

170127K

Townsend Subdivision Final Conditional Plat

Phases II and III

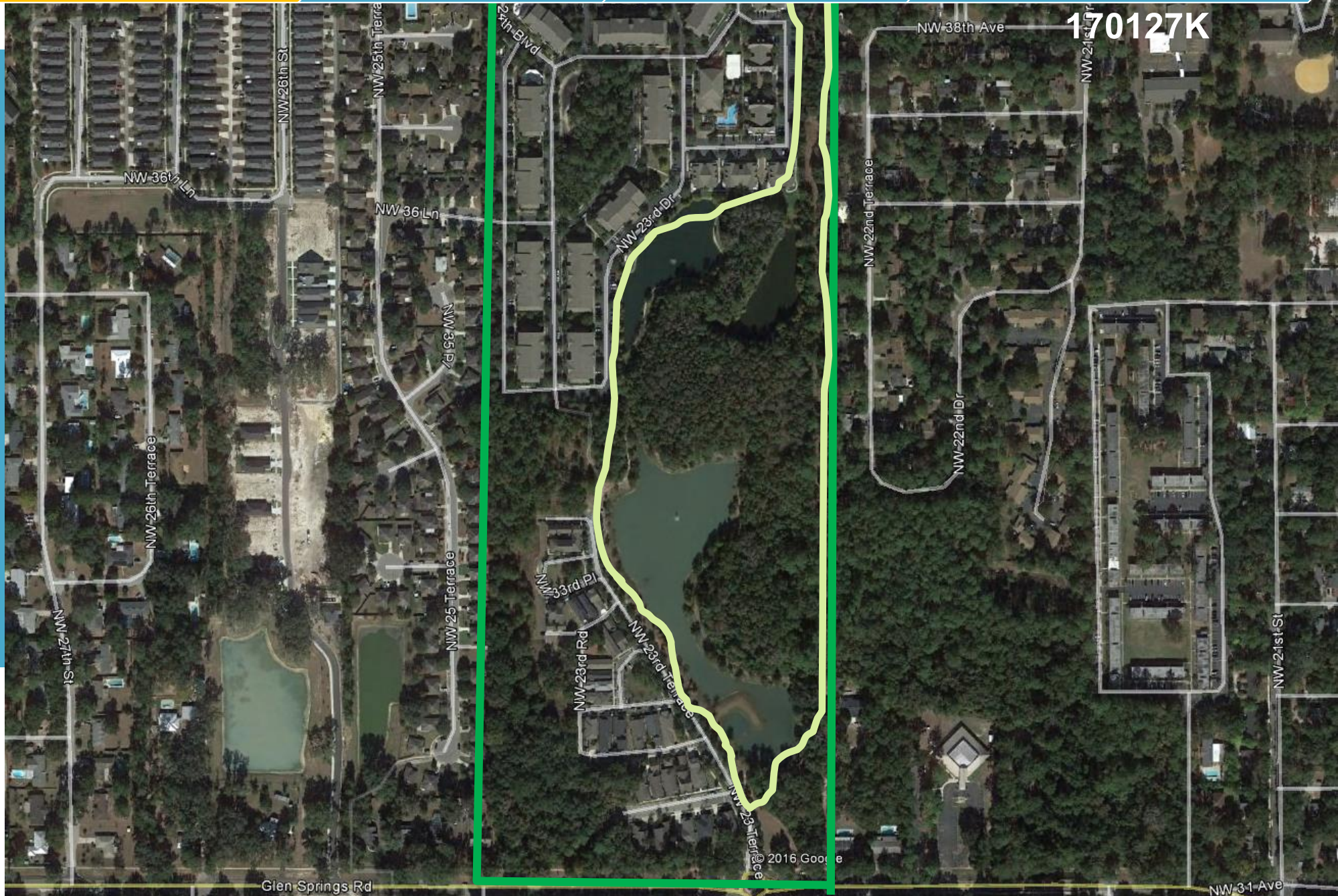
Legistar Number: 170126 and 170127

City Commission Meeting: Aug 3, 2017

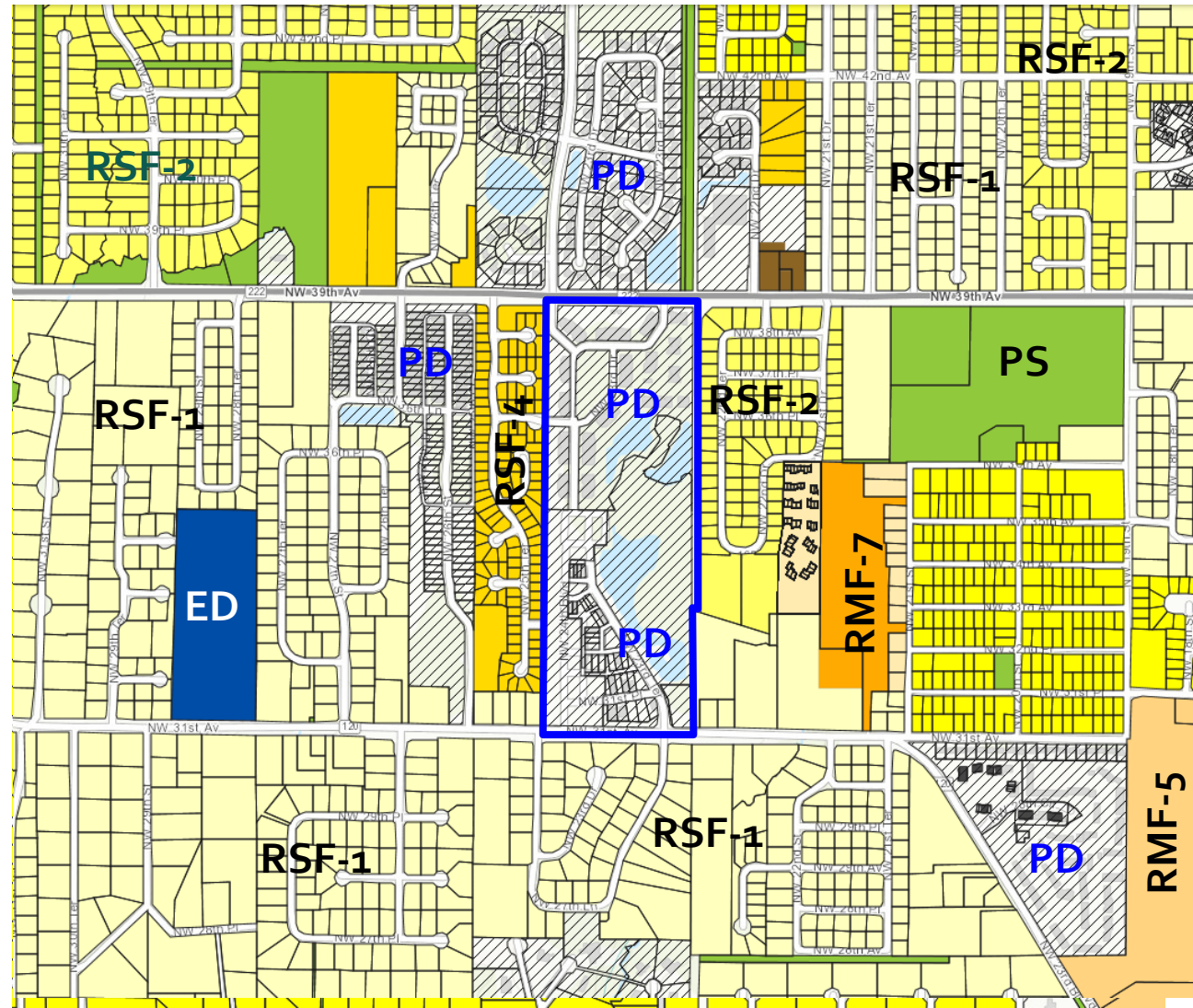


DEPT
OF
DOING

Townsend Phase II & Phase III Location

