

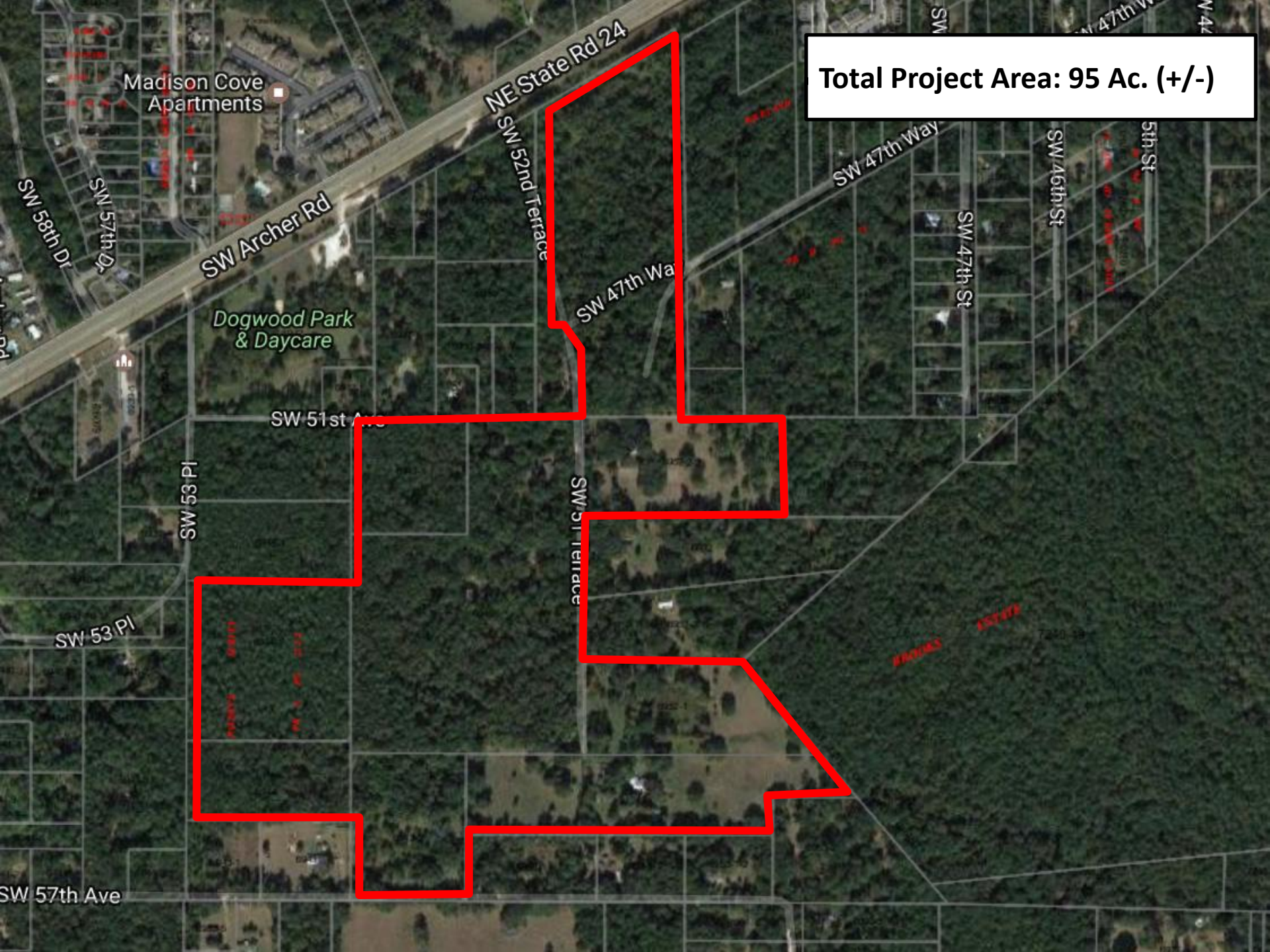
# Oaks Preserve Design Plat

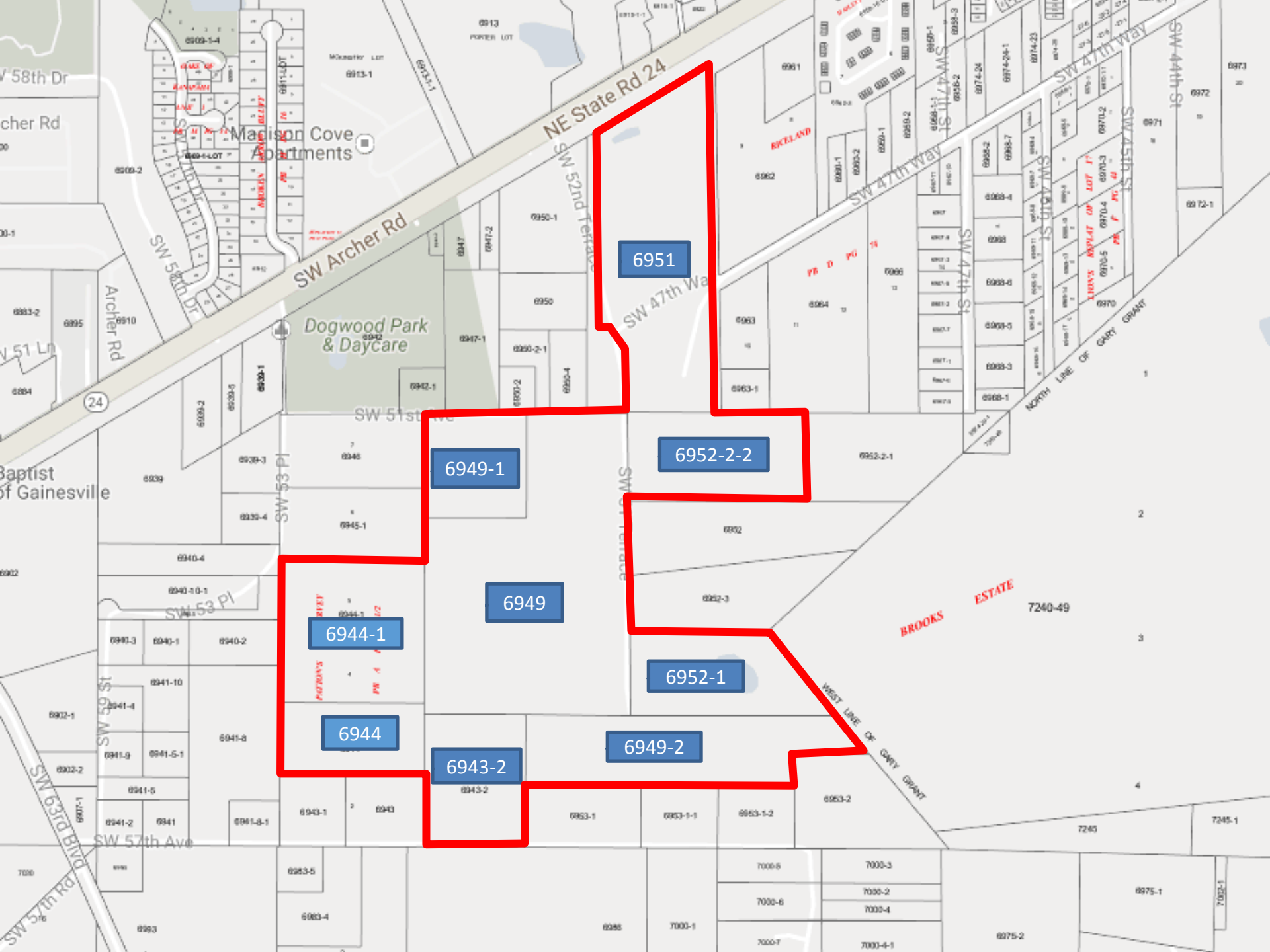
**City Commission**

