



City of Gainesville
Department of Doing
Planning Division

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CITY PLAN BOARD STAFF REPORT

PUBLIC HEARING DATE: June 28, 2018

ITEM NO: 180120

PROJECT NAME AND NUMBER: Finley Woods Planned Use District (PB-18-83 ZON)

APPLICATION TYPE: Quasi-judicial

RECOMMENDATION: Staff recommends approval of Petition PB-18-83 ZON based on a finding of compliance with all applicable review criteria.

DRAFT MOTION FOR CONSIDERATION: I move to recommend approval of Petition PB-18-83 ZON.

CITY PROJECT CONTACT: Andrew Persons

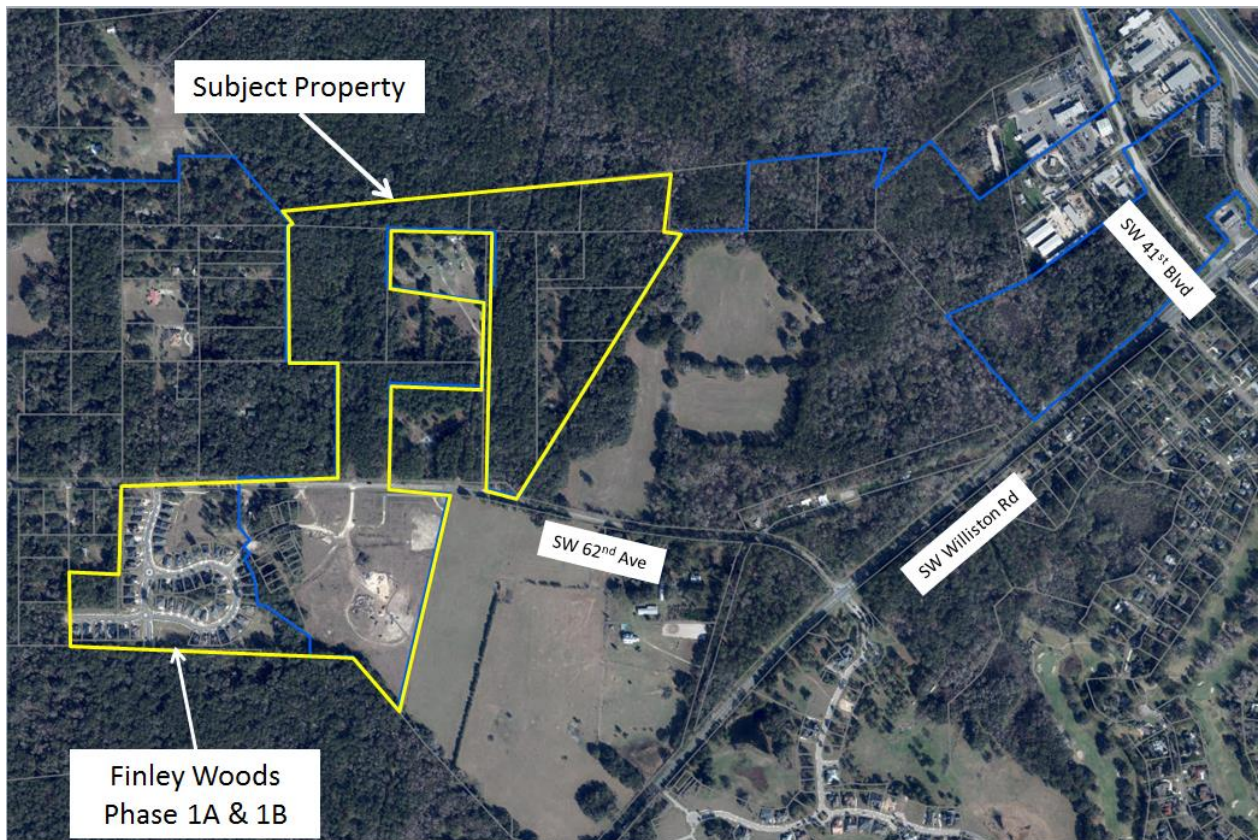


Figure 1. Location Map

APPLICATION INFORMATION:

Agent/Applicant: City of Gainesville

Property Owner(s): WWB REAL ESTATE INVESTMENT LLC

Related Petition(s): PB-18-82 LUC

Legislative History: Alachua County Resolution Z-07-31

Annexations: Ord. 160216 (Voluntary 2-16-17); Ord. 170762 (Referendum 6-12-18);

Plats: Ord. 170445 (Finley Woods Phase I-C 11-2-17)

Neighborhood Workshop: N/A (City initiated triggered by annexation)

SITE INFORMATION:

Address: N/A

Parcel Number(s): 06975-000-000, 06975-001-001, 06975-002-000, 06975-005-000 through 06975-007-000, 06985-010-000 through 06985-010-029, 06985-020-000, 06985-020-030 through 06985-020-055, 06985-030-000, 06985-030-056 through 06985-030-095, 06991-001-000, 07002-001-001, 07007-001-000, 07007-002-000, and 07245-000-000 through 07245-002-000.

Acreage: ±118

Existing Use(s): Residential subdivision, Vacant land

Land Use Designation(s): Alachua County Residential Low Density

Zoning Designation(s): Alachua County Planned Development

Overlay District(s): N/A

Transportation Mobility Program Area (TMPA): Zone D

Census Tract: 22.20

Water Management District: St. Johns River Water Management District

Special Feature(s): N/A

Annexed: See legislative history

Code Violations: N/A

PURPOSE AND DESCRIPTION:

This petition seeks to rezone the subject properties from Alachua County Planned Development (PD) zoning to City of Gainesville Planned Development (PD) zoning. The proposed PD zoning and associated PD layout plan reflects the existing entitlements established while under Alachua County jurisdiction prior to annexations by the City in February 2017 and June 2018.

Together, the properties comprise the entire Finley Woods subdivision and include both developed and undeveloped portions of the master planned community. In accordance with Comprehensive Plan Policy 4.4.1 of the Future Land Use Element, the City shall facilitate incorporation of annexed property by establishing City land use designations and implementing zoning subsequent to annexation. The properties are subject to a related large-scale land use amendment from Alachua County Low Density Residential to City of Gainesville Planned Use District land use category (PB-18-82 LUC).

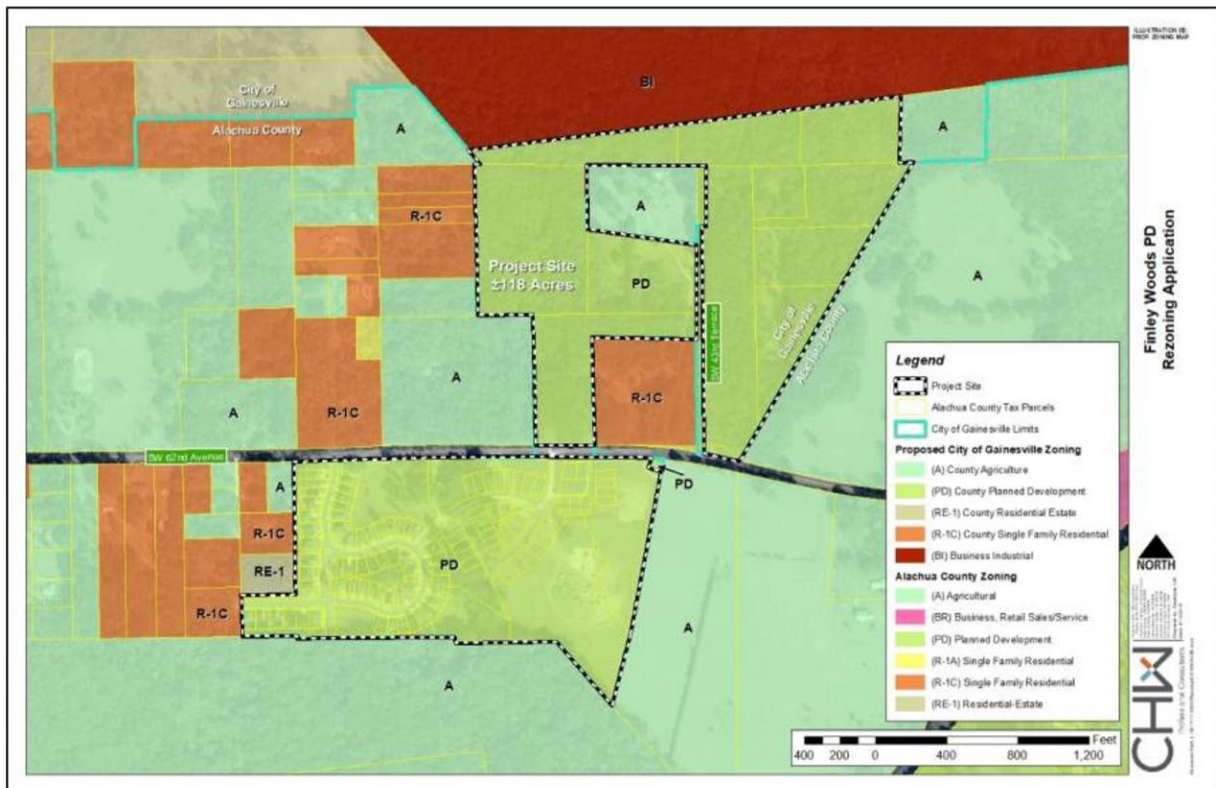


Figure 2. Proposed Zoning Categories

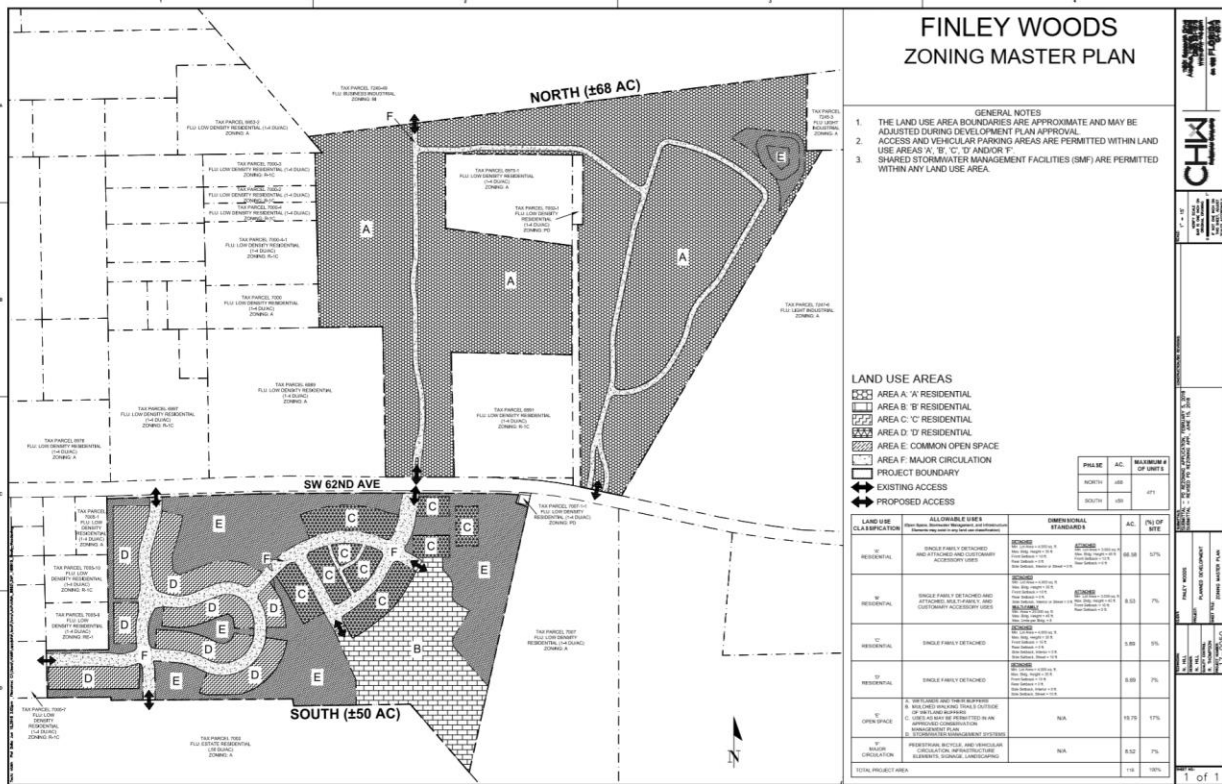


Figure 3. PD Layout Plan

The proposed master plan for the PD zoning is divided north-south by SW 62nd Avenue. The master plan is divided into four residential sub-categories which are primarily distinguished by varying dimensional standards and the different housing types allowed in each category. Category “E” includes all of the areas of the PD that are proposed for wetlands, open space, passive recreation, and stormwater management. Table 1 below describes the various sub-areas in more detail.

