

# BALDWIN PARK TDRC APPLICATION

## DID YOU REMEMBER TO?

Have a pre-application meeting

Have an Affidavit notarized by both the owner and applicant (if different people)

Complete the submittal checklist

Fold oversize copies so that they are no larger than 8 1/2" by 14"

Submit all information as required at the pre-application meeting

Collate all required information into 15 individual packages (including one package containing originals)

Check this box if this package contains full-size plans

## PROJECT LOCATION

LOT 1900 - 21-22-30-0000-00-057 ✓  
21-22-30-0000-00-004 ✓  
LOT 206 - 20-22-30-0520-02-060 ✓  
LOT 207 - 20-22-30-0520-02-070 ✓

Lake Baldwin Lane & Common Way

Parcel Identification Number

Property Address/Location

## OWNER/APPLICANT INFORMATION

Indrid Agaj, Senior Project Manager

Same

Owner Name, Title

Applicant Name, Title

PBP Apartments, LLC

Same

Company

Company

4401 Northside Parkway, Suite #800

Same

Street Address

Street Address

Atlanta, GA 30327

Same

City State Zip

City State Zip

404 846 5000

Same

Telephone Number

Telephone Number

404 504 9663

Same

Fax Number

Fax Number

indrid.agaj@postproperties.com

Same

E-Mail Address

E-Mail Address

## TO BE COMPLETED BY CITY STAFF

  
Pre-Application Mtg. Verification

11/1/11  
Date

Post Phase III  
Project Name

Case Description

SAMP - BPTDRC

3  
Commissioner District

MP2011-00033  
Case # Assigned



Updated March 10, 2003

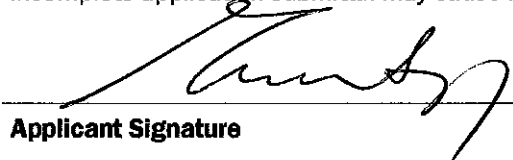
## SUBMISSION PACKAGE (15 PACKAGES)

The following table contains the requirements for submitting a Specific Parcel Master Plan Application. The first check box on the left indicates what is required. The item must be submitted unless waived by a planner at the pre-application meeting. Complete the checklist by placing a checkmark (✓) in each box to the right of a required item to indicate that it has been submitted. All items required shall be collated into **15** individual packages prior to submittal of the application. Since a limited number of full-size plans and surveys are required, please identify the packages that contain full-size plans on the first page of the application by marking the box for full-size plans. For packages that contain only reduced plans/surveys, leave the box blank.

<b>Application Form</b>	This application form completed and signed.	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
<b>Master Plan</b>	<p>Master Plan containing the following information:</p> <ul style="list-style-type: none"> <li>A. Project Description</li> <li>B. Relationship to Previous Approvals</li> <li>C. Location Map</li> <li>D. Development Plan, including building locations, parking, landscape areas, etc.</li> <li>E. Development Program, including phasing, proposed uses, density/intensity of development and ratio of owner occupied to rental units</li> <li>F. Site Design &amp; Development Standards (specify proposed deviations from PD/neighborhood plan)</li> <li>G. Landscape Plan/Standards</li> <li>H. Design Guidelines &amp; Architectural Standards; conceptual elevations if for specific buildings</li> <li>I. Impact on Environmental Outparcels</li> </ul> <p>A minimum of <b>5</b> packages shall contain full-size, to-scale development plans as well as a reduced copy of the plan no greater than 11" by 17". The remaining <b>10</b> packages are only required to have reductions of the Development Plan. Packages containing full-size plans are required to be identified by the applicant prior to submittal of the application. In addition to the paper copies, please submit a <b>Data Compact Disc or Floppy Disk</b> containing the information required above in PDF file format.</p>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
<b>Affidavit</b>	If you are not the property owner, but are acting on behalf of the property owner, you are required to have this form completed and notarized (Appendix A).	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
<b>Other Information</b>	Other information as required by the Planning Official:	<input checked="" type="checkbox"/>	<input type="checkbox"/>

## CERTIFICATION

By my signature below, I certify that the information contained in this application is true and correct to the best of my knowledge at the time of the application. I acknowledge that I understand and have complied with all of the submittal requirements and procedures and that this application is a complete application submittal. I further understand that an incomplete application submittal may cause my application to be deferred to the next posted deadline date.



