



Planning & Development Services

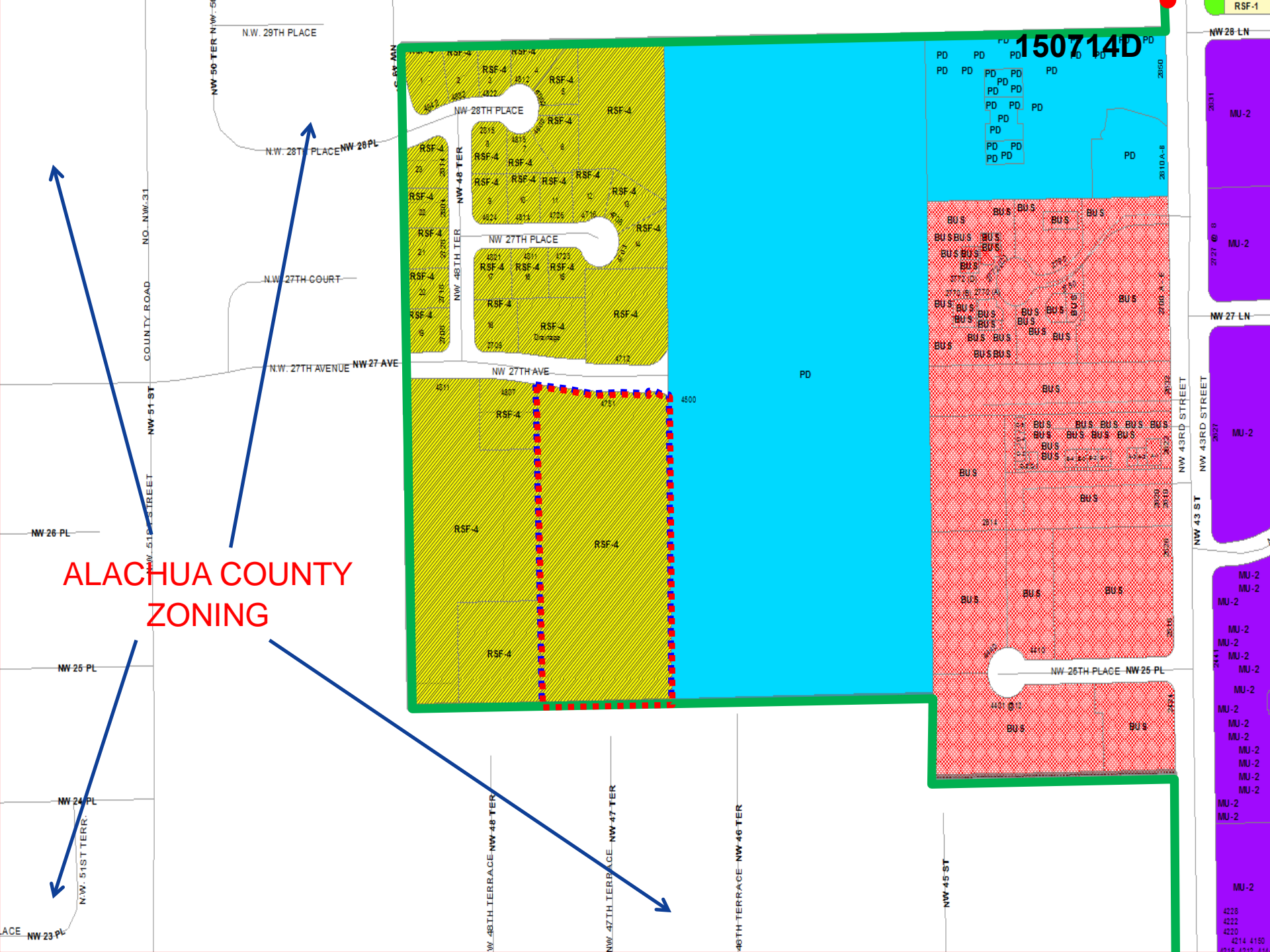
DB-15-52 SUB

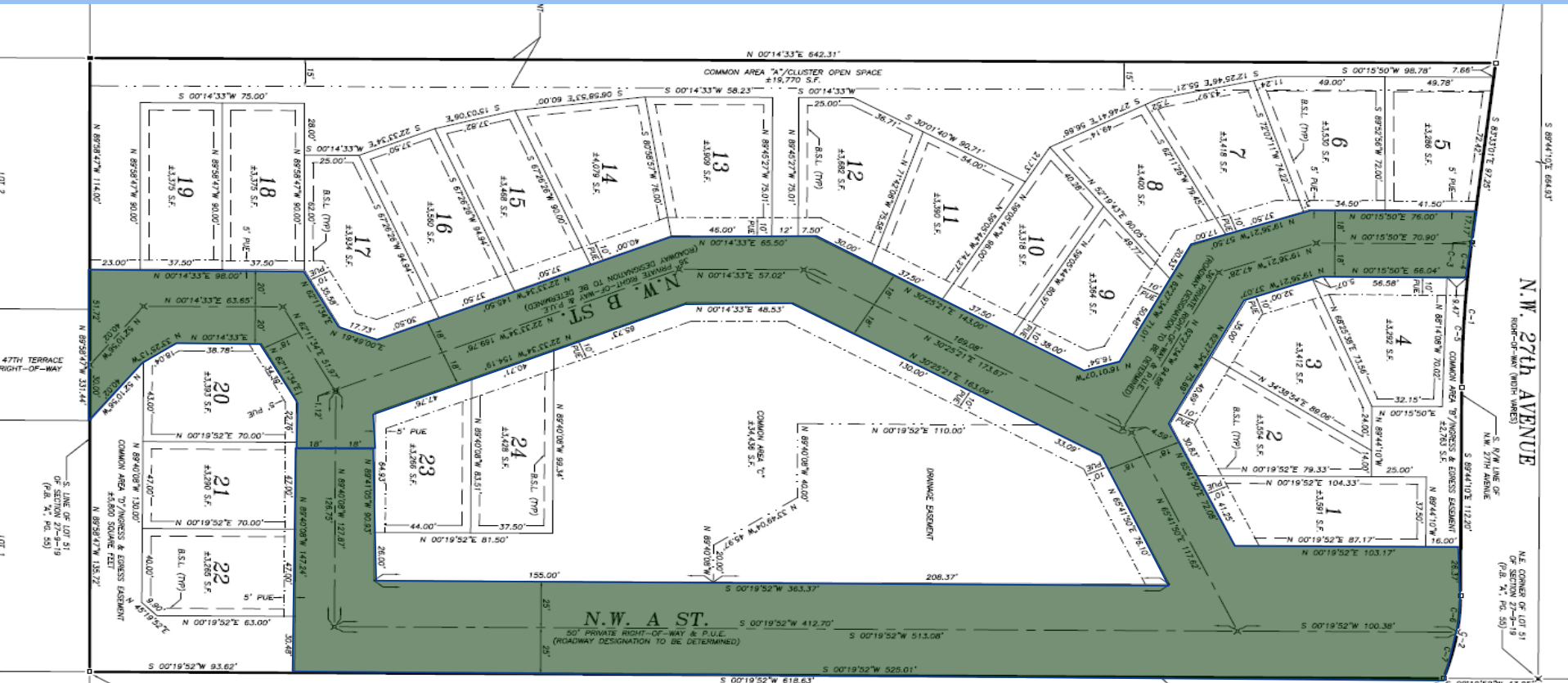
**Design Plat Review to allow a Cluster Subdivision containing 24 lots and associated common facilities on 4.798 Acres.
Zoned: RSF-4 (Single-family Residential).**

Legistar No.150714

3/03/2016

ALACHUA COUNTY ZONING





HOW SUBDIVISIONS ARE REVIEWED



P.O.B.

SUBDIVISION OF SECTION 27, TOWNSHIP 9 SOUTH, RANGE 19 EAST
 PLAT BOOK "A", PAGE 55

47TH TERRACE
 RIGHT-OF-WAY

N.W. 27th AVENUE
 RIGHT-OF-WAY (WITH VARIATION)

S.E. CORNER OF LOT 51
 OF SECTION 27-9-19
 (P.B. "A", PG. 55)

E. LINE OF LOT 51
 OF SECTION 27-9-19
 (P.B. "A", PG. 55)

SUBDIVISION REVIEW PROCESS

1. Design Plat Review and Approval.

Regular Review & **Cluster Subdivision Review**

Development review board approval.

