



Planning and Development Services

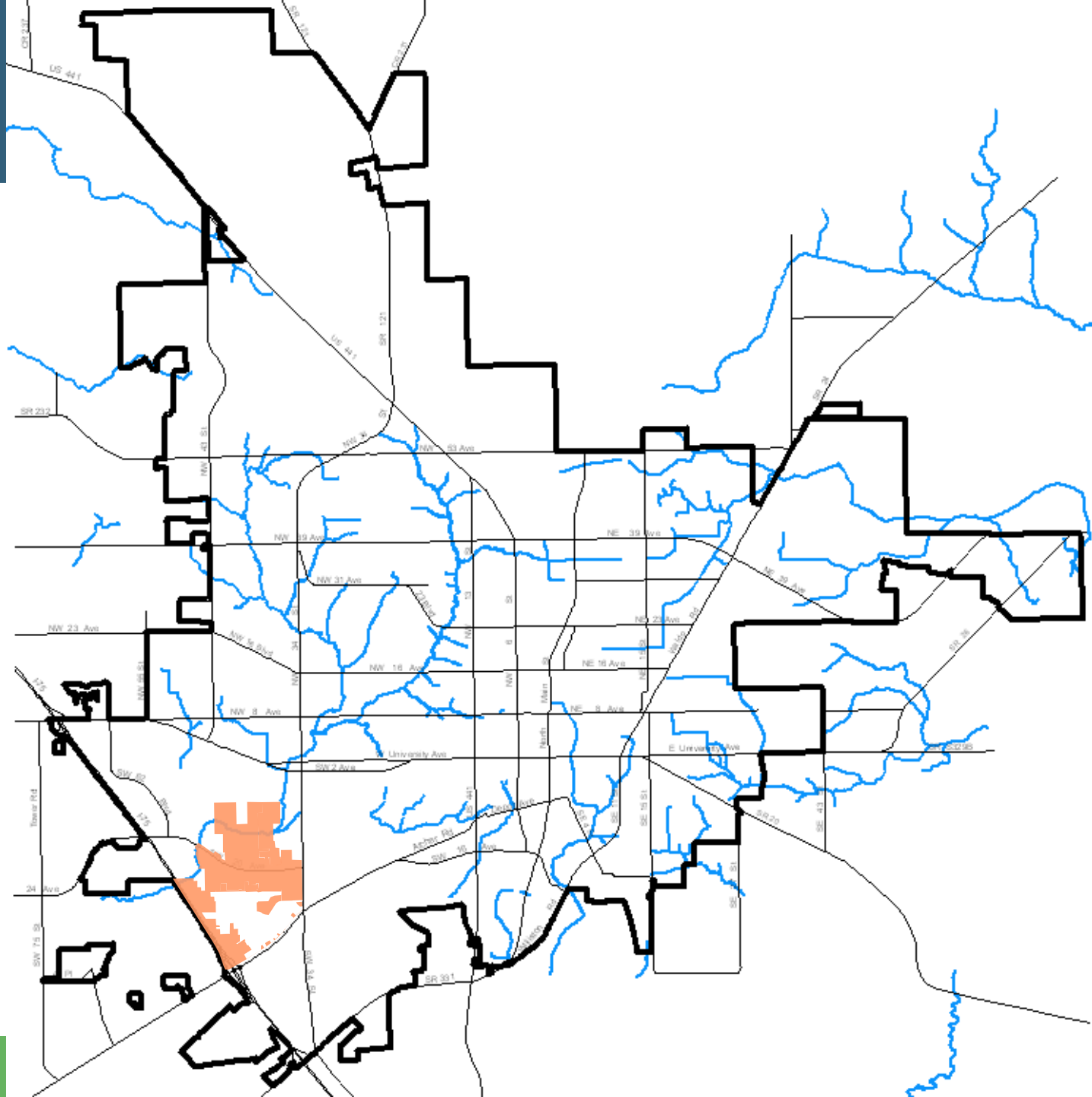
PZ-09-145LUC (090650)

PZ-09-146ZON (090651)

