

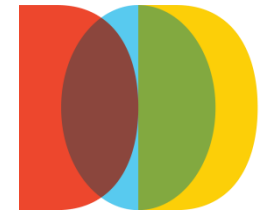
171022E

# City Commission Review Petition DB-18-17 SUB

Design Plat Review for Oaks Preserve Cluster Residential Subdivision, to create 295 single-family residential lots on 95.17 acres. Located West of SW 50<sup>th</sup> Terrace, between SW Archer Road and SW 57<sup>th</sup> Avenue.

DRB Review  
Recommendation to City Commission

## Cluster Subdivision Design Plat City Commission Review and Approval



DEPT  
OF  
DOING

Legistar No. 171022

# Location Map

## Oaks Preserve Cluster Subdivision







171022E

SW Archer Road

SW 47th Way

SW Archer Road

SW 62nd Blvd

SW 57th Avenue

SW 63rd Avenue

Celebration Pointe

Gables of Gainesville

Gainesville Health Care Center

Kanapaha Botanical Gardens

Broken Arrow Bluff

Madison Cove Apartments

Gainesville Pet Rescue

Dogwood Park & Daycare

The Einstein School

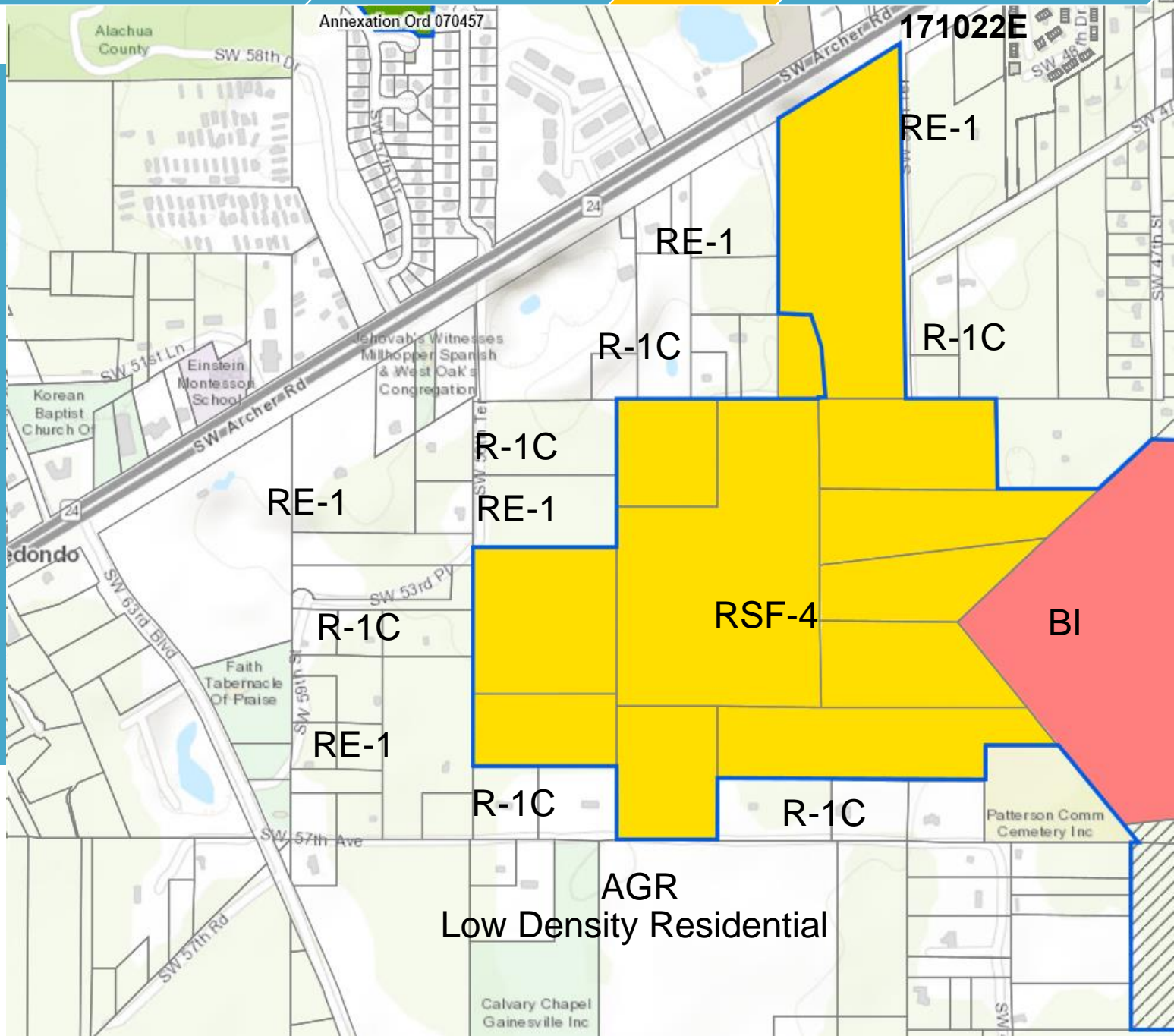
Zaneta Allen, PharmD

New Salem Baptist Church



# Land Use and Zoning

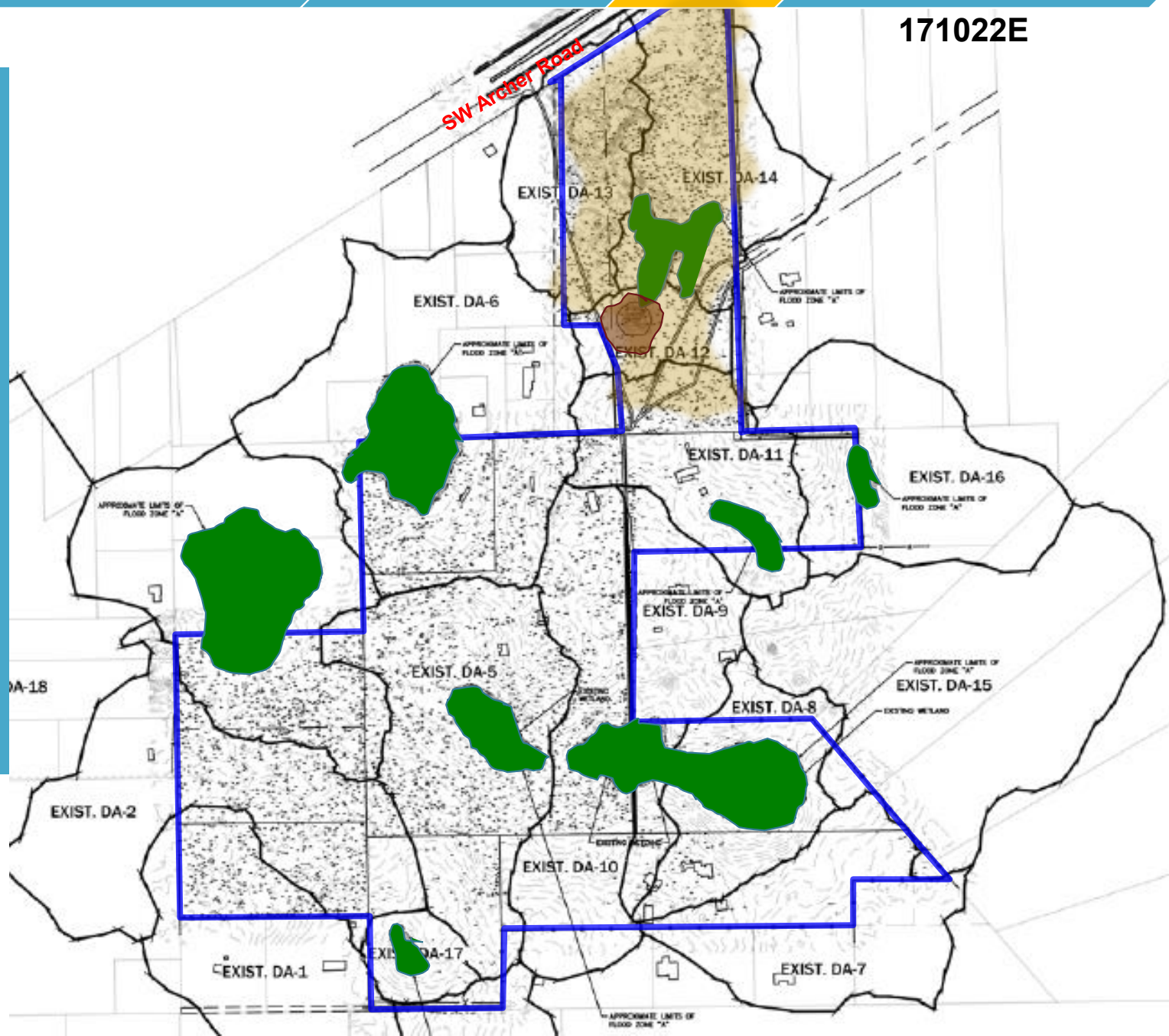
## Oaks Preserve Cluster Subdivision



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# Existing Conditions

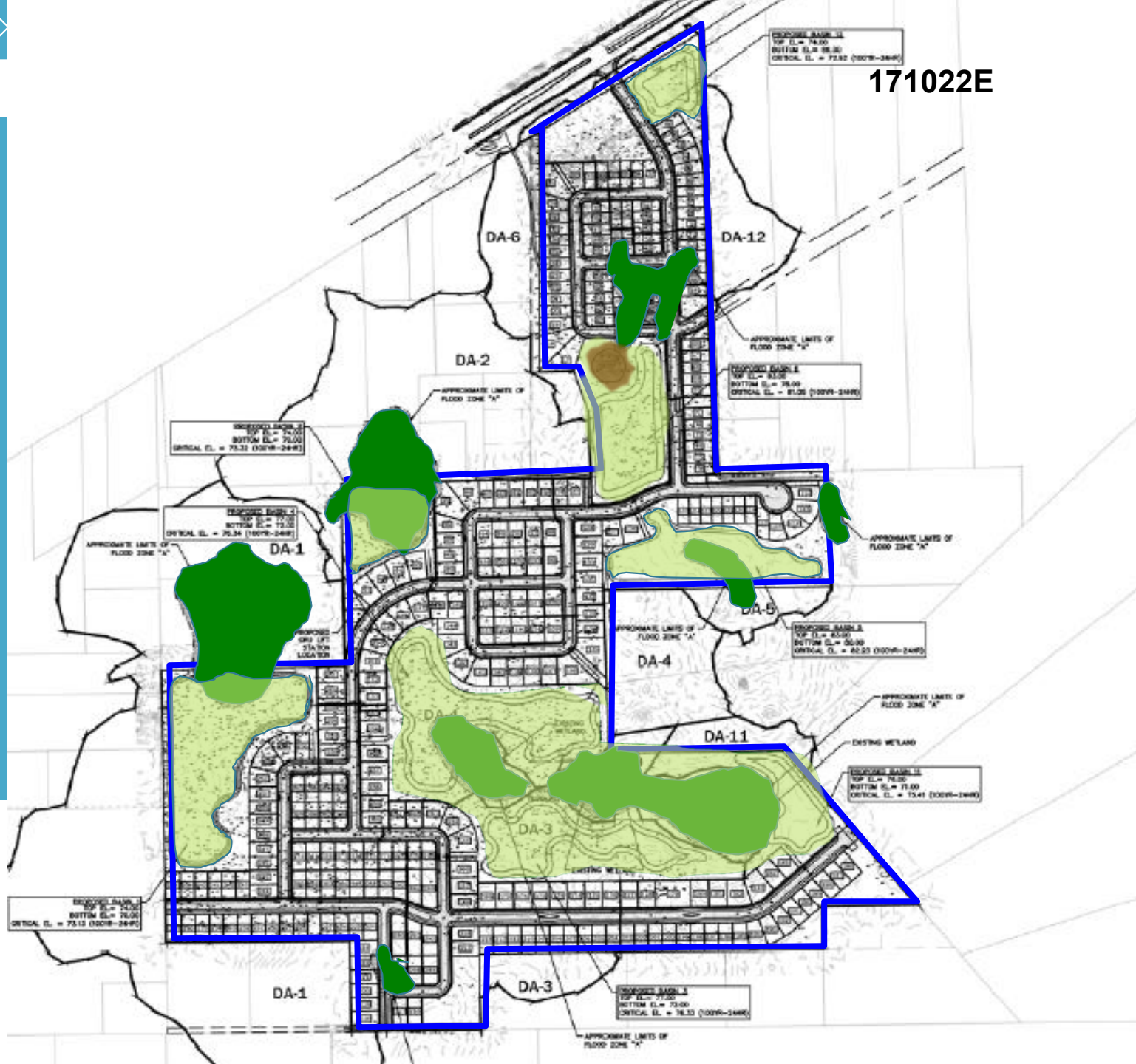
## Oaks Preserve Cluster Subdivision





## Proposed Site Improvements

## Oaks Preserve Cluster Subdivision



# KEY ISSUES RELATED TO THIS PETITION

1. **Consistency and compatibility of the proposed subdivision with the goals, policies and objectives of the Comprehensive Plan and the Land Development Code.**
2. Protection and Maintenance of Environmental Resources
