

Finley Woods PUD

Legistar #180111

Prepared and Presented by: Andrew Persons

City Commission: November 1, 2018



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OF
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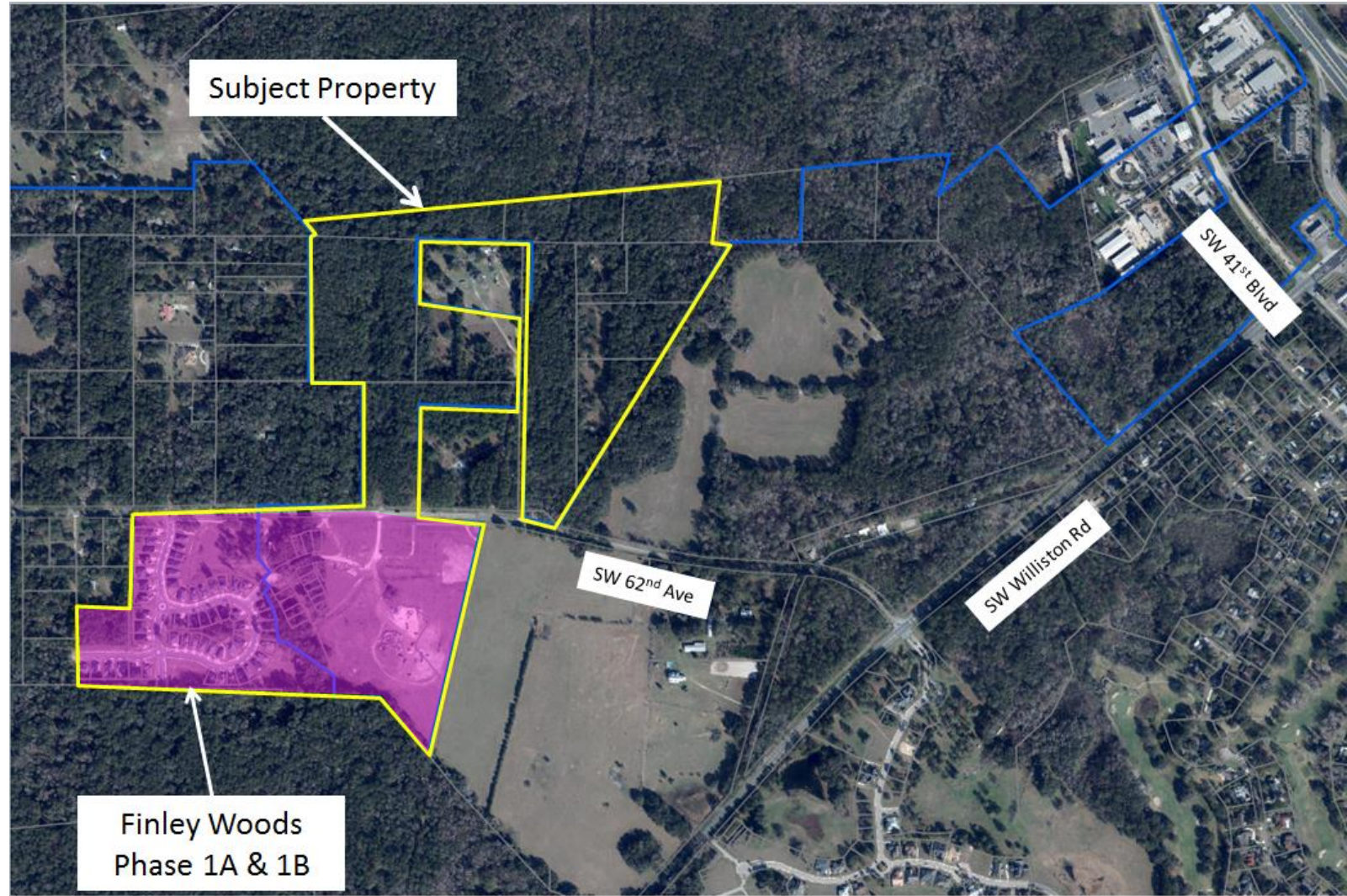
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Overview

- Amend the land use designation for the Finley Woods development to reflect annexation into the City of Gainesville
- Rezone the property from Alachua County Planned Development zoning to City of Gainesville zoning to reflect existing approved entitlements and layout

