

TABULAR DATA	
Name of Project:	Indian Trails Grove PUD
Application Number:	PDD-W2015-01457
Control/Petition No.:	2002-90045
Existing Tier:	Rural Tier
Existing Service Area:	Rural Service Area (RSA)
Proposed Service Area:	Limited Urban Service Area (LUSA)
Existing Future Land Use Designation:	RR-10 & AP
Proposed Future Land Use Designation:	Western Communities Residential Development (WCR)
Proposed Overlay:	Indian Trails Grove Overlay (ITGO)
Existing Zoning District:	AP & ALB
Proposed Zoning District:	PUD
Section Township Range:	
Sections 17 thru 22, 27, 30, 31, & 34 of Township 42, Range 40 East & Sections 24 & 25 of Township 42, Range 39 East & Section 4 of Township 43, Range 40 East	
Property Control Numbers:	See List
Total Gross Area:	4871.57
Proposed Density 3943 units /4929.28 acre	80 units/acre
Proposed Units:	3897
Existing Use:	Ag Production/ Farmland
Proposed Use:	Residential, Civic, Commercial
BCC Approvals:	Pending

Recreation Required (.006 per unit) x 662		Acres
Rec Required - Parcel A		3.97
Rec Provided - Parcel A (Gross)		5.54

Max Building Height		35 Feet
Max No. Stories		2 Stories

Parcel	SF	ZLL	TH	No. of Units
A	326	336	0	662
B	150	119	0	269
C	405	330	130	865
D	219	493	0	702
E	181	543	135	859
F	540	0	0	540
Total	1821	1811	265	3897

Civic Requirements		Acres	%
2% of Gross Dev. Area (4871.54 acres)		97.43	
Total Civic Required		136.89	2.81%
Total Civic Provided (129.14 Net Acres)			

Residential Development Area	Acres	%	Units
Parcel A	517.88		662
Parcel B	244.12		269
Parcel C	577.96		865
Parcel D	462.86		702
Parcel E	540.17		859
Parcel F	517.75		540
Total Development Parcels	2860.74	58.72%	3897

Civic Pools	Acres	%
Civic Pod 1 (Public - Unknown)	12.20	(0.25 Net)
Civic Pod 2 (Private - Churches)	10.72	(0.57 Net)
Civic Pod 3 (Public - Fire/Police)	5.57	(4.80 Net)
Civic Pod 4 (Public - Park)	43.48	(41.44 Net)
Civic Pod 5 (Public - Elem. School)	15.46	(15.46 Net)
Civic Pod 6 (Public - Park)	22.64	(22.64 Net)
Civic Pod 7 (Public - Middle School)	26.82	(25.03 Net)
Total Civic Pools (Net Acres - 129.14)	136.88	2.81%

Miscellaneous	Acres
Private Recreation Pod (Parcel C)	26.53
Commercial Pod 1 (Parcel A)	16.09
Commercial Pod 2 (Parcel C)	23.71
Commercial Pod 3 (Parcel E)	16.09
Small O.S. tract by MO canal	1.49
Large Open Space Pod	1707.93
Total Misc. Pools	1791.85

Right-of-Way Dedication	Acres
Orange Blvd.	12.15
180th Avenue	10.85
190th Street	26.54
60th Street North	10.58
Indian Trails Blvd.	9.58
Carol Street Extension North & South	10.72
Hamlin Blvd.	1.68
Total R/W Dedication	82.11
Total Gross Acres	4871.57

Concurrency	
Total Units (Single Family - Detached)	3897 Units
Civic Pod 1 (Public - Unknown)	10.20 Acres
Civic Pod 2 (Private - Churches)	td
Civic Pod 3 (Public - Fire / Police)	4.80 Acres
Civic Pod 4 (Public - Park)	41.44 Acres
Civic Pod 5 (Public - Elementary School)	800 Students
Civic Pod 6 (Public - Park)	23 SF
Civic Pod 7 (Private - Middle School)	1,075 Students
Commercial / Retail	300,000 SF
Office	50,000 SF
Traffic Analysis Zone	857

Traffic Concurrency for the above uses and units is pending.
Concurrency for Civic Uses subject to Future Review and Zoning Approval.

