

Chart for Zoning in the West Windermere Rural Settlement

Comprehensive Plan/FLUM	WEST WINDERMERE RURAL SETTLEMENT	OCPS PROPOSED BUILDING
West Windermere Rural Settlement ZONED R-CE (1/1)	R-CE 1 UNIT PER 1 ACRE	11 TIMES THE ZONED DENSITY
All buildings MUST be UNDER 50,000 square feet	All buildings <u>under</u> 50,000 square feet are appropriate	<u>350,000 square feet</u> (7 times larger than zoning permits) NOT COMPATIBLE/ NOT ZONED FOR
Must be compatible with existing development and Rural in Character	surrounding buildings, residential homes, rural in character	public/commercial, Industrial equipment NOT COMPATIBLE/ NOT ZONED FOR
Shall be similar in noise, vibrations, dust ,odor, glare, heat producing and other characteristics associated with current permitted zoning.	compatible with predominantly customary residential homes.	noise and glare <u>70 times more</u> than the amount of a residential home. NOT COMPATIBLE/ NOT ZONED FOR
Shall be built to serve primarily the Rural Residents	only 2,000 West Windermere Rural Residents	<u>Occupancy to exceed 3,000</u> to serve primarily the Horizon West Residents. NOT COMPATIBLE/ NOT ZONED FOR
Shall not create “pass - by” trips	have approx. 55 people from West Windermere Rural Settlement using proposed building	proposed for <u>2,789 people</u> to use building, mostly from Horzions West. CREATING PASS - BY TRIPS - NOT COMPATIBLE/ NOT ZONED FOR
Shall not act a detrimental intrusion into West Windermere Rural Settlement	would have 632 Daily Trips	would have approx. <u>33,754 weekly trips</u> , <u>38 times the current zoning allows for</u> . INAPPROPRIATE for the West Windermere Rural Settlement NOT COMPATIBLE
Shall be similar and compatible with the West Windermere Rural Settlement	Residential community of building sizes 2,500 - 5,000 square feet	350,000 square feet (<u>70 times larger</u> than the largest of homes) NOT COMPATIBLE/ NOT ZONED FOR
Annoyance come to people or people go to annoyance	<u>ALL</u> communities in West Windermere Rural Settlement surrounding property in question, were established from <u>1993 - 2001</u>	OCPS purchased property 2004 & 2006. <u>3 to 13 years AFTER</u> surrounding COMMUNITIES were ESTABLISHED
PROTECT THE COMPERHENSIVE PLAN AND FLUM	VOTE NO: NOT ZONED FOR	VOTE NO: NOT COMPATIBLE

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