3. **Multi-Modal Transportation Options**
4. Automobile, bicycle and pedestrian Connectivity
5. **Suitable ingress/egress routes ensuring that the health, safety and welfare of property owners are not compromised in the event of emergency situations.**
6. Protection of existing tree canopy and managing valuable tree species.

## Areas of Code Compliance Review

### APPLICABLE CODE COMPLIANCE REFERENCES

#### A. Comprehensive Plan

#### B. Cluster Subdivision Standards

#### C. Development Standards of RSF-4 Zoning

#### D. Other LDR sections such as:

- A. Environmental
- B. Access, pedestrian circulation
- C. Landscaping and Parking
- D. Photometric Plan



**The concept of the subdivision is consistent with the Goals, Objectives and Policies of the Comprehensive Plan.** Consistent with land use and density policies.

**It promotes urban redevelopment, infill development and discourages blight and urban sprawl.**

Goal 10 TM – Objective 1.5 LU

**Implements the cluster subdivision techniques to protect and nurture natural resources.**

Policy 4.1.1 -

**Protects environmentally sensitive lands, maintains general and functional open spaces and conserves natural and archaeological resources.**

Objective 3.1 LU – Policy 4.1.1 LU

**Encourages developments within close proximity to transit and promotes multi-modal transportation**

Goal 10 TM – Policy 10.2.5

**Facilitates a variety of transportation choices that afford opportunities for automobile, bicycle, and pedestrian circulation between neighborhoods.**