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Overview



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Overview

Land Use Category	Zoning	Existing Acres	Proposed Acres
Alachua: Low Density Residential	Alachua: Planned Development	±118	0
Gainesville: Planned Use District	Gainesville: Planned Development	0	±118
Total Acres		±118	±118

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)



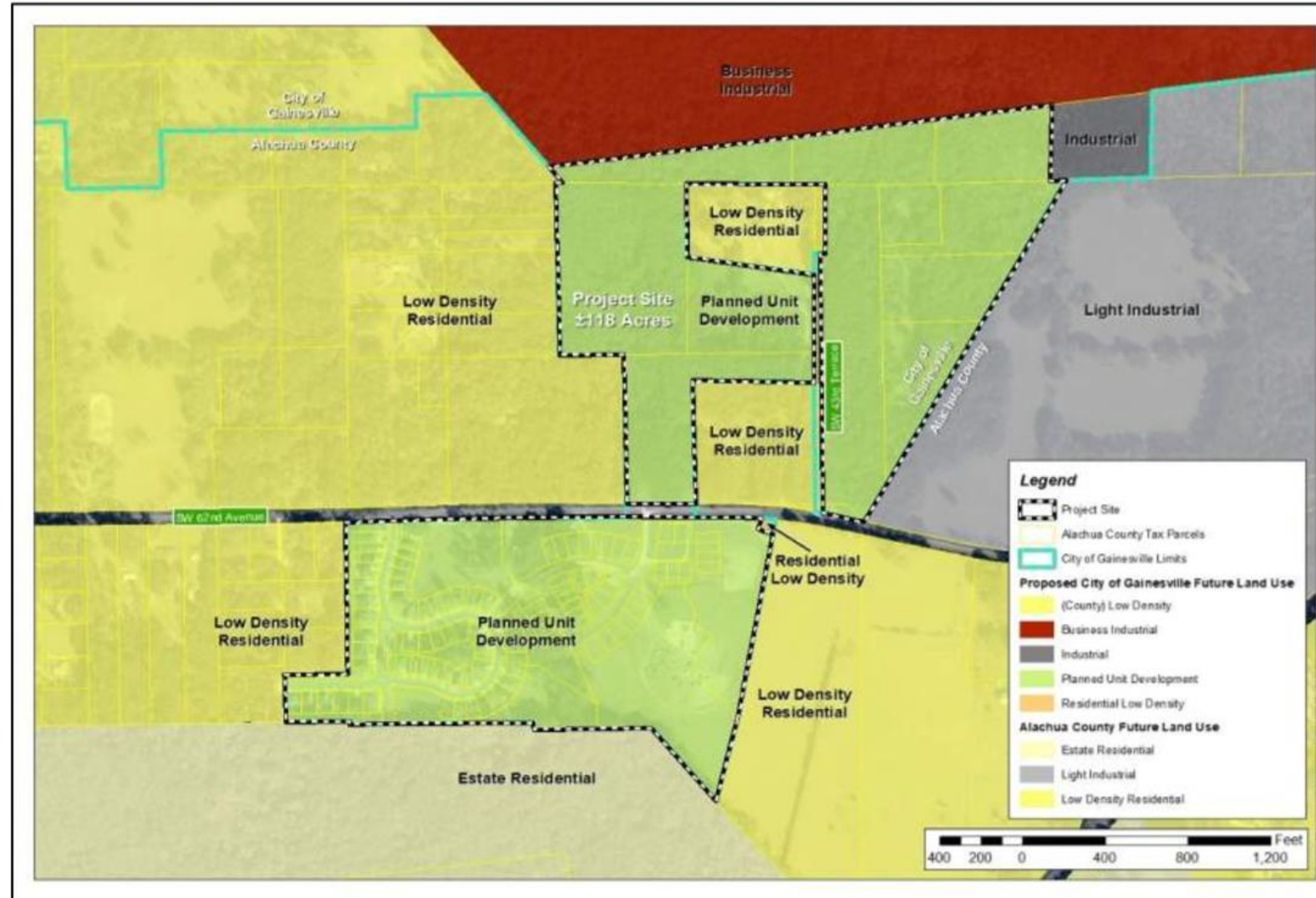
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Consistency

