

Orlando Union Rescue Mission

Project Description

The OURM site comprises approximately 15.84 acres of land and water (Rock Lake). It is located at the northeast corner of West Washington Street and North Tampa Avenue (PID# 27-22-29-6412-01-000, 1525 W Washington Street. The entire site is currently zoned PD, Planned development. Future land use designation consists of Low Density Residential (LDR) and MUC-DEM. Surrounding area includes:

North: Single family home, zoned R-1AA
East: Single family home, zoned R-3A
South: West Washington St. (Single family home and commercial), zoned MU-1 and R-1.
West: North Tampa Avenue (car repair shop and vacant land), zoned MU-1 and R-2A)

The applicant requests an amendment of Future Land Use map to change the current future land use designation from RES-LOW and MUC-MED to an overall RES-MED. The applicant concurrently requests a modification of the existing Ordinance No. 2010-55, to increase the permitted density from 52 residential units to 108 residential units. The approximately 108 transitional units will be developed by way of three residential buildings on land that is currently vacant on west side of the lake and existing chapel which will remain. This vacant development area comprises approximately 4.77 acres. Each building will contain an average of 36 units, including studio, 1-bedroom, 2-bedroom, and 3-bedroom units, with all buildings three (3) stories in height. The site plan currently contemplates stormwater to be retained on-site and parking will be provided via surface parking at approximately 1 space per unit ratio for the residential component. A minimum of ten (10) spaces will be reserved for prayers using existing chapel.

The proposed 3-story residential buildings will be located at a lighted intersection of a 3-lane road of N Tampa Avenue and a 5-lane road of W Washington Street. Commercial uses (auto repair and office/warehouse) are located at the opposite side of the two streets. Rock Lake and the existing chapel will provide natural buffer on the east side of the proposed development. Existing mature trees along the northern property line will be retained to the maximum extent possible to provide instant natural buffer to existing single family homes to the north. The proposed PD site plan shows an area approximately 25' wide that can be used for landscape buffer if additional trees along the northern property line are necessary. In addition, the applicant intends to retain as many mature trees as possible along N. Tampa Avenue.