City commission review.

2. Preparation, submission and review of construction plans.

3. Security for construction and maintenance of public improvements

4. Final Plat Approval

City Commission

5. Recording of Plat

DRB and City Commission Review

- File for CC review within 60 days of the DRB approval,
- Consider DRB findings, evidence presented by staff and the general public.
- Conformity with goals, objectives and policies of the Comprehensive Plan
- Conformity with the city's official roadway map; existing zoning requirements; policies and plans established by the city with respect to neighborhoods, lake levels, water supply
- Maintenance of the tree canopy levels identified in the comprehensive plan, control of invasive non-native plant species
- Protecting environmental features,
- Provision for emergency access, consideration of pedestrian, bicycle and transit access and greenway connections, waste disposal and other essential utilities;
- The overall stormwater management plan including landscaping of stormwater management basins.
- Policies for development in any special improvement and redevelopment districts.

STATEMENT OF INTENT

“The Gainesville Cohousing Cluster Subdivision is being proposed on an undeveloped 4.74 acre parcel in northwest Gainesville. Cohousing is a concept that is increasingly popular across the country and is a collaborative way of designing and living in a subdivision based on the concept of community living.

The intent is that residents have the privacy of their own homes with the advantages of a significant amount of open space for community gardening, playgrounds and a common house to provide a social center for the subdivision.

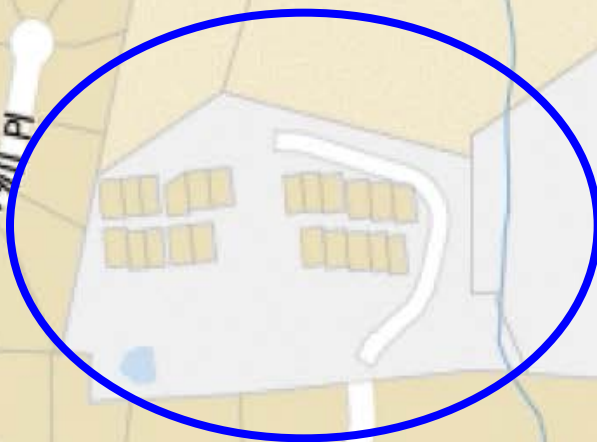
Cars are kept on the periphery in order to increase the interaction between the neighbors and create a safe area for children to play.

The houses are small and sustainable creating a green community allowing for the maximum amount of open space that is used for gardening, play space and meeting areas to creating an interconnected community that is socially integrated.”

Eno Commons is a community of 22 houses clustered together on 11 acres in Durham, North Carolina. Our homes are either 1483 or 1974 square feet, with passive solar design and energy efficient geo-thermal heating and cooling. Homes are individually owned, but we share a common house (and common meals once or twice a week), a workshop, a playground, an organic vegetable garden, and lots of green space. We have neighbors at a variety of ages and stages, with lots of opportunity for socializing, project work, and community building

150714D

Eno Commons
Durham, North Carolina.