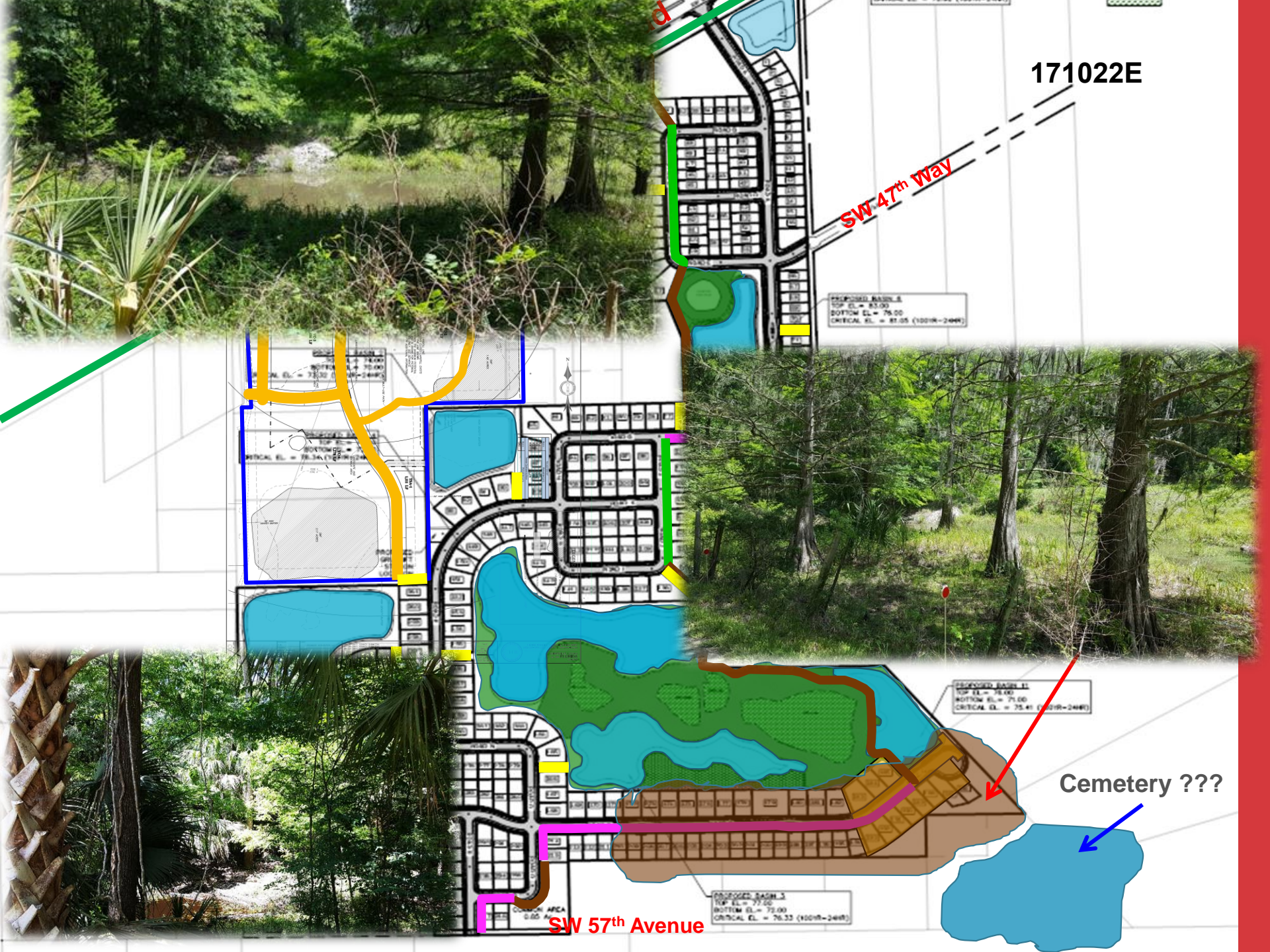
Policies 1.2.5; 1.2.7 and 1.2.9

**Coordination with local, county, regional and state objectives.**

Objective 2.3; Policy 2.4.1 and

**CONSISTENCY  
WITH  
COMPREHENSIVE  
PLAN GOALS,  
OBJECTIVES AND  
POLICIES**

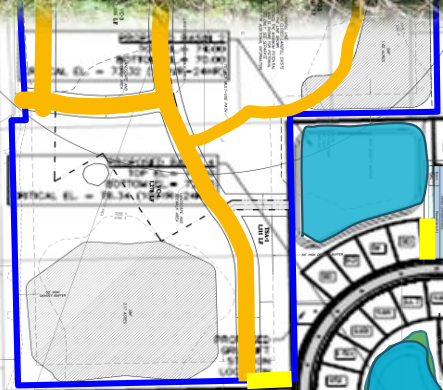




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SW 47th Way