Table 1: Finley Woods PD Uses and Standards

LAND USE CLASSIFICATION	ALLOWABLE USES (Open Space, Stormwater Management, and Infrastructure Elements may exist in any land use classification)	DIMENSIONAL STANDARDS	AC.	(%) OF SITE
'A' RESIDENTIAL	SINGLE FAMILY DETACHED AND ATTACHED AND CUSTOMARY ACCESSORY USES	DETACHED Min. Lot Area = 4,000 sq. ft. Max. Bldg. Height = 35 ft. Front Setback = 10 ft. Rear Setback = 0 ft. Side Setback, Interior or Street = 0 ft.	66.58	57%
'B' RESIDENTIAL	SINGLE FAMILY DETACHED AND ATTACHED, MULTI-FAMILY, AND	DETACHED Min. Lot Area = 4,000 sq. ft.	8.53	7%

	CUSTOMARY ACCESSORY USES	Max. Bldg. Height = 35 ft. Front Setback = 10 ft. Rear Setback = 0 ft. Side Setback, Interior or Street = 0 ft. MULTI-FAMILY Min. Area = 20,000 sq. ft. Max. Bldg. Height = 45 ft. Max. Units per Bldg. = 8	Max. Bldg. Height = 45 ft. Front Setback = 10 ft. Rear Setback = 0 ft.		
'C' RESIDENTIAL	SINGLE FAMILY DETACHED	DETACHED Min. Lot Area = 4,000 sq. ft. Max. Bldg. Height = 35 ft. Front Setback = 15 ft. Rear Setback = 0 ft. Side Setback, Interior = 0 ft. Side Setback, Street = 10 ft.		5.89	5%
'D' RESIDENTIAL	SINGLE FAMILY DETACHED	DETACHED Min. Lot Area = 4,000 sq. ft. Max. Bldg. Height = 35 ft. Front Setback = 15 ft. Rear Setback = 0 ft. Side Setback, Interior = 0 ft. Side Setback, Street = 15 ft.		8.69	7%
'E' OPEN SPACE	<ul style="list-style-type: none"> A. WETLANDS AND THEIR BUFFERS B. MULCHED WALKING TRAILS OUTSIDE OF WETLAND BUFFERS C. USES AS MAY BE PERMITTED IN AN APPROVED CONSERVATION MANAGEMENT PLAN D. STORMWATER MANAGEMENT SYSTEMS 	N/A		19.79	17%
'F' MAJOR CIRCULATION	PEDESTRIAN, BICYCLE, AND VEHICULAR CIRCULATION, INFRASTRUCTURE ELEMENTS, SIGNAGE, LANDSCAPING	N/A		8.52	7%
TOTAL PROJECT AREA				118	100%

Table 2. Proposed Zoning Change (in acres)

Zoning Category	Description	Existing Acres	Proposed Acres
Alachua County PD	Planned Development	±118	0
City of Gainesville PD	Planned Development	0	±118
Total Acres		±118	±118

ADJACENT PROPERTY CHARACTERISTICS:

Table 3. Existing Land Use and Zoning Categories

	EXISTING USE(S)	LAND USE DESIGNATION(S)	ZONING DESIGNATION(S)
North	Single Family Residential, Vacant land	City of Gainesville Business Industrial	City of Gainesville Business Industrial
South	Single Family Residential, Vacant land	Residential Estate	Agriculture
East	Single Family Residential, Vacant land	Light Industrial, Low Density Residential	Agriculture
West	Single Family Residential, Vacant land	Low Density Residential	Agriculture, R-1C

As shown in Table 3 and Figure 4, the area surrounding the subject property consists of a mixture of residential and non-residential land uses on tax parcels of varying sizes. The Oaks Preserve subdivision, located west of the subject property includes a 297 lot residential development. The Dogwood Park property north and west of Oaks Preserve is an approved but unbuilt Alachua County Traditional Neighborhood Development (TND). Retail and non-residential uses in the area include the Celebration Pointe and Butler Plaza developments as well as additional service and retail uses along SW 34th Street. Both the Oaks Preserve and Finley Woods include vehicular stub outs to the adjoining properties including the large undeveloped area west and south of Bear Archery.

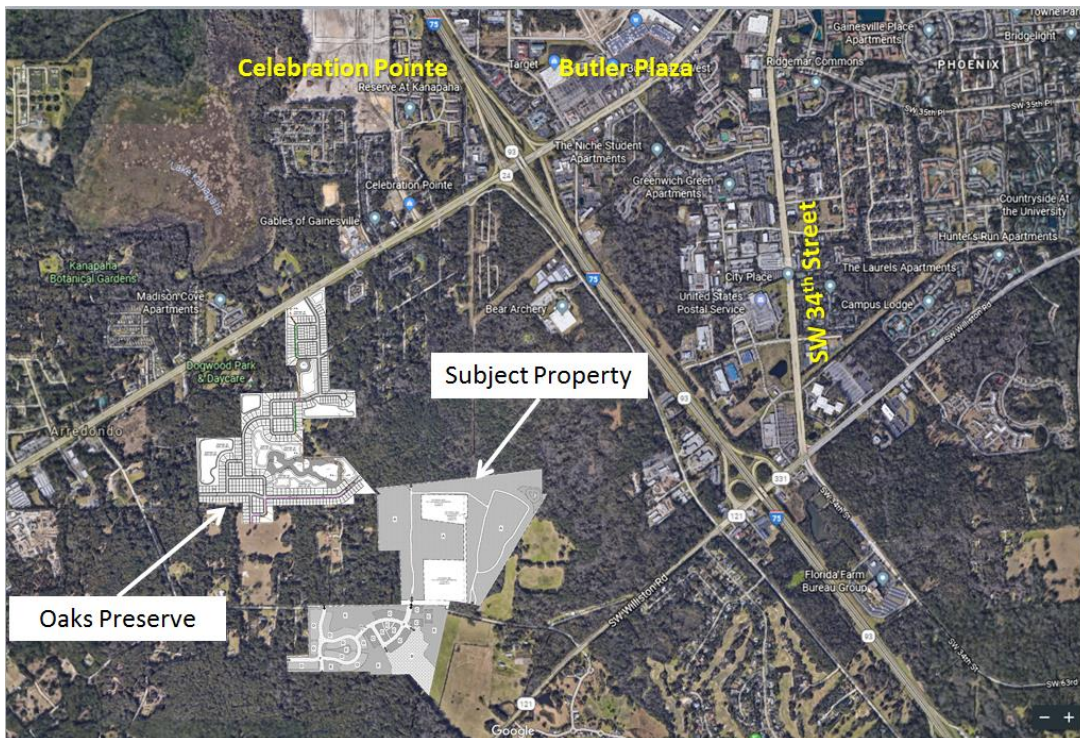


Figure 4. Adjacent Areas

STAFF ANALYSIS AND RECOMMENDATION:

ANALYSIS

The analysis of this application is based on the following rezoning criteria, as required in Section 30-3.14 of the City Land Development Code:

A. Compatibility of permitted uses and allowed intensity and density with surrounding existing development.

The proposed PD zoning, associated master plan layout, and proposed dimensional standards are consistent with the range of permitted residential uses and density planned for the surrounding area. At build-out, the Finley Woods development will have approximately 471 units. This results in a density of 4 dwelling units per acre (du/acre) which is consistent with both the City zoning on the Oaks Preserve development (RSF-4) which allows smaller lots and a density up to 8 du/acre as well as the Alachua County Low Density Residential land use and R-1C zoning which allows up to 4 du/acre. The large undeveloped tract located directly east of the subject property is designated with a light industrial land use in Alachua County. A similar large undeveloped property located directly north of the subject property is designated and zoned Business Industrial within the City of Gainesville. In the event either of these properties developed in the future, compatibility is expected to be achieved through the enforcement of design standards that include, but are not limited to, screening, buffering, access and stormwater management, setbacks, building height, use limitations, and site illumination.

Compatibility is also expected to result from adherence to the City's General Performance Standards for fire and explosion hazards; radiation; electromagnetic radiation; waste disposal; vibration; sound; heat, cold, dampness or movement of air; odor; air quality; air pollution emissions; toxics; and utility service.

B. The character of the district and its suitability for particular uses.

The proposed PD zoning district allows a mixture of residential housing types that are compatible with each other and will support urban growth along the I-75/Archer Road corridor. The PD district as proposed provides dimensional standards suited to the variety of detached, attached, and multi-family residences planned for the subject property. Additionally, the proposed master plan includes approximately 20-acres of open space to serve the residents of the development through passive recreation, resource protection, and stormwater management. Finally, the proposed PD zoning and associated master plan is consistent with the Alachua County PD approvals and contemplated uses on the property.

C. The proposed zoning district of the property in relation to surrounding properties and other similar properties.

As shown in Figures 2 and 4, the predominant development pattern within the surrounding area is a mixture of detached residential development, large lot semi-rural homesteads, and vacant land. The proposed PD zoning will allow similar uses already developed within the surrounding area.

D. Conservation of the value of buildings and encouraging the most appropriate use of land throughout the city.

As shown on Figure 1, Finley Woods Phase 1A and 1B were previously constructed prior to the annexation of the subject property into the City of Gainesville. The proposed PD zoning, associated layout plan, and the proposed dimensional standards are consistent with the buildings constructed on the developed lots in Phase 1A and 1B and as a result will not adversely affect the conservation value of those existing homes.

E. The applicable portions of any current city plans and programs such as land use, traffic ways, recreation, schools, neighborhoods, stormwater management and housing.

This application has been analyzed in consideration of applicable portions of the City's Land Development Code and Comprehensive Plan, as noted in this staff report. The proposed PD is consistent with the Transportation Mobility Program Zone D and during the subdivision plat review will be required to meet any applicable criteria of Zone D.

F. The needs of the city for land areas for specific purposes to serve population and economic activities.

According to data provided in Table 1 of the large-scale land use amendment staff report, the Planned Use District future land use category total acreage has decreased since 2013. As previously stated, the subject properties were annexed into the City with existing Alachua County PD zoning. The proposed City of Gainesville PD zoning will preserve the existing entitlements and design on the property which are intended to provide for a mixed housing subdivision with a density of 4 du/acre.

G. Whether there have been substantial changes in the character or development of areas in or near an area under consideration for rezoning.

The subject properties were annexed into the City of Gainesville by Ordinance 160216 (Voluntary 2-16-17) and Ordinance 170762 (Referendum 6-12-18). The City's Comprehensive Plan and Florida Statutes require that the City amend the future land use designation of annexed properties to reflect their inclusion into the City of Gainesville.

H. The goals, objectives, and policies of the Comprehensive Plan.

This application is consistent with the Comprehensive Plan, as stated in the finding for each goal, objective and policy listed below. Other applicable comprehensive plan goals, objectives and policies are located in Appendix A:

Future Land Use Element

GOAL 1 IMPROVE THE QUALITY OF LIFE AND ACHIEVE A SUPERIOR, SUSTAINABLE DEVELOPMENT PATTERN IN THE CITY BY CREATING AND MAINTAINING CHOICES IN HOUSING, OFFICES, RETAIL, AND WORKPLACES, AND ENSURING THAT A PERCENTAGE OF LAND USES ARE MIXED, AND WITHIN WALKING DISTANCE OF IMPORTANT DESTINATIONS.

Policy 1.1.3 Neighborhoods should contain a diversity of housing types to enable citizens from a wide range of economic levels and age groups to live within its boundaries.

Finding: This application will allow a variety of detached, attached, and multifamily housing types which supports a mix of housing options to suit a broader spectrum of socio-economic diversity.