22 houses on 11 acres

Property
Shark

Raintree Rd

Lansdowne Dr

Riverdale Dr

Sunny Oak Pl

Umstead Rd

Clover Hill Pl

Hillock Pl

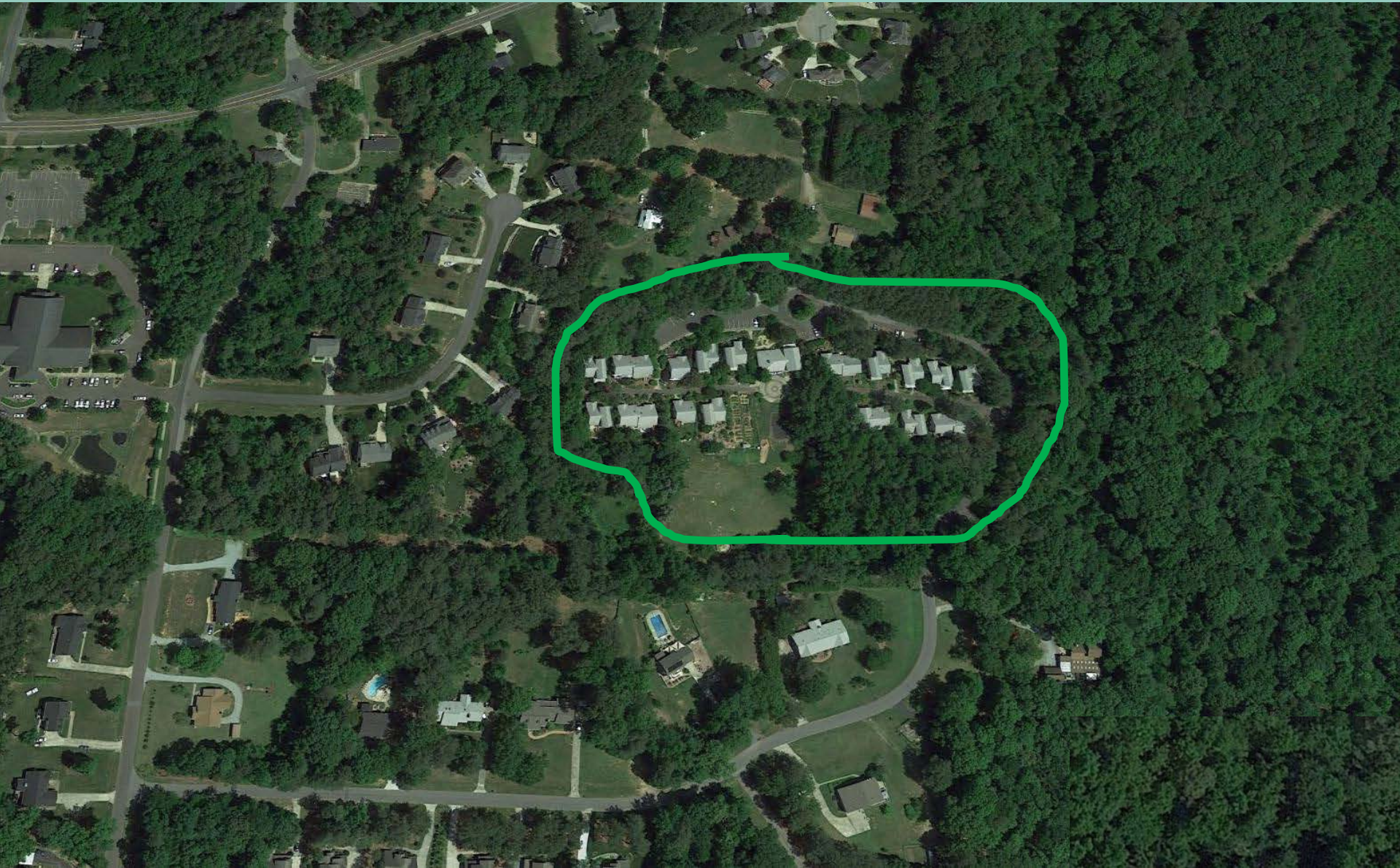
Otters Run

Heritage Dr

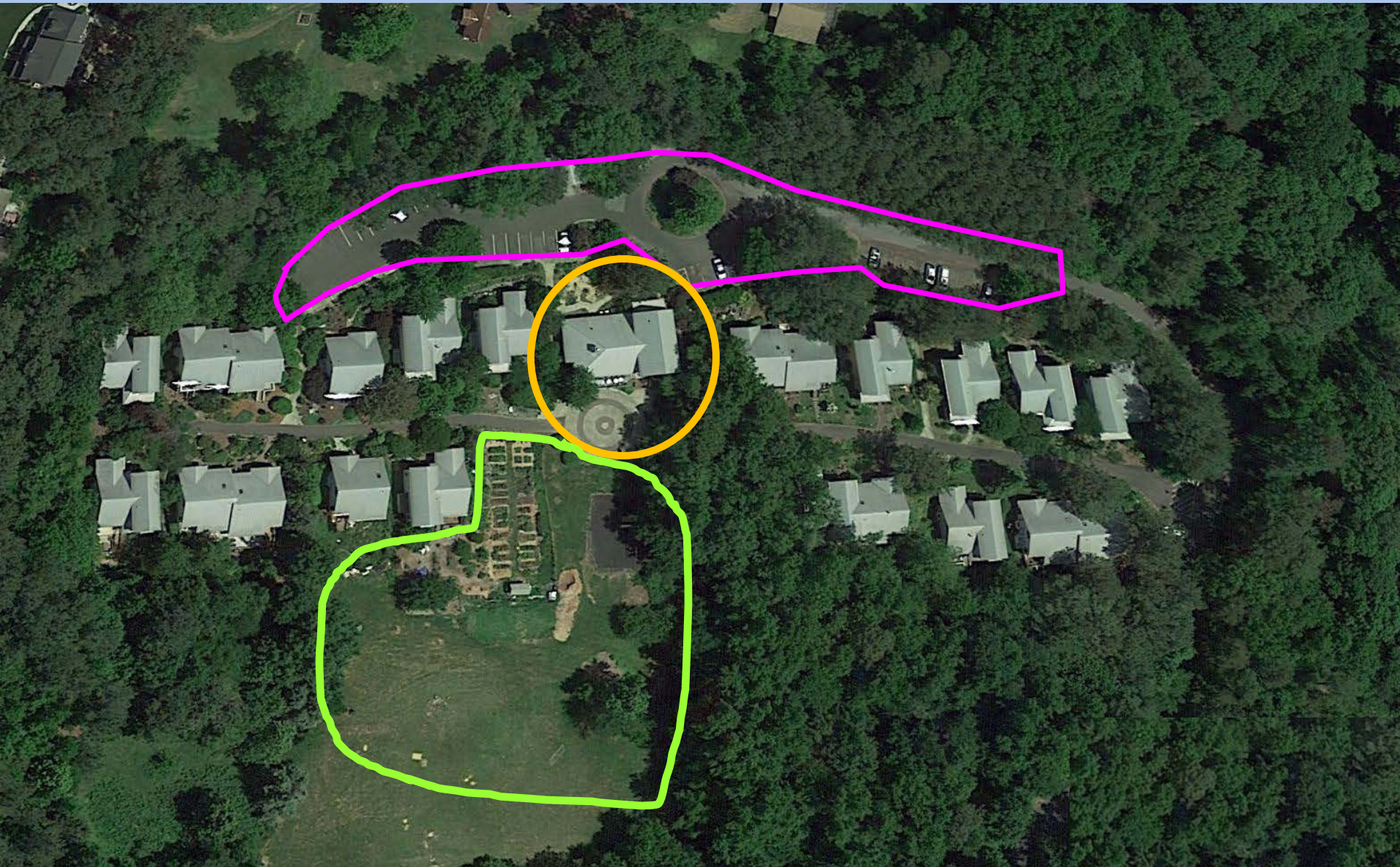
Reigal Wood Rd

Wen

150714D



