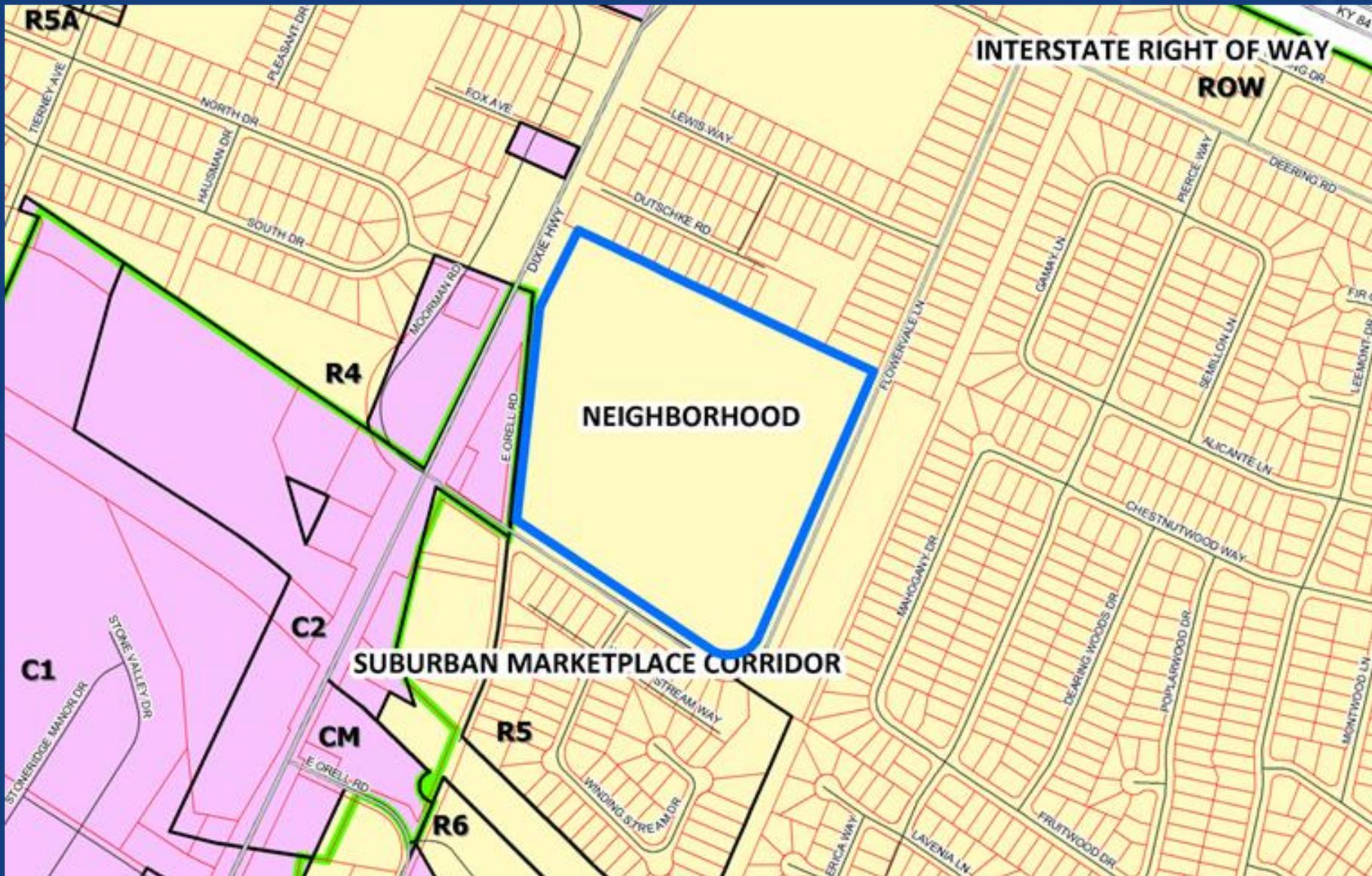


23-ZONE-0144



Existing: Residential
Proposed: Residential





Existing: R-4/N
 Proposed: R-5 & R-5A/N

23-ZONE-0144



REQUESTS

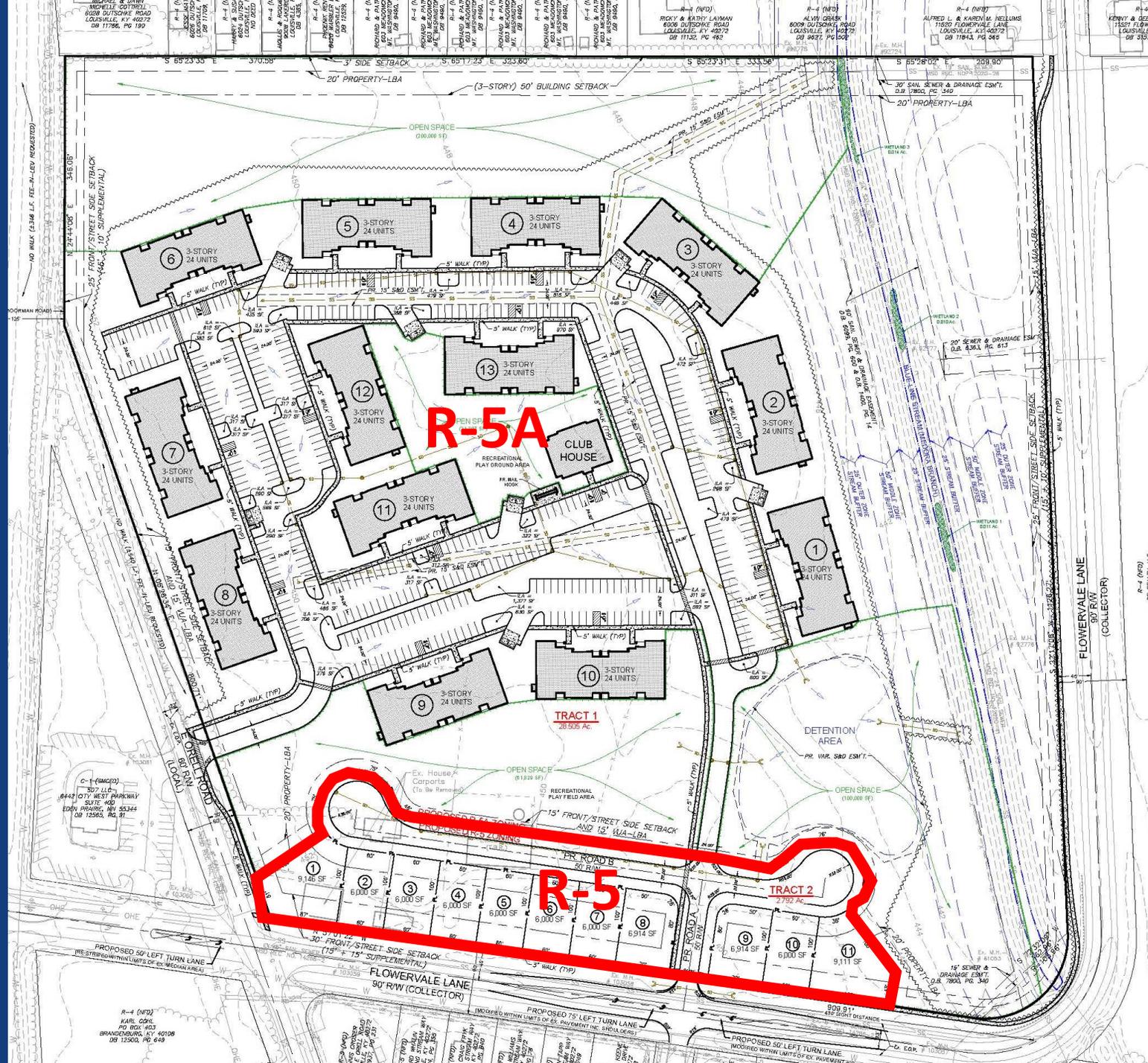
- Change in Zoning from R-4 Single Family Residential to R-5 Single Family Residential & R-5A Multi-Family Residential
- Variance from Table 5.3.1 to exceed the maximum allowed height (23-VARIANCE-0155)
- Major Preliminary Subdivision (23-MSUB-0010)
- Detailed District Development Plan with Binding Elements



CASE SUMMARY

- Parcel partially developed with single-family structure and accessory buildings
- Proposed 11-lot single-family subdivision on 2.9 acres
- Proposed 312-unit multi-family development on 28.5 acres (10.95 du/acre)





