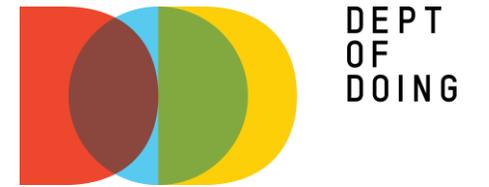


Tanglewood Design Plat

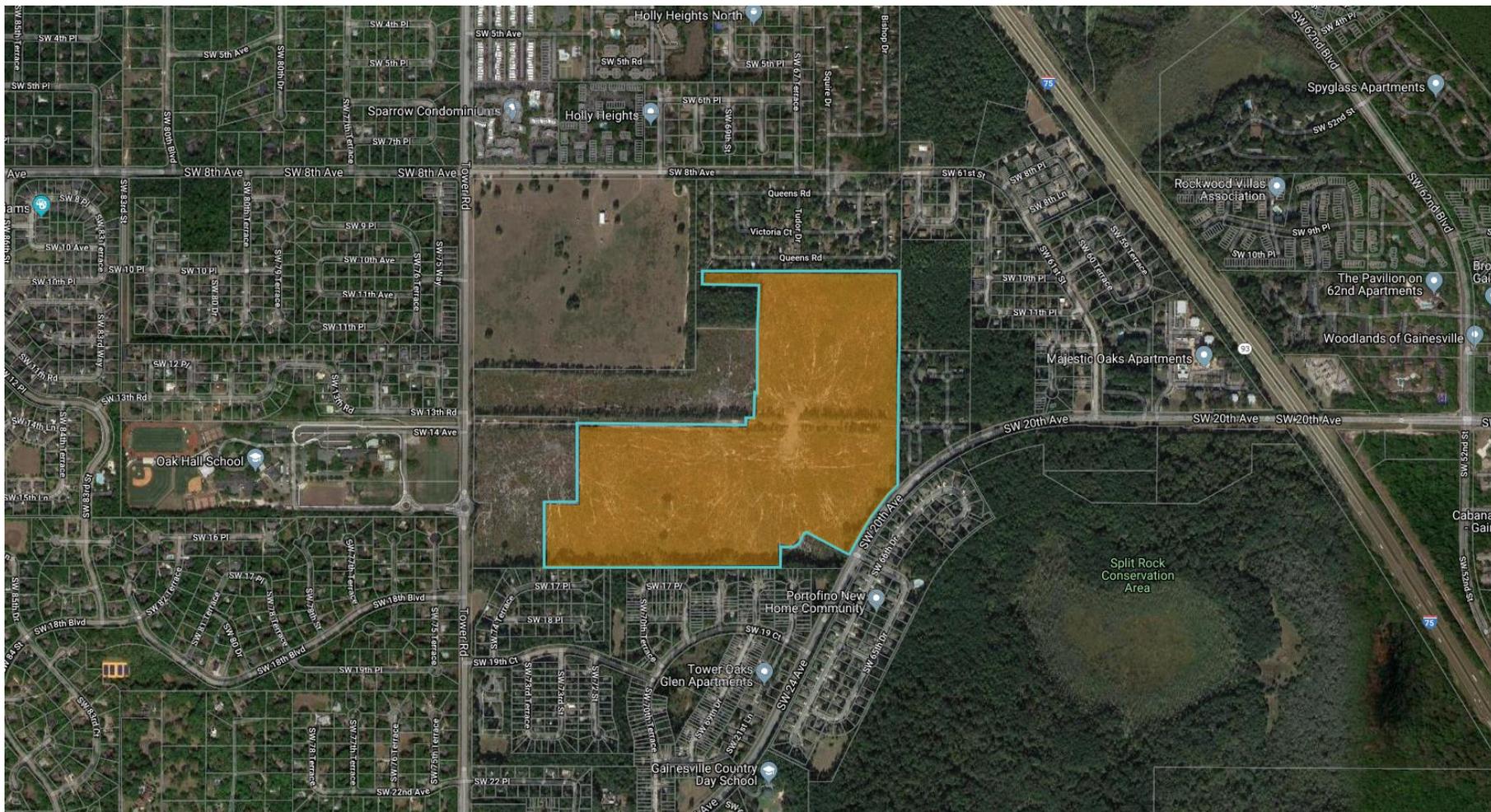
City Commission
October 18, 2018

Presentation By: Andrew Persons



180304C

LOCATION



180304C

LOCATION



Petition DB-18-56



Project Overview:

Property Owner:	Weseman Development, LLC.
Address/Parcel:	06677-003-000, 06675-001-000, 06675-003-000
Acreage:	92.65-acres
Land Use:	Residential Low
Zoning:	RMF-5
# of Lots	308
Density	Allowed: 12 du/acre Proposed: 3 du/acre
Use:	Cluster subdivision

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Conceptual plan



Conceptual rendering

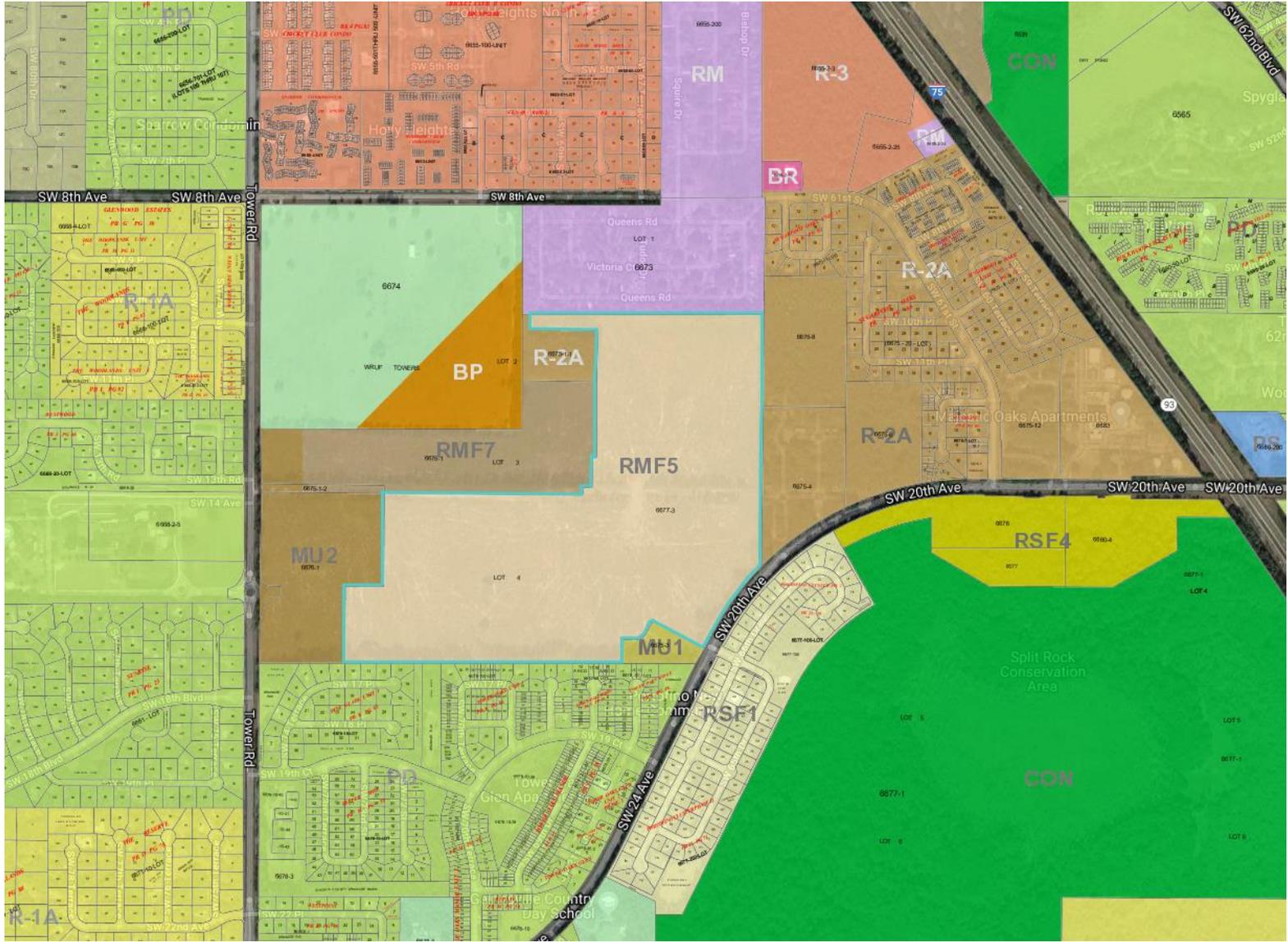


Conceptual rendering



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Zoning



RMF-5 zoning

Zoning Overview:

	Allowed	Proposed
Uses	Single + Multi-family	Single
Density	12 du/acre	3 du/acre