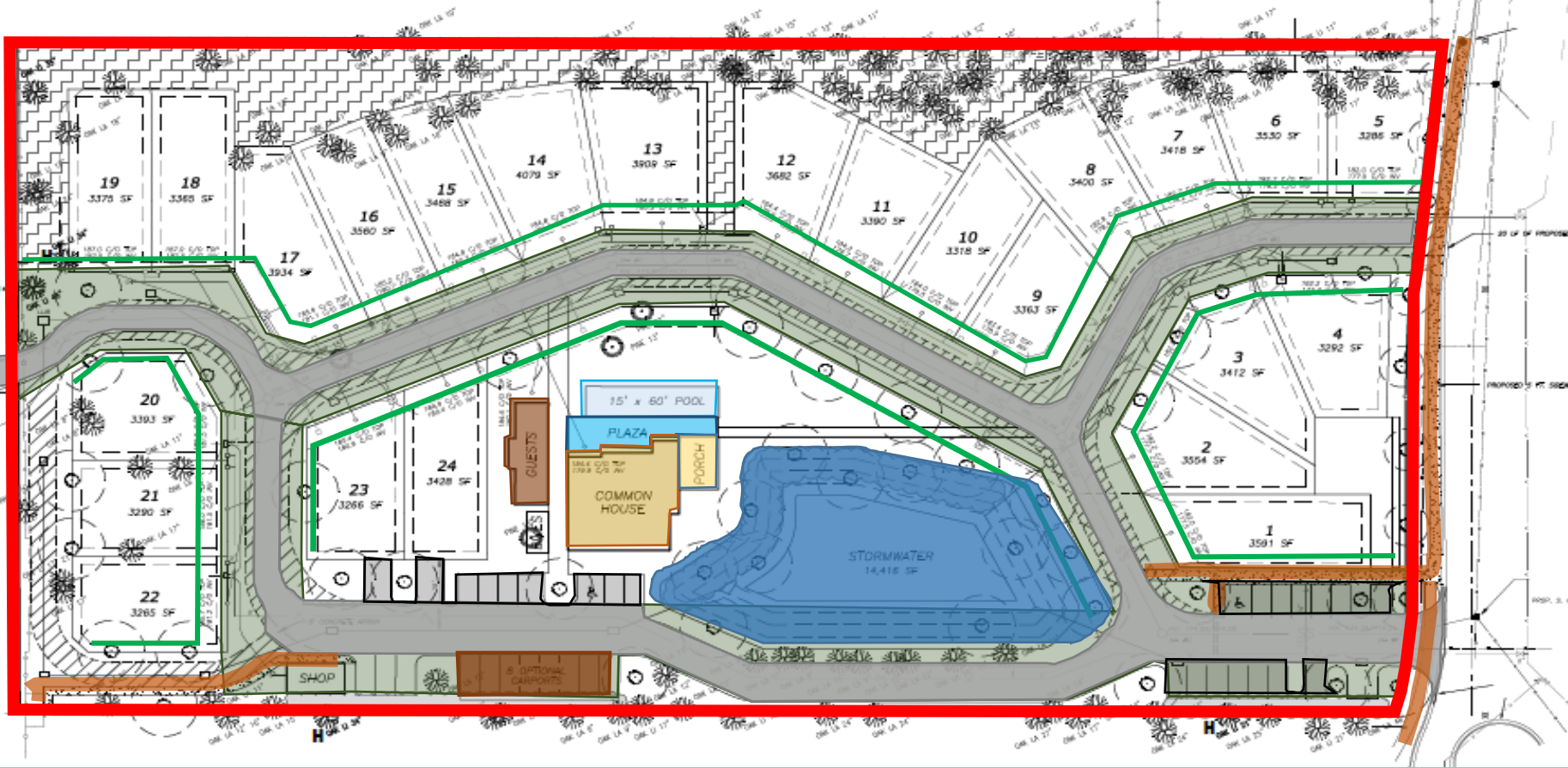
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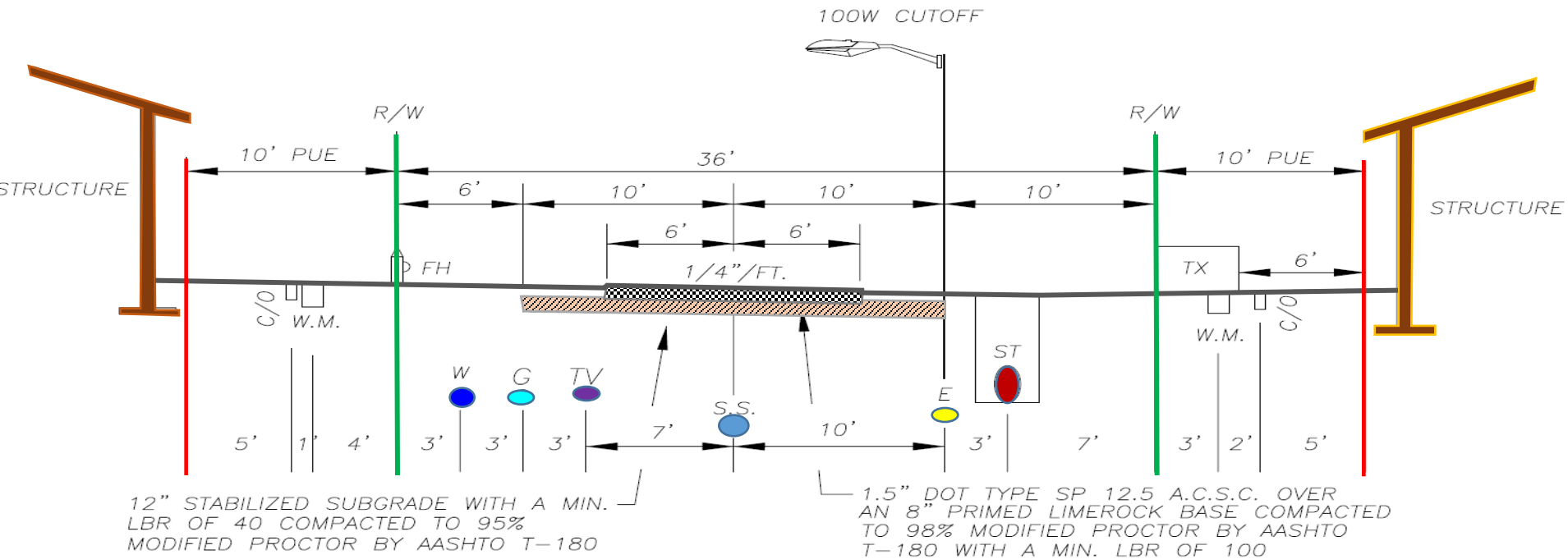