Policy 4.1.1 Land Use Categories on the Future Land Use Map shall be defined as follows:

Planned Use District

This category is an overlay land use district which may be applied on any specific property in the City. The land use regulations pertaining to this overlay district shall be adopted by ordinance in conjunction with an amendment to the Future Land Use Map of this Comprehensive Plan. The category is created to allow the consideration of unique, innovative or narrowly construed land use proposals that because of the specificity of the land use regulations can be found to be compatible with the character of the surrounding land uses and environmental conditions of the subject land. This district allows a mix of residential and nonresidential uses and/or unique design features which might otherwise not be allowed in the underlying land use category. This category shall allow traditional neighborhoods on sites 16 acres or

larger in conformance with the adopted Traditional Neighborhood Development (TND) ordinance. Each adopting PUD overlay land use designation shall address density and intensity, permitted uses, access by car, foot, bicycle, and transit, trip generation and trip capture, environmental features and, when necessary, buffering of adjacent uses. Planned Development zoning shall be required to implement any specific development plan under a PUD. In the event that the overlay district has been applied to a site and no planned development zoning has found approval by action of the City Commission within 18 months of the land use designation, the overlay land use district shall be deemed null and void and the overlay land use category shall be removed from the Future Land Use Map, leaving the original and underlying land use in place.

Finding: This application will preserve the existing land use approvals, master planning, and development conditions established by Alachua County prior to annexation into the City of Gainesville. The PUD land use category and associated PD zoning will implement the specific development plan established for the subject property.

- I. **Conformance to PD purpose.** The proposed PD conforms with the general purpose and intent of the PD zoning district as articulated by Section 30-3.15 of the Land Development Code. Specifically, the PD allows an integration of housing types and accommodation of changing lifestyles within neighborhoods and provides flexibility to meet changing needs, technologies, economics, and consumer preferences in the planning and development of a relatively large tract of land.
- J. **Internal compatibility.** The uses proposed within the PD are exclusively residential dwellings with compatible dimensional standards. The portion of the PD north of SW 62nd Avenue will permit multifamily and attached dwellings which are not anticipated to have any undue adverse impact on other residential uses within the PD.
- K. **External compatibility.** The proposed uses and layout of the PD zoning will be compatible with adjacent existing and proposed uses which as previously described consist of a mixture of low and medium density residential development.
- L. **Intensity of development.** The residential density of the PD is established at 4 du/acre which is compatible with and will have no undue adverse impact upon the physical and environmental characteristics of the site and surrounding lands.
- M. **Usable open spaces, plazas and recreation areas.** The proposed PD includes approximately 20-acres of open space which will provide recreational opportunities, protect a small on-site wetland, enhance the neighborhood design, and encourage compatible and cooperative relationships between adjoining land uses.
- N. **Environmental constraints.** The subject property contains a 1.42-acre wetland which is shown on the PD master plan. The wetland and buffer are designated as open space on the master plan.
- O. **External transportation access.** The proposed PD is primarily served by SW 62nd Avenue a county-owned arterial roadway currently operating at 35% capacity. The PD layout plan contemplates roadway connections to undeveloped property to the north as well as additional connections to the south and west. During plat review the City will look to create additional opportunities for interconnectivity between the subject property and adjoining lands. Table 4 contains the potential trip generation anticipated from the development. Trips generated by development of the site are required to meet the TMPA Zone D criteria during plat review.

Table 4. Potential Trip Generation

Land Use (ITE) ¹	Units	Daily		AM Peak		PM Peak	
		Rate ¹	Trips	Rate ¹	Trips	Rate ¹	Trips
Proposed							
Single-Family Detached Housing (ITE 210)	321	9.44	3,030	.74	237	.99	317
Multifamily Housing (Low-Rise) ITE 220	150	7.32	1,098	.46	69	.56	84
Currently Permitted							
Single-Family Detached Housing (ITE 210)	321	9.44	3,030	.74	237	.99	317
Multifamily Housing (Low-Rise) ITE 220	150	7.32	1,098	.46	69	.56	84
Net Trip Generation	-	-	0	-	0	-	0

1. Source: ITE Trip Generation 10th Edition

- P. **Internal transportation access.** Every dwelling unit within the PD will have access to a public street directly. Additionally, the development will improve access to parcel #06975-001-000 (AKA the Wiley property) by providing a paved network of streets abutting the homestead.
- Q. **Provision for the range of transportation choices.** The City’s land development code requires the provision of at least 5’ wide sidewalks along both sides of any local streets. Currently, no sidewalks exist along SW 62nd Avenue however; during the development of the subject property, installation of public sidewalks along the PD frontage on SW 62nd Avenue will be required. The site is not served by transit and there are currently no bicycle facilities along SW 62nd Avenue.

LIST OF APPENDICES:

Appendix A Comprehensive Plan Goals, Objectives and Policies

Appendix B Supplemental Documents

Appendix A: Comprehensive Plan Goals, Objectives and Policies

Future Land Use Element:

GOAL 1 **IMPROVE THE QUALITY OF LIFE AND ACHIEVE A SUPERIOR, SUSTAINABLE DEVELOPMENT PATTERN IN THE CITY BY CREATING AND MAINTAINING CHOICES IN HOUSING, OFFICES, RETAIL, AND WORKPLACES, AND ENSURING THAT A PERCENTAGE OF LAND USES ARE MIXED, AND WITHIN WALKING DISTANCE OF IMPORTANT DESTINATIONS.**

Objective 1.5 **Discourage the proliferation of urban sprawl.**

Policy 1.5.5 The City recognizes Alachua County’s use of the Urban Cluster, as adopted on their Future Land Use Map, as an urban growth boundary.

Policy 1.5.6 The City certifies that the entire area within current city limits meets the definition in Chapter 163, F.S., of an urban service area, as supported by the Data and Analysis Report.

Objective 2.1 **Redevelopment should be encouraged to promote compact, vibrant urbanism, improve the condition of blighted areas, discourage urban sprawl, and foster compact development patterns that promote transportation choice.**

Policy 3.4.1 The City shall determine and monitor whether facilities and services that will serve proposed development meet adopted LOS standards. The Concurrency Management System shall be used to maintain adopted LOS standards. Transportation LOS is excluded from the Concurrency Management System.

Objective 4.4 **Newly annexed lands shall retain land uses as designated by Alachua County until the Future Land Use Element of this Plan is amended.**

Policy 4.4.1 Land use amendments should be prepared for all annexed properties within one year of annexation.

Policy 4.4.2 Alachua County LOS standards shall apply until newly annexed lands are given land use designations in this Plan.

GOAL 5 **TO ENHANCE THE CITY’S COMMITMENT TO IMPROVE AND MAINTAIN THE VITALITY OF ITS NEIGHBORHOODS. THE NEIGHBORHOOD REPRESENTS THE PRIMARY BUILDING BLOCK OF THE CITY, AND THE HEALTH AND VITALITY OF EXISTING AND NEW NEIGHBORHOODS IS ESSENTIAL TO BUILDING A VIABLE, SUSTAINABLE COMMUNITY.**

Objective 5.1 **The City shall partner with neighborhoods to facilitate effective**

communication between the neighborhood residents and the City and develop specific actions to address neighborhood identified goals and improvements.

Transportation Mobility Element:

Policy 10.1.9 For any development or redevelopment within Zone D, the developer shall, at the developer’s expense, meet the following transportation mobility criteria based on the development’s (including all phases) trip generation and proportional impact on transportation mobility needs. The criteria chosen shall relate to the particular development site and the transportation mobility conditions and priorities in the zone, adjacent zones, and/or citywide for criteria that benefit the overall transportation system. Based on cost estimates provided by the developer and verified by the City, the City shall have the discretion to count individual criteria as equivalent to two or more criteria for purposes of satisfying transportation mobility requirements. Provision of the required transportation mobility criteria shall be subject to final approval by the City during the development review process and shall be memorialized in a TMPA agreement between the City and the developer.

Net, New Average Daily Trip Generation	Number of Criteria That Shall Be Met
50 or less	At least 1.5
51 to 100	At least 4
101 to 400	At least 6
401 to 1,000	At least 10
1,001 to 5,000	At least 16
Greater than 5,000	At least 24 and meet either a. or b.: a. Located on an existing RTS transit route with minimum 15-minute frequencies in the a.m. and p.m. peak hours. b. Provide funding for a new RTS transit route with minimum 15-minute frequencies in the a.m. and p.m. peak hours or provide funding to improve RTS transit headways to minimum 15-minute frequencies in the a.m. and p.m. peak hours. Funding for new routes shall include capital and operating costs for a minimum of 5 years. Funding for existing route expansions or enhancements shall include capital and operating costs for a minimum of 3 years.

Zone D Criteria

- a. Roadway projects that will provide a more interconnected transportation network in the area and/or provide alternate routes to reduce congestion and pressure on arterials. All roadway projects shall include bicycle and pedestrian facilities. Projects may be located

outside of Zone D if demonstrated to be a direct benefit to the transportation system in Zone D. Projects may include, but shall not be limited to, the following:

1. extension of SW 40th Boulevard to connect from its terminus south of Archer Road to SW 47th Avenue; and
 2. extension of streets, deeding of land, or easements to create a more gridded network and provide connectivity.
- b. Deeding of land for right-of-way and/or construction of roadway extensions to City specifications. Prior to deeding land for right-of-way, the developer and the City must agree upon the fair market value of the land for the purposes of meeting this criterion. The developer may submit an appraisal to the City to establish fair market value, subject to review and approval by the City.
 - c. Design and/or construction studies/plans for projects such as planned roundabouts, road connections, sidewalk systems, and/or bike trails.
 - d. Provision of matching funds for transit or other transportation mobility-related grants.
 - e. Provision of Park and Ride facilities, built to RTS needs and specifications
 - f. Construction of bicycle and/or pedestrian facilities/trails to City specifications. This may include provision of bicycle parking at bus shelters or Transit Hubs (as shown on the Existing Transit Hubs & Transit Supportive Areas Map) or deeding of land for the addition and construction of bicycle lanes or trails. Prior to deeding land for right-of-way, the developer and the City must agree upon the fair market value of the land for the purposes of meeting this criterion. The developer may submit an appraisal to the City to establish fair market value, subject to review and approval by the City.
 - g. Construction of public sidewalks where they do not currently exist or completion of sidewalk connectivity projects. Sidewalk construction required to meet Land Development Code requirements along property frontages shall not count as meeting TMPA criteria.
 - h. Payments to RTS that either increase service frequency or add additional transit service, including Express Transit service and/or Bus Rapid Transit, where appropriate.
 - i. Funding for the construction of new or expanded transit facilities.
 - j. Construction of bus shelters built to City specifications.
 - k. Bus shelter lighting using solar technology designed and constructed to City specifications.
 - l. Construction of bus turn-out facilities to City specifications.

- m. Construction of access to transit stops and/or construction of transit boarding and alighting areas.
- n. Business operations shown to have limited or no peak-hour roadway impact.
- o. An innovative transportation-mobility-related modification submitted by the developer, where acceptable to and approved by the City.

Policy 10.1.10 The City establishes the following priority for transportation mobility projects within Zone D and shall collaborate with the Metropolitan Transportation Planning Organization (MTPO) to add these items to the MTPO list of priorities. The City shall also pursue matching grants and other funding sources to complete these projects.

- a. Construction of a southerly extension of SW 40th Boulevard from its current end south of its intersection with Archer Road to the intersection of SW 47th Avenue. This roadway connection shall include bicycle and pedestrian facilities.
- b. Funding for the construction of new or expanded transit facilities.



