

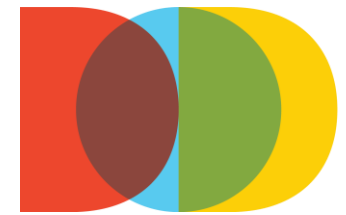
Blues Creek, Unit 5, Phase 2 Petition DB-15-114 SUB

Design plat for 44 lots on 36.7 acres

Zoned: PD for single-family residential

Legistar Number: 160885

City Commission Meeting: June 1, 2017



DEPT
OF
DOING

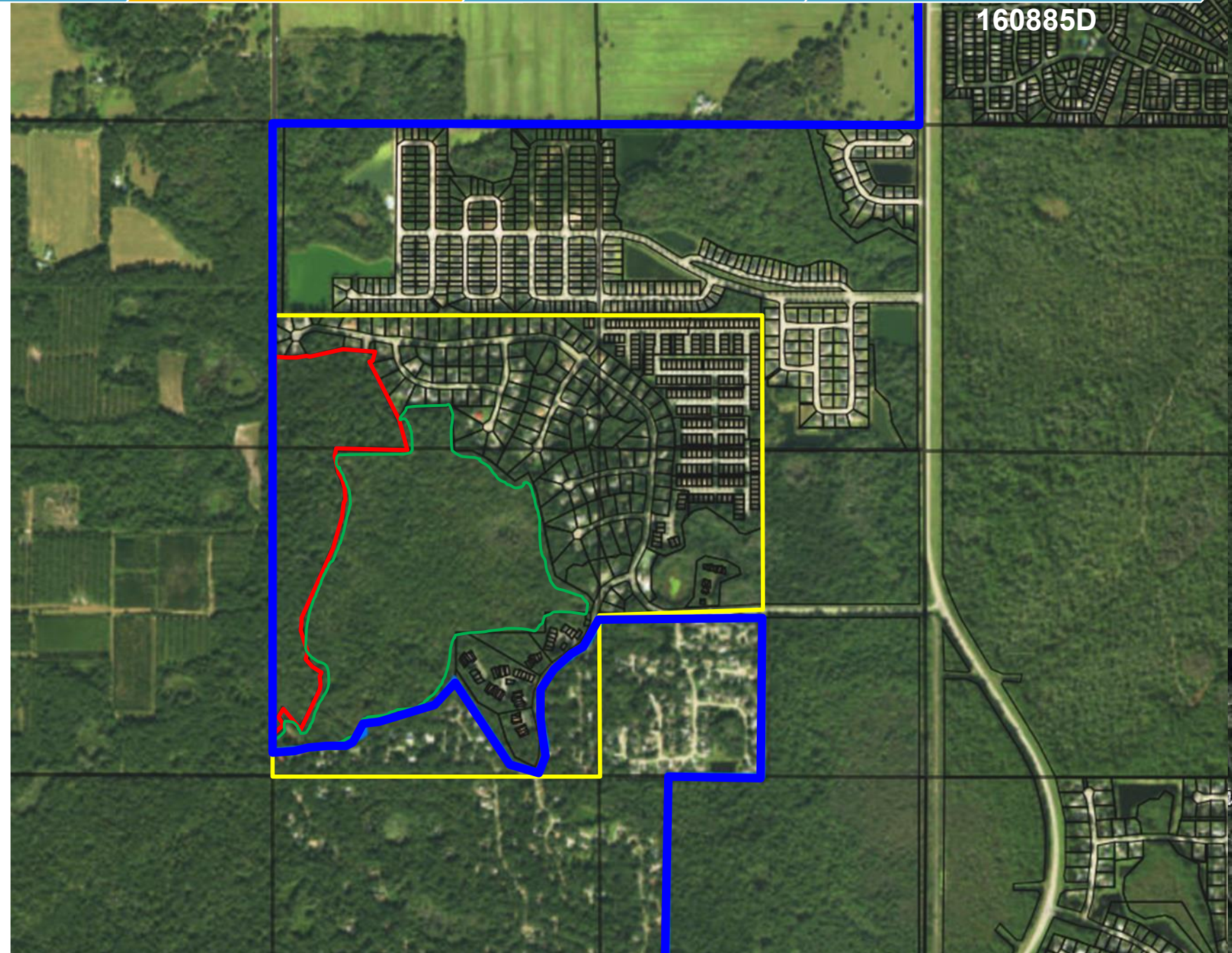
Background

- Alachua County Planned Unit Development (PUD)
- Annexed into the City of Gainesville 2001 – 2005
- March 2, 2017, Ordinance 150694 resulted in this application for subdivision review