Amendments are consistent with:

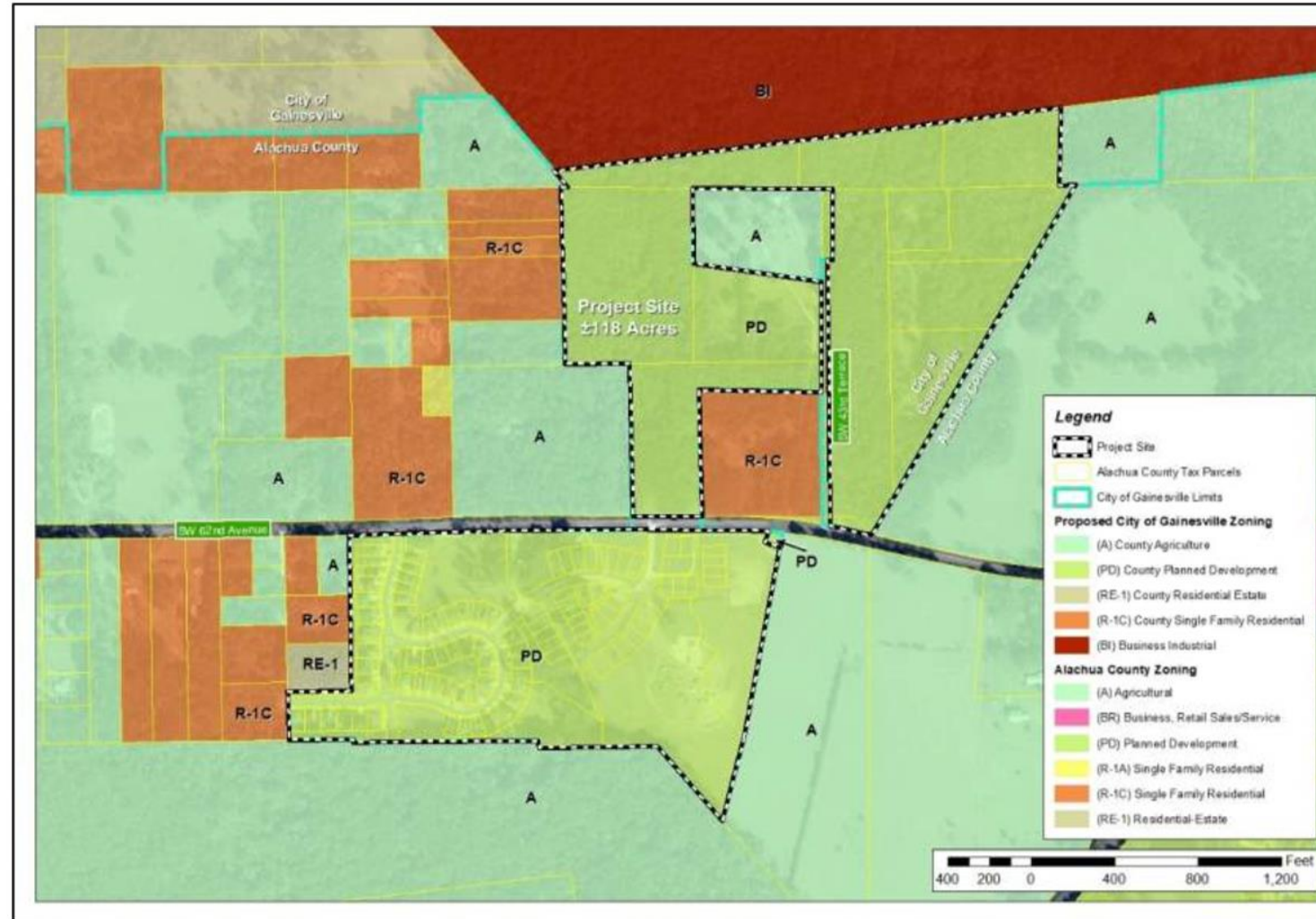
- City of Gainesville Comprehensive Plan
- Existing Alachua County PD entitlements Resolution Z-07-31
- Planned Development zoning criteria