PROPOSED BASIN 2  
TOP EL. = 82.00  
BOTTOM EL. = 76.00  
CRITICAL EL. = 81.05 (100R-24HR)



PROPOSED BASIN 2  
TOP EL. = 78.00  
BOTTOM EL. = 71.00  
CRITICAL EL. = 75.41 (100R-24HR)

Cemetery ???

SW 57th Avenue

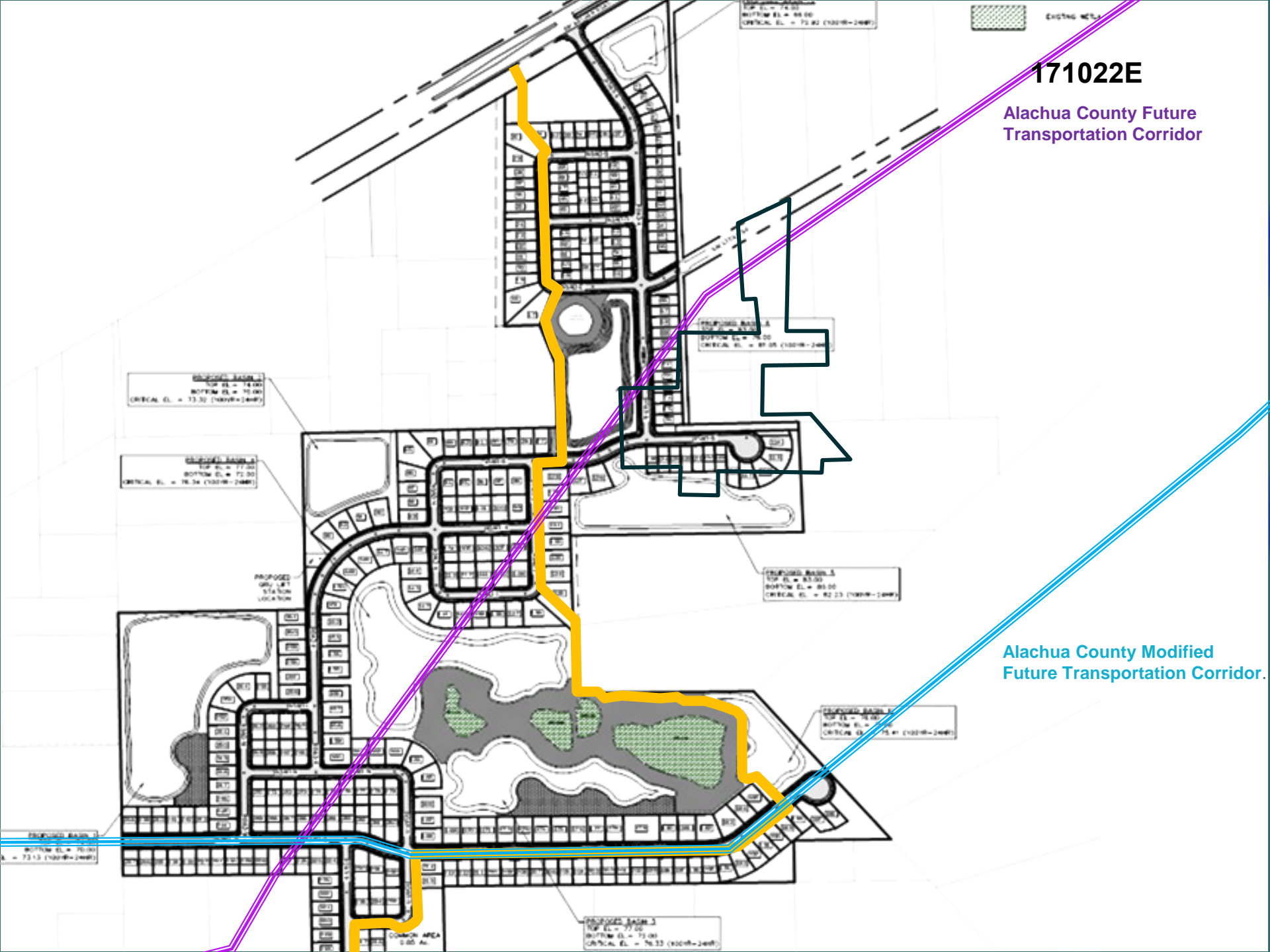
PROPOSED BASIN 3  
TOP EL. = 77.00  
BOTTOM EL. = 73.00  
CRITICAL EL. = 76.32 (100R-24HR)



