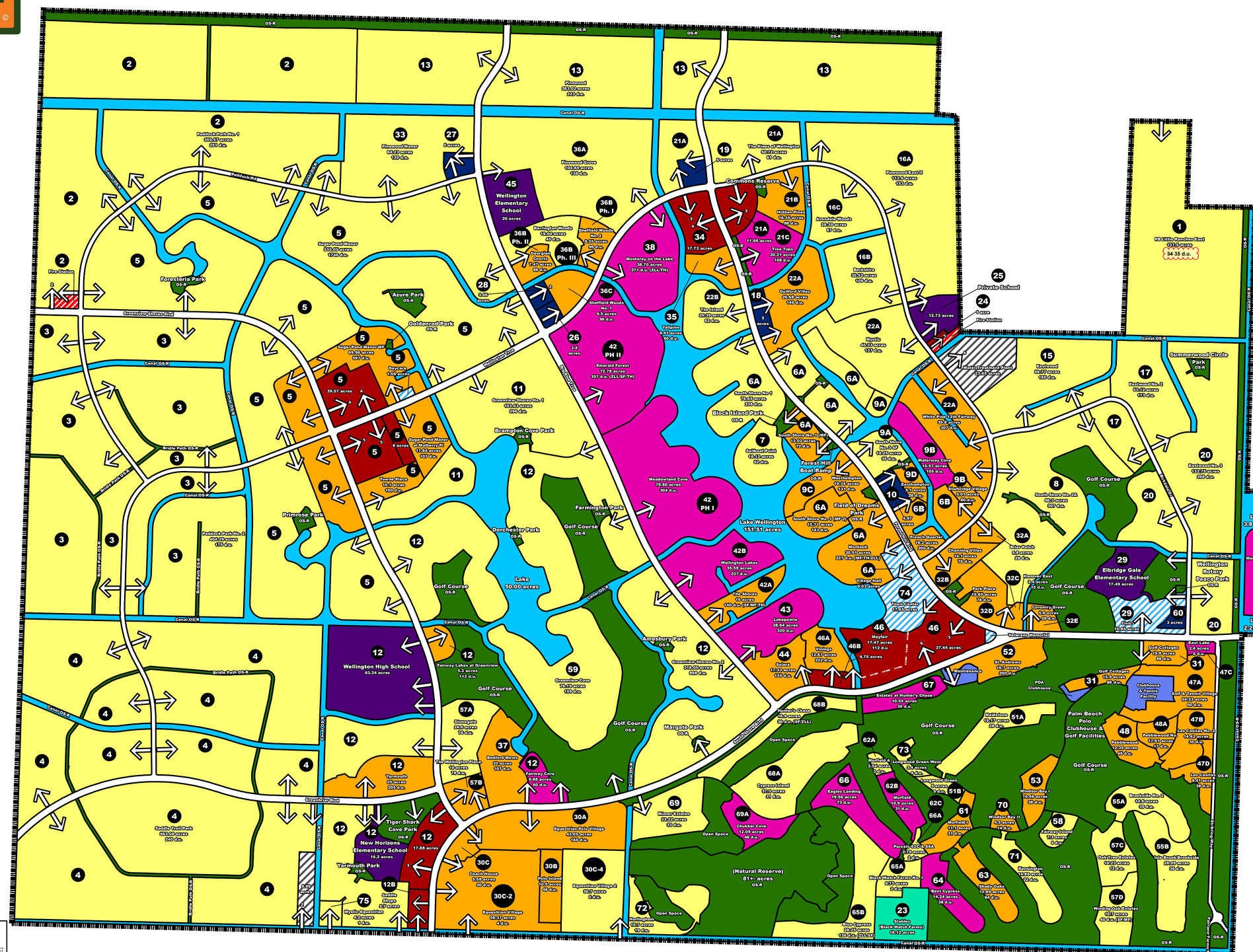
Wellington PUD Master Plan

Staff Report Exhibit B - Wellington PUD Master Plan


OS-R
Canal OS-R
Paddock Park No. 1
159.37 acres
231 d.u.
Pinewood
223.70 acres
229 d.u.
Pinewood Manor
24.22 acres
120 d.u.
Pinewood Grove
104.95 acres
138 d.u.