Land Use



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Zoning

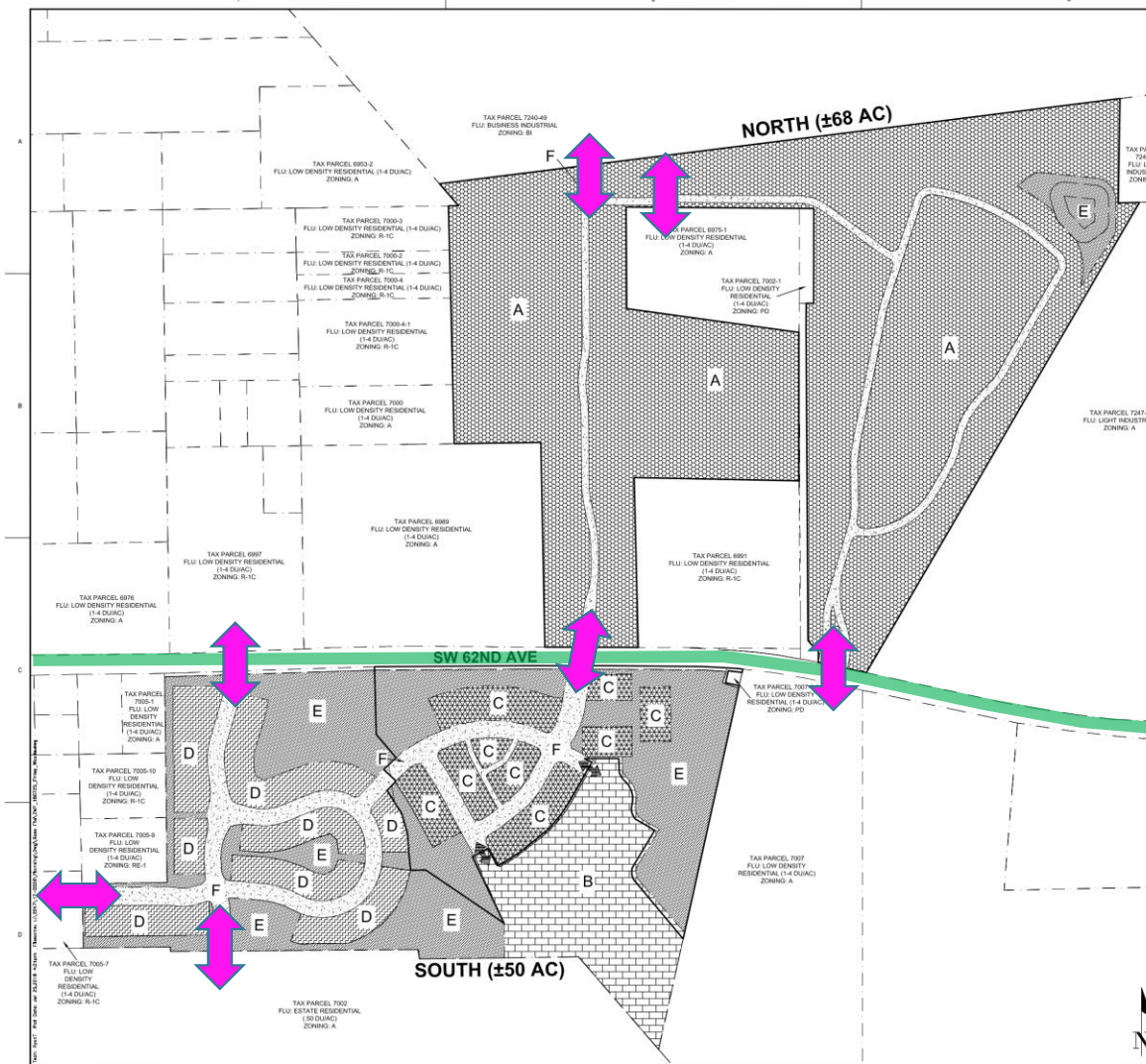


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LAND USE CLASSIFICATION	ALLOWABLE USES	AC.	(% OF SITE)
'A' RESIDENTIAL	SINGLE FAMILY DETACHED AND ATTACHED AND CUSTOMARY ACCESSORY USES	66.58	57%
'B' RESIDENTIAL	SINGLE FAMILY DETACHED AND ATTACHED, MULTI-FAMILY, AND CUSTOMARY ACCESSORY USES	8.53	7%
'C' RESIDENTIAL	SINGLE FAMILY DETACHED	5.89	5%
'D' RESIDENTIAL	SINGLE FAMILY DETACHED	8.69	7%
'E' OPEN SPACE	<ul style="list-style-type: none"> • WETLANDS AND THEIR BUFFERS • MULCHED WALKING TRAILS OUTSIDE OF WETLAND BUFFERS • USES AS MAY BE PERMITTED IN AN APPROVED CONSERVATION MANAGEMENT PLAN • STORMWATER MANAGEMENT SYSTEMS 	19.79	17%
'F' MAJOR CIRCULATION	PEDESTRIAN, BICYCLE, AND VEHICULAR CIRCULATION, INFRASTRUCTURE ELEMENTS, SIGNAGE, LANDSCAPING	8.52	7%

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PD Layout Plan



FINLEY WOODS ZONING MASTER PLAN

- 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 <small>(Open Space, Stormwater Management, Stormwater Detention, and Landscaping may need to be implemented.)</small>	DIMENSIONAL STANDARDS	AC.	(%) OF SITE