**June 21, 2018**

**Legistar # 171022**

**Total Project Area: 95 Ac. (+/-)**





6951

6949-1

6952-2-2

6949

6944-1

6952-1

6944

6943-2

6949-2

# Design Plat Summary

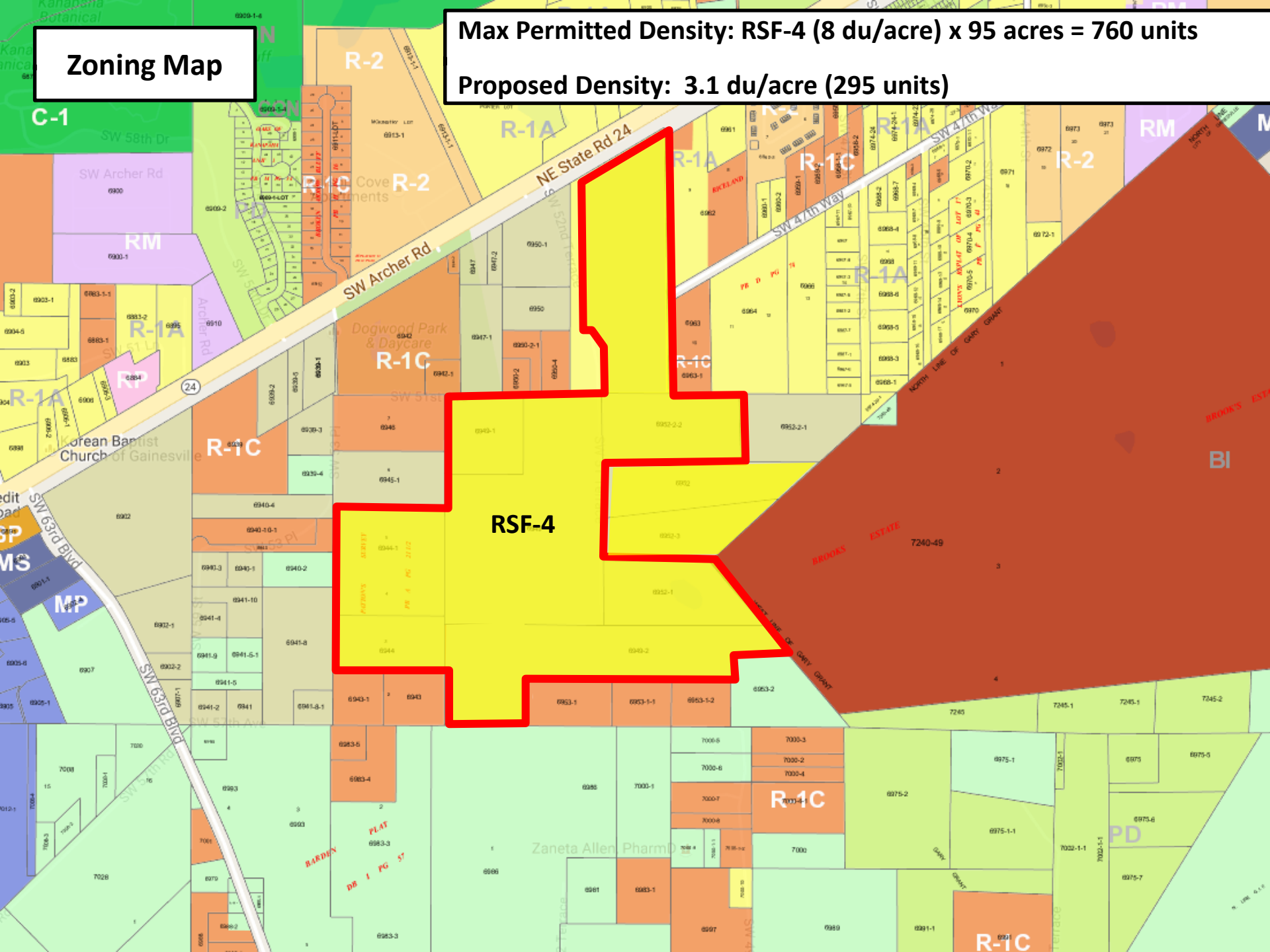
## Proposed Cluster Subdivision – Oaks Preserve