Pinewood East II
19.16 acres
155 d.u.
Sugar Pond Manor
335.95 acres
1745 d.u.
Fire Station
Foresteria Park
Azure Park
Goldenrod Park
Sugar Pond Manor MF
69.36 acres
697 d.u.
Daycare
1.00 acres
Sugar Pond Manor at Mulberry Pl
17.32 acres
107 d.u.
Towne Place
10.01 acres
100 d.u.
Paddock Park No. 2
40.33 acres
175 d.u.
Primrose Park
Bridle Path OS-R
Greenview Shores No. 1
100.33 acres
299 d.u.
Brampton Cove Park
Farmington Park
Golf Course
Dorchester Park
Lake
50.00 acres
Wellington High School
43.24 acres
Fairway Lakes at Greenview
5.2 acres
112 d.u.
Saddle Trail Park
93.03 acres
205 d.u.
Tiger Shark Cove Park
New Horizons Elementary School
15.2 acres
Yarmouth Park
Saddle Shops
2.57 acres
Mystic Equestrian
4.5 acres
9 d.u.
Wellington Elementary School
20 acres
Barrington Woods
19.35 acres
45 d.u.
Georgian Courts
7.57 acres
61 d.u.
Sheffield Woods No. 2
3.31 acres
10 d.u.
Sheffield Woods No. 1
9.5 acres
95 d.u.
Monterey on the Lake
36.70 acres
271 d.u. (ZLL/TH)
Emerald Forest
72.78 acres
257 d.u. (ZLL/SF/TH)
Commons Reserve
Hidden Pines
13.31 acres
45 d.u.
Avondale Woods
20.80 acres
87 d.u.
Tree Tops
20.21 acres
108 d.u.
The Island
28.53 acres
92 d.u.
Tallpine
3.91 acres
20 d.u.
Guilford Villas
26.68 acres
149 d.u.
Wynlie
43.85 acres
137 d.u.
Berkshire
25.52 acres
105 d.u.
Waterway Boulevard Pond
23.45 acres
Private School
4 acres
Fire Station
Eastwood
82.97 acres
188 d.u.
Eastwood No. 2
83.12 acres
173 d.u.
Summerwood Circle Park
PB Little Deschutes East
93.95 acres
34.35 d.u.
South Shore No. 1 (MF)
12.02 acres
72 d.u.
South Shore No. 1
14.58 acres
55 d.u.
Waterway Cove
15.77 acres
105 d.u.
Sturbridge Village
5.51 acres
60 d.u.
Eastbourne
24.57 acres
Block Island Park
Forest Hill Boat Ramp
Field of Dreams Park
Lake Wellington
151.51 acres
Golf Course
Meadowland Cove
79.80 acres
304 d.u.
Westhampton
13.24 acres
131 d.u.
Easthampton
5.1 acres
25 d.u.
French Quarter
19.2 acres
200 d.u.
Monmouth
30.51 acres
227 d.u. (MF/TH/ZLL)
Village Hall
5.03 acres
Channing Villas
14.51 acres
72 d.u.
Baird Parcels
6.0 acres
28 d.u.
Park Place
16.35 acres
72 d.u.
Coventry Green
5.8 acres
29 d.u.
Elbridge Gale Elementary School
17.49 acres
Wellington Rotary Peace Park
Civic
3 acres
Lake
3.8 acres
Lake
2.2 acres
Lake
9.3 acres
Wellington's Edge 1
44.14 acres
199 d.u.
Wellington's Edge 2
27.77 acres
111 d.u.
Wellington's Edge 3
30.35 acres
135 d.u.
Polo Lakes
28.54 acres
366 d.u. (MF/TH)
Veterans Memorial
Commerce Center
Wellington Regional Medical Center
Town Center
17.55 acres
Mayfair
17.47 acres
112 d.u.
Solara
17.33 acres
155 d.u.
Vinings
12.57 acres
222 d.u.
Latrobe
28.64 acres
320 d.u.
The Shores
15 acres
140 d.u. (SF/MF/TH)
Wellington Lakes
39.59 acres
237 d.u.
Stonegate
23.53 acres
75 d.u.
Bedford Haven
22 acres
107 d.u.