FINLEY WOODS

Planned Development (PD) Rezoning – Justification Report June 15, 2018

Prepared for:
City of Gainesville

Prepared on behalf of:
Tommy Williams Homes

Prepared by:
CHW

PN# 17-0050
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1. Executive Summary

To: Wendy Thomas, AICP, Director
 City of Gainesville Department of Doing
From: C. Ryan Thompson, AICP, Project Manager
Date: June 15, 2018
Re: Finley Woods – Rezoning Application

PN #17-0050

<p>Jurisdiction: City of Gainesville</p>	<p>Intent of Application: Apply a City of Gainesville Zoning classification to the Finley Woods annexation.</p>
<p>Physical Address: SW 62nd Avenue, between SR 24 and SR 121.</p>	
<p>Parcel Number: 06975-000-000, 06975-001-001, 06975-002-000, 06975-005-000 through 06975-007-000, 06985-010-000 through 06985-010-029, 06985-020-000, 06985-020-030 through 06985-020-055, 06985-030-000, 06985-030-056 through 06985-030-095, 06991-001-000, 07002-001-001, 07007-001-000, 07007-002-000, and 07245-000-000 through 07245-002-000.</p>	<p>Acres: ±118 acres (ac)</p> <p><i>(Source: Alachua County Resolution Z-07-31)</i></p>
<p>Existing Future Land Use (FLU) Classification: <i>Low Density Residential (1-4 du/ac)</i> This FLU category is established to allow for single family residential detached and attached dwellings. In addition, traditional neighborhood developments (TOD) and planned developments within this FLU designation may include mixed housing types and uses.</p>	<p>Proposed Future Land Use (FLU) Classification: <i>PUD: Planned Use District</i> This land use category is an overlay land use category that may be applied on any specific property in the City. The category is created to allow the consideration of unique, innovative or narrowly construed land use proposals that because of the specificity of the land use regulations can be found to be compatible with the character of the surrounding land uses and environmental conditions of the subject land. This category allows a mix of residential and nonresidential uses and/or unique design features which might otherwise not be allowed in the underlying land use category.</p>
<p>Existing Zoning District: <i>PD: Planned Development</i> The purpose of this district is to promote the development of land as phased planned communities and the utilization of creative concepts for development planning not otherwise provided in the Unified Land Development Code (ULDC), in a manner that is consistent with the Comprehensive Plan.</p>	<p>Proposed Zoning District: <i>PD: Planned Development</i> The purpose of this district is to provide a particularized zoning district that recognizes unique conditions, allows design flexibility, and promotes planned diversification and integration of uses and structures, which other zoning districts cannot accommodate, while also retaining the City Commission’s authority to establish such limitations and regulations as it deems necessary to protect the public health, safety, and general welfare.</p>
<p>Density/Intensity: No changes in existing onsite density is being requested as part of this Ls-CPA application.</p> <p>Existing/Proposed Maximum Permitted Density: 471 dwelling units (du) (per Alachua County Resolution Z-07-31.) Of the maximum permitted units, 95 single-family lots have been platted in phases 1A, 1B, and 1C, combined.</p>	

2. STATEMENT OF PROPOSED CHANGE

This Rezoning application requests to amend the City of Gainesville Future Land Use Map (FLUM) on ±118 acres (Alachua County Tax Parcels 06975-000-000, 06975-001-001, 06975-002-000, 06975-005-000 through 06975-007-000, 06985-010-000 through 06985-010-029, 06985-020-000, 06985-020-030 through 06985-020-055, 06985-030-000, 06985-030-056 through 06985-030-095, 06991-001-000, 07002-001-001, 07007-001-000, 07007-002-000, and 07245-000-000 through 07245-002-000.) The subject property is located along SW 62nd Avenue at SW 43rd Street. An aerial of the site's location can be found in Figure 1.

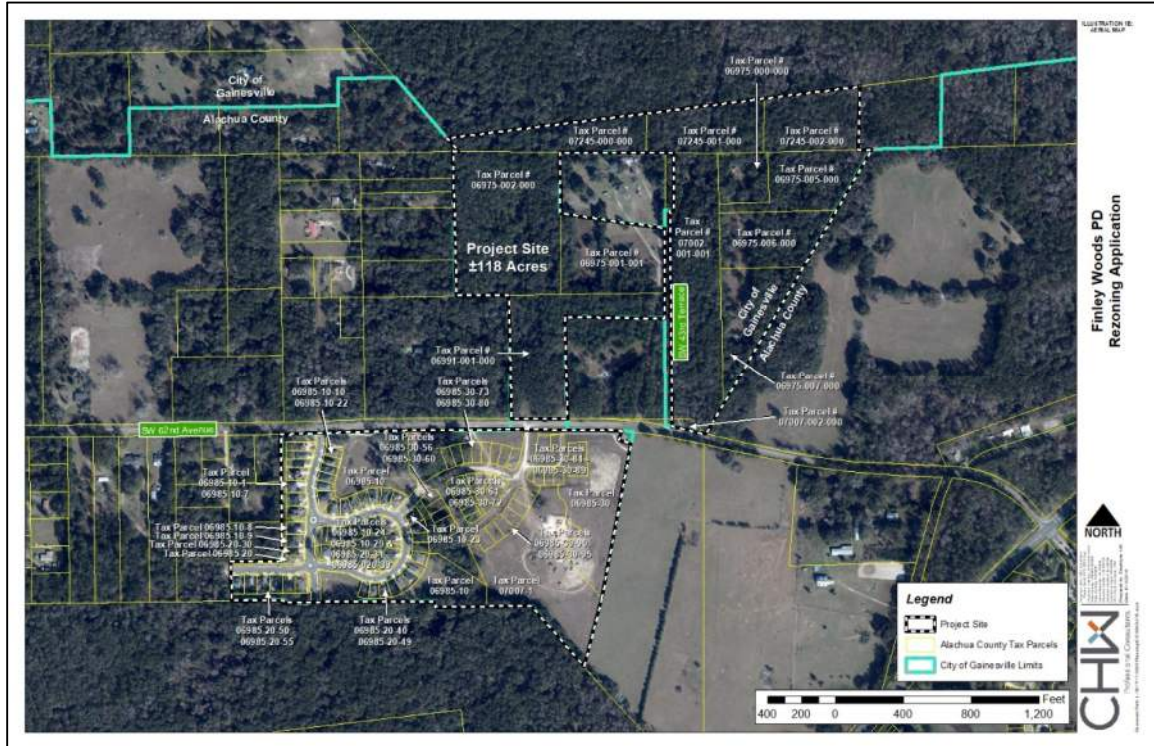


Figure 1: Aerial Map

This submittal is a result of Finley Woods Planned Development (PD) annexing into the City of Gainesville. The project site currently retains Alachua County Low Density Residential Future Land Use (FLU) and PD Zoning designations. This Rezoning application requests a Planned Development (PD) Zoning District consistent with what was permitted onsite when the site was within unincorporated Alachua County. The intent is to permit uses, density entitlements, and dimensional standards that reflect the Finley Woods PD, which was adopted per Alachua County Resolution Z-07-31. A companion Large-scale Comprehensive Plan Amendment (Ls-CPA) application requesting Planned Unit Development (PUD) Future Land Use (FLU) was also submitted. PUD FLU is required to implement the PD Zoning District within the City of Gainesville.

Both applications are consistent with City of Gainesville Comprehensive Plan Goals, Objectives, and Policies and Land Development Code (LDC) regulations, as well as the Alachua County FLU and Zoning designations assigned to the property prior to the annexation. Adjacent FLU and Zoning designations are identified in Table 1 and Figures 2-4.

Table 1: Adjacent Future Land Use and Zoning Designations

Direction	FLU Designation	Zoning Designation
North	Business Industrial	BI
East	Light Industrial	A
South	Low Density Residential	A
West	Low Density Residential	A/R1-C