**Presentation to the City Commission
January 21, 2010
Susan Niemann**

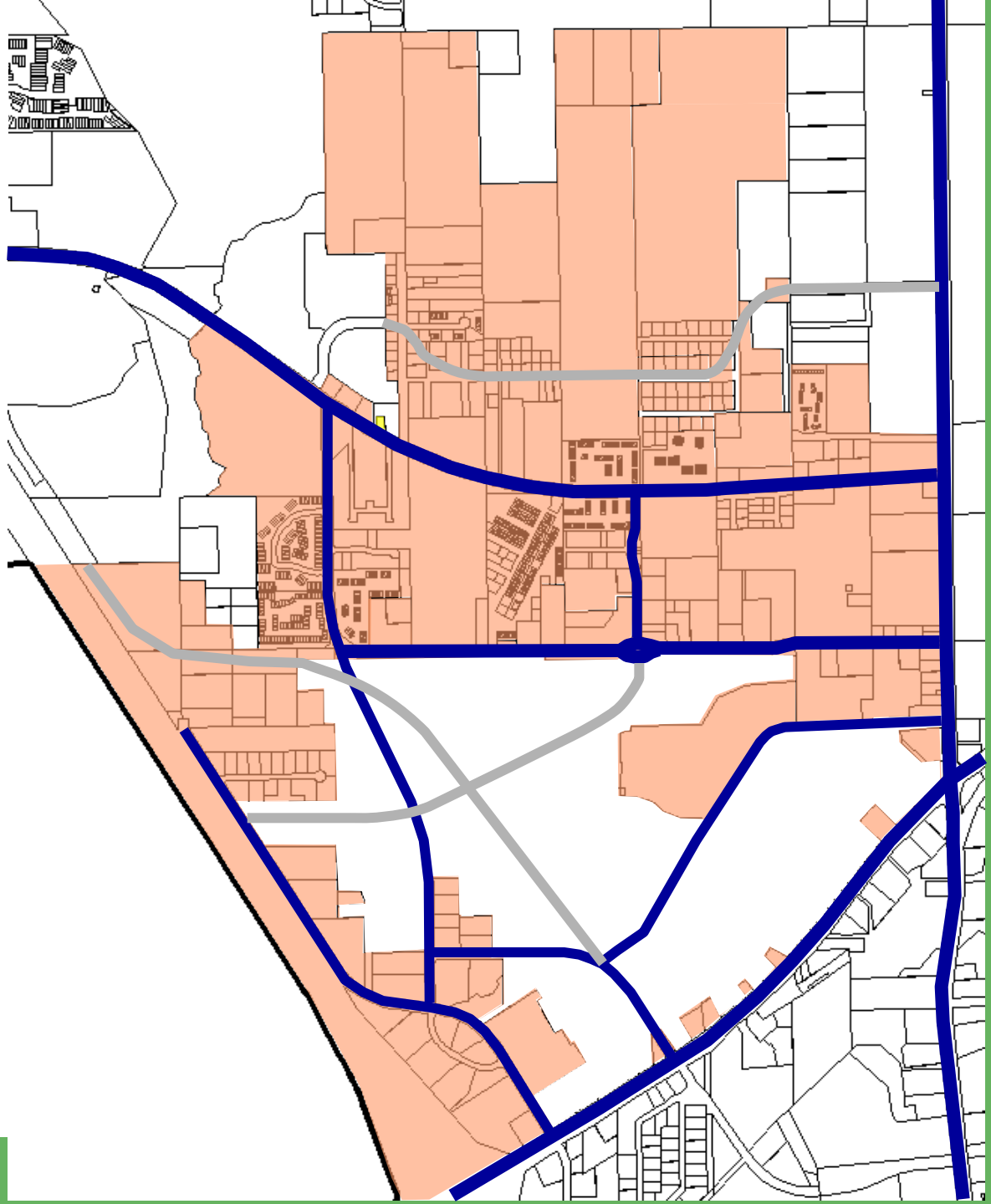
Petition Summary

- **Multiple Land Use and Zoning categories for ten separate annexations**
- **MTPO Urban Village**
- **Staff recommends approval**
- **City Plan Board recommends approval with modifications**