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Alachua County Future  
Transportation Corridor

Alachua County Modified  
Future Transportation Corridor.



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**OAKS  
PRESERVE  
CLUSTER  
SUBDIVISION**

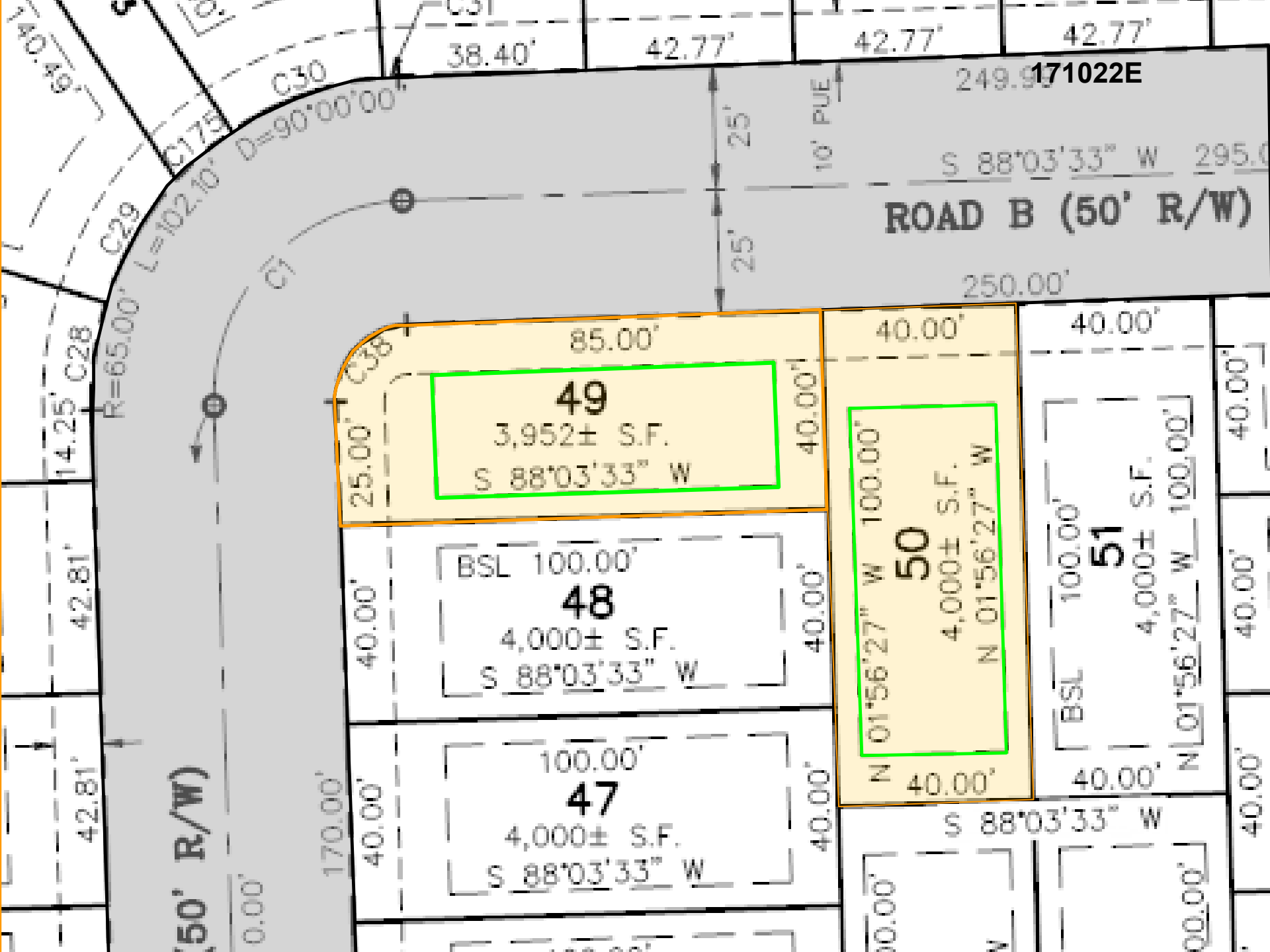
**REQUIRED AND  
PROPOSED  
DEVELOPMENT  
STANDARDS**