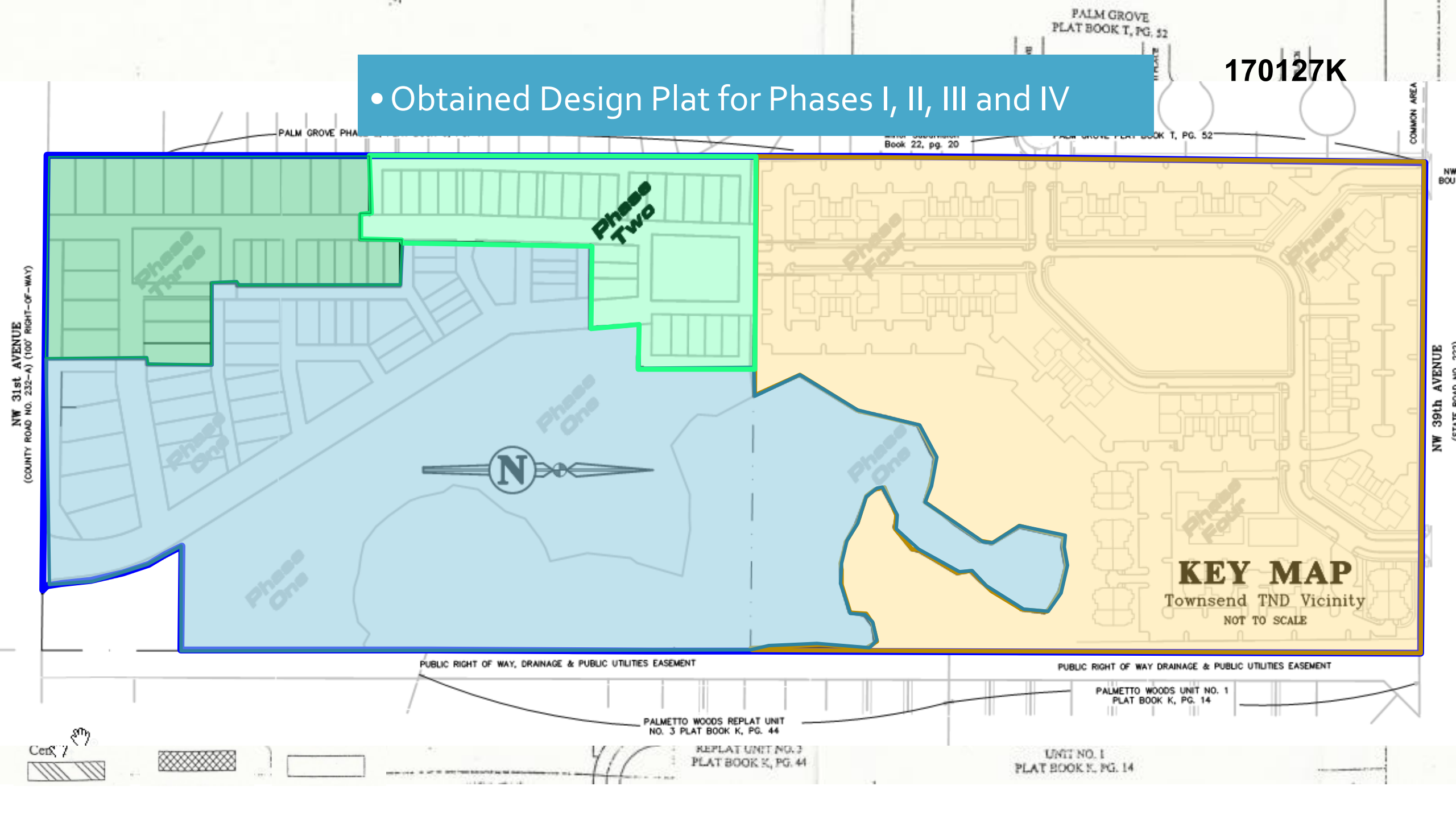


Townsend Phase II & III. Land Use and Zoning



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• Obtained Design Plat for Phases I, II, III and IV



Next Steps

- Amendment to extend PD; adopted 9/18/2014
 - (Deed, clear and construct 24th Street ROW by 3/29/2018)
 - (Ordinance valid till 8/9/2022)
- Construction Drawing approval for Phases II and III
- Filed for Conditional Final Plat (This process)
- Petitions CC-17-51 SUB and CC-17-52 SUB for review and approval