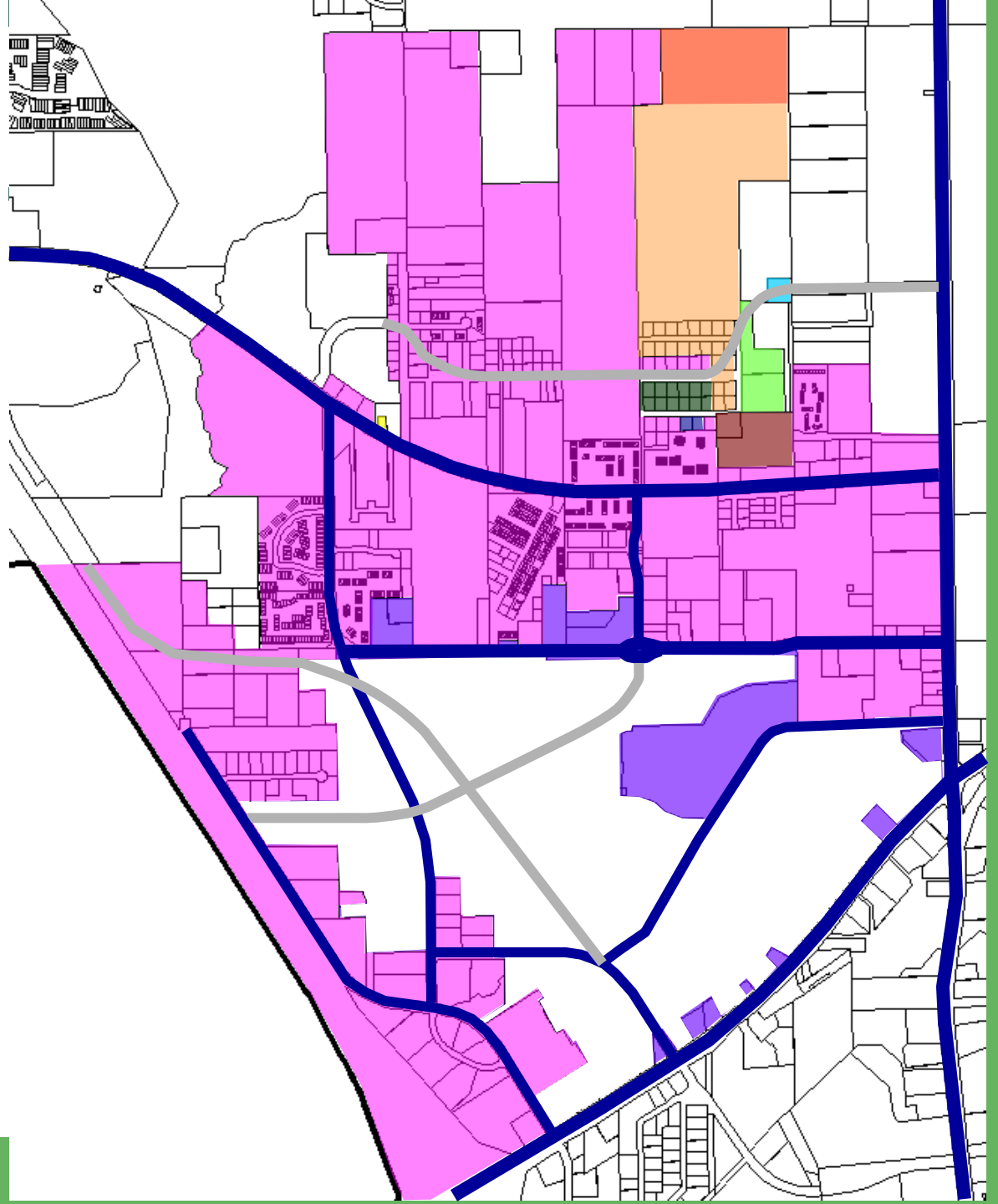
Streets

- SW 20th Ave
- SW 24th Ave
- Archer Road
- SW 34th St
- SW 38th Terr
- SW 43rd St
- SW 40th Blvd
- SW 37th Blvd
- Windmeadows Blvd



