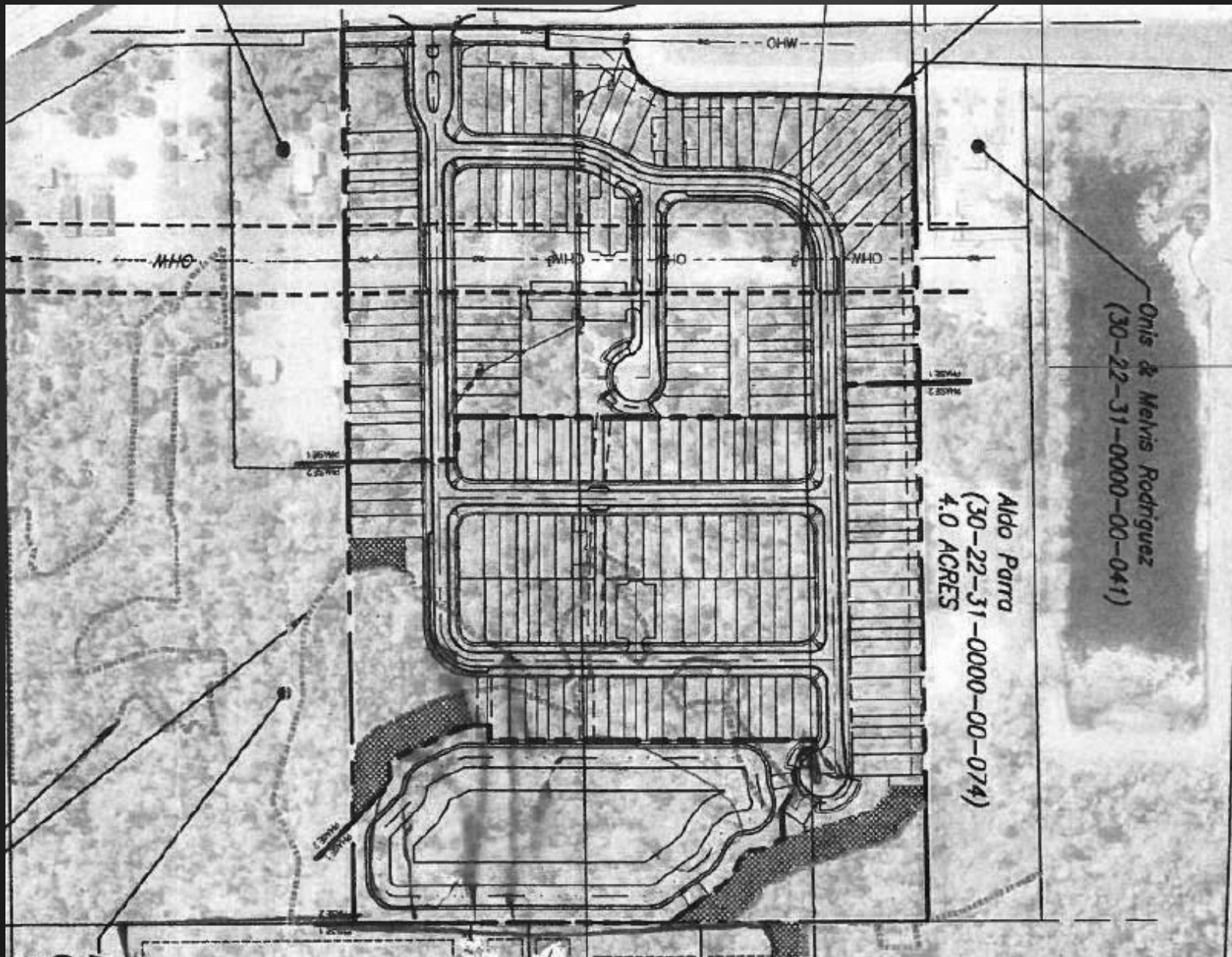


Econ Place PD



ECON PLACE PD: ENTITLED FOR 47 MULTIFAMILY D.U.
ECON PLACE II PD: ENTITLED FOR 19 MULTIFAMILY D.U.

Econ Trails Concept Plan



Request

- Clarify COA #16 to state “The project shall interconnect to adjacent property to the east at the time of the Preliminary Subdivision Plan (PSP) review.”

OR

- Add an arrow to the east with a note “exact location to be determined at PSP”

County Comp Plan and Code

- OBJ T3.2 Orange County shall require the local street, pedestrian and bicycle network to be designed to promote interconnectivity and to allow access to surrounding single-family residential, multi-family residential, non-residential and mixed land use. (Policies 2.1.1-r, 2.1.1.1-r, 2.1.1.4)
- Policy T3.2.1 The County shall require development to provide cross-access easements or public right-of-way stubouts to adjacent parcels when such connections will improve connectivity and enhance access to surrounding land use. Provisions for future connections shall be provided in all directions, except where abutting land is undevelopable.
- Section 34-174 (d): If the contiguous landlocked property (platted or unplatted) is not agriculturally zoned and is developable, then a fifty-foot right-of-way stub shall be dedicated to the adjoining unplatted or platted areas to provide access to such areas and to provide for property traffic circulation in the future.
- Section 34-5: *Landlocked* shall mean property that does not have frontage on a public right of way, does not have a recorded access easement across adjoining property to a public right of way, or does not have some other statutory or legally recognized right of access across adjoining property to public right of way.