Fairway Cove
8.88 acres
60 d.u.
Greenview Cove
70.15 acres
199 d.u.
Greenview Shores No. 2
314.35 acres
885 d.u.
Amesbury Park
Golf Course
Margate Park
Hunter's Chase
19.9 acres
58 d.u. (SF-ZLL)
Estates at Hunter's Chase
10.55 acres
30 d.u.
Maidstone
13.17 acres
38 d.u.
St. Andrews
18.7 acres
200 d.u.
Golf Cottages
15.8 acres
48 d.u.
Clubhouse & Tennis Facility
POA Clubhouse
East Lake
2.3 acres
6 d.u.
Golf & Tennis Villas
23.23 acres
80 d.u.
Palm Beach Polo Clubhouse & Golf Facilities
Pebblewood
12.51 acres
45 d.u.
Pebblewood No. 2
17.51 acres
57 d.u.
Las Casitas No. 1
13.32 acres
35 d.u.
Las Casitas
9.41 acres
36 d.u.
Longwood Green West
5.5 acres
19 d.u.
Longwood Green
9 acres
Murfield 4
2.34 acres
8 d.u.
Murfield
10.3 acres
31 d.u.
Murfield I
13.1 acres
31 d.u.
Windsor Bay I
10.48 acres
39 d.u.
Windsor Bay II
4.5 acres
14 d.u.
Fairway Island
7.3 acres
9 d.u.
Brookside No. 2
13.5 acres
33 d.u.
Ibis Brook/Brookside
28.09 acres
39 d.u.
Oak Tree Estates
14.23 acres
18 d.u.
Winding Oak Estates
18.7 acres
49 d.u. (SF/MF)
Kensington
13.3 acres
23 d.u.
Shady Oaks
12.93 acres
64 d.u.
Bent Cypress
14.24 acres
38 d.u.
Stables (Black Watch Farms)
18.3 acres
Thin Cypress
26.85 acres
135 d.u. (ZLL/SF)
Cypress Island
37.03 acres
31 d.u.
Eagles Landing
19.56 acres
73 d.u.
Chukker Cove
12.05 acres
48 d.u.
Mirror Lakes
23.22 acres
33 d.u.
Equestrian Polo Village
43.05 acres
125 d.u.
Equestrian Village 2
3.67 acres
2 d.u.
Equestrian Village
99.37 acres
40 d.u.
Huntington
4.37 acres
17 d.u.
Open Space
(Natural Reserve)
81+- acres
Parcels 62A & 66A
3.70 acres
5 d.u.
Black Watch Farms No. 1
9.73 acres
9 d.u.
Paddock Park No. 3
Paddock Park No. 4
Paddock Park No. 5
Paddock Park No. 6
Paddock Park No. 7
Paddock Park No. 8
Paddock Park No. 9
Paddock Park No. 10
Paddock Park No. 11
Paddock Park No. 12
Paddock Park No.

Wellington PUD Master Plan

Site Tabular Data

Pod Number	Pod Name	Number of Units	Pod Type	Acreage	Density
1	PB Little Ranches East	34 35	Single Family	140.50	0.24
2	PBCFR Station 20	-	Fire Station	2.72	-
2	Paddock Park No. 1	251	Single Family	359.57	0.70
3	Paddock Park No. 2	175	Single Family	404.29	0.43
4	Saddle Trail Park	240	Single Family	583.08	0.41
5	Wellington Corporate Center	-	Commercial	6.00	-
5	Courtyard Shops/Wellington Marketplace	-	Commercial	39.57	-
5	Sugar Pond Manor MF	597	Townhome/Quads/Duplex	68.88	8.67
5	Daycare	-	Civic	1.08	-
5	Towne Place	100	Townhome	10.10	9.90
5	Sugar Pond Manor at Mulberry Pl	107	Duplex	17.84	6.00
5	Sugar Pond Manor	1746	Single Family	535.05	3.26
6A	Village Hall	-	Civic	5.03	-
6A	Montauk	227	Multifamily/Zero Lot Line/Townhome	30.51	7.44
6A	South Shore No. 1 (MF)	72	Duplex	12.02	5.99
6A	South Shore No. 1 (MF 2)	143	Multifamily/Townhome/Quads/Duplex	15.71	9.10
6A	South Shore No. 1	238	Single Family	76.65	3.10
6B	French Quarter	200	Quads	19.20	10.42
