

MEMORANDUM

TO: Honorable Mayor and City Council Members

FROM: J.H.Kerr III, City Planner *JHK*

DATE: July 14, 2008

JUL 15 2008

SUBJECT: Shadow Ridge Subdivision Phase 2 – Site Plan Extension

BY: *RBV* 3:00 pm

PURPOSE

To approve a 12-month extension to the site plan for Shadow Ridge Subdivision Phase 2, to be located immediately north of Shadow Ridge Subdivision Phase 1, Orange City, Florida.

BACKGROUND

The subject property consists of 32.7 acres, and is currently vacant and undeveloped. The applicant proposes, via the approved site plan, to construct the improvements necessary to sustain 77 residential building lots.

The Shadow Ridge Subdivision Phase 2 site plan application was submitted to the City Council at a regular meeting held on July 24, 2007, in accordance with Section 7.5.2.E of the City's Land Development Code, and was approved by City Council via Resolution No. 419-07.

Since this development was approved in July of last year, the market for single family residential development has dwindled considerably. The applicant is requesting a 12-month extension to the site plan until the market can support the proposed development.

Attached is a staff report to City Council, and a copy of the site plan.

RECOMMENDATION

Staff recommends City Council adoption of Resolution 488-08, thereby approving a 12-month extension to the Shadow Ridge Subdivision Phase 2 site plan, subject to any outstanding conditions.

RESOLUTION NO. 488-08

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF ORANGE CITY, FLORIDA, ACKNOWLEDGING AND APPROVING A 12-MONTH EXTENSION TO THE SITE PLAN FOR SHADOW RIDGE SUBDIVISION PHASE 2, CONSISTING OF 77 LOTS ON A 32.7 ACRE PARCEL, LOCATED IMMEDIATELY NORTH OF SHADOW RIDGE SUBDIVISION PHASE 1, ORANGE CITY, FLORIDA; REPEALING ALL RESOLUTIONS OR PARTS OF RESOLUTIONS IN CONFLICT HEREWITH; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the applicant, Jay Chaudhari, has requested an extension to the approved Shadow Ridge site plan, to construct the improvements necessary to sustain 77 proposed residential lots on a 32.7 acre parcel, said property located immediately north of Shadow Ridge Subdivision Phase 1, and

WHEREAS, it is necessary for the City Council of the City of Orange City, Florida, to consider an extension to the approved site plan for the Shadow Ridge Subdivision Phase 2, as per Section 5.5 of the Land Development Code of the City of Orange City, Florida.

NOW, THEREFORE, BE IT RESOLVED AND ENACTED BY THE CITY COUNCIL OF THE CITY OF ORANGE CITY, FLORIDA:

SECTION 1. That the site plan for Shadow Ridge Subdivision Phase 2, consisting of the improvements necessary to sustain 77 subdivision lots on a 32.7 acre parcel located immediately north of Shadow Ridge Subdivision Phase 1, attached hereto as Exhibit A, is by reference incorporated herein and approved for a 12-month extension, subject to the conditions listed in the attached Exhibit B.

SECTION 2. That all resolutions or parts of resolutions in conflict herewith be and the same are hereby repealed.

SECTION 3. That this resolution shall take effect immediately upon its adoption by the City Council of the City of Orange City, Florida.

ROLL CALL VOTE AS FOLLOWS (Resolution No. 488-08):

Jim Mahoney	_____	Donald C. Sherrill	_____
Tom Laputka	_____	Tom Abraham	_____
Donald Sandford	_____	Jeff H. Allebach, Vice Mayor	_____
Harley Strickland, Mayor	_____		

ADOPTED THIS _____ DAY OF _____, 2008.

ATTEST TO:

Deborah J. Renner, City Clerk

Authenticated this _____ day of _____, 2008.

Harley Strickland, Mayor

This Resolution approved
as to form and legal sufficiency:

William Reischmann, City Attorney

Exhibit B

Resolution No. 488-08

Shadow Ridge Phase 2 Site Plan Conditions

Condition No. 1 – Street lighting

The applicant must resubmit a street lighting plan which correctly depicts the location of the light poles behind the sidewalk, which is between the sidewalk and the building lots, and not between the sidewalk and the road pavement. The street lighting shall consist of full cutoff fixtures.

Condition No. 2 – Tree Requirement

As each lot is constructed, the builder shall meet the tree ordinance requirement at that time for that specific lot, including an underground landscape irrigation system. Following clearing of the property, the Tract areas must be cleared of underbrush and dead trees and an inventory of remaining trees provided to staff to assure compliance with the tree requirement.

Condition No. 3 – Park Equipment

The applicant shall provide park equipment specifications for approval by staff to assure quality equipment sufficient to meet the needs of the families who will be living within the subdivision.

Condition No. 4 – Compliance with New Ordinance

Compliance with the newly adopted Ordinance No. 355, which requires compliance with the National Pollutant Discharge Elimination System.



Orange City Planning & Zoning Department

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MEMORANDUM

DATE: July 14, 2008

TO: Honorable Mayor and City Council members

FROM: J.H.Kerr III, City Planner 

SUBJECT: **REQUEST FOR SHADOW RIDGE PHASE 2 SITE PLAN EXTENSION**
PARCEL NO. 8014-00-00-0020, 8014-00-00-0022, 8014-00-00-0023,
AND 8014-00-00-0140 **EXPIRATION DATE IS JULY 24, 2008**

Recommendation

City staff has reviewed the Shadow Ridge Phase 2 request for an extension to the development order for the Shadow Ridge Phase 2 site plan, and recommends that the City Council create a motion as follows:

The City Council of Orange City approves a 12-month extension to the site plan for the proposed Shadow Ridge Phase 2 subdivision to be developed on a 32.7-acre property located north of the existing Shadow Ridge Phase 1, parcel numbers 8014-00-00-0020, 8014-00-00-0022, 8014-00-00-0023, and 8014-00-00-0140, and subject to the following conditions.