INTENT OF SUBDIVISION REVIEW

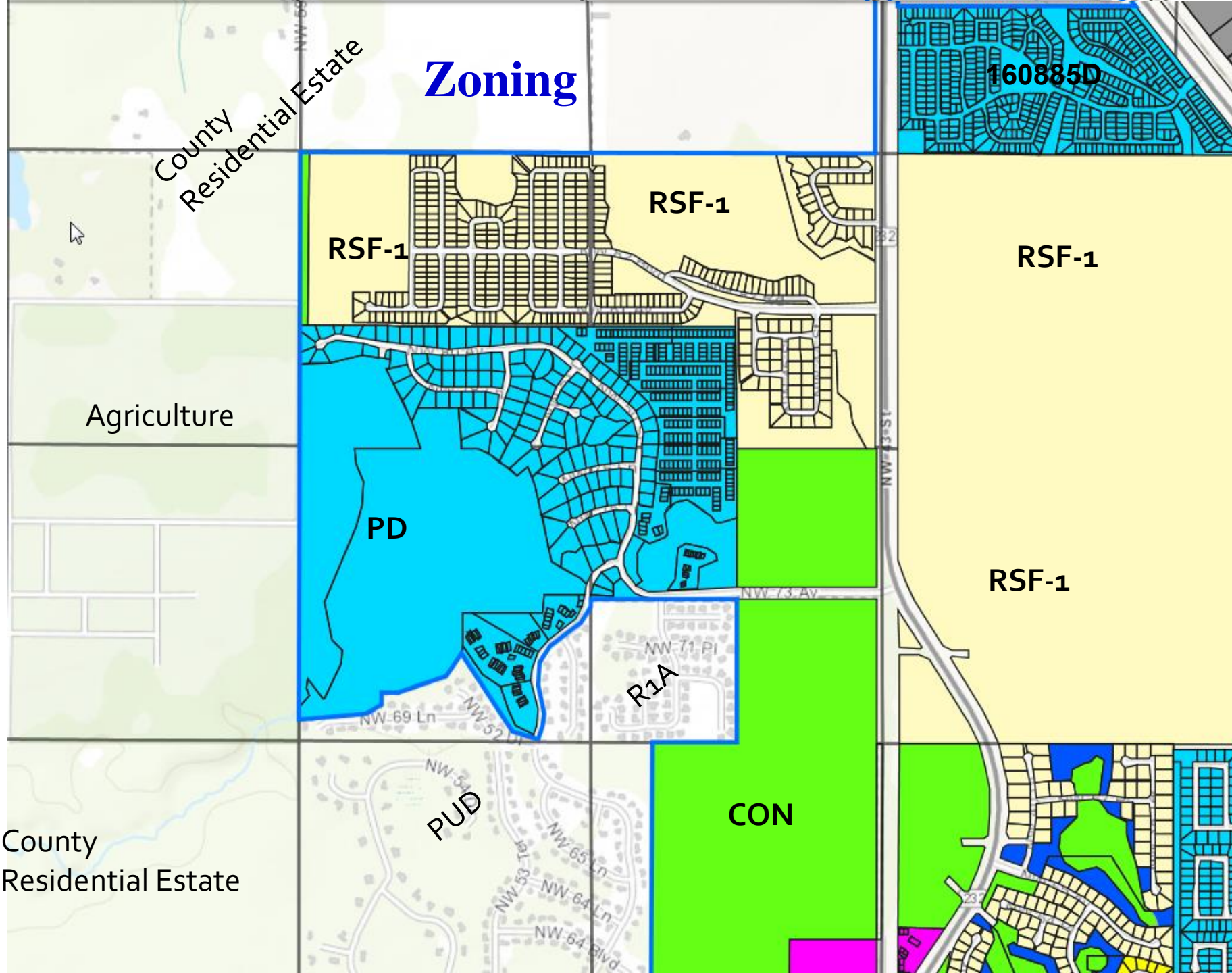
- Establish lots
- Provide multi-modal access
- Construction of dwelling units in a spatially compatible manner
- Enable Reasonable construction while protecting vegetation and environmentally sensitive areas
- Facilitate adequate and efficient utility system for delivery of services
- Health, welfare and safety