150714D



PRIVATE STREET
HILLOCK PL 1900 →
← INDIGO CREEK TRAIL -100





TYPICAL 36 FT. R/W

DESIGN SPEED = 15 MPH

ALL UNPAVED AREAS INCLUDING PUE'S SHALL BE SEEDED AND MULCHED

BENEFITS OF A CLUSTER SUBDIVISION

The cluster subdivision allows:

- Modifications and variations to the lot area, Lot width and depth and minimum yard setback.
- Street widths and layout requirements of the applicable zone may be permitted if shown on the design plat and such plat is approved by the city commission.
- Each cluster subdivision may use zero lot line, regular lots or a combination of the two.
- However, each lot in a cluster subdivision which directly abuts developed property not in a cluster subdivision shall not have an abutting side or rear yard which is less than that required for the abutting property.

MODIFICATIONS REQUESTED by APPLICANT

- (1) The minimum right of way width to be 30 feet instead of the required 50 feet.
- (2) Reduction in the minimum pavement width to 12 feet along the frontage road that will not have traffic and 6 feet along the minor streets off the frontage road. There will be a minimum of 20 foot stabilized area along all street areas so that emergency vehicles and utility vehicles can travel on them. The vehicular area will have a drive width between 18-24 feet.
- (3) No sidewalks along the streets which will be used as walkways. Traffic will not be allowed on the main loop road except for emergencies or special circumstances.
- (4) Parking along the main entrance street in order to allow for pedestrian traffic throughout the remainder of the streets.

The applicant is also requesting modifications to the following requirements as depicted on the design plat:

- lot sizes,
- setbacks,
- provision of sidewalks,
- provision of the landscape zone in some instances,
- waiver of street tree requirements

REQUIRED & PROPOSED STANDARDS

		RSF-1	RSF-2	RSF-3	RSF-4	Proposed
Maximum density		3.5 du/a	4.6 du/a	5.8 du/a	8 du/a	5.02 du/a
Minimum lot area		8,500 sq. ft.	7,500 sq. ft.	6,000 sq. ft.	4,300 sq. ft.	3,265 - 4,079 sq. ft.
Minimum lot width at minimum front yard setback		85 ft.	75 ft.	60 ft.	50 ft.	30 - 57 ft.
Minimum lot depth		90 ft.	90 ft.	90 ft.	80 ft.	72 - 90 ft.
Minimum yard setbacks:						
	Front	20 ft.	20 ft.	20 ft.	20 ft.	5- 10 ft.
	Side (interior)	7.5 ft.	7.5 ft.	7.5 ft.	7.5 ft.	4.0 ft.
	Side (street)	10 ft.	10 ft.	7.5 ft.	7.5 ft.	4.0 ft.
	Rear	20 ft.	20 ft.	15 ft.	10 ft.	4.0 ft.
Maximum building height		35 ft.	35 ft.	35 ft.	35 ft.	?? ft.