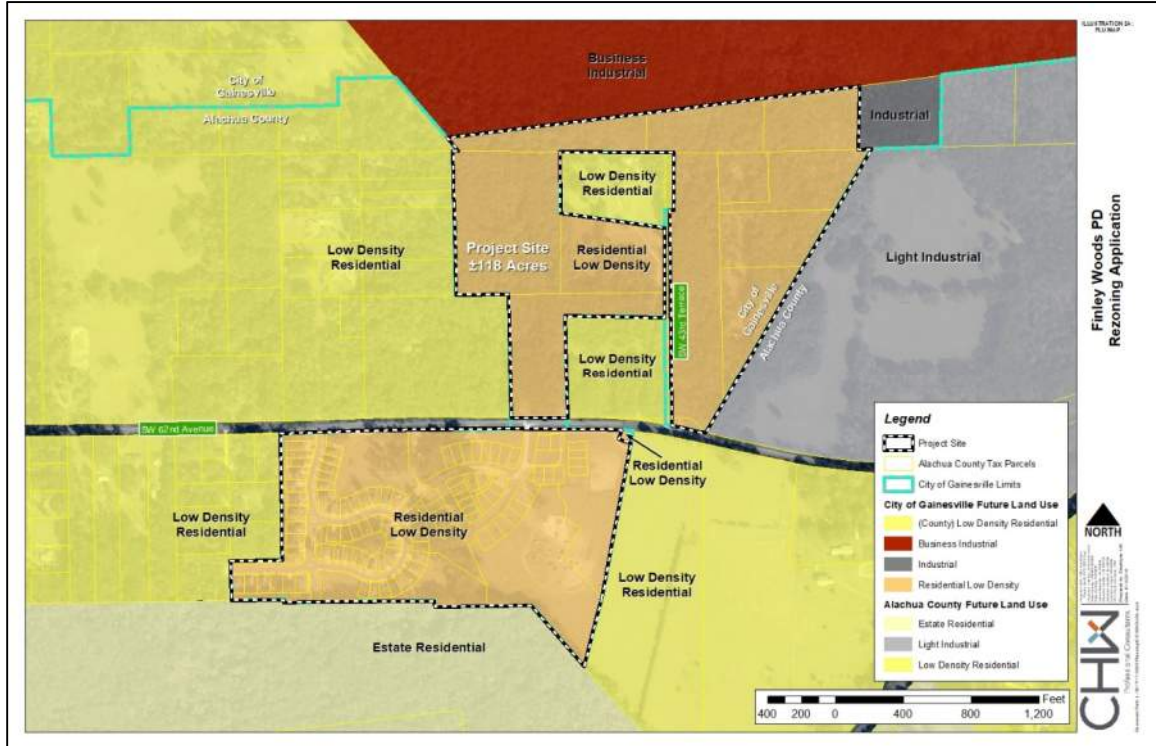


Figure 2: Existing Future Land Use Map

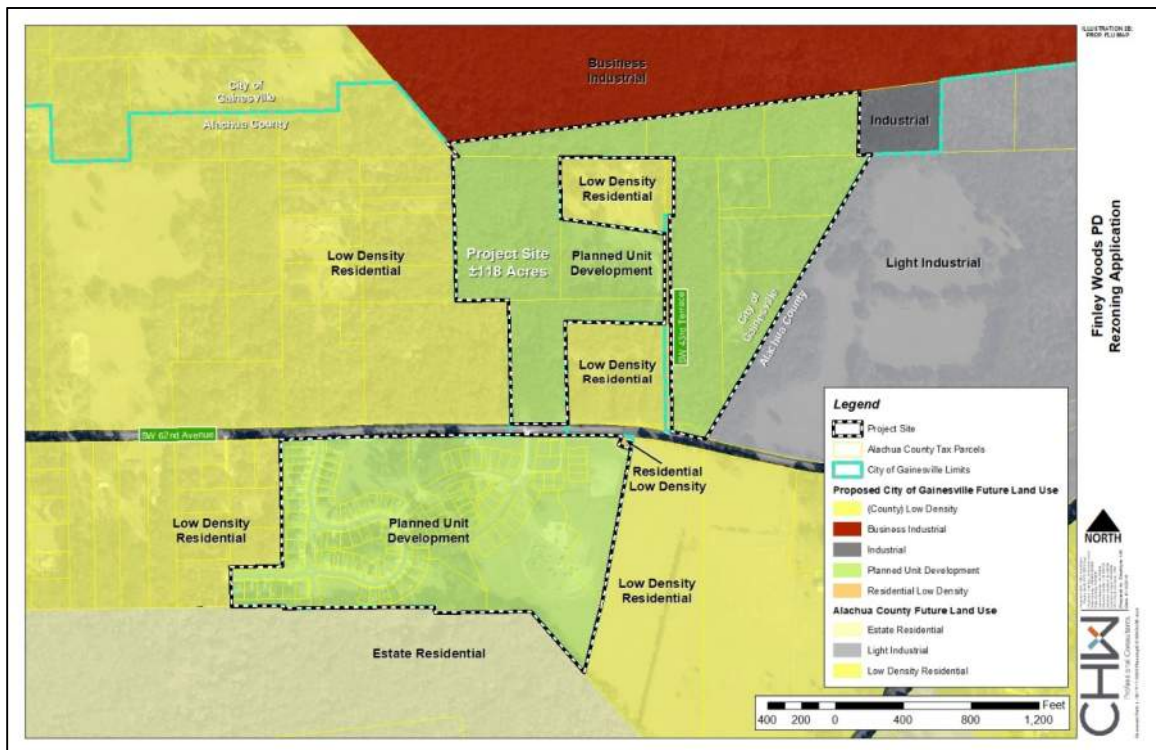


Figure 3: Proposed Future Land Use Map

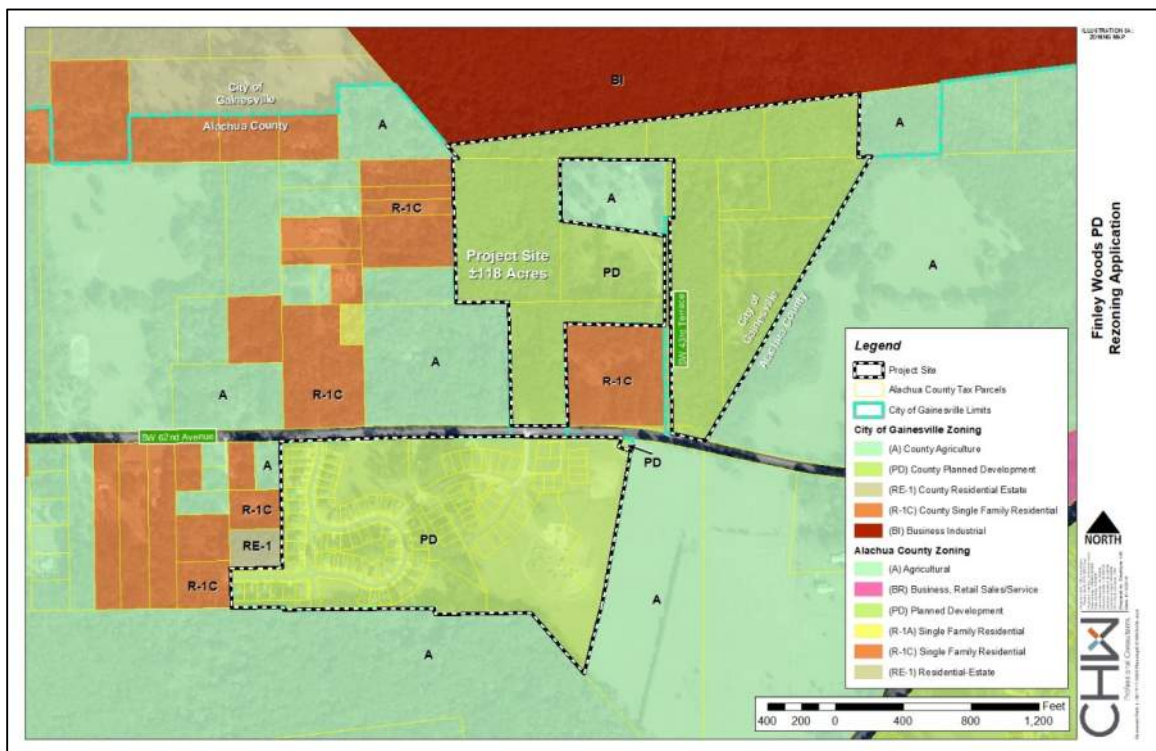


Figure 4: Existing Zoning Map

3. PUBLIC FACILITIES ANALYSIS

IMPACT ON RESIDENTIAL STREETS

There are no anticipated impacts to residential streets. Onsite residents will utilize SW 62nd Avenue to connect to either SR 24 or SR 121 without having to travel along adjacent residential streets. Proposed uses include single- and multi-family residences.

IMPACT ON NOISE AND LIGHTING

Finley Woods is a residential subdivision, which is not anticipated to increase noise and lighting. Street lights will be pedestrian-scale to enhance pedestrian and vehicle traffic, and will have minimal impact on adjacent properties.

ENVIRONMENTAL FEATURES

Finley Woods is a planned subdivision that was designed around preserving onsite natural features to the maximum extent practicable. A 1.42-acre onsite wetland and buffer area has been dedicated to open space. No other environmental features that require protection have been identified.

Topography on Finley Woods north of SW 62nd Avenue slopes from 80' to 70' towards SW 43rd Terrace from the west and back up to 80' at the site's eastern boundary. Finley Woods south of SW 62nd Avenue primarily maintains a constant elevation of 70' with the exception of Phase 1A and 1B that slopes up to 80'.

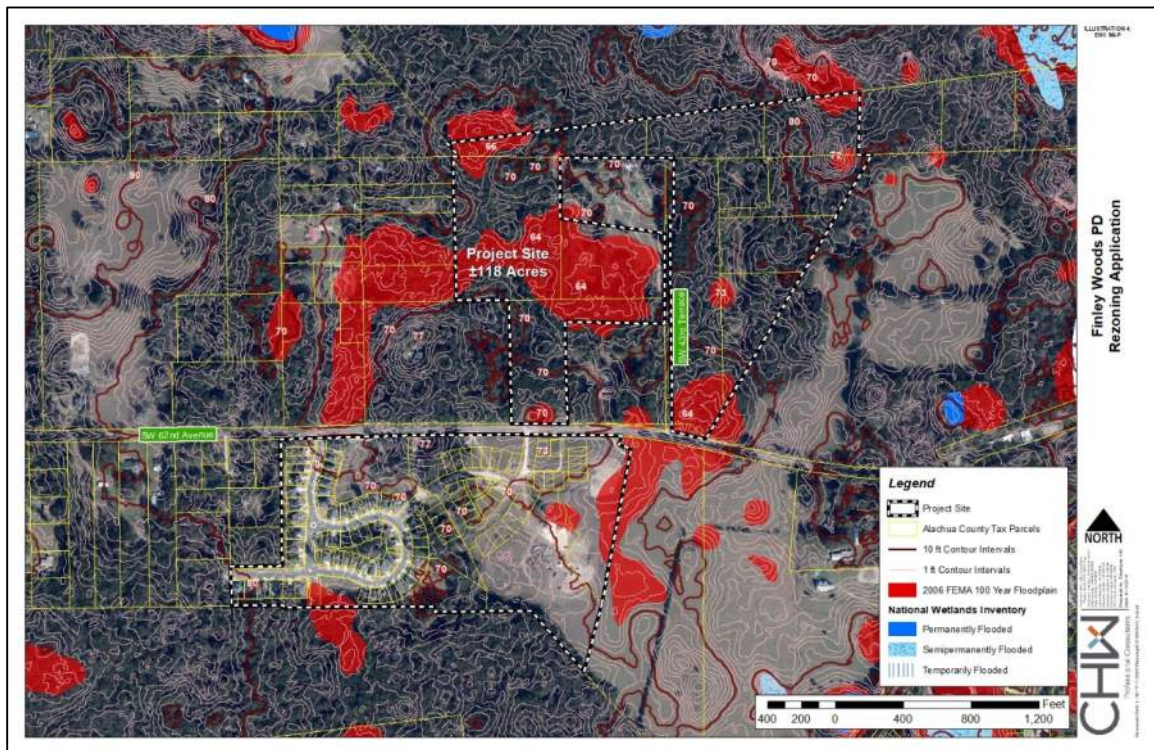


Figure 6: Topography, Wetlands, and FEMA Floodplain Map

Onsite soils are suitable for the proposed development and associated infrastructure include:

- Arredondo Fine Sand, 0 to 5% slopes
- Blycton Sand, 2 to 5% slopes
- Bonneau Fine Sand, 2 to 5% slopes
- Lochloosa Fine Sand, 2 to 5% slopes
- Millhopper Sand, 0 to 5% slopes

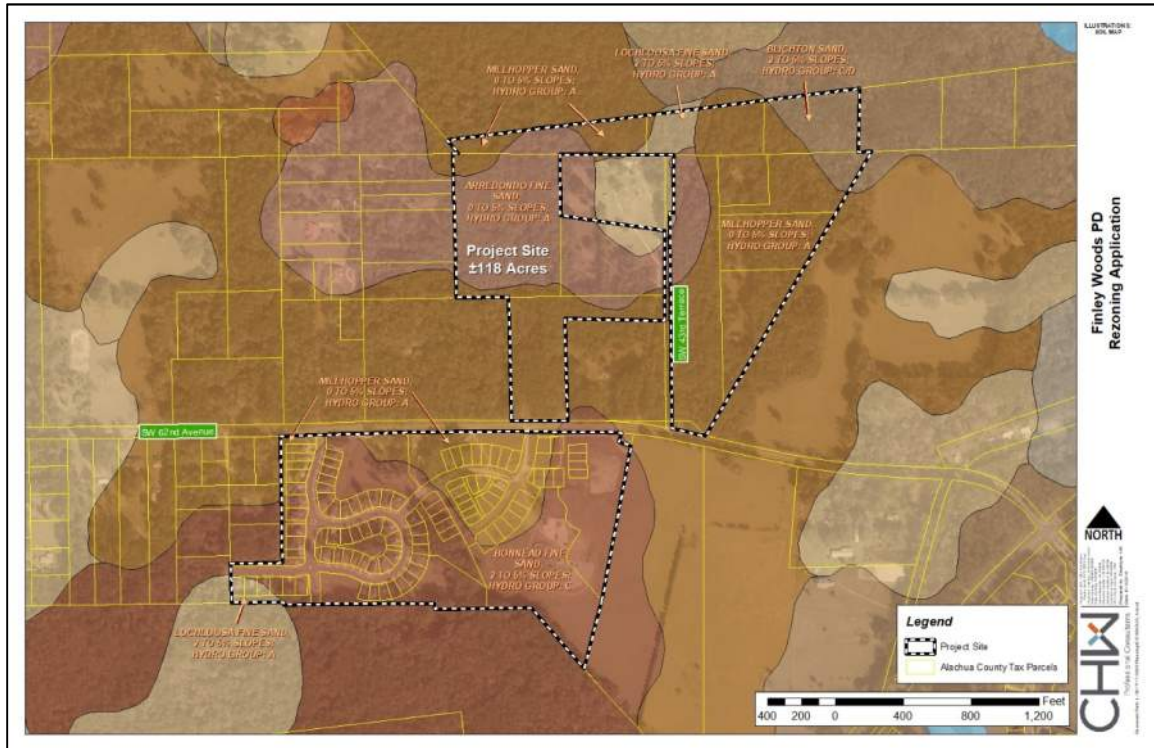


Figure 7: Natural Resources Conservation Service (NRCS) Soils Map

HISTORIC AND ARCHEOLOGICAL RESOURCES

The site is not located within, nor does it possess, historical sites or structures. If any items of historical significance are discovered within the project site during any phase of permit approval or development, it will be immediately reported to the appropriate governmental body for historical analysis and preservation.

COMMUNITY CONTRIBUTIONS

The residential uses permitted within Finley Woods PD provide almost 500 dwelling units to Alachua County residents and is being constructed by local contractors. Existing and future residents support local businesses to meet daily needs. Residents located proximate to major employers, such as the University of Florida and UF Health, reduces overall vehicle miles traveled for daily commutes, lessening roadway impacts. Onsite natural features shall be protected to the maximum extent practicable.

POTENTIAL LONG-TERM ECONOMIC BENEFITS

The almost 500 dwelling units will increase the project site’s tax base, which will have a long-term contribution towards City of Gainesville and Alachua County services. Residents located adjacent to existing development and major arterial roadways reduces vehicle miles traveled, which reduces long-term roadway infrastructure costs.

LEVEL OF SERVICE (LOS)

This application requests to change the site’s existing FLUM designation from Alachua County Low Density Residential to City of Gainesville PUD with the intent to permit residential on the remaining portions of Finley Woods PD that has not already been platted within unincorporated Alachua County. Finley Woods PD was adopted per Alachua County Resolution Z-07-31 to allow 471 du. **No changes in the Finley Woods’s permitted density is requested as part of this application.**

Since neither the adopted County Low Density Residential nor the proposed City PUD specifically identify the total number of multi-family dwelling units, this analysis shall be based on 150 multi-family units with the remaining permitted units to be single-family.