- Proposed cluster subdivision with 295 lots (3.1 du/acre)
- Tax Parcels: 06951, 06949, 06949-1, 06952-2-2, 06944-1, 6943-2, 06944, 06949-2, 06952-1
- 95 Acres (+/-)
- Future Land Use: Single Family (8 du/acre)
- Zoning: RSF-4 (8 du/acre)
- Proposed Subdivision Density: 295 lots (3.1 du/acre)
- Environmental Set-asides & Green Space: 43 Acres (45%)

# Zoning Map

Max Permitted Density: RSF-4 (8 du/acre) x 95 acres = 760 units

Proposed Density: 3.1 du/acre (295 units)



# Proposed Design Plat

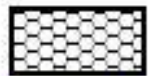
## Project Data

Total Area: 95 Ac. (+/-)

Total Lots : 295

Density: 3.1 du/acre

Total Green Space: 43 Ac. (45%)



Cluster open space



40' wide lots



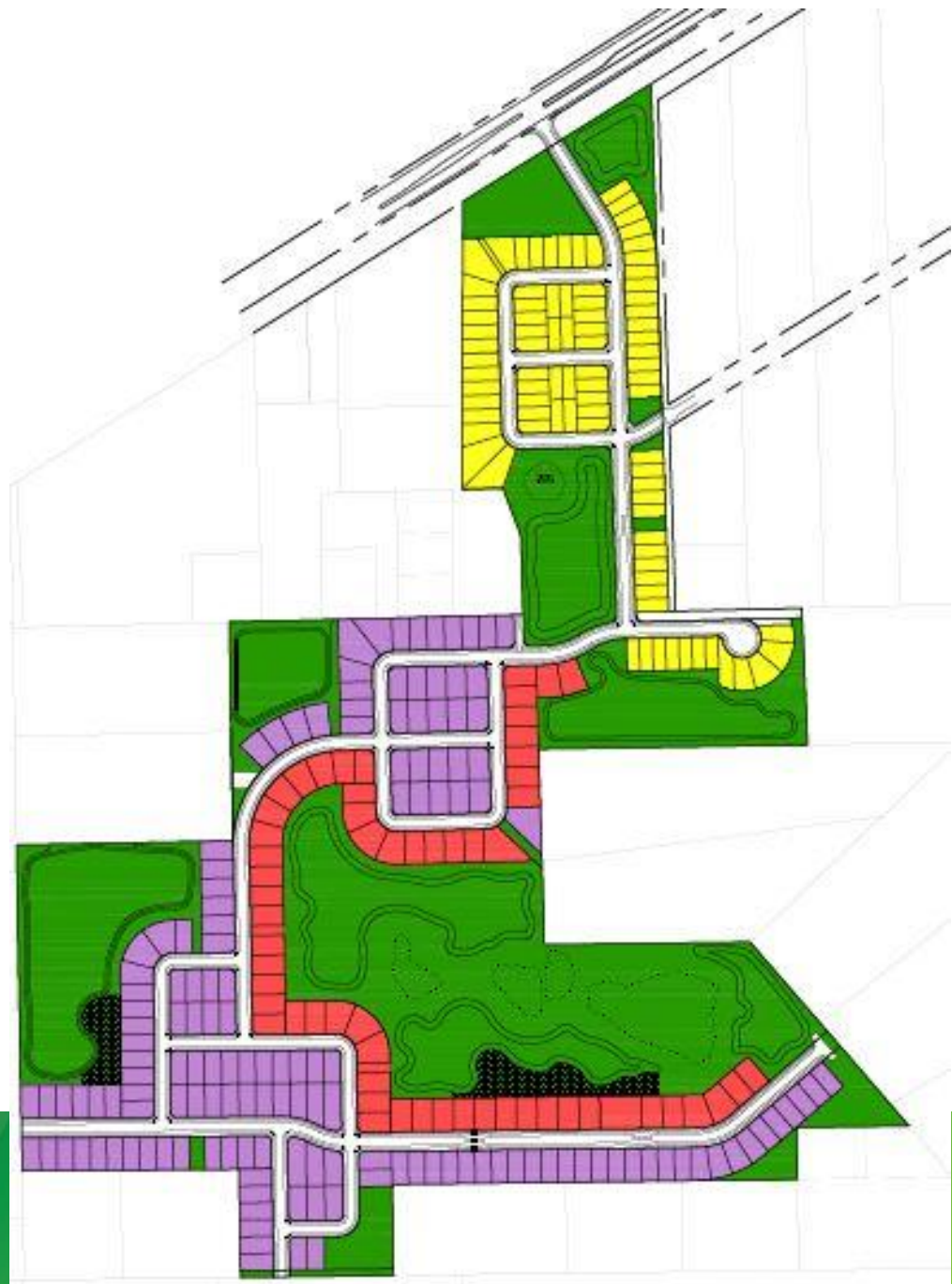
