



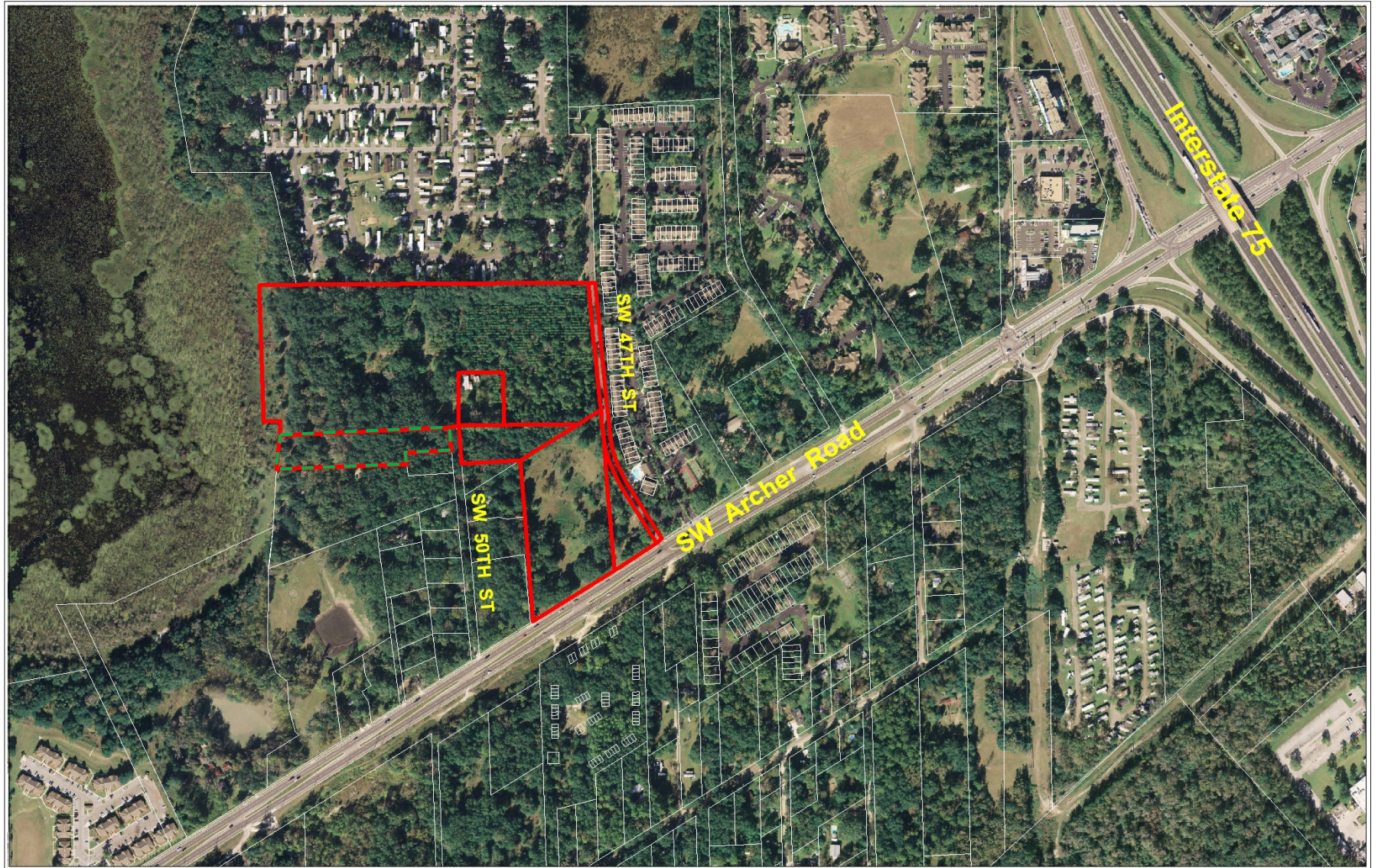
Planning & Development Services

PB-09-143 LUC

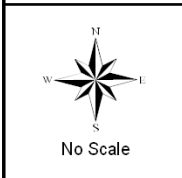
Land Use Change for annexed
property

Large-scale land use amendment

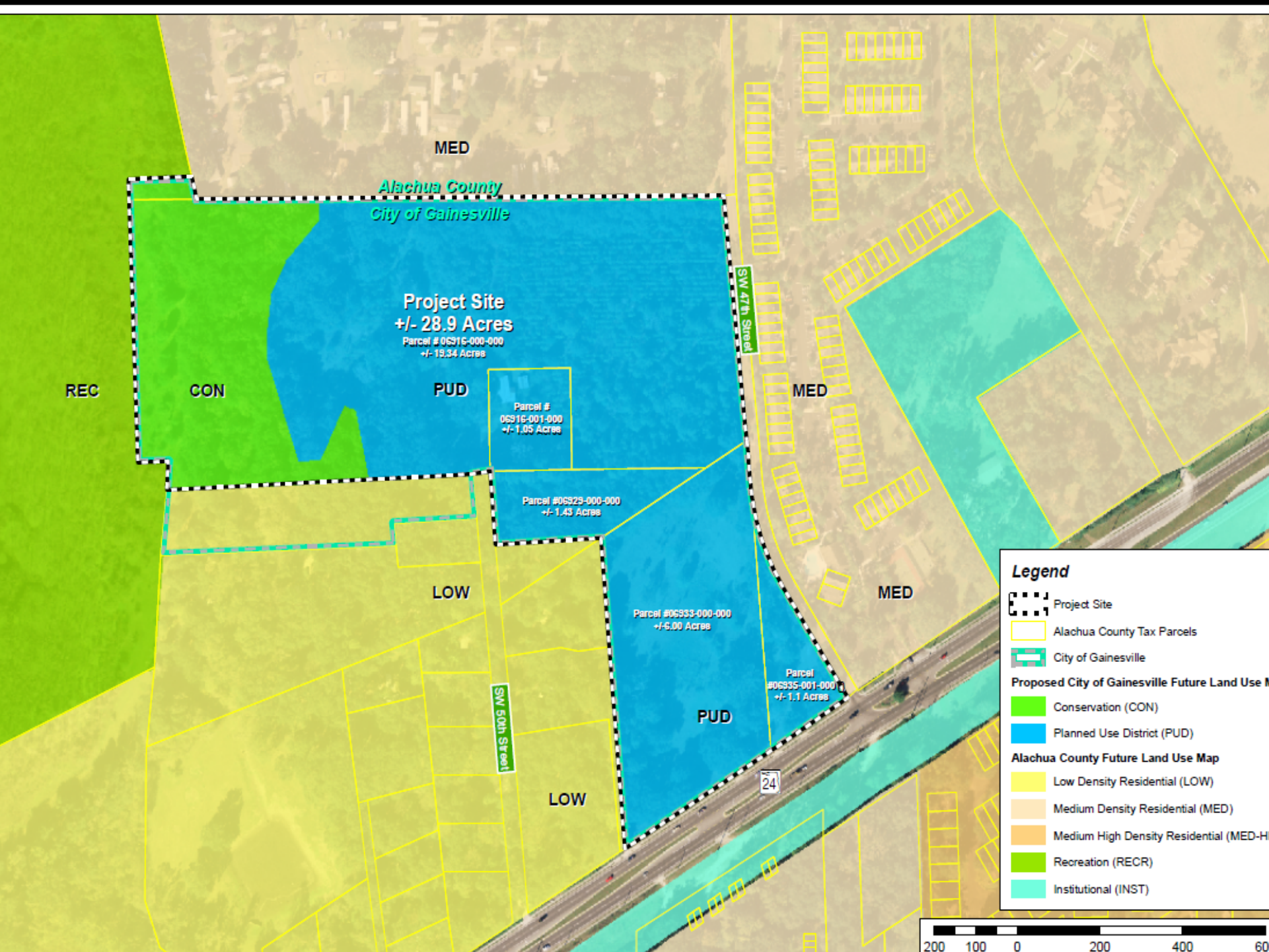
2/18/2010



AERIAL PHOTOGRAPH



Name	Petition Request	Map(s)	Petition Number
Causseaux, Hewett & Walpole, Inc agents for Archer Road Development, LLC and Eaglesrock International, LLC	Change FLUM from Low Density Res (County) to Medium Density Residential and Conservation (City of Gainesville) Change Zoning districts from R-1A and R-1C (County) to CON (Conservation) and RMF-7 (City of Gainesville).	4442, 4443, 4542, 4543	PZ-09-35 LUC PZ-09-36 ZON



Alachua County
City of Gainesville

Project Site
+/- 28.9 Acres

Parcel # 06315-000-000
+/- 19.34 Acres

Parcel #
06316-001-000
+/- 1.05 Acres

Parcel #06329-000-000
+/- 1.43 Acres

Parcel #06333-000-000
+/- 6.00 Acres

Parcel
#06335-001-000
+/- 1.1 Acres

PUD

PUD

LOW

LOW

MED

MED

MED

REC

CON

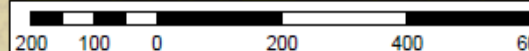
SW 47th Street

SW 50th Street

24

Legend

- Project Site
- Alachua County Tax Parcels
- City of Gainesville
- Proposed City of Gainesville Future Land Use Map**
- Conservation (CON)
- Planned Use District (PUD)
- Alachua County Future Land Use Map**
- Low Density Residential (LOW)
- Medium Density Residential (MED)
- Medium High Density Residential (MED-H)
- Recreation (RECR)
- Institutional (INST)