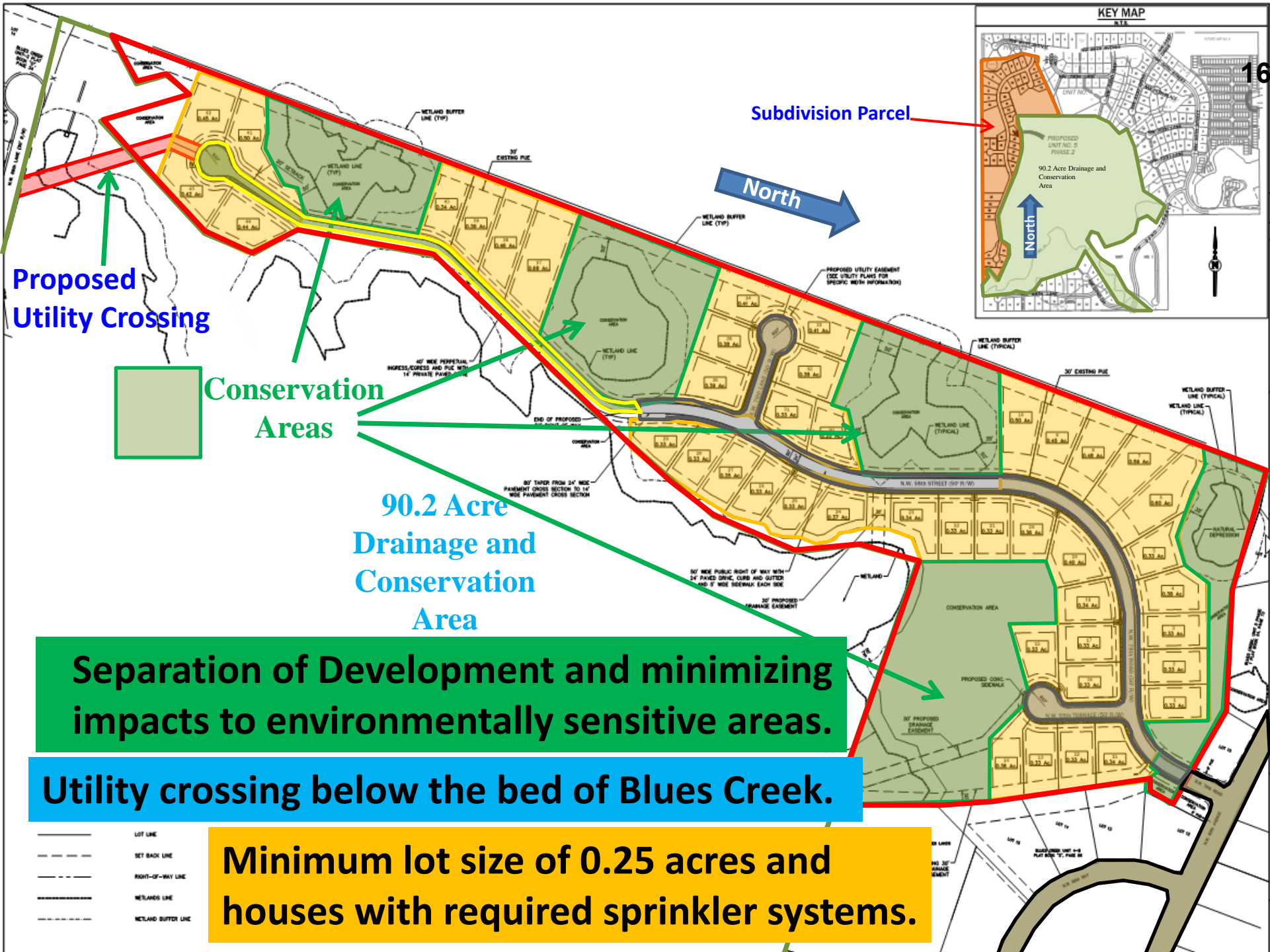
Blues Creek, Unit 5, Phase 2.



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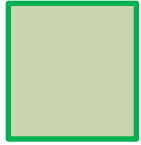
Land Use and Zoning





Proposed Utility Crossing

Subdivision Parcel



Conservation Areas

90.2 Acre Drainage and Conservation Area

Separation of Development and minimizing impacts to environmentally sensitive areas.

Utility crossing below the bed of Blues Creek.

Minimum lot size of 0.25 acres and houses with required sprinkler systems.

- LOT LINE
- - - SET BACK LINE
- - - RIGHT-OF-WAY LINE
- ~~~~~ WETLANDS LINE
- - - WETLAND BUFFER LINE

Comparable Development Standards for Single-family Zoning Districts

Required PD Setbacks

Front: 20 feet

Side Interior: 7.5 feet

Street Side: 10 feet

Rear: 15 feet.

		Typical RSF- 1	Proposed	160885D Required PD Standards
Maximum density		3.5 du/a	1.12 du/a	1.12 du/a
Minimum lot area		8,500 sq. ft.	10,890 sq. ft.	10,890 sq. ft.
Minimum lot width at minimum front yard setback		85 ft.	85 ft.	85 ft.
Minimum lot depth		90 ft.	90 ft.	90 ft.
Minimum yard setbacks:				
	Front	20 ft.	20 ft.	20 ft.
	Side (interior)	7.5 ft.	7.5 ft.	7.5 ft.
	Side (street)	10 ft.	10.0 ft.	10.0 ft.
	Rear	20 ft.	20 ft.	15.0 ft.
Maximum building height		35 ft.	35 ft.	35 ft.

RECOMMENDATION

Staff to
Development Review Board and
City Commission

- Staff to City Commission
Approve the Development Review Board's recommendation.
- Development Review Board to City Commission
Approve Petition PB-15-114 SUB with staff conditions and comments