Recommendation

- Staff to City Commission

- Approve the Development Review Board's recommendation and staff's modification of the conditions.

- Development Review Board to City Commission

Approve Petition DB-15-52 SUB with staff recommendation but modifying Condition #2 to allow front setbacks ranging from 5 to 10 as depicted on the design plat

- Staff to Development Review Board

Staff recommends that the board forward a recommendation to the City Commission approving the design plat, Petition DB-15-52 SUB, with conditions and recommendation listed in the report and the TRC comments.

STAFF RECOMMENDED CONDITIONS

Condition 1.

Except as specifically modified through this petition, the development shall comply with all requirements of the Land Development Code.

Condition 2 as modified by the DRB.

*The front building setbacks along all roadways providing utility services shall have a minimum distance of **5** to 10 feet as shown on the Design Plat.*

Condition 3.

Except as modified under this petition, all roadways shall be constructed to the standards as specified in the Public Works Design Manual. The roadways shall remain private but shall adhere to all applicable standards and conditions of the design plat.

STAFF RECOMMENDED CONDITIONS

Condition 4.

During Construction Drawing review, the applicant must demonstrate that all utilities, stormwater, fire services as well as street landscaping can be accommodated within the rights-of-way designed and/or available easement within the subdivision. Failure to comply with all requirements ~~will~~ shall require a re-consideration of the design plat by the City Commission.

Condition 5.

~~Signage for the subdivision shall be in accordance with the adopted sign ordinance.~~

Condition 6.

Prior to receiving final plat approval, the applicant must demonstrate that requested reductions can be implemented in a manner that would allow construction of roadways and sidewalks, placement of utilities and easements, stormwater facilities, provision of solid waste services, fire safety services, landscaping and ~~reasonable~~ required separation between buildings.

STAFF RECOMMENDED CONDITIONS

Condition 7.

~~Parking shall be provided to comply with the minimum requirements for the uses included within the subdivision. The required number of spaces shall be determined during development plan review for construction of the community facility and the parking areas.~~

Condition 8.

~~A common area for the provision of bicycle, scooter and motor-cycle parking shall be provided.~~

Condition 9.

A common area shall be provided for ~~the~~ accommodation of community equipment and facilities, bicycles, scooters and motor-cycle parking. ~~such as boats and other recreational equipment shall be provided in appropriate areas.~~ Recreational vehicles ~~may~~ shall not be used as a living unit ~~actively operated~~ within the subdivision.

STAFF RECOMMENDED CONDITIONS

Condition 10.

~~The proposed carports shall have a setback equivalent to the setback requirement established in the RSF-4 zoning district. The carport shall be designed to ensure that the required dimensions of the parking spaces are not compromised.~~

Condition 11.

~~The uses allowed on the property shall be those uses allowed by right and by Special Use Permit in the RSF-4 zoning district.~~

Condition 12.

~~Except as specifically modified through this petition, the development shall comply with all requirements of the Land Development Code.~~

Condition 13.

~~The developer shall provide mitigation for removal of high quality heritage trees in accordance with the requirements stated in the Land Development Code.~~

STAFF RECOMMENDED CONDITIONS

Condition 14.

During Construction Drawing review, a landscape plan shall be proposed to provide suitable landscaping along the north side of the internal roadway.

Condition 15.

A photometric plan for the central activity area and the parking lot shall be provided during development plan review for the specific phase.

Condition 16.

At the sole expense of the developer lighting shall provide in all the rights-of-way similar to standards for public street lighting requirements.

Condition 17.

All accessory structures shall comply with the setback lines as shown on the approved plat.

Condition 18.

The community facilities provided for the subdivision shall be subject to development plan review in accordance with Article VII. Automobile, bicycle and scooter parking and landscaping for the community facility shall be addressed during development plan review.

Questions!