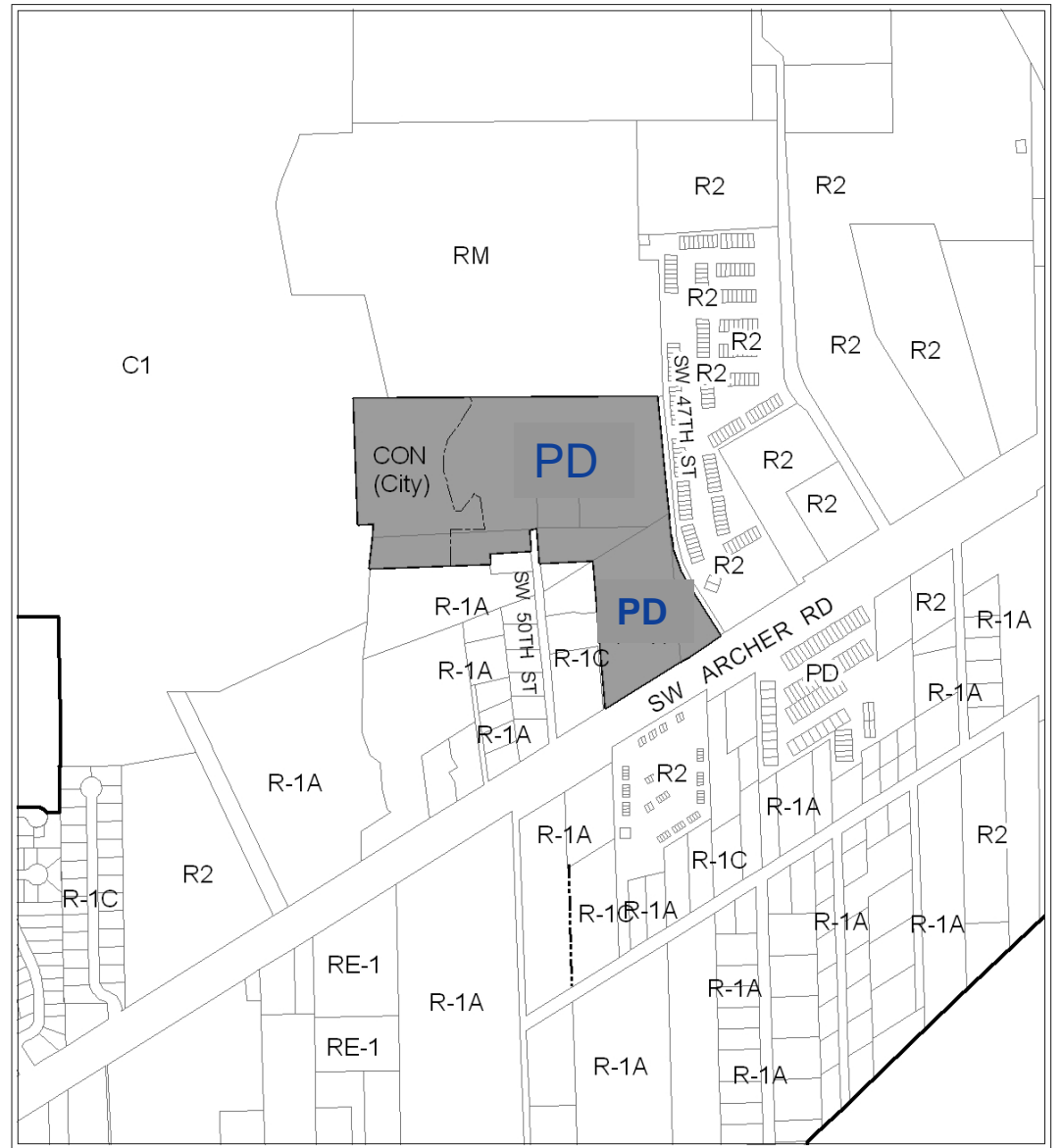


Zoning District Categories

- RSF1 Single-Family Residential (3.5 du/acre)
- RSF2 Single-Family Residential (4.6 du/acre)
- RSF3 Single-Family Residential (5.8 du/acre)
- RSF4 Single-Family Residential (8 du/acre)
- RMF5 Residential Low Density (12 du/acre)
- RC Residential Conservation (12 du/acre)
- MH Mobile Home Residential (12 du/acre)
- RMF6 Multiple-Family Medium Density Residential (8-15 du/acre)
- RMF7 Multiple-Family Medium Density Residential (8-21 du/acre)
- RMF8 Multiple-Family Medium Density Residential (8-30 du/acre)
- RMU Residential Mixed Use (up to 75 du/acre)
- RH1 Residential High Density (8-43 du/acre)
- RH2 Residential High Density (8-100 du/acre)
- OR Office Residential (up to 20 du/acre)
- OF General Office
- PD Planned Development
- BUS General Business
- BA Automotive-Oriented Business
- BT Tourist-Oriented Business
- MU1 Mixed Use Low Intensity (8-30 du/acre)
- MU2 Mixed Use Medium Intensity (12-30 du/acre)
- UMU1 Urban Mixed Use District 1 (up to 75 du/acre)
- UMU2 Urban Mixed Use District 2 (up to 100 du/acre)
- CCD Central City District
- W Warehousing and Wholesaling
- I1 Limited Industrial
- I2 General Industrial
- AGR Agriculture
- CON Conservation
- MD Medical Services
- PS Public Services and Operations
- AF Airport Facility
- ED Educational Services
- CP Corporate Park

- ===== Historic Preservation/Conservation District
 - Special Area Plan
 - - - - - Division line between two zoning districts
 - City Limits
- Area under petition consideration

All Zoning Districts denoted are Alachua County districts unless otherwise noted.