Indian Trails Grove - PCN List	
00-39-42-25-00-000-1000	00-40-42-27-00-000-9000
00-40-42-17-00-000-7000	00-40-42-31-00-000-9000
00-40-42-18-00-000-7000	00-40-42-30-00-000-9000
00-40-42-19-00-000-9000	00-40-42-34-00-000-1010
00-40-42-20-00-000-9000	00-40-43-03-00-000-3020
00-40-42-21-00-000-9000	00-40-43-04-00-000-9010
00-40-42-22-00-000-1010	

PROPERTY DEVELOPMENT REGULATIONS - Required / Proposed											
Proposed Zoning	Minimum Lot Dimensions					Setbacks/Separations					
	District	RR 1.25	Size	Width	Depth	Height	Coverage	Front	Side	Street	Rear
PUD - RR 1.25		8,450	65'	130	35'	40%	25' - front loading garage 15' - side loading garage or unit	7.5'	15'	15'	15' non open space lot 11.25' adjacent to open space
Recreation Pod	N/A	65'	75'	N/A	30%		25'	15'	25'	15'	
Civic - Public	0.5 Acre	100'	100'	N/A	30%		25'	20'	25'	20'	
Civic - Private	1.5 Acres	100'	200'	N/A	30%		25'	20'	25'	20'	
Commercial	1 Acre	100'	200'	N/A	25%		30'	30'	Equal to Width of R/W	30'	

PLANNED DEVELOPMENT CHART																		
Gross Development Parcels	Gross Acreage	R/W Dedication	Civic Pools	Private Res.	Adjacent O.S.	Commercial Pools	Residential Development Acres	Lakes within Parcels	Perimeter Buffers	Internal O.S.	Internal Spine Roads	Rec Pools	Net Development Pools	SF Units	ZLL Units	TH Units	Total Units	Density
Parcel A	562,860	15,200	12,200		1,492	16,093	517,875	159,285	35,220	44,783	15,971	5,637	259,889	326	336	0	662	2.55
Parcel B	266,670	10,726	10,720				244,124	87,913	20,180	10,974	6,732	2,637	115,786	150	119	0	269	2.32
Parcel C	648,448	20,241		26,633		23,710	577,661	169,611	34,960	30,000	12,500	5,250	326,540	406	330	130	865	2.66
Parcel D	526,127	14,214	49,060				462,863	148,818	24,619	24,606	7,601	4,465	264,854	219	483	0	702	2.75
Parcel E	536,764	16,613	64,915		16,090		546,166	151,689	45,322	33,067	14,837	5,250	289,001	181	543	135	859	2.67
Parcel F	503,849	6,103					517,746	169,111	39,201	34,211	14,321	6,232	289,354	540	0	0	540	2.12
O.S. Parcel	1,707,931						1,707,931											
Total Pools	4,871,569	82,100	136,885	26,633	1,709,423	55,893	2,860,738	894,487	200,713	167,671	69,012	29,271	1,499,581	1821	1811	265	3897	2.60

Type II Waiver - Cul-de-Sac			
ULDC Code Section	Permitted	Proposed	Waiver
Article 3.E.1.C.2.5)	a) 40% of local streets may terminate in cul-de-sac or dead end. b) An additional 25% of the local streets may terminate in cul-de-sac pursuant to a Type II Waiver.	50% Requested	10%

Workforce Housing	
Required - 10%	Provided - 10%
390	390

Parcel A

Parcel A Site Area Breakdown		Acres
Net Development Area		259.99
Recreation Pod		5.54
Entrance / Spine Road		12.97
Misc. Open Space		44.79
O.S. Adjacent to Canal		1.49
Perimeter Landscape Buffers		35.22
Lakes		159.37
R/W Dedication		15.20
Civic Pod #1		12.200
Commercial Pod #1		16.093
Total Gross Development Area		562.86