Trip Generation Analysis

Table 2: Potential Net Trip Generation

Land Use (ITE) ¹	Units	Daily		AM Peak		PM Peak	
		Rate ¹	Trips	Rate ¹	Trips	Rate ¹	Trips
Proposed							
Single-Family Detached Housing (ITE 210)	321	9.44	3,030	.74	237	.99	317
Multifamily Housing (Low-Rise) ITE 220	150	7.32	1,098	.46	69	.56	84
Currently Permitted							
Single-Family Detached Housing (ITE 210)	321	9.44	3,030	.74	237	.99	317
Multifamily Housing (Low-Rise) ITE 220	150	7.32	1,098	.46	69	.56	84
Net Trip Generation	-	-	0	-	0	-	0

1. Source: ITE Trip Generation 10th Edition

Conclusion: Approval of this Rezoning application *will not* result in an increase of the site’s theoretical daily trips generated from onsite development. Transportation mitigation will be consistent with the City’s adopted Transportation Mobility Program Area D policies.

Potable Water Analysis

Based on Figure 8, a map provided by Gainesville Regional Utilities (GRU), potable water infrastructure is available for connection to the site. Connection to the project site will likely stem from an extension of the 12" Ductile Iron Pipe (DIP) water main located in the SW 62nd Avenue R.O.W., which will be confirmed with GRU during a later stage of the development plan process.

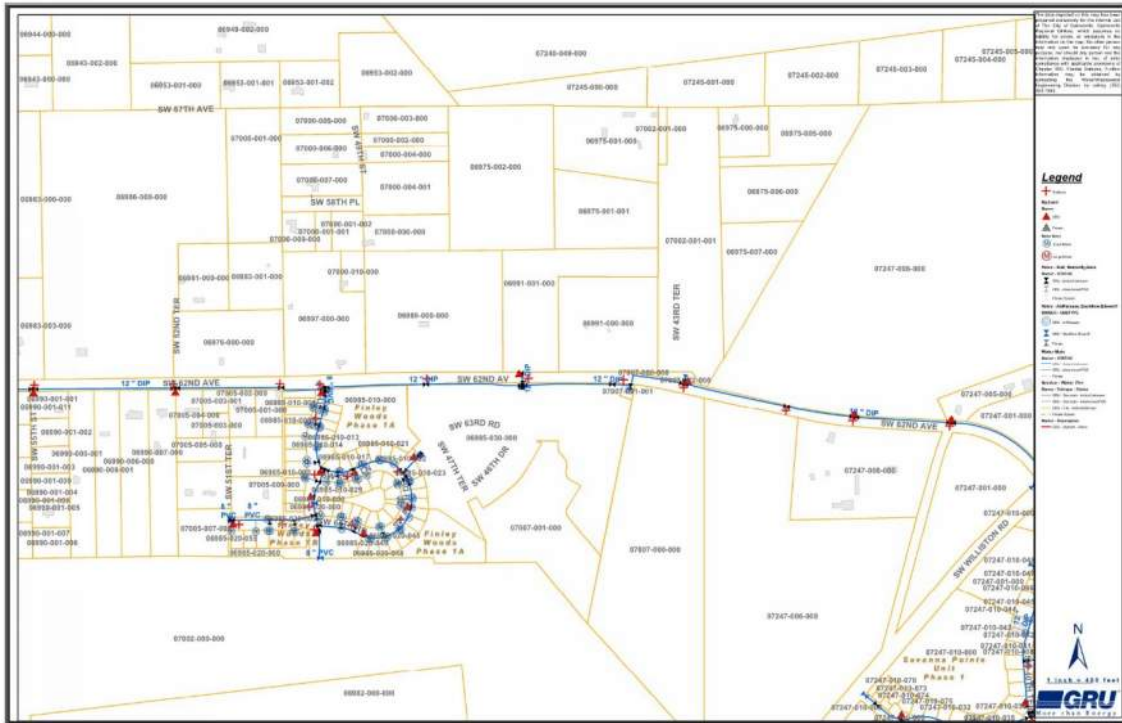


Figure 8: GRU Potable Water Map

Table 3: Potential Potable Water Impact

Land Use	Maximum Units	Generation Rate ¹	Estimated Demand (GPD)
Proposed			
Residential	471	200 gallons / capita / day	217,602
Currently Permitted			
Residential	471	200 gallons / capita / day	217,602
Net Demand	-	-	0

1. City of Gainesville Comprehensive Plan, Potable Water & Wastewater Element

Conclusion: Approval of this Rezoning application *will not* result in an increase of the site's theoretical impact to the County's potable water system by 0 GPD and *will not* cause it to operate below the adopted level of service (LOS).

Sanitary Sewer Analysis

Based on Figure 9, a map provided by GRU, the project site's southern portion will connect to an existing eight-inch (8") gravity main in the SW 63rd Road right-of-way (R.O.W.). The northern portion will tie into an existing gravity main on tax parcel 07707-002-000. Both portions will connect to lift station #199, which is connected to a twelve-inch (12") force main that runs along the southern R.O.W. line of SW 62nd Avenue. A meeting will be coordinated with GRU to determine which existing sanitary sewer main is most appropriate for connection during the development plan process.

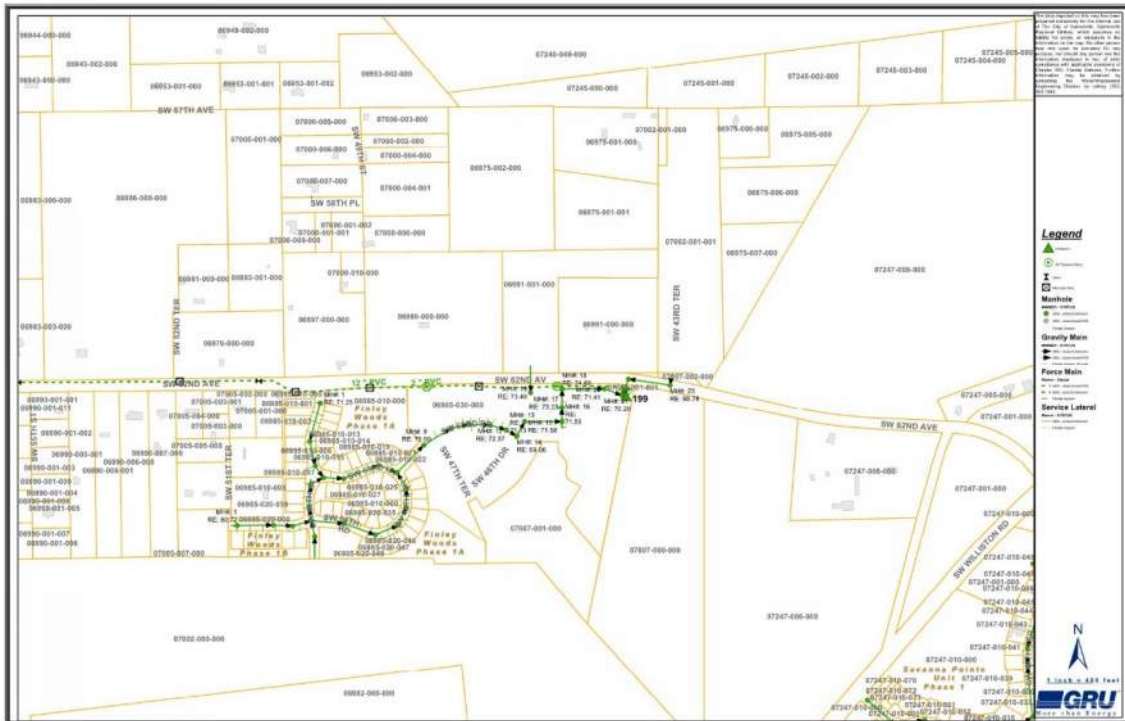


Figure 9: GRU Sanitary Sewer Map

Table 4: Potential Sanitary Sewer Impact

Land Use	Maximum Units	Generation Rate ¹	Estimated Demand (GPD)
Proposed			
Residential	471	106 gallons / capita / day	115,329
Currently Permitted			
Residential	471	106 gallons / capita / day	115,329
Net Demand	-	-	0

1. Source: City of Gainesville Comprehensive Plan, Potable Water & Wastewater Element

Conclusion: Approval of this Rezoning application *will not* result in an increase of the site's theoretical impact to the County's sanitary sewer system by 0 GPD and *will not* cause it to operate below the adopted level of service (LOS).

Solid Waste Analysis

Table 5: Potential Solid Waste Impact

Land Use	Maximum Units	Generation Rate ^{1,2}	Tons Per Year
Proposed			
Residential	471	.73 tons / person / year	794
Currently Permitted			
Residential	471	.73 tons / person / year	794
Leveda Brown Environmental Park³			>20 years

1. Source: Sincero and Sincero; *Environmental Engineering: A Design Approach*, Prentice Hall, New Jersey, 1996.

2. Generation rate estimates 2.31 persons per household.

3. Source: Alachua County Comprehensive Plan, Solid Waste Element

Conclusion: Approval of this Rezoning application *will not* increase the site’s theoretical impact to the County’s solid waste system or cause it to operate below the adopted LOS. As shown in Table 5 and stated in the Alachua County Comprehensive Plan Solid Waste Element, the Leveda Brown Environmental Park and Transfer Station has the capacity to process various components of the solid waste stream for the next 20 years. This facility has adequate capacity to meet the site’s theoretical demand.

Education Facilities Analysis

The City of Gainesville requires all Rezoning applications to evaluate public school concurrency based on the site’s maximum permitted density. Therefore, the site’s theoretical impact on Alachua County’s Public School System is evaluated in the Public School Generation form included with this application and in Table 6 of this document:

Table 6: Potential Public School Demand

Land Use	Units	Elem.		Middle		High	
		Rate	Total	Rate	Total	Rate	Total
Proposed							
Single-Family	321	.15	48	.07	22	.09	28
Multi-Family	150	.08	12	.03	5	.03	5
Currently Permitted							
Single-Family	321	.15	48	.07	22	.09	28
Multi-Family	150	.08	12	.03	5	.03	5
Net Generation	-	-	0	-	0	-	0

Conclusion: Approval of this Rezoning application *will not* result in an increase of the site’s theoretical impact the County’s Public School System or cause it to operate below the adopted LOS. During development plan review, these values may be updated to reflect the development’s actual number of proposed single-family and multi-family residential units.

Recreation Facilities Analysis

As evidenced by Table 7, an excerpt from the City of Gainesville Comprehensive Plan's Recreation Element, the City's Existing LOS for parks exceed the Adopted LOS. This means the City currently has more recreation facilities than the minimum required to serve the existing population.

Table 7: LOS Standards for Parks

Park	Adopted LOS Standard	Existing LOS
Local Nature/Conservation	6.00 ac.	15.71 ac.
Community Park	2.00 ac.	2.13 ac.
Neighborhood Park	.80 ac.	1.33 ac.
Total Acres per 1000	8.80 ac.	19.73 ac.

Source: Alachua County Comprehensive Plan, Recreation Element

The addition of almost 500 dwelling units may result in approximately 1,000 residents. However, this is not entirely new population growth, as some portion of residents will be relocating from elsewhere within the City of Gainesville. Additionally, the planned subdivision is designed with onsite recreation facilities that are intended to serve onsite residents. Therefore, it is anticipated that City Adopted LOS standards shall be maintained following this application's approval.

4. CONSISTENCY WITH CITY OF GAINESVILLE COMPREHENSIVE PLAN

This section identifies specific Alachua County Comprehensive Plan Goals, Objectives, and Policies and explains how this PD Rezoning application is consistent with each. The Goals, Objectives, and Policies are provided in normal font, and the consistency statements are provided in **bold** font.

PUD FLU – This rezoning application is companion to a large-scale CPA which requests single-family FLU. The project site is compatible with adjacent properties and has access to sufficient public services. The proposed density (± 4 du/ac) is consistent with the Single-family FLU.

Policy 4.1.3

The City will review proposed changes to the Future Land Use Map by considering factors such as, but not limited to, the following:

1. Consistency with the Comprehensive Plan;

This section demonstrates how this application and the companion Ls-CPA are consistent with the City of Gainesville Comprehensive Plan. The intent of these applications is to assign the PUD FLU category and PD Zoning District classification onsite. Finley Woods PD was annexed into the City of Gainesville and shall be assigned FLU and Zoning designations comparable to what the subject property had while in the unincorporated County.

2. Compatibility and surrounding land uses;

Finley Woods is a Planned Development (PD) subdivision that was approved in unincorporated Alachua County. The development is compatible with adjacent residential and agricultural uses. Phases that have already been platted include appropriately-sized buffers along the site's perimeter where internal lots are adjacent to rural-size, single-family lots.