R-5A

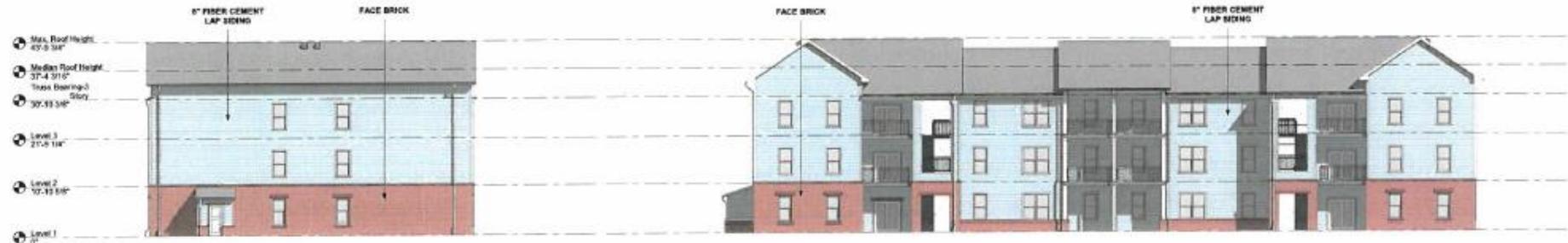
R-5

23-ZONE-0144



3 Schematic Elevation- Type A - Left
A1 3/32" = 1'-0"

1 Schematic Elevation- Type A - Front
A1 3/32" = 1'-0"



4 Schematic Elevation- Type A - Right
A1 3/32" = 1'-0"

2 Schematic Elevation- Type A - Rear
A1 3/32" = 1'-0"

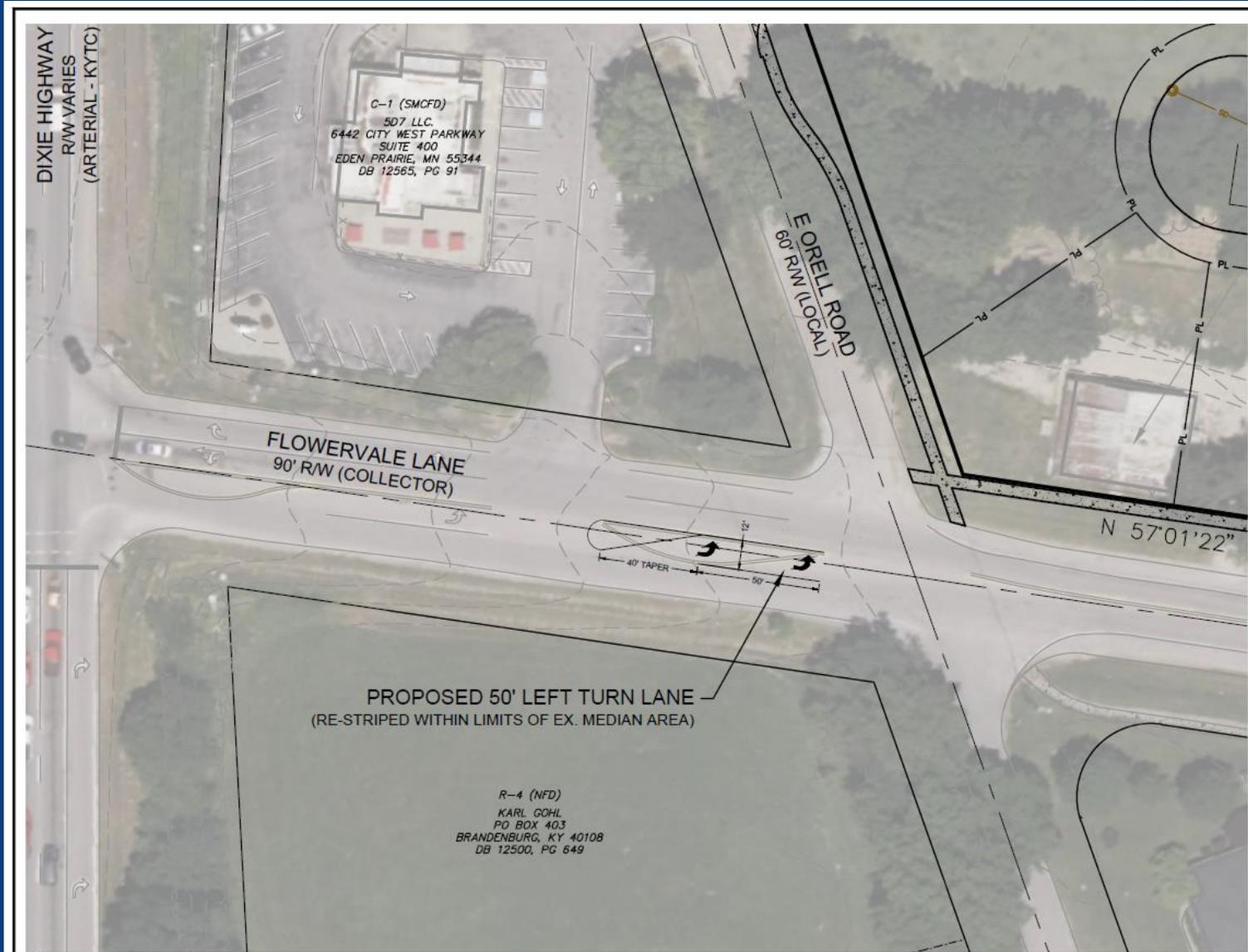


IVED

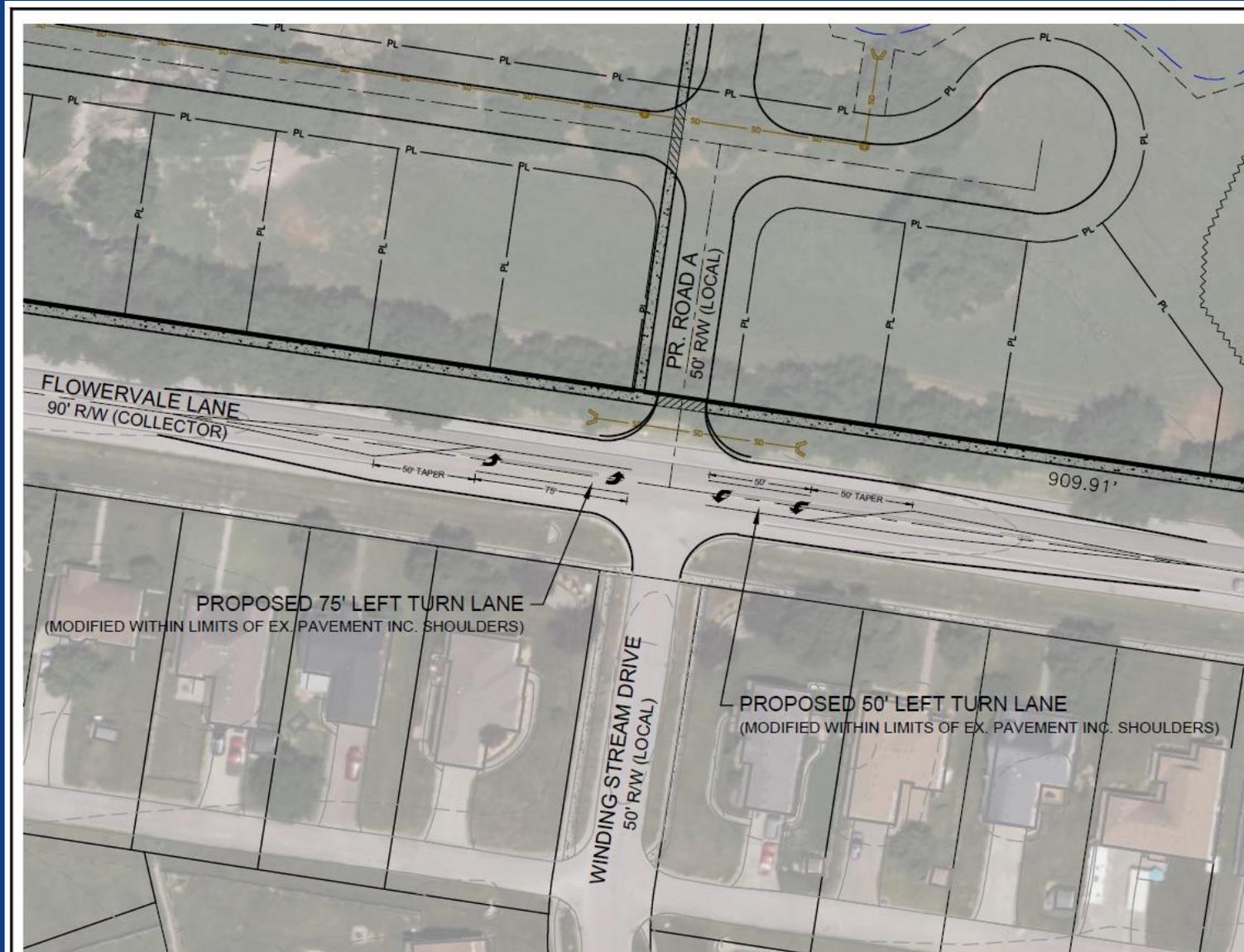
2023

23-ZONE-0144

Road Improvements



Road Improvements



SITE PHOTOS – SUBJECT PROPERTY



SITE PHOTOS – SUBJECT PROPERTY



SITE PHOTOS – SUBJECT PROPERTY



SITE PHOTOS – ADJACENT PROPERTY

Residential to south
across Flowervale Lane



Undeveloped across
Flowervale Lane to east



SITE PHOTOS – ADJACENT PROPERTY

Dairy Queen at
intersection of Flowervale
Lane & Dixie Highway



Undeveloped across
Flowervale Lane at
intersection



PUBLIC MEETINGS

- Neighborhood Meeting on September 19, 2023
- LD&T Meeting on January 25, 2024
- Planning Commission Public Hearing on March 25, 2024
 - Motion to recommend approval of the change in zoning from R-4 to R-5 and R-5A passed by a vote of 7-0.