'A' RESIDENTIAL	SINGLE FAMILY DETACHED AND ATTACHED, MULTI-FAMILY, AND CUSTOMARY ACCESSORY USES	DETACHED: Min. Lot Area = 1,000 sq. ft. Max. Single Height = 20 ft. Front Setback = 10 ft. Side Setback = 5 ft. Rear Setback = 5 ft. ATTACHED: Min. Lot Area = 2,000 sq. ft. Max. Single Height = 20 ft. Front Setback = 10 ft. Side Setback = 5 ft. Rear Setback = 5 ft.	66.58	57%
'B' RESIDENTIAL	SINGLE FAMILY DETACHED AND ATTACHED, MULTI-FAMILY, AND CUSTOMARY ACCESSORY USES	DETACHED: Min. Lot Area = 1,000 sq. ft. Max. Single Height = 20 ft. Front Setback = 10 ft. Side Setback = 5 ft. Rear Setback = 5 ft. ATTACHED: Min. Lot Area = 2,000 sq. ft. Max. Single Height = 20 ft. Front Setback = 10 ft. Side Setback = 5 ft. Rear Setback = 5 ft.	8.53	7%
'C' RESIDENTIAL	SINGLE FAMILY DETACHED	DETACHED: Min. Lot Area = 1,000 sq. ft. Max. Single Height = 20 ft. Front Setback = 10 ft. Side Setback = 5 ft. Rear Setback = 5 ft.	5.88	5%
'D' RESIDENTIAL	SINGLE FAMILY DETACHED	DETACHED: Min. Lot Area = 1,000 sq. ft. Max. Single Height = 20 ft. Front Setback = 10 ft. Side Setback = 5 ft. Rear Setback = 5 ft.	9.69	7%
'E' OPEN SPACE	A. WETLANDS AND THEIR BUFFERS B. MULCHED WALKING TRAILS OUTSIDE OF NET AND 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			119	100%