3. Environmental impacts and constraints;

Based on FEMA floodplain data, floodplains may be located onsite (see Figure 8). A 1.42-acre area has been delineated on the associated Zoning Master Plan, which includes a wetland and required buffer. During the design plat review for each phase of the development, natural features that require preservation will be accurately delineated by a professional environmental scientist and site layout will address these features accordingly.

4. Support for urban infill and/or redevelopment;

Currently, a portion of the site has been platted for 95 lots while the remainder is undeveloped. Finley Woods PD is considered infill, as the site is conveniently located between SR 24 and SR 121 and has convenient vehicular access to the County's major employers, the University of Florida and UF Health, as well as I-75.

5. Impacts on affordable housing;

In addition to the single-family detached and attached housing, a portion of the site may include multi-family units. The variety of potential housing products will provide housing to a range of household income levels.

6. Impacts on the transportation system;

This application does not seek an increase in residential units. As demonstrated in Section 3 of this report, the proposed units will not cause adjacent roadways to exceed adopted LOS.

7. An analysis of the availability of facilities and services;

Developed portions of Finley Woods are currently served by Gainesville Regional Utilities (GRU), City of Gainesville, and Alachua County. As demonstrated in Section 3 of this report, the proposed units will not cause public services to exceed adopted LOS.

8. Need for the additional acreage in the proposed future land use category;

The requested PUD FLU is necessary to implement the PD Zoning District designation the subject property had while within unincorporated Alachua County. No additional dwelling units or other uses are requested with this application.

9. Discouragement of urban sprawl as defined in Section 163.3164, F.S., and consistent with the requirements of Subsection 163.3177(6)(a)9., F.S.;

The project site is conveniently located between SR 24 and SR 121 in an area supported by public services and conveniently located near major employers and I-75.

10. Need for job creation, capital investment, and economic development to strengthen and diversify the City's economy; and

The construction and development of the project site will help to create jobs within the City. Furthermore, the need for this subdivision demonstrates that the City's population is growing, therefore, the increase in residents will help the economic development and strengthen and diversify the City's economy, through the payment of taxes and patron local stores to meet daily needs.

11. Need to modify land use categories and development patterns within antiquated subdivisions as defined in Section 163.3164, F.S.

The requested PUD FLU is necessary to implement the PD Zoning District designation the subject property had while within unincorporated Alachua County. Finley Woods is a planned residential subdivision that meets current Alachua County and/or City of Gainesville land development regulations.

Policy 4.2.2

The City shall adopt land development regulations that encourage better access between residential neighborhoods and adjacent neighborhood centers through the use of street design and the use of pedestrian, bicycle and transit modifications.

Finley Woods is a planned development with a variety of housing options, amenities, and multi-modal transportation infrastructure, including both pedestrian and bicycle paths that help to facilitate better connections within the neighborhood.

5. CONSISTENCY WITH CITY OF GAINESVILLE LAND DEVELOPMENT CODE

The following identifies how this application is consistent with the City of Gainesville Land Development Code (LDC). Language from the LDC is provided in normal font, and the consistency statements are provided in **bold font**.

Section 30-3.14. Rezoning Criteria

Applications to rezone property shall be reviewed according to the following criteria:

- A. Compatibility of permitted uses and allowed intensity and density with surrounding existing development.

Finley Woods is a master planned, residential subdivision that is permitted a moderate density (up to four units per acre.) Adjacent uses are compatible with this density, and include agriculture and rural-scale residential. Compatibility with adjacent properties was enhanced through appropriately placing residential lots, common area, buffers, etc. during the master planning process.

- B. The character of the district and its suitability for particular uses.

Finley Woods PD is a moderate up to four dwelling units per acre) subdivision within a growing portion of the City of Gainesville. The PD was approved by the Alachua County Board of County Commissioners (BoCC) via County Resolution Z-07-31. Since the site was annexed into the City of Gainesville, a comparable Zoning District shall be applied to the site. This application does not request any change in onsite density or permitted uses.

- C. The proposed zoning district of the property in relation to surrounding properties and other similar properties.

Adjacent properties are currently underutilized and will transition from rural-scale single-family lots and agricultural fields to urban-scale development as the City of Gainesville's population continues to grow. The proposed zoning district is PD, which permits both single- and multi-family development at four (4) du/acre. This PD ensures compatibility with adjacent properties by specifically identifying appropriate areas for natural resource protection, single-family homes, and multi-family units.

- D. Conservation of the value of buildings and encouraging the most appropriate use of land throughout the city.

Finley Woods is an urban-scale residential development that is appropriate for the site's location and proximity to major employers and arterial roadways. The site remains compatible with existing adjacent uses, and is appropriate for the City's future growth.

- E. The applicable portions of any current city plans and programs such as land use, traffic ways, recreation, schools, neighborhoods, stormwater management and housing.

Finley Woods is a master planned community that has thoughtfully allocated land area for both housing and stormwater management. As demonstrated in Section 3

of this report, there are adequate traffic, recreation, and school facilities to support the proposed development.

- F. The needs of the city for land areas for specific purposes to serve population and economic activities.

The Finley Woods PD was adopted per Alachua County BoCC and was annexed into the City of Gainesville. The subdivision will provide more housing options for the City's residents and provide housing close to existing commercial uses.

- G. Whether there have been substantial changes in the character or development of areas in or near an area under consideration for rezoning.

Finley Woods is strategically located between SR 24 and SR 121, which are major arterial roadways that connect the site to I-75, as well as the County's major employers. SR 24 (Archer Road) has seen significant (re)development over the last few years with the expansion and redevelopment of Butler Plaza and new construction, Celebration Pointe. Additional housing proximate to these major commercial nodes will reduce overall vehicle miles traveled, since residents will likely work at or at least patron these developments on a regular basis.

- H. The goals, objectives, and policies of the Comprehensive Plan.

Section 4 of this justification report demonstrates how the proposed project is consistent with Comprehensive Plan Goals, Objectives, and Policies.

- I. The facts, testimony, and reports presented at public hearings.

This Justification Report is intended to present facts and findings related to the proposed PD Rezoning by clearly demonstrating how this application is consistent with City of Gainesville Comprehensive Goals, Objectives, and Plans, as well as City Land Development Code.

- J. Applications to rezone to a transect zone shall meet the following additional criteria:
 1. The proposed T-Zone shall provide a logical extension of an existing zone, or an adequate transition between zones.
 2. The area shall have had a change in growth and development pattern to warrant the rezoning to a more or less urban T-Zone.
 3. The request shall be consistent with the overall City of Gainesville vision for growth and development as expressed in the City of Gainesville Comprehensive Plan.
 4. If not adjacent to an existing T-Zone, the rezoning site shall comprise a minimum of 10 acres.

This rezoning application is being submitted to rezone the project site to PD, not a transect zone. The City of Gainesville only applied transect zones to the most urbanized areas within its limits. This project site is not consistent with previous transect zone applications. Further, the Rezoning request is the result of the site annexing into the City, and, therefore, shall receive a zoning district comparable to what was applied while the site was within unincorporated Alachua County.

Section 30-3.17. Review Criteria

In addition to the general review criteria for rezonings provided by this article, the City Plan Board and the City Commission shall evaluate PD applications according to the following additional criteria:

- A. *Consistent with Comprehensive Plan.* A PD application may only be approved if it is consistent with the Comprehensive Plan.

Section 4 of this justification report demonstrate how the proposed project is consistent with City of Gainesville Comprehensive Goals, Objectives, and Plans.

- B. *Conformance to PD purpose.* A PD application may only be approved if it is in conformance with the purpose of PDs as articulated in Section 30-3.15.

The purpose of a PD district is to provide particularized zoning that recognizes unique conditions, allows design flexibility, and promotes planned diversification and integration of uses and structures. This PD rezoning application is being submitted to allow for minor deviations related to lot sizes and setbacks while maintaining a four (4) du/ac density. Further, the Rezoning request is the result of the site annexing into the City, and, therefore, shall receive a zoning district comparable to what was applied while the site was within unincorporated Alachua County.

- C. *Internal compatibility.* All uses proposed within a PD shall be compatible with other proposed uses; that is, no use may have any undue adverse impact on any neighboring use, based on the streetscape, treatment of pedestrian ways and circulation, motor vehicle circulation, and the separation and buffering of parking areas and sections of parking areas; the existence or absence of, and the location of, focal points and vistas, open spaces, plazas, recreational areas and common areas, and use of existing and proposed landscaping; use of the topography, physical environment and other natural features; use and variety of building setback or build-to lines, separations and buffering; use and variety of building groupings, building sizes, architectural styles, and materials; variety and design of dwelling types; particular land uses proposed, and conditions and limitations thereon; and any other factor deemed relevant to the privacy, safety, preservation, protection or welfare of any proposed use within the PD.

Finley Woods is a master planned community, which is uniquely designed to maximize onsite natural features. Common space and bike/pedestrian facilities are provided throughout. Permitted uses include both single- and multi-family dwellings, which are compatible with each other.

- D. *External Compatibility.* All uses proposed within a PD shall be compatible with existing and planned uses of properties surrounding the PD; that is, no internal use may have any avoidable or undue adverse impact on any existing or planned surrounding use, nor shall any internal use be subject to undue adverse impact from existing or planned surrounding uses. An evaluation of the external compatibility of a PD should be based on the following factors: adjacent existing and proposed uses, design of the development, traffic circulation, and density and intensity.

As stated before, the adjacent properties surrounding the project site are residential and agricultural lands. The proposed plan for the site is a subdivision, which will not adversely impact the existing and planned uses of properties surrounding the project site. Three phases within Finley Woods have already been platted, and several units are occupied.

- E. *Intensity of development.* The residential density and intensity of use of a PD shall be compatible with and shall have no undue adverse impact upon the physical and environmental characteristics of the site and surrounding lands, and shall comply with the policies and density limitations set forth in the Comprehensive Plan. Within the maximum limitation of the Comprehensive Plan, the permitted residential density and intensity of use in a PD may be adjusted upward or downward in consideration of the following factors: the availability and location of public and utility services and facilities; the trip capture rate of development; and the degree of internal and external connectedness of streets.

Finley Woods shall retain the same density (up to four dwelling units per acre) that was approved while in unincorporated Alachua County. This density is appropriate for both the rural-scale residential lots and agricultural uses that exist today, as well as more intense uses that may locate adjacent to the site as Gainesville's population continues to grow.

- F. *Usable open spaces, plazas and recreation areas.* Usable open spaces, plazas and recreation areas provided within a PD shall be evaluated based on conformance with the policies of the Comprehensive Plan and the sufficiency of such areas to provide appropriate recreational opportunities, protect sensitive environmental areas, conserve areas of unique beauty or historical significance, enhance neighborhood design, and encourage compatible and cooperative relationships between adjoining land uses.

As previously stated, Finley Woods PD is a master planned community with ample common space and amenities to serve its residents. Site layout maximizes natural resource preservation, which is considered an amenity. Appropriately-scaled perimeter buffers are in the platted phases to enhance compatibility with adjacent uses.

- G. *Environmental constraints.* The site of the PD shall be suitable for use in the manner proposed without hazards to persons either on or offsite from the likelihood of increased flooding, erosion or other dangers, annoyances or inconveniences. Condition of soil, groundwater level, drainage and topography shall all be appropriate to the type, pattern and intensity of development intended. The conditions and requirements of the protection of resources article shall be met.

The Finley Woods PD was designed to maximize natural resource protection and master plan stormwater management facilities. A 1.42-acre area is delineated on the Zoning Master Plan to appropriately protect an onsite wetland and buffer.

- H. *External transportation access.* A PD shall be located on, and provide access to, a major street (arterial or collector) unless, due to the size of the PD and the type of uses proposed, it will not adversely affect the type or amount of traffic on adjoining local streets. Access shall meet the standards set in Chapter 23 and Chapter 30, Article VI. Connection to existing or planned adjacent streets

encouraged. The trip generation report shall be signed by a professional engineer registered in the state when there is a difference between the traffic report provided by the petitioner and the concurrency test.

The proposed plan for the project site includes four (4) ingress/egress access points onto SW 62nd Avenue, a collector roadway that is a direct connection to both SR 24 and SR 121. A trip generation report is included in this report that shows adjacent roadways will not be adversely impacted as a result of this application's approval.