Land

- SW 20th Ave
- Butler Plaza
- Other annexations



Urban Mixed Use 1

Residential High

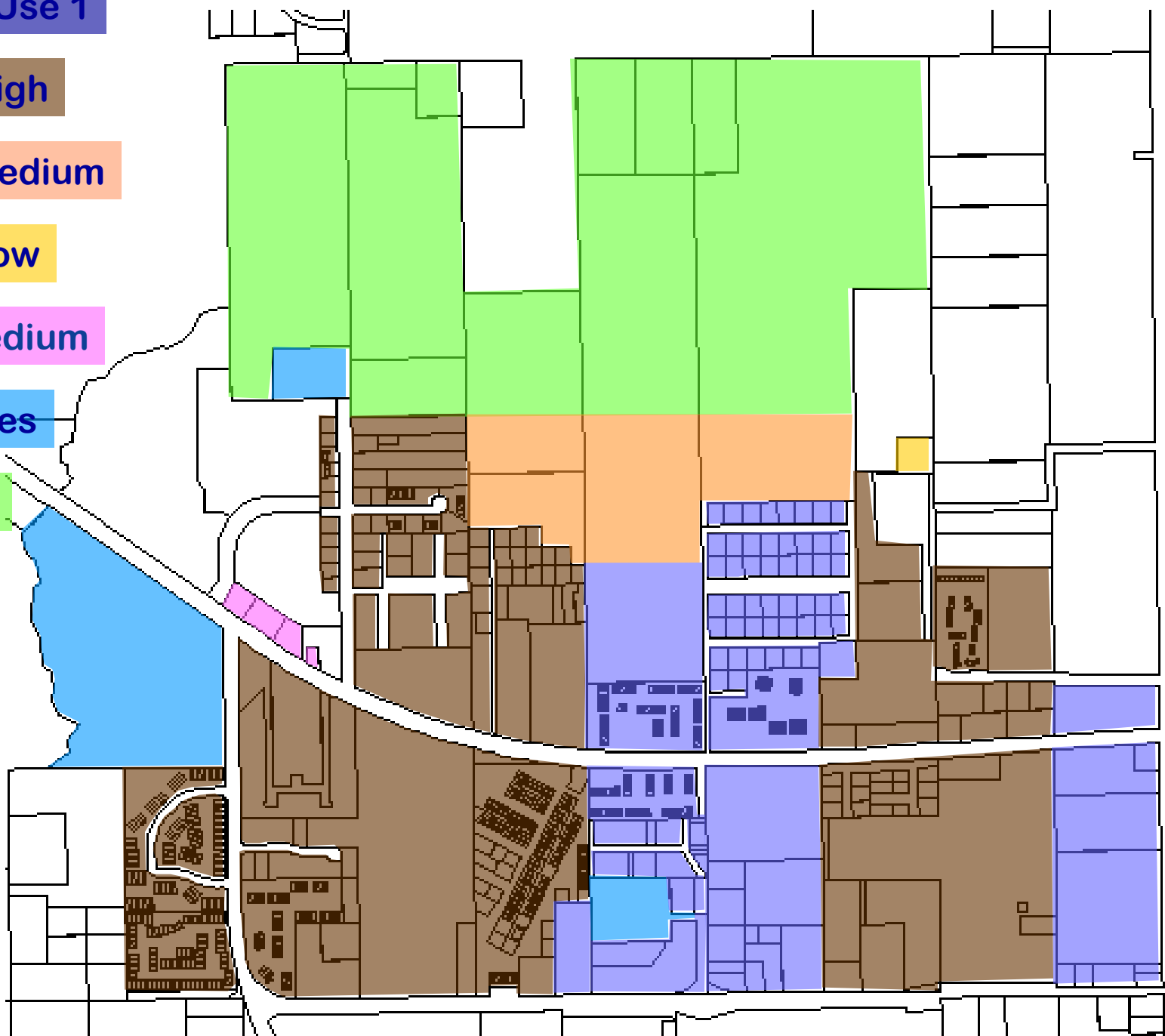
Residential Medium

Residential Low

Mixed Use Medium

Public Facilities

Conservation





Urban Mixed Use 1

Residential High

Commercial

Business Industrial

Public Facilities

UMU- 1 – 75 du/ac

RH-2 – 100 du/ac

PS– Public Services & Ops

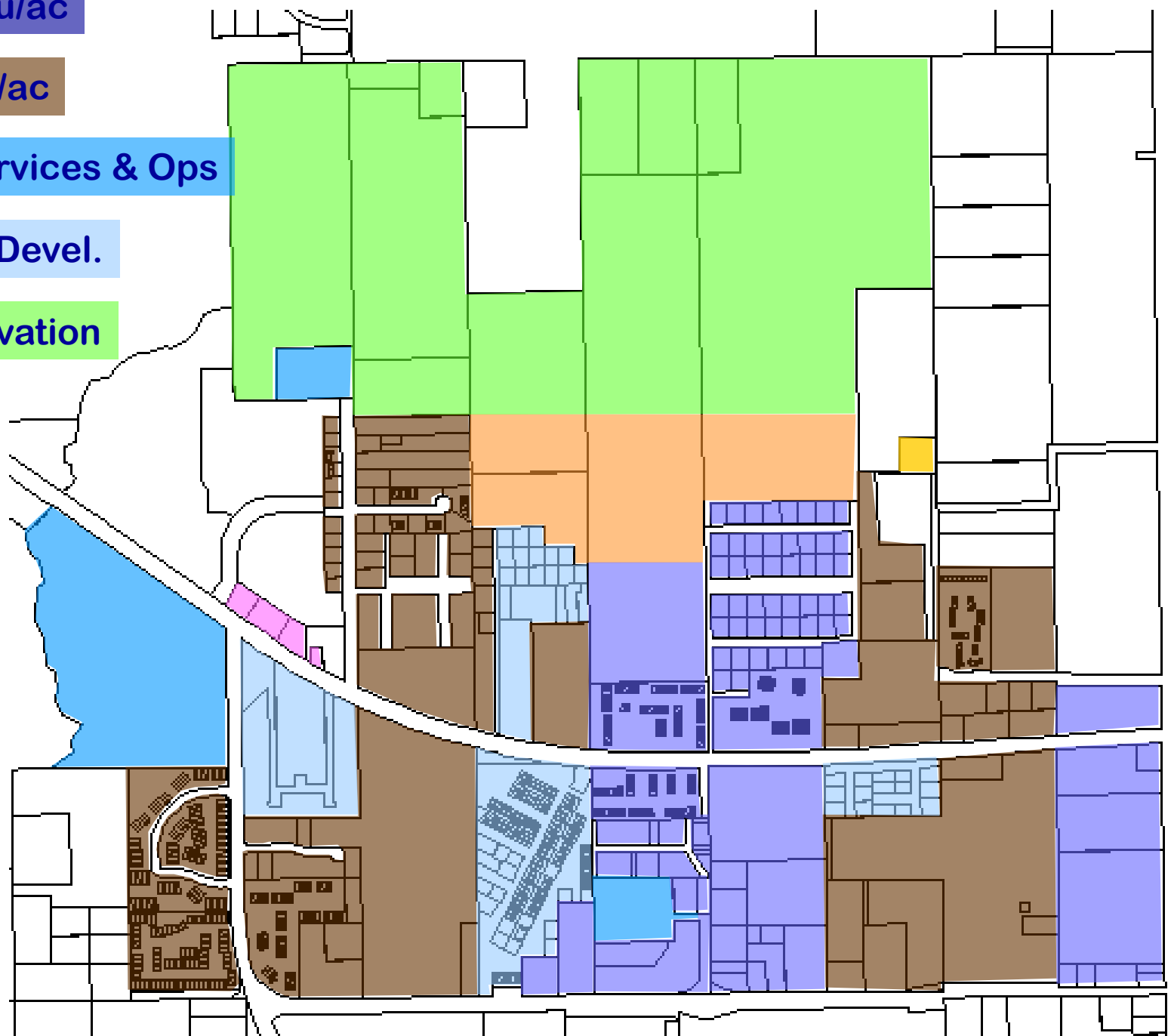
PD – Planned Devel.

CON - Conservation

RMF-8

RMF-5

MU-2





UMU- 1 – 75 du/ac

RH-2 – 100 du/ac

BUS – General Business

BI – Business Industrial

PS – Public Services & Operations

The Wetlands shown on this map are based upon best available data and are subject to groundtruthing at time of development.

Alignment of proposed roads and Archer Braid bike trail have not yet been determined, and are shown on this map for planning context only. This map does not indicate approval of any of the proposed road or bike trail alignments shown.

SW 20th Ave Study Area Plan #5

As approved by MTPO
on April 10, 2008

Legend

-  Study Area
-  Municipalities