11/21/2011

Date

***POST LAKE AT BALDWIN PARK  
PHASE III***

**Baldwin Park Lots 206, 207, & 1900**

**Specific Parcel Master Plan**

**Prepared for:**

**PBP Apartments, LLC**  
4401 Northside Parkway, Suite 800  
Atlanta, GA 30327

**Prepared by:**

**Atkins**  
482 South Keller Road  
Orlando, FL 32810

**Cooper Carry, Inc.**  
191 Peachtree Street NE, Suite 2400  
Atlanta, GA 30303

**&**

**AECOM**  
150 N. Orange Avenue  
Orlando, FL 32801

**November 21, 2011**

***POST LAKE AT BALDWIN PARK – PHASE III***  
**Baldwin Park Lots 206, 207, & 1900**

**Specific Parcel Master Plan**

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- B Conceptual Site Plan, Site Sections, and Architectural Building Plans/Elevations
- C Landscape and Hardscape Drawings
- D Building Setback Plan for Lot 1900

## A. Project Description

Post Lake at Baldwin Park, Phase III is a proposed 410-unit, neo-traditional multifamily project to be located on Lots 206, 207, and 1900 in Baldwin Park. The development is a series of fourteen (14) freestanding multifamily buildings, comprised of a mixture of one, two, and three bedroom units; one (1) freestanding garage building comprised of three car bays, and three (3) freestanding common buildings, including a leasing office, fitness center, and maintenance building. In addition, there are landscape elements throughout the site, including, but not limited to, courtyards, a gazebo, and a vegetable garden. The buildings have been carefully located throughout the site in a manner that conforms to the overall master plan and design principles set forth by the Baldwin Park PD/neighborhood plan. The architectural elements of the buildings and the landscape architectural treatments of the site conform to the same principles and will enhance the surrounding community as a whole. Post Lake at Baldwin Park, Phase III is a pedestrian-friendly, appropriately scaled, aesthetically pleasing project that will provide an amenity to the community as well as a home for its residents.

## B. Previous Approvals

1. PD Ordinance – Approved: July 27, 1998
2. Infrastructure Master Plan (MPL2000-00001) – Approved: December 15, 2000
3. Westside Neighborhoods Master Plans Package 1 (MPL2000-00031) – Approved: March 22, 2001
4. Landscape Master Plan (MPL2001-00005) – Approved: April 26, 2001
5. Lake Suzannah Neighborhood Master Plan (MPL2003-00020) – Approved: October 22, 2003
6. Amendment I to the Lake Suzannah Neighborhood Master Plan (MPL2003-00020) – Approved: August 26, 2004
7. Lake Baldwin Lane (ENG 2004-01434)
8. Lake Baldwin Lane Preliminary Plat (SUB 2004-00015)
9. SPMP for Post Phase 3 (Lot 1900), 380 multifamily dwelling units (MPL2008-00009) – Approved: March 31, 2008, (City Council approved: April 21, 2008)
10. SPMP for Post Phase 4 (Lots 206, 207), 30 multifamily dwelling units and a leasing center (MPL2008-00010) – Approved: April 24, 2008, (City Council approved: May 19, 2008)
11. SJRWMD Permit No. 40-095-63752-64 (issued July 19, 2011)
12. FDEP Water Permit No. WD48-0025192-1599 (issued Sept. 7, 2011)

## C. Location Map

Please see the Location Map included in Appendix A.

## D. Development Plan

Please see the Conceptual Site Plans included in Appendix B.