1. The applicant shall resubmit a street lighting plan which correctly depicts the location of the light poles behind the sidewalk, which is between the sidewalk and the building lots, and not between the sidewalk and the road pavement. The street lighting shall consist of full cutoff fixtures.
2. As each lot is constructed, the builder shall meet the tree ordinance requirement at that time for that specific lot, including an underground landscape irrigation system. Following clearing of the property, the Tract areas must be cleared of underbrush and dead trees and an inventory of remaining trees provided to staff to assure compliance with the tree requirement.
3. The applicant shall provide park equipment specifications for approval by staff to assure quality equipment sufficient to meet the needs of the families who will be living within the subdivision.
4. Compliance with the newly adopted Ordinance No. 355, which requires compliance with the National Pollutant Discharge Elimination System.

Background

The subject property is located on South Leavitt Avenue immediately north of Shadow Ridge Phase 1, and was annexed into the City in 1989. Shadow Ridge Phase 1 was developed shortly

thereafter. The subject property maintains an RM Residential Medium land use designation and an R-2 Medium Density Residential zoning classification. The subject property is currently vacant and undeveloped.

On July 24, 2007, the City Council approved the site plan subject to those conditions listed above.

Detailed Adjoining Property Land Use and Zoning Description

North: The property adjoining to the north of the subject property is in the City's jurisdiction, and maintains an IL Industrial Limited land use designation and an I-1 Light Industrial zoning classification. The property to the north is currently vacant and undeveloped, but is proposed and being reviewed for development as a business warehouse.

South: The property adjoining to the south of the subject property is in the City's jurisdiction, and maintains an RM Residential Medium land use designation and an R-2 Medium Density Residential zoning classification. The property to the south is 100 percent developed as Shadow Ridge Phase 1, containing 60 lots.

East: The property adjoining to the east of the subject property is in the City's jurisdiction, and maintains a GU Government Use land use designation and a CR Commercial Recreation zoning classification. The property to the east is currently developed as the Bennett Memorial Park, a regional park owned by Volusia County.

West: The property adjoining to the west of the subject property is in the County's jurisdiction, and maintains a ULI Urban Low Intensity land use designation and an R-4 Urban Single Family Residential zoning classification. The property to the west is currently developed as single family residential.

Overview of Land Use and Zoning Status

	Zoning Classification	Designated Land Use	Existing Land Use	Percent Developed	Jurisdiction
SUBJECT PROPERTY	R-2 Medium Density Residential	RM Residential Medium	Vacant	None	City
ADJOINING TO NORTH	I-1 Light Industrial	IL Industrial Limited	Vacant	None	City
ADJOINING TO SOUTH	R-2 Medium Density Residential	RM Residential Medium	Residential	100	City
ADJOINING TO EAST	CR Commercial Recreation	GU Government Use	Bennett Park	95	City
ADJOINING TO WEST	ULI Urban Low Intensity	R-4 Urban Single Family Residential	Residential	98	County

Application

Jay Chaudhari has submitted a request for an extension to the approved development order for the Shadow Ridge Phase 2 site plan, to develop a 77-lot subdivision on approximately 32.7 acres.

The request is made per the City's development order extension process, as outlined in Section 5.5 of the City's land development code.

Project Analysis

The applicant intends to install several roads, water and sewer facilities, drainage retention area, park, etc., and to subdivide and develop the 77 proposed lots. A park will be provided containing park benches, picnic tables, and playground equipment; and a nature walking trail. A mail kiosk will be erected for centralized mail delivery. The development will include sidewalks, drainage retention area, streetlights, and a treed streetscape.

Type of Project

The specific proposed use for the 77-lots will be for residential purposes, and said proposed residential use is consistent with the surrounding residential land use and consistent with the R-2 Medium Density Residential zoning district requirements. The 77-lots meet the minimum size requirements, and the development will maintain a single family residential density (2.3 DU/AC) rather than a medium residential density (5 to 8 DU/AC).

Extension of Development Order

According to Section 5.4.A of the City's land development code, development orders for site plans shall expire one year from the date of issuance. Section 5.5 requires that special consideration be given to the following criteria.

- A. If any amendment to this code is made after approval of the original development order and would necessitate modification of the original approved development plans or associated documents.

Staff maintains there have been no changes to the land development code that would require modifying the development order except for the newly adopted Ordinance No. 355.

- B. Re-evaluation of the ability of the proposed development to meet the concurrency management requirements of this code.

Staff maintains that the demands of the development have not changed, and there is still sufficient infrastructure capacity to service this development.

- C. Changes in surrounding land use, development or other conditions that may require modification of the application to meet the requirements of this code.

Staff maintains that there have been no changes to the surrounding land uses, development or other conditions that would require modifying the preliminary subdivision plat.

SUMMARY

Shadow Ridge Phase 2 has sought to propose a subdivision that not only complies with the City's Code of Ordinances, but also has the intent to create an environment that will be compatible within the surrounding residential community. The development will possess single family dwellings and lot sizes consistent with Phase 1, and will possess treed streetscapes, street lighting, a well equipped community park amenity, and a nature walk.