Townsend Phase II Location

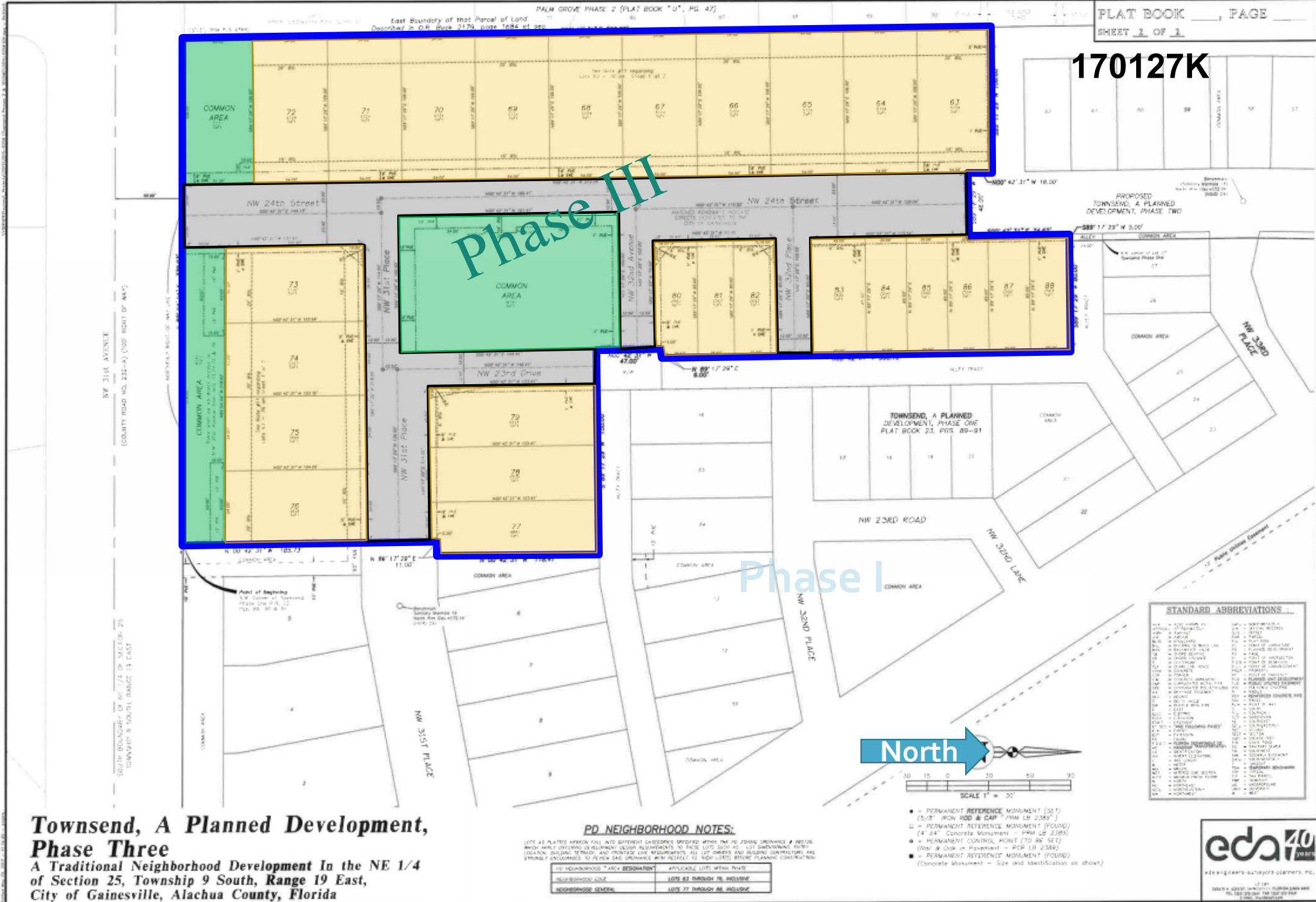


Townsend Phase III Location



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Townsend Phase III Location



**Townsend, A Planned Development,
Phase Three**
A Traditional Neighborhood Development In the NE 1/4
of Section 25, Township 9 South, Range 19 East,
City of Gainesville, Alachua County, Florida

PD NEIGHBORHOOD NOTES:

LOTS AS PLATED MARKED INTO SEVERAL CATEGORIES SHOWN WITH THE PD ZONING ORDINANCE A NOTICE WHICH APPLICABLE ORDINANCE DEVELOPMENT REQUIREMENTS TO BECOME APPLICABLE TO THE DEVELOPMENT. THESE REQUIREMENTS INCLUDE: (1) BUILDING SETBACKS, AND (2) FRONTAGE REQUIREMENTS. ALL SETBACKS AND BUILDING CONSTRUCTION ARE STRONGLY ENCOURAGED TO BE IN ACCORDANCE WITH THE APPLICABLE PD ZONING ORDINANCE BEFORE PLANNING CONSTRUCTION.