## E. Development Program

1. Units – Lots 206 and 207 consist of a total of 30 multifamily units within 2 buildings; and Lot 1900 consists of a total of 380 multifamily units within 12 buildings to be developed in one phase; mixture of one, two & three bedrooms.
2. Proposed Uses – Multifamily:
  - Apartments;
  - Leasing Office;
  - Attached Housing;
  - Models;
  - Fitness Center;
  - Trash Compactor;
  - Mail Kiosks;
  - Any other similar residential use.
3. Density/Intensity – The total area for Lots 206 and 207 is 1.64 acres. The total area for Lot 1900 is 11.92 acres for a grand total of 13.56 acres. Fourteen (14) residential buildings are proposed consisting of four hundred ten (410) units. The unit count provides an overall site density of 30.23 units per acre.
4. Ratio of Rental Units – all 410 units are proposed for rent (apartments). In accordance with the City's calculations, this is acceptable and in compliance with the PD because the actual ratio is 65% ownership and 35% rental, which is within the PD's acceptable range of 60% ownership vs. 40% rental.
5. Parking – Parking is primarily oriented behind buildings and in the center of the site rather than at the perimeter of the property so as to reduce visibility from adjacent roadways and public spaces. Parking counts consist of the following: Lots 206 and 207 provide 68 total spaces (including the 25 parallel spaces that front the property along Common Way Road and New Broad Street). Lot 1900 provides 629 total spaces (including the 74 parallel spaces that front the property along Lake Baldwin Lane). All lots together provide 697 total spaces for a space/unit ratio of 1.7. Excluding the 99 on-street spaces, there are 580 on-site surface spaces and 18 on-site accessible spaces.

The multi-family residential parking standards for the Baldwin Park PD have been established based on the following factors:

- 1.50 spaces for 1 bedroom unit

- 1.75 spaces for 2 bedroom unit
- 2.00 spaces for 3 bedroom unit
- 2.25 spaces for 4 bedroom unit
- On-street parking will occur on all neighborhood streets,
- Off-street parking for each residential unit will be provided,
- All off-street parking will be located behind buildings, and
- Tandem parking is allowed, but not behind a handicap space.

## F. Site Design & Development Standards

Post Lake at Baldwin Park, Phase III is organized to a semi-linear site that parallels the curved shoreline of Lake Susannah to the east. Each of the buildings is sited to coordinate with the structure of the site's interior drive and parking system as well as take advantage of several key features that repeat themselves throughout the site plan. These primary features include views of and proximity to water bodies, orientation of building frontages to important roadway frontages (i.e., Lake Baldwin Lane), and termination features to various site axis. Secondary features determining building locations include the provision of space to accommodate pedestrian corridors, balanced distribution of surface parking and the relationship of the residential buildings to a series of open view corridors through the site. Site recreational amenities will include a fitness center and access to the adjacent trail along the shoreline of Lake Susannah. Utilitarian features (including a trash compactor and mail kiosks) are provided with necessary screening.

The site is designed to meet the site design and development standards as outlined in the Baldwin Park PD/neighborhood plan and with specific reference to the "Neighborhood General" and "Campus Overlay" requirements. Key development provisions include the maintenance of at least 60% of architecture/architectural feature coverage between the site exterior and adjacent roadways, principle building pedestrian entries facing the street, and adherence to all required dimensional standards for the residential buildings.

The development standards for Lots 206, 207, and 1900 are those of the Planned Development Application (PDA) for the Orlando Naval Training Center, Transportation Standards and Attached Housing Standards. Although the Attached Housing Standards do not apply to multifamily, there are minimal proposed deviations from the standards below:

### 1. Building Height:

- The maximum building height allowed is eight (8) stories. The applicant proposes to construct four (4) 1-story buildings, five (5) 2-story buildings, eight (8) 3-story buildings and one (1) 4-story building.
- The step-up of building heights at block corners is encouraged.

- Building entry levels to be located a minimum of 18 in. above the sidewalk (except where this requirement creates a design inconsistent with the design principals of the PD or is in conflict with ADA requirements).