50' wide lots



60' wide lots

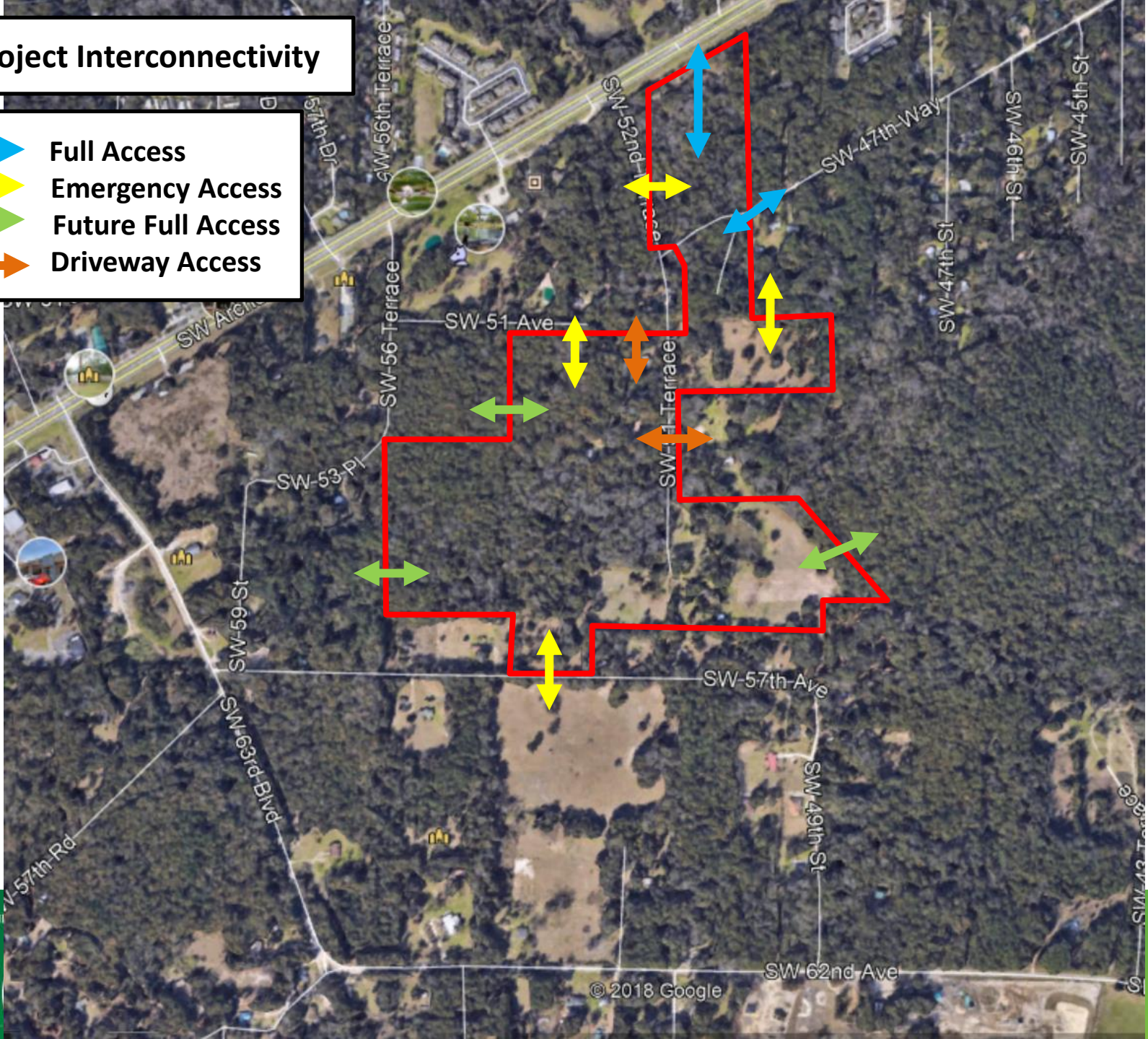


Green space

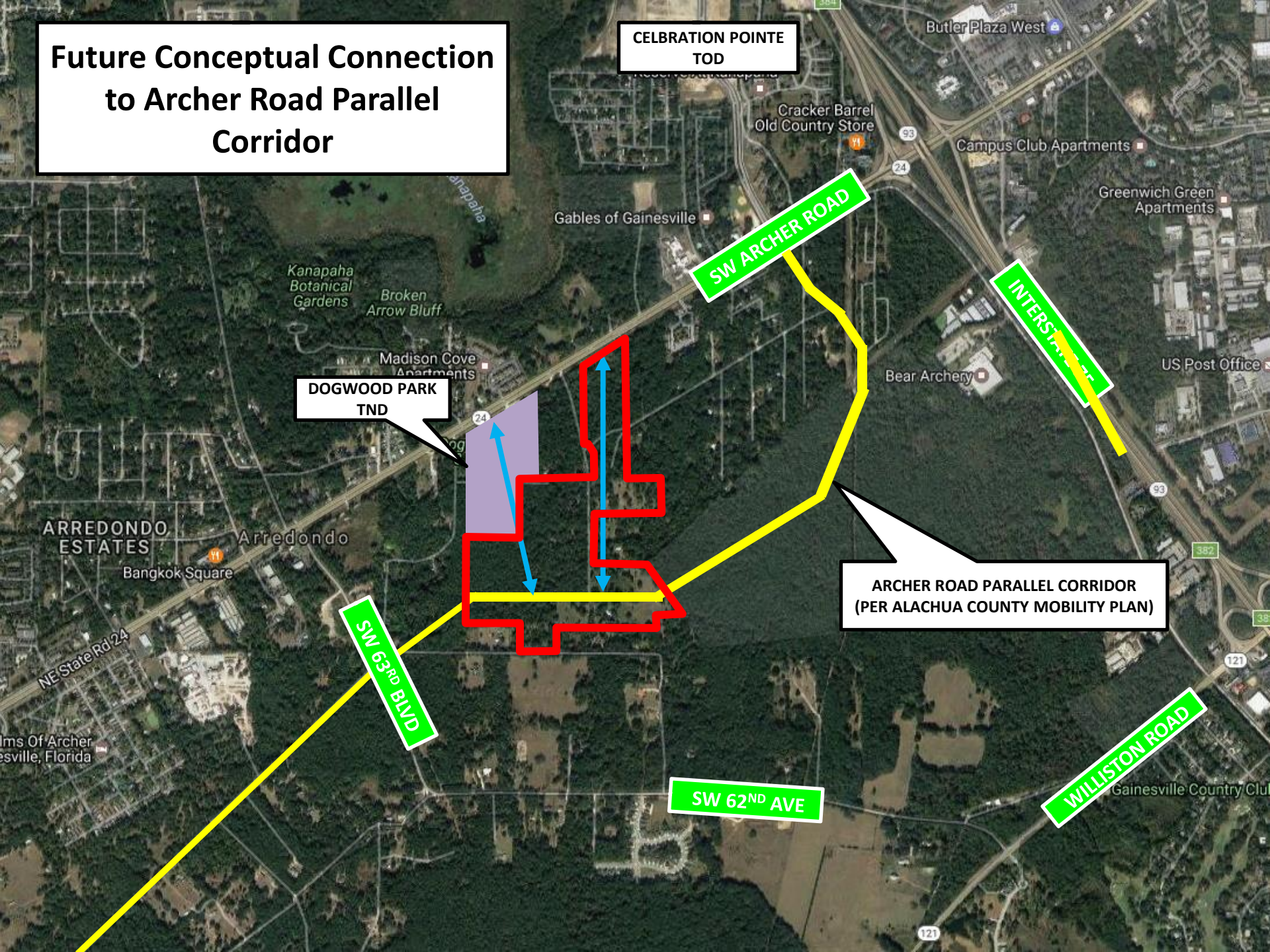


# Project Interconnectivity

-  Full Access
-  Emergency Access
-  Future Full Access
-  Driveway Access



# Future Conceptual Connection to Archer Road Parallel Corridor



CELBRATION POINTE  
TOD

DOGWOOD PARK  
TND

SW ARCHER ROAD

INTERSTATE 93

ARCHER ROAD PARALLEL CORRIDOR  
(PER ALACHUA COUNTY MOBILITY PLAN)

SW 63RD BLVD

SW 62ND AVE

WILLISTON ROAD

ARREDONDO  
ESTATES

Arredondo

Bangkok Square

Archer  
Gainesville, Florida

Gainesville Country Club

Butler Plaza West

Cracker Barrel  
Old Country Store

Campus Club Apartments

Greenwich Green  
Apartments

US Post Office

Bear Archery