PD NEIGHBORHOOD "AREA" DESIGNATION	APPLICABLE LOTS WITHIN ROAD
NEIGHBORHOOD CORE	LOTS 62 THROUGH 76, INCLUDE
NEIGHBORHOOD GENERAL	LOTS 77 THROUGH 86, INCLUDE

SCALE 1" = 30'

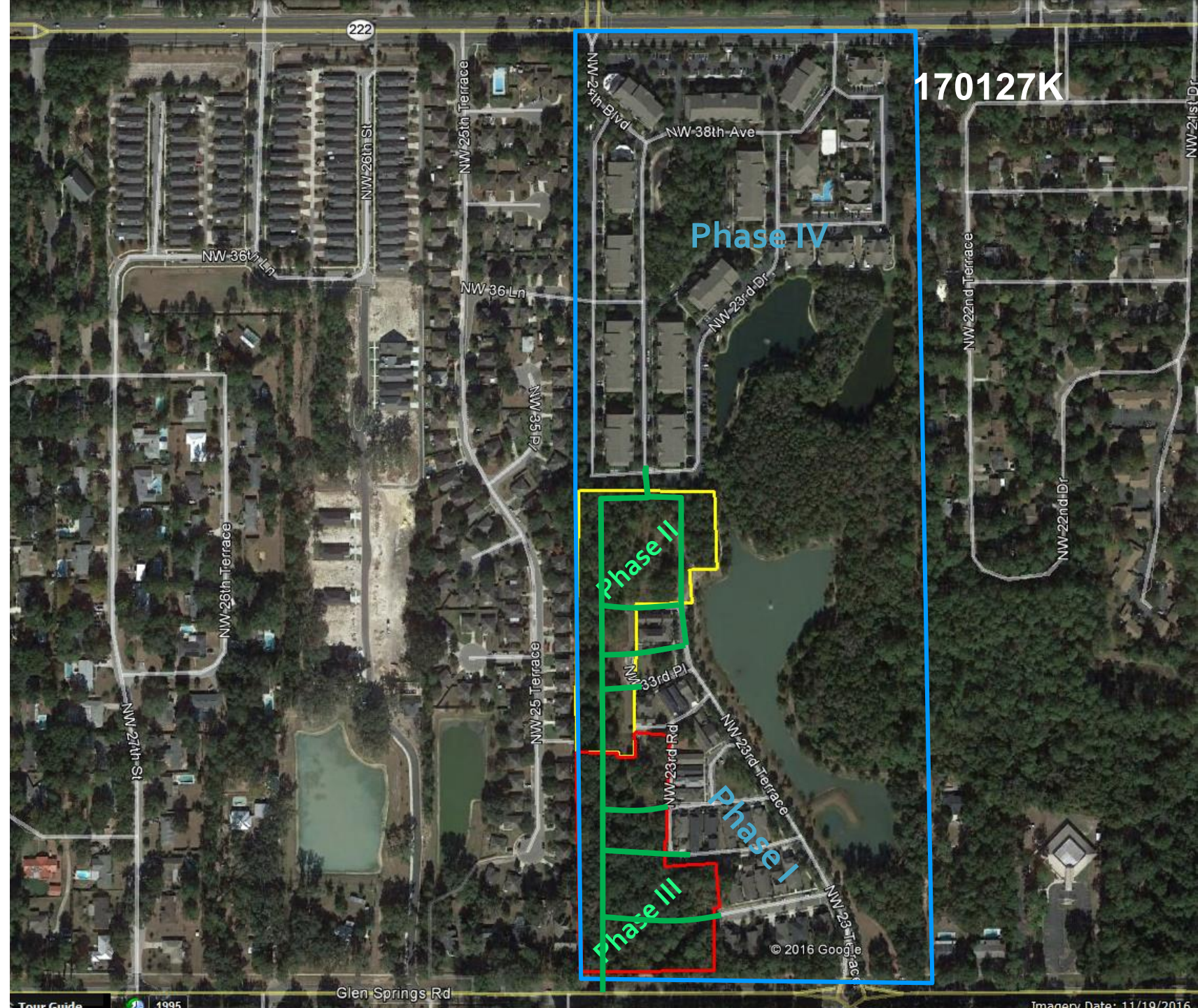


STANDARD ABBREVIATIONS

ALL	ALL	ALL	ALL
...



Townsend Phases II & III Location



COMPLIANCE AND RECOMMENDATION

Staff to
City Commission

- Compliance

Staff has determined that the proposed subdivision complies with the approved design plat and is consistent and compatible with the Comprehensive Plan, Land Development Code and the PD Ordinances .

for Townsend Phase II and Phase III located in the 3600 Block of NW 24th Street, west side.