STANDARDS	RSF-4 REQUIRED	PROPOSED
Density (units/acre)	8 U/P/A	3 U/P/A
Non-residential Building Coverage	40%	40%
Min. Lot Area (sq. ft.)	4,300 sq. ft.	4,000 sq. ft.
Min. Lot Width (ft.)	50 ft.	Lots 126 to 295 - 50 ft. Lots 1 to 125 - 40 ft.
Front Setbacks	20 ft.	20 ft. - Lot 179 10 ft.
Street Side Setbacks	7.5 ft.	5.0 ft.
Interior Side Setbacks	7.5 ft.	5.0 ft.
Rear	10 ft.	10 ft.
Rear, Accessory Structure Setbacks	5 ft.	5 ft.
Maximum Bldg. Height	3 stories	Will comply



Total 1.66 a  
Open Space





49  
3,952 ± S.F.  
S 88°03'33" W

BSL 100.00'  
48  
4,000 ± S.F.  
S 88°03'33" W

100.00'  
47  
4,000 ± S.F.  
S 88°03'33" W

40.00'  
50  
4,000 ± S.F.  
N 01°56'27" W

BSL 100.00'  
51  
4,000 ± S.F.  
N 01°56'27" W





CRITICAL EL. = 75.41 (100YR-24HR)

171022E



KEY M

GENERAL NOTES

GRANTS AND STABILIZED SURFACES MUST  
BE PROTECTED TO THE ACCUMULATION OF COMBUSTIBLE  
MATERIALS FIRE PREVENTION CODE (10-15)  
SEE CLAS FOR TYPICAL CROSS SECTIONS  
RESIDENTIAL UTILITY ALLOCATING  
TO VERIFY EXISTING IMPACT DATA FOR  
VEGETATION CLEARANCE AND CLEARANCE ETC

LEGEND

- PROPOSED RIGHTS-OF-WAY
- PROPOSED PUE
- PROPOSED SANITARY SERVICE
- PROPOSED SANITARY FORCE
- PROPOSED WATER SERVICE
- EXISTING CENTER ELEVATION
- PROPOSED WATER METER ASSEMBLY
- EXISTING TREE



WHOLE SCHEDULE

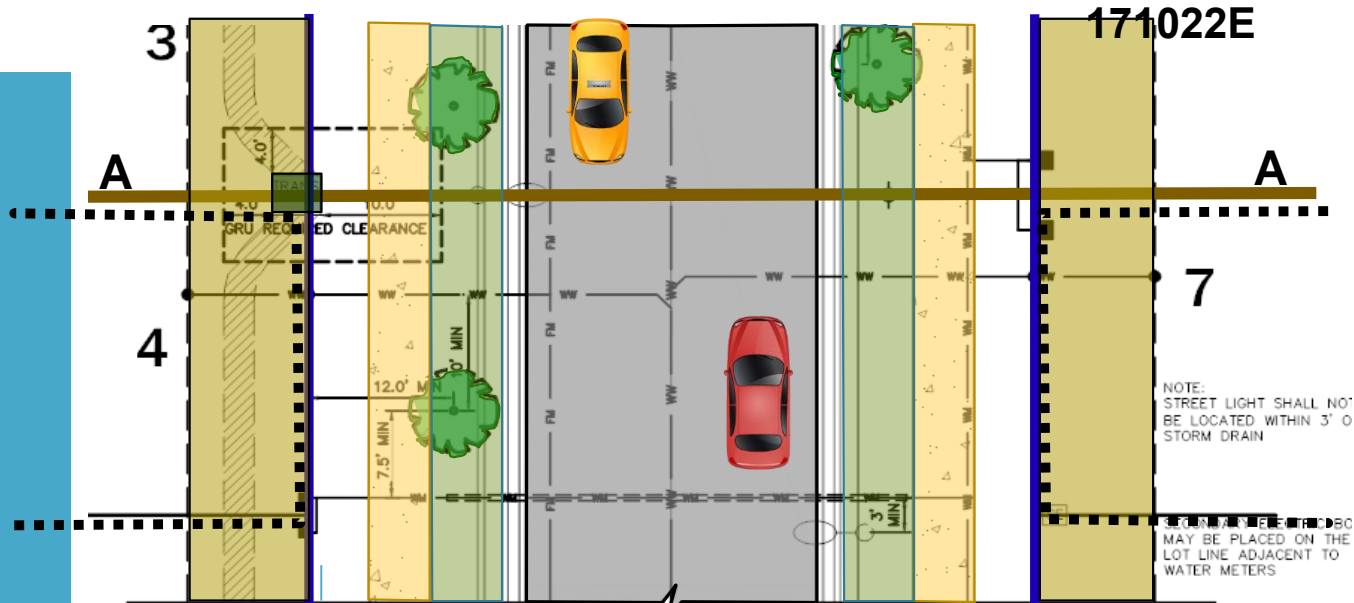
DN	INVERT ELEVATION	FINISH ELEVATION
06	78.56	70.11
07	78.18	70.88
08	77.90	70.07
09	78.50	72.52