-  Wetlands
-  Proposed Road
-  Archer Braid Bike Trail

Legend

Plan #5 Future Land Use

-  AC-Institution
-  AC-Recreation
-  Phase 1-Urban Village Mixed Use
(24-40 units/acre) 93 acres
-  Phase 1-Urban Village Mixed Use High Density
(40-150 units/acre)* 150 acres
-  Phase 2-Urban Village Mixed Use
(24-40 units/acre) 16 acres
-  Phase 2-Urban Village Mixed Use High Density
(40-150 units/acre)* 44 acres
-  Active Recreation - Outdoor
-  Green Space Buffer
-  Conservation
-  Housing
-  Parking
-  Support / Clinical
-  Urban Park
-  Utility

*Maximum Density may be achieved
through Transfer of Development Rights

0 1,000
Feet



PREPARED AT:

Alachua County
Department of Growth Management
10 SW 2nd Avenue
Gainesville, FL 32601
(352) 374-5249

<http://growth-management.alachua.fl.us/index.php>

Date: 4/11/08

Conclusion

- **Spirit of MTPO recommendation is maintained – more steps ahead**
 - Plan Board recommendation for staff to initiate draft Special Area Plan
- **Environmentally sensitive areas**
- **Consideration of future plans**
 - Butler Plaza
 - Hull Road and Radio Road