Implementation of the subdivision shall be subject to the conditions and stipulations listed on the plat.

NEIGHBORHOOD SCENES



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Streetscape
Stormwater Edge
Glen Springs Road Entrance

NEIGHBORHOOD SCENES

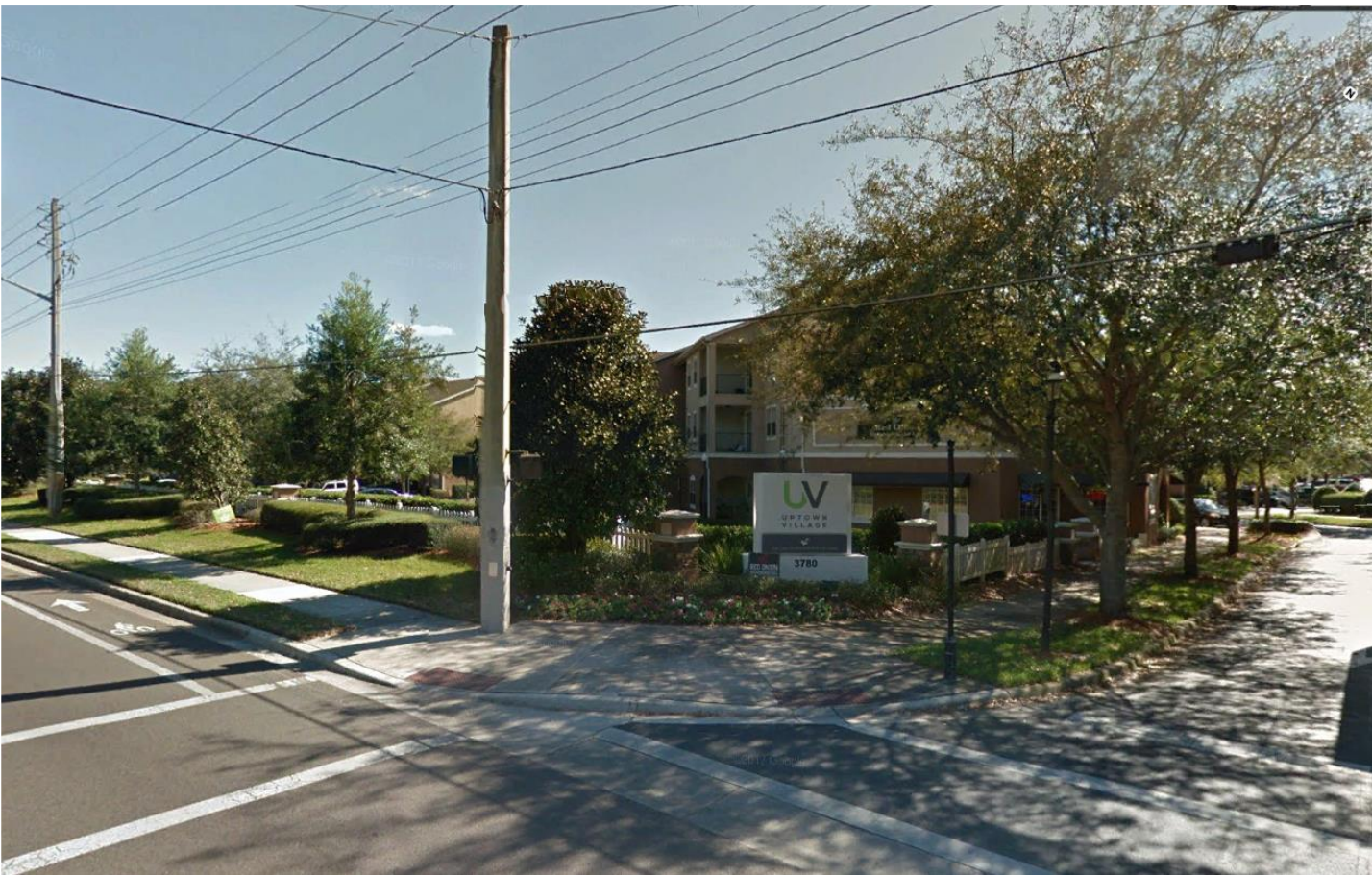


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Townsend
Housing Unit Types

NEIGHBORHOOD SCENES

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Townsend
NW 39th Avenue Entrance and
Features of the
Town Center