Lot size	3,500 sf	6,050 sf
Lot width	40' (single family)	55'
Lot depth	90'	110'
Setback		
Front	10'	10'
Rear	10'	10'
Side, interior	10'	5'
Side, street	10'	10'
Accessory	5'	10'



Cluster subdivision

Cluster Subdivision:

Allow residential development without strict adherence to the dimensional requirements

- Infill development where appropriate;
- Better utilization of land;
- Provide for zero lot line development;
- Promote efficiency through design; and
- Design flexibility to meet changing market conditions

Cluster subdivision

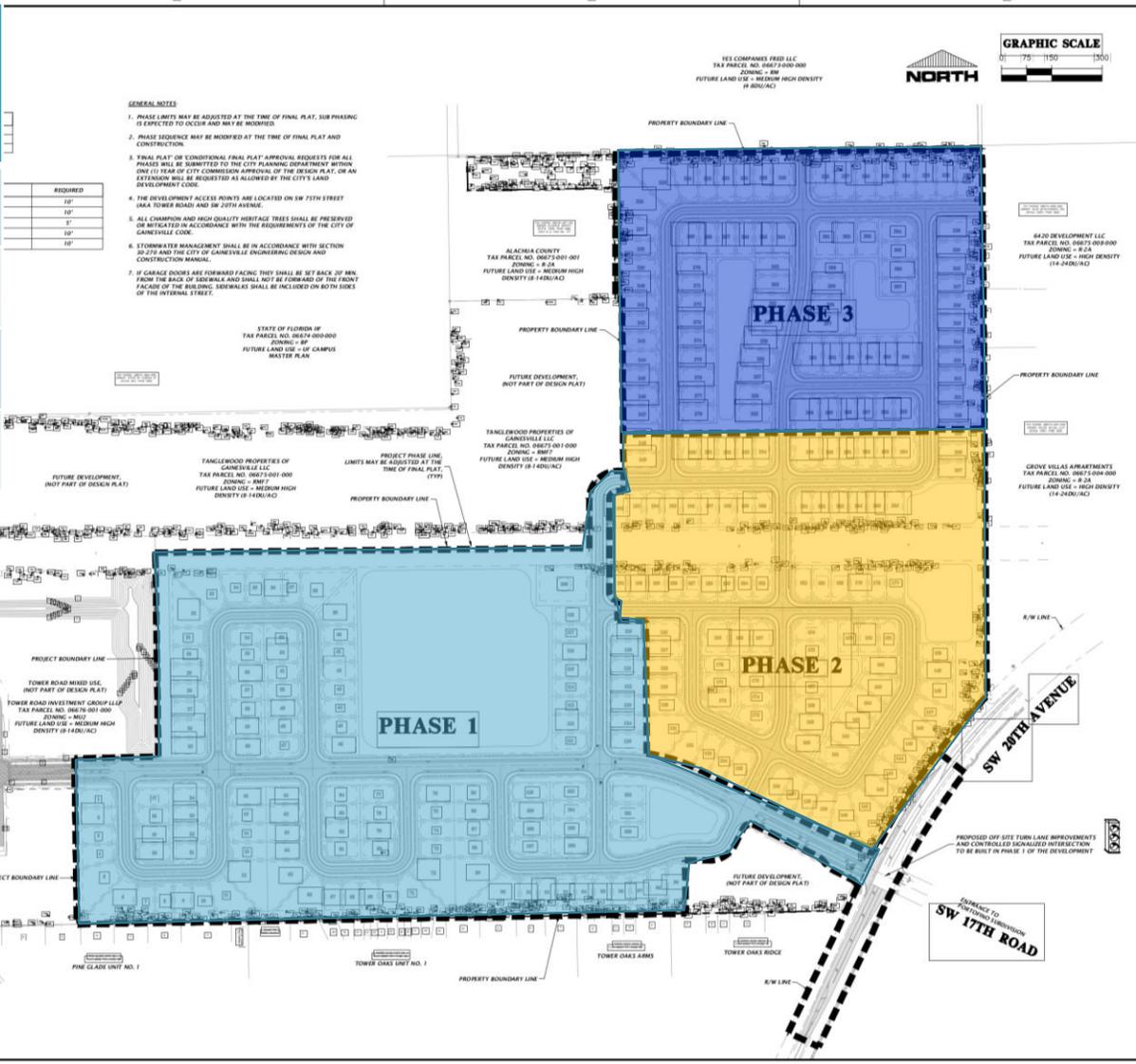
Cluster Subdivision:

- Cluster subdivisions allow reductions in setbacks and/or the size of lots
- Clustered open space required when lot sizes are reduced, otherwise not required (infill sites)
- The proposed design plat is not requesting to reduce lot sizes.

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Layout and phasing

Unit phase	Lots per phase
1	125
2	98
3	85
Total	308



YES COMPANIES FRED LLC
TAX PARCEL NO. 0667300000
ZONING = M2
FUTURE LAND USE = MEDIUM HIGH DENSITY (R-20)(U)(A)(C)

ALACHUA COUNTY
TAX PARCEL NO. 0067300100
ZONING = R-2A
FUTURE LAND USE = MEDIUM HIGH DENSITY (R-20)(U)(A)(C)

STATE OF FLORIDA IF
TAX PARCEL NO. 0667400000
ZONING = OF CAMPUS
FUTURE LAND USE = OF CAMPUS MASTER PLAN

TANGLERWOOD PROPERTIES OF GAINESVILLE LLC
TAX PARCEL NO. 0667300100
ZONING = M2P
FUTURE LAND USE = MEDIUM HIGH DENSITY (R-20)(U)(A)(C)

TANGLERWOOD PROPERTIES OF GAINESVILLE LLC
TAX PARCEL NO. 0667300100
ZONING = M2P
FUTURE LAND USE = MEDIUM HIGH DENSITY (R-20)(U)(A)(C)

TOWER ROAD INVESTMENT GROUP LLP
TAX PARCEL NO. 0067600100
ZONING = M2Z
FUTURE LAND USE = MEDIUM HIGH DENSITY (R-20)(U)(A)(C)

6420 DEVELOPMENT LLC
TAX PARCEL NO. 0667300000
ZONING = R-2A
FUTURE LAND USE = HIGH DENSITY (R-24)(U)(A)(C)

GROVE VILLAS APARTMENTS
TAX PARCEL NO. 0667300400
ZONING = R-2A
FUTURE LAND USE = HIGH DENSITY (R-24)(U)(A)(C)