CH2M HILL

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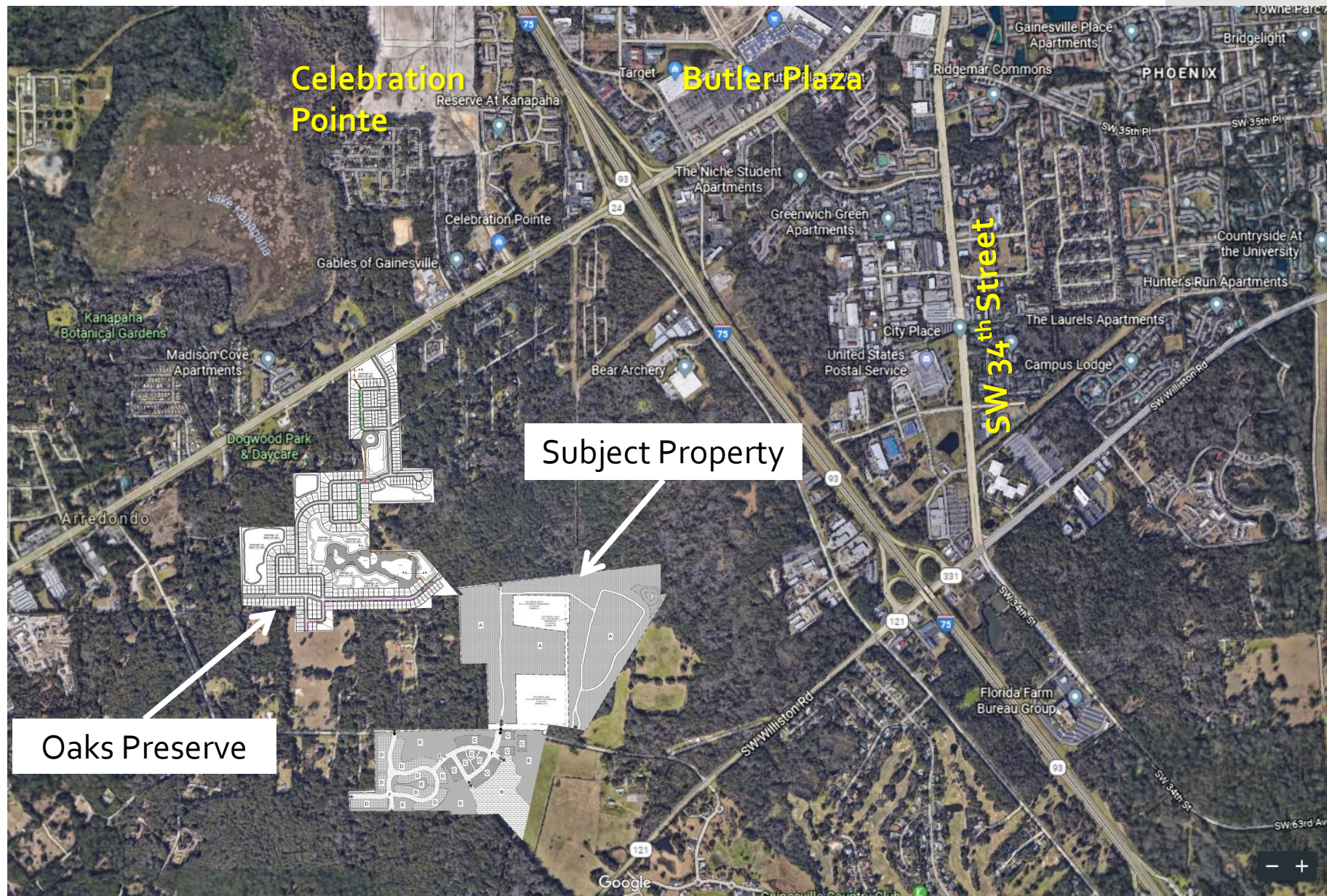
FINLEY WOODS ZONING MASTER PLAN

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Context



Basis for Decision

Land use

1. Consistency with the Comprehensive Plan
2. Compatibility and surrounding land uses
3. Environmental impacts and constraints
4. Support for urban infill and/or redevelopment
5. Impacts on affordable housing
6. Impacts on the transportation system
7. An analysis of the availability of facilities and services
8. Need for the additional acreage in the proposed future land use category
9. Discouragement of urban sprawl
10. Need for job creation, capital investment, and economic development

Zoning

1. Compatibility of permitted uses and allowed intensity and density
2. The character of the district and its suitability for particular uses.
3. The proposed zoning district of the property in relation to surrounding properties
4. Conservation of the value of buildings
5. The applicable portions of any current city plans and programs
6. The needs of the city for land areas for specific purposes
7. Whether there have been substantial changes in the character or development of areas in or near an area under consideration for rezoning.
8. The goals, objectives, and policies of the Comprehensive Plan.

Basis for Decision

Planned Development Criteria:

- 1. Conformance to PD*
- 2. Internal compatibility*
- 3. External compatibility*
- 4. Intensity of development*
- 5. Usable open spaces, plazas and recreation areas*
- 6. Environmental constraints*
- 7. External transportation access*
- 8. Internal transportation access*
- 9. Provision for the range of transportation choices*

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Recommendation

- Approve Petition PB-18-82 LUC
- Adopt Ordinance 180111 for transmittal to DEO