R/W Dedication	Acres
60th Street North	4.62
Carol Street (South Extension)	10.58
Total	15.20

Open Space - Parcel A	Acres	%
Lake Tracts (Internal)	33.36	
Lake Tracts (External)	126.01	28.31%
Recreation Pod	5.54	0.98%
Misc. Open Space	44.79	7.96%
Perimeter Landscape Buffers	35.22	6.26%
Civic Pod #1	12.20	2.17%
Total Provided	244.92	45.68%

Parcel A	Acres	Units	Type	Density
Pod A-1	55.58	109	SF	1.96
Pod A-2	44.48	74	SF	1.66
Pod A-3	90.82	143	SF	1.57
Pod A-4	90.91	226	ZLL	2.49
Pod A-5	31.03	110	ZLL	3.54
Total		662		

Parcel B

Parcel B Site Area Breakdown		Acres
Net Development Area		115.79
Recreation Pod		2.54
Entrance / Spine Road		6.73
Misc. Open Space		10.97
Perimeter Landscape Buffers		20.18
Lakes		87.91
R/W Dedication		10.73
Civic Pod #2		10.72
Total Gross Development Area		265.57

R/W Dedication	Acres
190th Street North	4.20
180th Ave. North	0.409
Orange Blvd.	6.115
Total	10.73

Open Space - Parcel B	Acres
Lake Tracts (Interior)	6.09
Lake Tracts (Exterior)	81.82
Recreation Pod	2.54
Misc. Open Space	10.97
Perimeter Landscape Buffers	20.18
Civic Pod #2	10.72
Total Provided	132.32

Recreation Required (.006 per unit) x 269	Acres
Rec Required - Pod B	1.61
Rec Provided - Pod B (Gross)	2.54

Max Building Height	35 Feet
Max No. Stories	2 Stories

Parcel B	Acres	Units	Type	Density
Pod B-1	47.725	119	ZLL	2.49
Pod B-2	37.552	64	SF	1.70
Pod B-3	11.862	32	SF	2.70
Pod B-4	29.909	54	SF	1.81
Total		269		

Parcel A

Parcel A Lake No.		Acres
1 (Exterior)		112.96
2 (Interior)		3.35
3 (Interior)		5.72
4 (Interior)		5.39
5 (Interior)		8.20
6 (Interior)		10.70
7 (Exterior)		10.45
8 (Exterior)		2.60
Total		159.37

R/W Dedication	Acres
60th Street North	4.62
Carol Street (South Extension)	10.58
Total	15.20

Open Space - Parcel A	Acres	%
Lake Tracts (Internal)	33.36	
Lake Tracts (External)	126.01	28.31%
Recreation Pod	5.54	0.98%
Misc. Open Space	44.79	7.96%
Perimeter Landscape Buffers	35.22	6.26%
Civic Pod #1	12.20	2.17%
Total Provided	244.92	45.68%

Parcel B	Acres	Units	Type	Density
Pod B-1	55.58	109	SF	1.96
Pod B-2	44.48	74	SF	1.66
Pod B-3	90.82	143	SF	1.57
Pod B-4	90.91	226	ZLL	2.49
Pod B-5	31.03	110	ZLL	3.54
Total		662		

Parcel B Lake No.		Acres
9		52.68
10		6.09
11		9.09
12		20.05
Total		87.91

Parcel C

Parcel C Site Area Breakdown		Acres
Net Development Area		325.59
Recreation Pod		5.25
Entrance / Spine Road		12.55
Misc. Open Space		30.00
Perimeter Landscape Buffers		34.97
Lakes		169.61
Proposed R/W Dedication		20.24
Commercial Pod #2		23.710
Private Recreation		26.533
Total Gross Development Area		648.45

Open Space - Parcel C	Acres
Lake Tracts (Exterior)	127.57
Lake Tracts (Interior)	42.05
Recreation Pod	5.25
Private Recreation Pod	26.533
Misc. Open Space	30.00
Perimeter Landscape Buffers	34.97