2. Setbacks:

- 20-ft. minimum setback for the Planned Development site boundary required for principal structures.
- 12-ft. front setback/build-to line.
- 0-ft. minimum side setback.
- 3-ft. minimum rear setback.
- 20-ft. minimum building separation required between attached housing buildings or after every eight (8) townhouse units.
- 5-ft. minimum setback from street right of way for all parking lots.
- 75' principal building setback from Lake Susannah normal high water line.

3. Lot coverage:

- Maximum impervious surface area: 75 percent

4. Encroachment:

- Balconies, porches, stoops, roof overhangs may encroach upon setback area.

5. Frontage:

- A minimum of 60 percent of block width must be building frontage.
- A minimum of 50 percent of block width on secondary streets shall be building frontage. The remaining required building frontage may consist of arcades, walls, or hedges.
- A minimum of 80 percent of buildings on the block should conform to the build-to line.
- Parking lots must be screened from streets with a 2-ft. to 4-ft. high wall or hedge.

As shown in the Building Setback Exhibit in Appendix D, the proposed development has an average setback from Lake Suzannah of 79.07'. Minor encroachments into the 75' lake setback line occur where the curved setback line meets the straight edge of three of the four buildings on the lake side. Building 100, which has an average setback of 76.55' from the lake, partially encroaches on the 75' setback (2.30' max.). Building 300 has an average setback of 75.73' and partially encroaches on the setback (4.87' max.). Building 400 has an average setback of 74.03' and partially encroaches on the setback (3.56' max.).

Additionally, the presence of the existing recreational trail between Lot 1900 and Lake Susannah provides a buffer zone between the buildings and the lake edge to further offset the proposed encroachment.

## G. Landscape Standards

The vision for the landscape architecture for Post Lake at Baldwin Park, Phase III is built upon the established elegant but understated style of Baldwin Park. From the public streetscape edge to the public lake edge of the project, Post Lake will seamlessly integrate itself into the Village Center and the bordering neighborhoods. The streetscape edge will compliment the adjacent, existing built urban-form and accentuate the new architecture. This will be done through the use of appropriate plant material by combining plant material size, texture, form, and color accents. The public lake edge will build upon a naturalistic theme already established in Units 8 and 9 and will delineate a clear separation between the public and private realms. Pedestrian connection points will allow residents living at Post Lake to access Lake Susannah and the trail. View sheds to Lake Susannah will be encouraged from the interior spaces of Post Lake, where possible.

The interior spaces of Post Lake will take on a more park-like, “gardenesque” quality that has become synonymous with the Post name. Long axial lines that begin outside of the property will for the most part end on an amenity such as a specimen tree, a fountain, a garden or small park, garden architecture, or the natural amenity of Lake Susannah.

Please see the proposed Landscape and Hardscape drawings included in Appendix C.

## H. Architectural Guidelines and Standards

The architectural styles proposed for the site are based on “Colonial Revival” themes, with some “Classical” and “Coastal” influences. These styles are expressed in the three-story buildings by staggering the elevations of units to have the appearance of individual Colonial Revival houses. There are several different “house” types, all of which appear in the accompanying building elevations. The architectural detailing and massing of these “houses” is expressive of the Colonial Revival styling, including the window sizes and shapes, the porch columns, the railing details, the trim details, and the hipped and pediment gable roofs. The Classical and Coastal influences are evident in multi-storied covered porches that provide views to Lake Susannah.

The design team worked closely with the “independent” Town Architect to enhance and detail the architectural elevations in such a way to showcase the critical qualities of a “Colonial Revival” theme using the elements noted above. This approach gave each building a unique look with special consideration given to the four-story (4) Building 100. With a corner tower on the lake and additional bay windows, dormers,

and larger porches, Building 100's presence on Lake Susannah provides a distinct and finishing touch to the development.

Please see the Conceptual Architectural Elevations included in Appendix B.

## **I. Impact on Environmental Outparcels**

There are no environmental impacts associated with the development of Lots 206, 207, and 1900.