7	Sailboat Point	52	Single Family	18.12	2.87
8	South Shore No. 2A	307	Single Family	96.30	3.19
9A	South Shore No. 3 SF	35	Single Family	14.25	2.46
9B	Sturbridge Village	60	Quads	5.01	11.98
9B	Waterway Cove	105	Zero Lot Line	15.57	6.74
9C	Westhampton	131	Townhome/Duplex/Quads	19.34	6.77
9D	Easthampton	28	Duplex/Quads	5.10	5.49
10	St. Peter's United Methodist Place of Worship	-	Place of Worship	4.97	-
11	Greenview Shores No. 1	296	Single Family	103.63	2.86
12	Professional Center at Wellington	-	Commercial	17.88	-
12	New Horizons Elementary School	-	School	15.20	-
12	Yarmouth	205	Townhome/Quads/Duplex	25.00	8.20
12	Fairway Cove	60	Zero Lot Line	8.88	6.76
12	Fairway Lakes at Greenview	112	Multifamily	5.20	21.54
12	Wellington High School	-	School	63.24	-
12	Greenview Shores No. 2	898	Single Family	318.05	2.82
12B	Saddle Shops	-	Commercial	5.70	-
13	Pinewood	223	Single Family	283.02	0.79
15	Eastwood	185	Single Family	59.77	3.10
16A	Pinewood East II	153	Single Family	112.60	1.36
16B	Berkshire	109	Single Family	35.52	3.07
16C	Avondale Woods	67	Single Family	29.39	2.28
17	Eastwood No. 2	173	Single Family	53.12	3.26
20	Eastwood No. 3	298	Single Family	133.75	2.23
21A	Wellington Mall	-	Commercial	11.66	-
21A	The Pines of Wellington	61	Single Family	50.72	1.20
21B	Hidden Pines	88	Townhome	16.35	5.38
21C	Tree Tops	108	Zero Lot Line	20.21	5.34
22A	Guilford Villas	149	Duplex	26.68	5.58
22A	White Pine 12th Fairway	307	Townhome/Quads/Duplex	39.80	7.71
22A	Mystic	137	Single Family	45.33	3.02
22B	The Island	62	Single Family	25.39	2.44
23	Stables (Black Watch Farms)	-	Equestrian Facilities	18.12	-
24	Neighborhood Kids Pre-School	-	Commercial	1.00	-
24	PBCFR Station 25	-	Fire Station	1.80	-
25	Private School	-	School	12.73	-
26	The Place of Worship of Jesus Christ of Later-day Saints	-	Place of Worship	3.40	-
28	Reform Synagogue - Temple Beth Torah	-	Place of Worship	3.46	-
29	Daycare/Wellington Branch Library	-	Civic	15.85	-
29	Elbridge Gale Elementary School	-	School	17.49	-
31	Golf Cottages	88	Multifamily	15.80	5.57
31	POA Clubhouse	-	Other Facilities	1.63	-
30A	Equestrian Polo Village	166	Multifamily	43.05	3.86
30B	Polo Island	46	Multifamily/Zero Lot Line	10.50	4.38
30C	Coach House	50	Multifamily	5.58	8.96
30C-2	Equestrian Village	4	Multifamily	59.37	0.07
30C-4	Private Residential Polo Facility	2	Single Family	36.70	0.05
32A	Brier Patch	28	Townhome	5.80	4.83
32B	Channing Villas	76	Duplex	14.10	5.39
32C	Hanover East	15	Townhome	3.40	4.41
32D	Park Place	78	Townhome/Zero Lot Line	15.85	4.92
32E	Coventry Green	28	Townhome	5.80	4.83
33	Pinewood Manor	120	Single Family	64.23	1.87
34	Wellington Country Plaza	-	Commercial	17.73	-
35	Tallpine	60	Townhome	9.91	6.05
36A	Pinewood Grove	138	Single Family	104.84	1.32
36B Ph. I	Sheffield Woods No. 2	96	Multifamily	9.35	10.26
36B Ph. II	Georgian Courts	86	Townhome	7.47	11.51