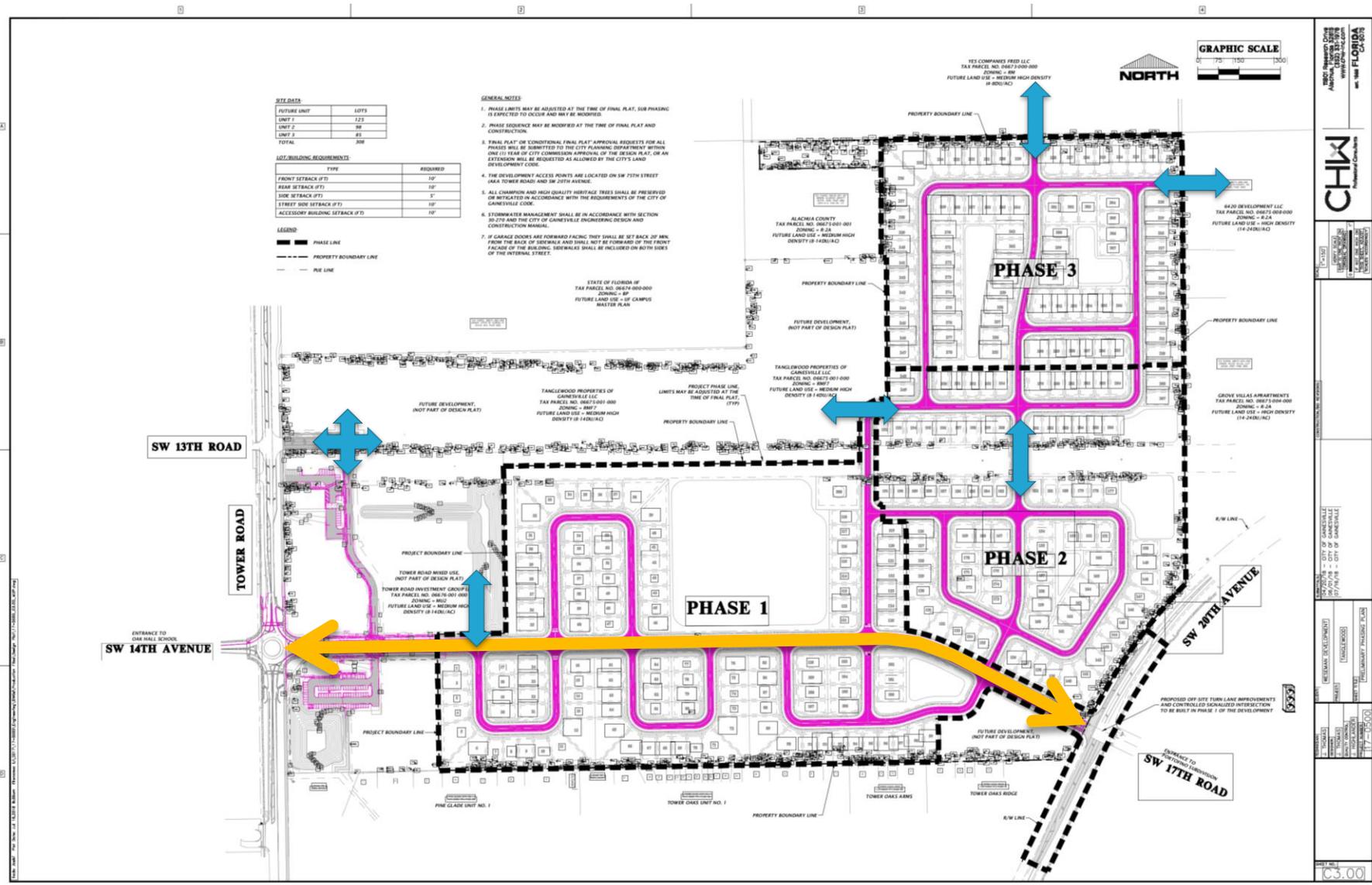
CHW

DATE: 11/17/2020
SCALE: 1" = 100'-0"