SEE SHEET C4.30

# PLAN VIEW OF ROADWAY SECTION

Oaks  
Preserve  
Cluster  
Subdivision

Roadway  
Cross Section





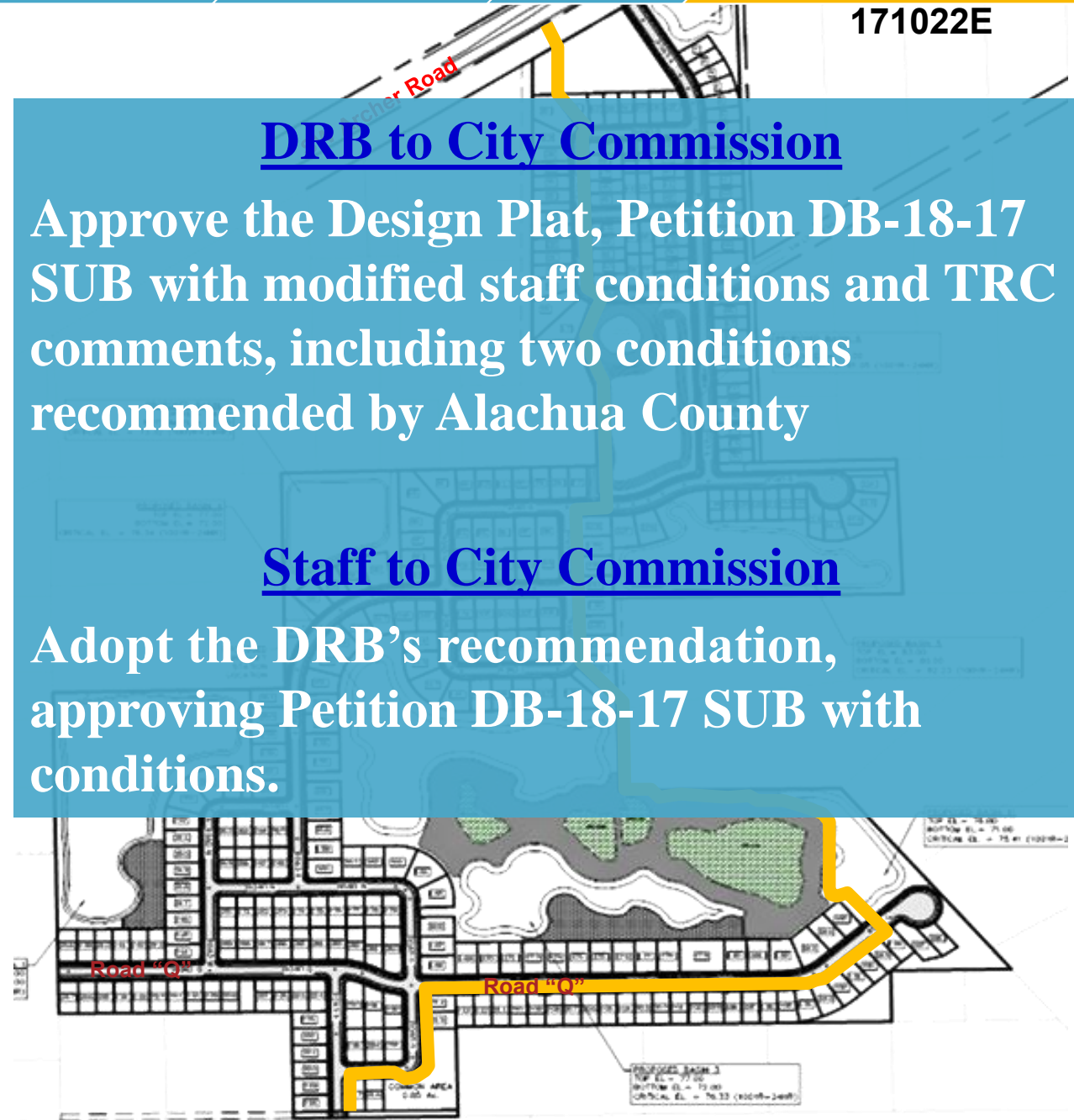
**DRB and Staff  
Recommendations  
to the City  
Commission**

**DRB to City Commission**

Approve the Design Plat, Petition DB-18-17 SUB with modified staff conditions and TRC comments, including two conditions recommended by Alachua County

**Staff to City Commission**

Adopt the DRB's recommendation, approving Petition DB-18-17 SUB with conditions.



# Alachua County

## RECOMMENDED CONDITIONS FOR APPROVAL OF THE OAKS PRESERVE CLUSTER SUBDIVISION

### *Condition 1.*

The subdivision shall include a multi-use trail that runs from the Archer/Braid Trail at the northern boundary, south through the proposed subdivision, through the open space area and stopping at the southern boundary of the subdivision; and

### *Condition 2.*

Construct a bike trail along the southernmost east/west, “Road Q”, plus a minimum, 8-foot wide multi-use trail



171022E





Staff  
Recommended

CONDITIONS  
OF THE OAKS  
PRESERVE  
CLUSTER  
SUBDIVISION



***Condition 1.***

***The subdivision shall be phased and the cul-de-sacs<sup>171022E</sup> redesigned to better accommodate opportunities for connection to future transportation routes under consideration near the area.***

***Condition 2.***

***The subdivision shall establish a minimum of two improved access routes, ~~paved~~ approved to acceptable standards, linking the east, south and west portions of the subdivision to officially designated paved roadways nearest the site. Those routes shall serve primarily to facilitate emergency access to the lower reaches of the subdivision and as a basis for improvement of the surrounding undeveloped properties.***

The approved design plat shall be valid for a period of five years after completion of the first phase. The subdivider may request an extension before the City Commission prior to the expiration date. If the Design Plat expires, the subdivider shall be required to seek design plat approval based on standards existing at the time of the request.