- I. *Internal transportation access.* Every dwelling unit or other use permitted in a PD shall have access to a public street directly or by way of a private road, pedestrian way, court or other area that is either dedicated to public use or is a common area guaranteeing access. Permitted uses are not required to front on a dedicated public road. Private roads and other accessways shall be required to be constructed so as to ensure that they are safe and maintainable.

The project site has vehicular circulation throughout the development that connects the residential lots and also the amenities and recreational areas of the subdivision. In addition, there are also pedestrian and bicycle paths and trails that allow the residents more transportation choices.

- J. *Provision for the range of transportation choices.* Sufficient off-street and on-street parking for bicycles and other vehicles, as well as cars, shall be provided. Parking areas shall be constructed in accordance with such standards as are approved by the City Commission to ensure that they are safe and maintainable and that they allow for sufficient privacy for adjoining uses. When there is discretion as to the location of parking in the project, it is strongly encouraged that all motor vehicle parking be located at the rear or interior side of buildings, or both. The design of a PD should, whenever feasible, incorporate appropriate pedestrian and bicycle accessways so as to provide for a variety of mobility opportunities. Connection to all sidewalks, greenways, trails, bikeways. And transit stops along the perimeter of the PD is required. Where existing perimeter sidewalks do not exist, sidewalks shall be provided by the development.

On-street parking may be provided within the subdivision. Appropriately-scaled off street parking may be provided at onsite amenities. In addition to vehicular circulation throughout the site, there are also pedestrian and bicycle paths and trails that allow the residents more transportation choices.

Section 30-4.17. Dimensional Standards

Standard	RSF-4 Standards	Consistency Statement
DENSITY/INTENSITY		
Max. [dwelling units] by right	8 per acre	471 total units (±4 du/ac)
LOT STANDARDS		
Min. lot area (sf)	4,300	Detached: 4,000 Attached: 3,000
MIN. SETBACKS (ft)		
Front	20 ³	10
Side (street)	7.5	0

Side (interior) ^{5,6}	7.5	0
Rear ^{6,7}	15	0
Rear, accessory	5	0
MAXIMUM BUILDING HEIGHT		
By right	3 Stories	Detached: 35 ft Attached & Multi-Family: 45 ft

2=Assumes both units on one lot. Lot may not be split, unless each individual lot meets minimum lot width requirement for single-family.

3=Lots abutting a collector or arterial street shall have a minimum depth of 150 feet and a minimum building setback of 50 feet along that street.

5=Except where the units are separated by a common wall on the property line of two adjoining lots. In such instances, only the side yard setback for the end unit is required.

6=Accessory pre-engineered or pre-manufactured structures of 100 square feet or less and one story in height may be erected in the rear or side yard as long as the structure has a minimum yard setback of three feet from the rear or side property line, is properly anchored to the ground, and is separated from neighboring properties by a fence or wall that is at least 75% opaque.

7=Accessory screened enclosure structures whether or not attached to the principal structure, may be erected in the rear yard as long as the enclosure has a minimum yard setback of three feet from the rear property line. The maximum height of the enclosure at the setback line shall not exceed eight feet. The roof and all sides of the enclosure not attached to the principal structure shall be made of screening material.

Finley Woods PD includes platted portions. Those areas that have already been platted shall retain dimensional standards consistent with their respective plats. Portions that have not been platted yet shall be consistent with the dimensional standards listed in the table above. Overall, Finley Woods PD shall retain a density of four dwelling units per acre.

FINLEY WOODS ZONING MASTER PLAN

11801 Research Drive
Alachua, FL 32009
www.cdw-inc.com
est. 1988 FLORIDA
CA-5075

CDW
Professionals Consultants

SCALE: 1" = 15'
VERIFY SCALE
BASED ON INCHES ON
DRAWING. SCALE
IF NOT ONE INCH ON
SHEETS ACCORDINGLY.

CONSTRUCTION/BD REVISIONS

SUBMITTALS: PRELIMINARY: FEBRUARY 3, 2018
SUBMITTALS: REVISIONS: REVISIONS: JUNE 15, 2018

CLIENT: FINLEY WOODS
PROJECT: PLANNED DEVELOPMENT

DESIGNER: N. HILL
PROJECT MANAGER: R. THOMPSON

PROJECT TITLE: ZONING MASTER PLAN
SHEET NO.: 17-0050

SHEET NO.: 1 of 1

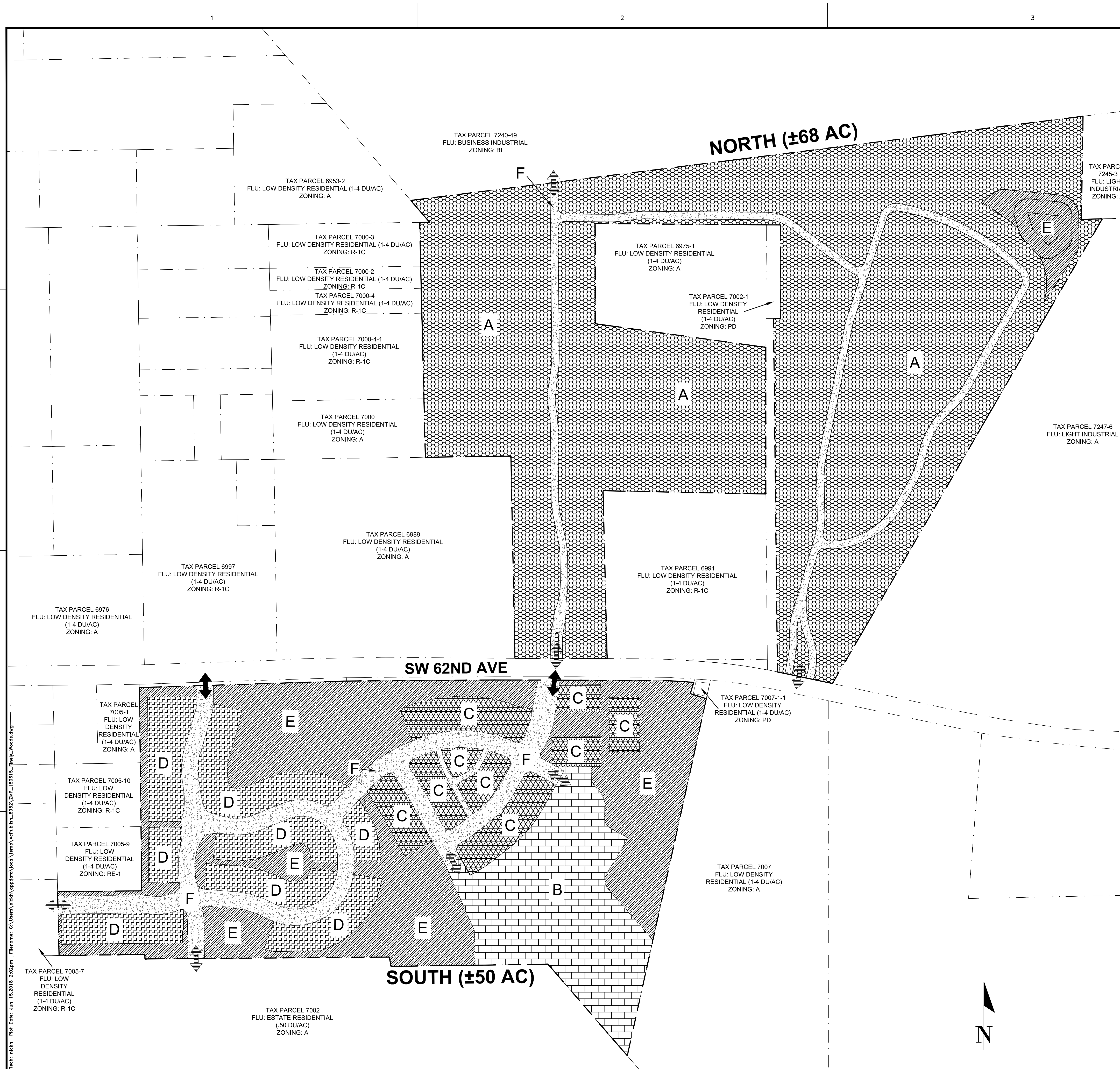
- GENERAL NOTES**
1. THE LAND USE AREA BOUNDARIES ARE APPROXIMATE AND MAY BE ADJUSTED DURING DEVELOPMENT PLAN APPROVAL.
 2. ACCESS AND VEHICULAR PARKING AREAS ARE PERMITTED WITHIN LAND USE AREAS 'A', 'B', 'C', 'D' AND/OR 'F'.
 3. SHARED STORMWATER MANAGEMENT FACILITIES (SMF) ARE PERMITTED WITHIN ANY LAND USE AREA.

LAND USE AREAS

- AREA A: 'A' RESIDENTIAL
- AREA B: 'B' RESIDENTIAL
- AREA C: 'C' RESIDENTIAL
- AREA D: 'D' RESIDENTIAL
- AREA E: COMMON OPEN SPACE
- AREA F: MAJOR CIRCULATION
- PROJECT BOUNDARY
- EXISTING ACCESS
- PROPOSED ACCESS

PHASE	AC.	MAXIMUM # OF UNITS
NORTH	±68	471
SOUTH	±50	

LAND USE CLASSIFICATION	ALLOWABLE USES (Open Space, Stormwater Management, and Infrastructure Elements may exist in any land use classification)	DIMENSIONAL STANDARDS	AC.	(%) OF SITE
'A' RESIDENTIAL	SINGLE FAMILY DETACHED AND ATTACHED AND CUSTOMARY ACCESSORY USES	DETACHED Min. Lot Area = 4,000 sq. ft. Max. Bldg. Height = 35 ft. Front Setback = 10 ft. Rear Setback = 0 ft. Side Setback, Interior or Street = 0 ft. ATTACHED Min. Lot Area = 3,000 sq. ft. Max. Bldg. Height = 45 ft. Front Setback = 10 ft. Rear Setback = 0 ft.	66.58	57%
'B' RESIDENTIAL	SINGLE FAMILY DETACHED AND ATTACHED, MULTI-FAMILY, AND CUSTOMARY ACCESSORY USES	DETACHED Min. Lot Area = 4,000 sq. ft. Max. Bldg. Height = 35 ft. Front Setback = 10 ft. Rear Setback = 0 ft. Side Setback, Interior or Street = 0 ft. ATTACHED Min. Lot Area = 3,000 sq. ft. Max. Bldg. Height = 45 ft. Front Setback = 10 ft. Rear Setback = 0 ft. MULTI-FAMILY Min. Area = 20,000 sq. ft. Max. Bldg. Height = 45 ft. Max. Units per Bldg. = 8	8.53	7%
'C' RESIDENTIAL	SINGLE FAMILY DETACHED	DETACHED Min. Lot Area = 4,000 sq. ft. Max. Bldg. Height = 35 ft. Front Setback = 15 ft. Rear Setback = 0 ft. Side Setback, Interior = 0 ft. Side Setback, Street = 10 ft.	5.89	5%
'D' RESIDENTIAL	SINGLE FAMILY DETACHED	DETACHED Min. Lot Area = 4,000 sq. ft. Max. Bldg. Height = 35 ft. Front Setback = 15 ft. Rear Setback = 0 ft. Side Setback, Interior = 0 ft. Side Setback, Street = 15 ft.	8.69	7%
'E' OPEN SPACE	A. WETLANDS AND THEIR BUFFERS B. MULCHED WALKING TRAILS OUTSIDE OF WETLAND BUFFERS C. USES AS MAY BE PERMITTED IN AN APPROVED CONSERVATION MANAGEMENT PLAN D. STORMWATER MANAGEMENT SYSTEMS	N/A	19.79	17%
'F' MAJOR CIRCULATION	PEDESTRIAN, BICYCLE, AND VEHICULAR CIRCULATION, INFRASTRUCTURE ELEMENTS, SIGNAGE, LANDSCAPING	N/A	8.52	7%
TOTAL PROJECT AREA			118	100%



Date: 12/20/18 2:02pm
 Location: C:\Users\mch\OneDrive\Documents\Projects\180113_Finley_Woods\Map_17-0050.dwg
 Author: N. Hill
 Plot Date: Jan 12, 2018 2:02pm