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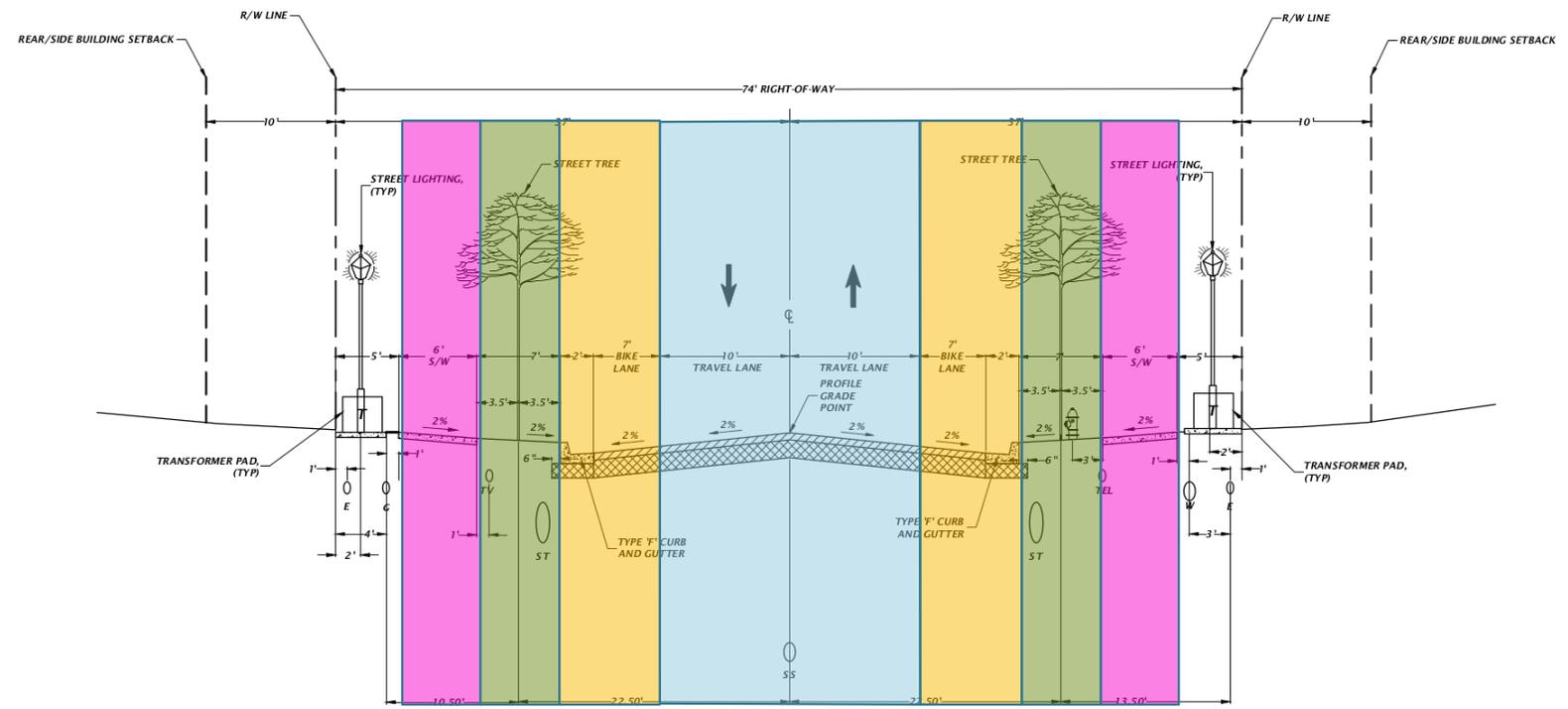
180304C

Connectivity



CHM
 17-0500
 03.00

Street design (Collector)