36B Ph. III	Barrington Woods	45	Single Family	19.04	2.36
36C	Sheffield Woods No. 1	96	Multifamily	9.50	10.11
37	Bedford Mews	107	Townhome	22.00	4.86
38	Monterey on the Lake	271	Zero Lot Line/Townhome/Duplex	38.70	7.00
42 Ph. I	Meadowland Cove	304	Zero Lot Line	79.80	3.81
42 Ph. II	Emerald Forest	357	Zero Lot Line/Single Family/Townhome	72.78	4.91
42A	The Shores	140	Multifamily/Townhome/Single Family	15.00	9.33
42B	Wellington Lakes	237	Zero Lot Line	35.59	6.66
43	Lakepointe	320	Zero Lot Line	28.64	11.18
44	Solara	135	Multifamily	17.33	7.79
45	Wellington Elementary School	-	School	20.00	-
46	Town Square at Wellington/Mayfair	112	Commercial/Townhome	44.91	2.49
46A	Vinings	222	Multifamily	12.67	17.52
46B	Village Place	-	Commercial	4.75	-
47A	Golf & Tennis Village	60	Townhome	24.23	2.48
47B	Las Casitas No. 2	35	Townhome	14.42	2.43
47C	East Lake	6	Zero Lot Line	2.40	2.50
47D	Las Casitas	38	Townhome	9.41	4.04
48	Pebblewood	45	Multifamily	12.35	3.64
48A	Pebblewood No. 2	17	Townhome	7.61	2.23
51A	Maidstone	28	Single Family	19.17	1.46
51B	Longwood Green	9	Single Family	5.00	1.80
52	St. Andrews	200	Multifamily	16.70	11.98
53	Windsor Bay I	38	Townhome	10.46	3.63
55A	Brookside No. 2	35	Single Family	14.60	2.40
55B	Isle Brook/Brookside	38	Single Family	28.09	1.35
57A	Stonegate	76	Single Family	24.60	3.09
57B	The Wellington Place	78	Townhome	10.00	7.80
57C	Oak Tree Estates	12	Single Family	14.23	0.84
57D	Winding Oak Estates	40	Single Family/Multifamily	16.70	2.40
58	Fairway Island	9	Single Family	7.30	1.23
59	Greenview Cove	159	Single Family	76.19	2.09
60	St. Michael Lutheran Place of Worship	-	Place of Worship	3.00	-
61	Murfield I	31	Townhome	11.10	2.79
62A	Murfield A	3	Single Family	2.54	1.18
62B	Murfield	31	Zero Lot Line	10.90	2.84
62C/66A	Parcels 62C & 66A	2	Single Family	2.79	0.72
63	Shady Oaks	64	Duplex	12.89	4.97
64	Bent Cypress	38	Zero Lot Line	14.24	2.67
65A	Black Watch Farms No. 1	2	Single Family	9.73	0.21
65B	Blue Cypress	136	Single Family/Zero Lot Line	28.25	4.81
66	Eagles Landing	73	Zero Lot Line	19.56	3.73
67	Estates at Hunter's Chase	30	Zero Lot Line	10.55	2.84
68A	Cypress Island	31	Single Family	37.30	0.83
68B	Hunter's Chase	36	Single Family/Zero Lot Line	16.90	2.13
69	Mizner Estates	33	Single Family	23.22	1.42
69A	Chukker Cove	48	Zero Lot Line	12.09	3.97
70	Windsor Bay II	14	Townhome	4.50	3.11
71	Kensington	22	Single Family	14.88	1.48
72	Hurlingham	19	Single Family	15.70	1.21
73	Longwood Green West	9	Single Family	3.40	2.65
74	Town Center	-	Civic	17.65	-
75	Mystic Equestrian	1	Single Family	4.20	0.24
76	Wellington's Edge 1	199	Zero Lot Line	44.14	4.51
77	Wellington's Edge 2	111	Zero Lot Line	27.77	4.00
78	Wellington's Edge 3	195	Townhome	30.96	6.30
79	Polo Lakes	366	Multifamily	28.54	12.83
	Total Units	**14382**			

Revisions		
Date	Resolution No. / Petition No.	Notes

Approval Stamp

Sheet: MP 2 of 2