

MEETING DATE
August 17, 2017
Subject: 2017-01 ALU (Maitland West)



AGENDA REPORT

AGENDA
Section:
Item #: 1

Department/Office: Community Development

Requested Action or Motion: Forward Petition Number 2017-01 ALU (Maitland West) to the City Council with a recommendation of approval for the Future Land Use Map amendment to change the current Orange County Future Land Use categories to a City of Maitland Future Land Use category of Mixed Office Residential Commercial (MORC), and with a recommendation of denial for the proposed CDP text amendment requesting a minimum of 25% open space for the development known as Maitland West.

Summary Explanation & Background:

The applicant Michael Wright, President of MMI Development, Inc. proposes an amendment to the City of Maitland’s 2030 Comprehensive Development Plan (CDP). The property subject to this CDP amendment is described as Subdivision Plat - Maitland West - Plat Book 92 Pages 77-79, Public Records of Orange County, Florida.

The proposed amendment would modify the Future Land Use Map (FLUM) from Orange County Future Land Use Designations of Planned Development-Commercial (PD-C), Planned Development-High Density Residential (PD-HDR), and Medium Density Residential (MDR) to City of Maitland Future Land Use Designation of Mixed Office Residential Commercial (MORC); and amend the text of the CDP to the following:

Text Amendment to 2030 CDP- Conservation Element

STANDARD 1.2.1: Maintain within land development regulations requirements for a minimum of 30% open space and landscaped areas, with exception for those properties designated by Ordinance as the Maitland West Planned Development, wherein the minimum open space and landscaped areas shall be as stated in STANDARD 1.2.2.

STANDARD 1.2.2: For those properties designated by Ordinance as the Maitland West Planned Development, the minimum cumulative open space and landscaped areas shall be 25%.

Text Amendment to 2030 CDP- Future Land Use Element:

STANDARD 3.14.3: “The Planned Development (PD) zoning district ...” For those properties designated by Ordinance as the Maitland West Planned Development, the minimum cumulative open space (including functional open space) shall be 25%.

Meetings:

Ø Planning and Zoning Commission - Public Hearing- (June 15, 2017)

Ø Development Review Committee - (July 20, 2017)

DRC Action: Recommended approval of FLUM amendment to change the current Future Land Use categories to a City of Maitland MORC classification; and recommended denial of the text amendment requesting a minimum open space of 25%.

Next Steps: On August 17, 2017, the Planning & Zoning Commission may choose to forward a recommendation of approval, approval with modifications or denial to the City Council regarding the proposed CDP Future Land Use Map and text amendments.

Fiscal Impact:

Exhibits: Maps (PDF)
07.20.2017.DRC.Report.2017-
01(ALU)Maitland.West (PDF)

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Commission/Board:

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