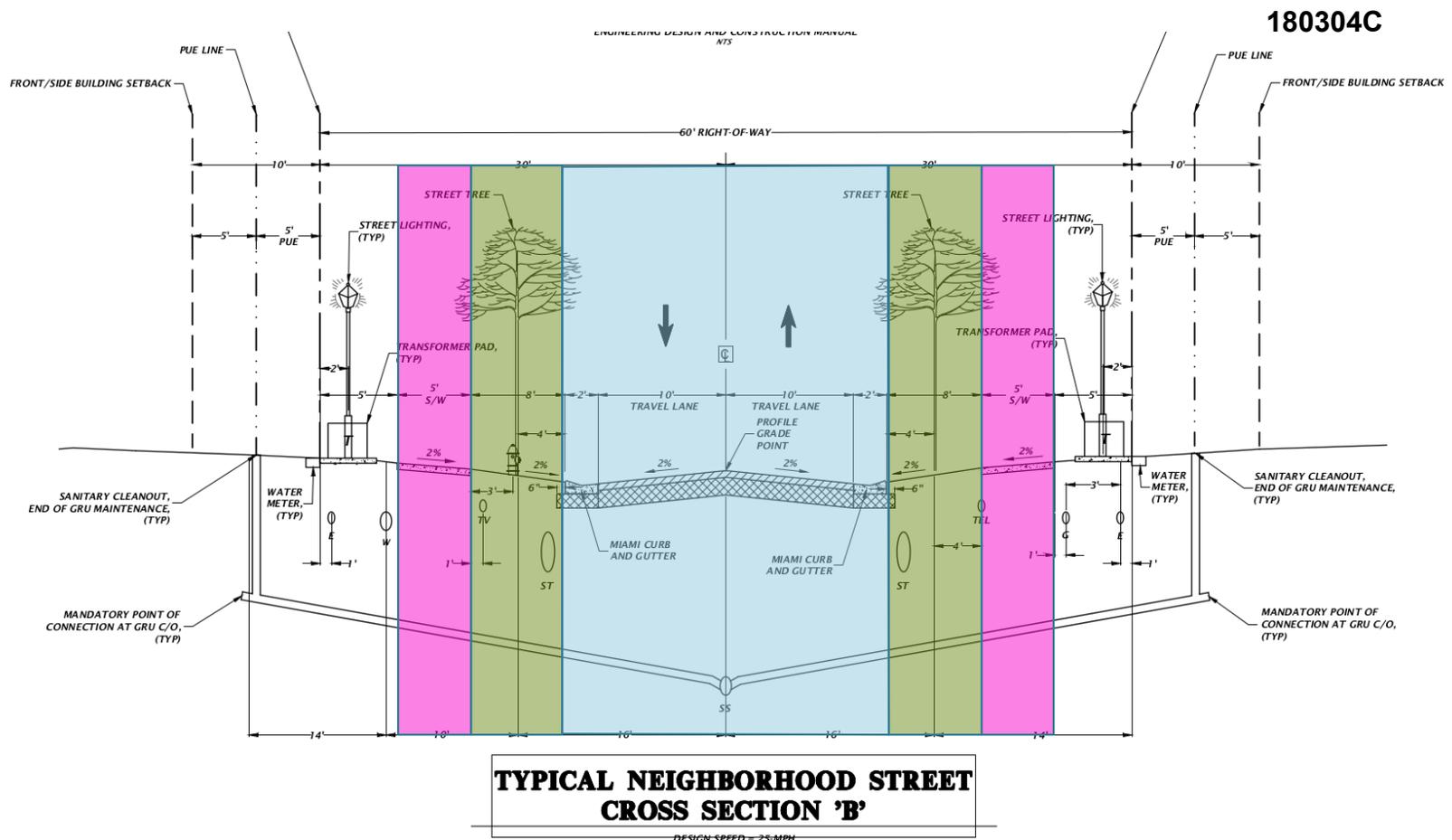
TYPICAL NEIGHBORHOOD STREET CROSS SECTION 'A'

DESIGN SPEED = 25-MPH
 POSTED SPEED = 25-MPH
 IN ACCORDANCE WITH CITY OF GAINESVILLE
 ENGINEERING DESIGN AND CONSTRUCTION MANUAL
 7/15

Street element	Dimension
Travel lanes	10'
Bike lanes	7'
Tree lawns	7'
Sidewalks	6'
Overall ROW width	74'



Street design (Neighborhood)



Street element	Dimension
Travel lanes	10'
Bike lanes	N/A
Tree lawns	8'
Sidewalks	5'
Overall ROW width	60'



Staff Recommendation

Approve Petition No. DB-18-56.

Next Steps:

1. Preparation of detailed construction plans.
2. Submission of Final Plat for Commission review.