***Condition 3.***

***The City shall work with the subdivider to participate in partially funding implementation of those recommended roadways.***

Staff  
Recommended

CONDITIONS  
OF THE OAKS  
PRESERVE  
CLUSTER  
SUBDIVISION

*Condition 4.*

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*The internal cul-de-sacs in the subdivision shall be redesigned to accommodate future opportunities to improve the overall transportation network, to establish a gridded roadway network and needed neighborhood connectivity roadways, bicycle and pedestrian system.*

*Condition 5.*

*The design plat shall show a 35-foot line around all wetlands to clearly establish that all lots are in compliance with the 35-foot buffer required by the code.*

*Condition 6.*

*The subdivision shall provide design alternatives that seek to provide a minimum of two functional emergency access routes to the south and west connecting to the closest official paved roadway. Alternatively, the subdivision may phase the development and seek approval for the northern portion and later approvals as the conditions for approval are satisfied.*

Staff  
Recommended

CONDITIONS  
OF THE OAKS  
PRESERVE  
CLUSTER  
SUBDIVISION

*Condition 7.*

*The subdivision shall examine the preliminary plans of surrounding areas to create connecting routes that link adjacent developments.*

*Condition 8.*

*The subdivision shall redesign the cul-de-sacs to provide design alternative that seek to provide a minimum of two functional emergency access routes to the south and west connecting to the closest official paved roadway.*

*Condition 9.*

*The applicant shall demonstrate on the plat, the limits of roadway encroachment into nearby wetlands including the dimensions of such encroachments.*



Staff  
Recommended

CONDITIONS  
OF THE OAKS  
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CLUSTER  
SUBDIVISION



***Condition 10.***

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***Prior to Final Plat approval, the applicant shall comply with the requirements of the City's Transportation Mobility Program Area.***

***Condition 11.***

***Except as specifically modified through this petition, the development shall comply with all requirements of the Land Development Code, conditions included in the staff report and comments submitted by the TRC.***

***Condition 12.***

***During Construction Drawing, detailed information shall be provided about the exact location of the referenced sink holes and how they integrate into the proposed subdivision.***

***Condition 13.***

***During Construction Drawing, details shall be provided concerning the relationship of the sinkhole to surrounding uses and the potential impact of the stormwater basin on the stability of the sinkhole.***

Staff  
Recommended

CONDITIONS  
OF THE OAKS  
PRESERVE  
CLUSTER  
SUBDIVISION



*Condition 14.*

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*Prior to Construction Drawing approval, a final report shall be submitted indicating the status of the site relative to the occurrence of significant archeological artifacts. The final report may require modifications to the design plat to address archeological findings; additional review by the DRB and the City Commission may be required based on the extent of any proposed redesign.*

*Condition 15.*

*All open space areas, not dedicated to the City shall be owned and maintained by a Home Owners Association which shall be responsible for upkeep and maintenance of the open space; appropriate documents shall be required.*

*Condition 16.*

*Prior to final plat approval, the applicant shall demonstrate how it satisfies the criteria to protect a minimum of 50% of all heritage trees.*

Staff  
Recommended

CONDITIONS  
OF THE OAKS  
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SUBDIVISION

*Condition 17.*

*The cluster open space provided to compensate for the reduced lot size shall be created in a more centralized location and made accessible to all residents of the subdivision. It should be served by bicycle and pedestrian routes.*

*Condition 18.*

*Except as modified through the cluster subdivision process and to accommodate emergency access, all roadways shall be constructed to the standards as specified in the Public Works Design Manual.*

*Condition 19.*

*The common area between lots 135 and 136 shall be redesigned to better accommodate future connection to external developments and/or planned regional roadways.*



Staff  
Recommended

CONDITIONS  
OF THE OAKS  
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SUBDIVISION

*Condition 20.*

*During Construction Drawing review, the applicant must demonstrate that all sidewalks, utilities, stormwater, fire service, solid waste services and street landscaping can be accommodated within the proposed rights-of-way and/or available easement within the subdivision. Failure to comply with all requirements may require a re-consideration of the design plat by the City Commission.*

*Condition 21.*

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

*Condition 22.*

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

Staff  
Recommended

CONDITIONS  
OF THE OAKS  
PRESERVE  
CLUSTER  
SUBDIVISION

*Condition 23.*

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

*Condition 24.*

*At the sole expense of the developer lighting shall be provide along all the private roadways similar to standards for public street lighting requirements.*

*Condition 25.*

*All lots shall be required to comply with the setbacks as approved with the Design and Final Plat. Accessory structures shall comply with the development standards outlined in the RSF-4 zoning district.*

Staff  
Recommended

CONDITIONS  
OF THE OAKS  
PRESERVE  
CLUSTER  
SUBDIVISION

*Condition 26.*

*All signage for the subdivision shall be in accordance with the standards of the Land Development code. Entrance signs shall comply with the Section 30-6.6 (w). An irrigation system shall be provided; the sign shall establish a maintenance agreement and the sign shall be landscaped.*

*Condition 27.*

*The applicant shall be required to comply with all comments and conditions of the Technical Review Committee as included in Attachment “A”.*



171022E





171022E





171022E





171022E



SW 62 A  
SW 49 S



171022E

24

SW Archer Rd

Street to be replaced





# OAKS PRESERVE CLUSTER SUBDIVISION

## Staff Recommendation to the DRB

### Staff to DRB

Forward a recommendation to the City Commission approving the design plat, Petition DB-18-17 SUB with staff conditions and TRC Comments, including two conditions recommended by Alachua County.