Kanapaha  
Botanical  
Gardens

Broken  
Arrow Bluff

Madison Cove  
Apartments

Gables of Gainesville



# Subdivision Sidewalks

Sidewalks internal to subdivision connect to Archer Road, SW 47<sup>th</sup> Way & future road connections

- 5' Sidewalk
- 8' Sidewalk



# Bicycle Connectivity



**Bike Path**



**Bike Path shared with Sidewalk**



**Bike Path shared with road**

Road Q →



# Oaks Preserve Subdivision Design Plat

## Summary:

- Proposed project is consistent with the FLU and Zoning Maps
  - Allowed: 8 du/acre (760 units)
  - Proposed: 3.1 du/acre (295 units)
- Complies with cluster subdivision criteria
  - Protection of environmental features
  - Provision of cluster open space

# Oaks Preserve Subdivision Design Plat

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- Plat designed to preserve Alachua County Archer Road parallel corridor (Road Q provides future connection)
- Bicycle and pedestrian connectivity provided
- Bicycle path connects to Archer Road bike facilities

# Oaks Preserve Subdivision Design Plat

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- City Staff Recommendation: Approval with Conditions
- DRB Vote: Approve 5-0 with Staff Conditions as presented at the meeting & 2 additional conditions

# Applicant Request

- Applicant agrees with all conditions per the DRB recommendation
- Revised Design Plat complies with staff & DRB conditions

**Approve the Design Plat subject to  
Staff and DRB Conditions**