PROPOSED ZONING

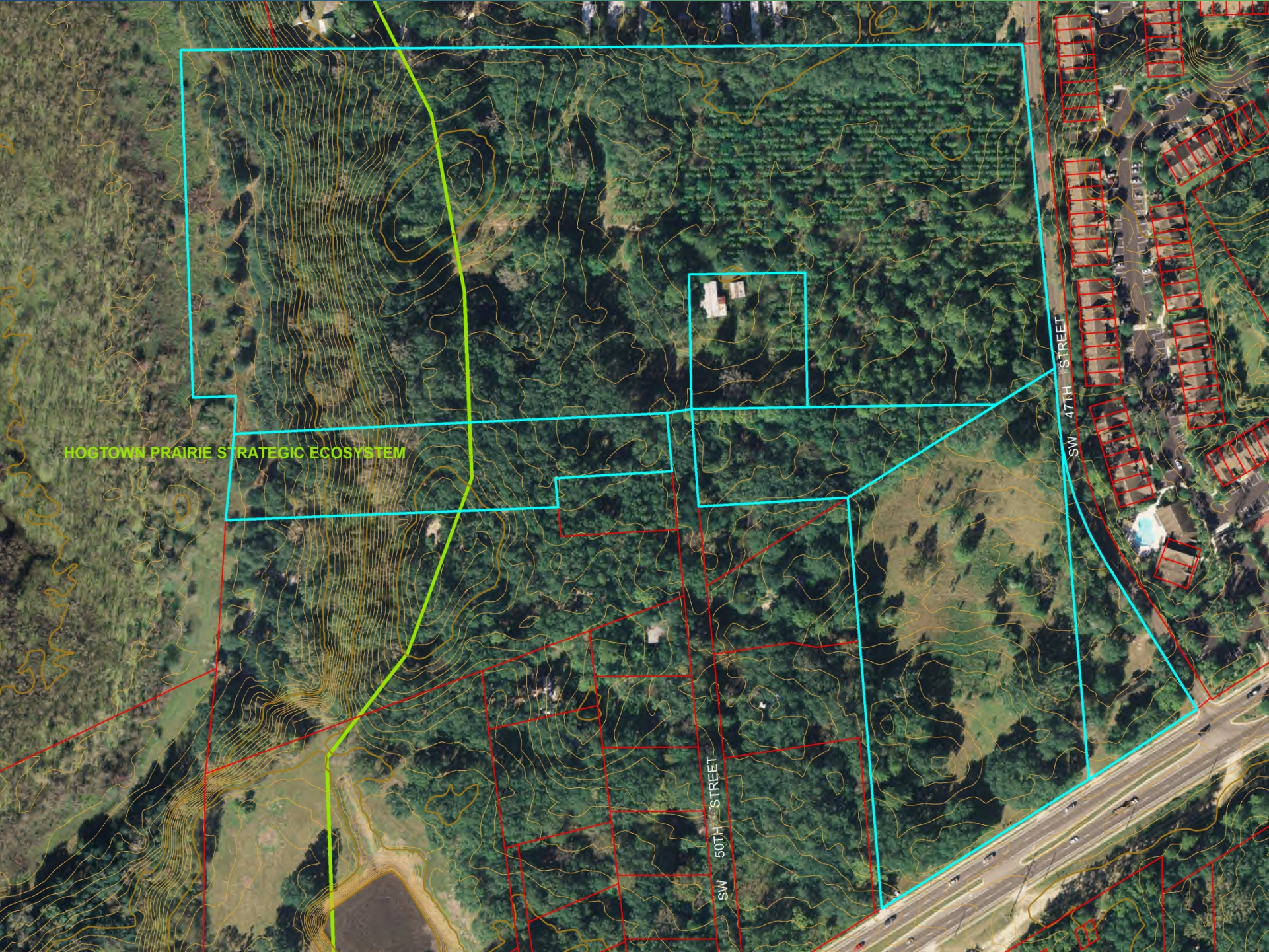


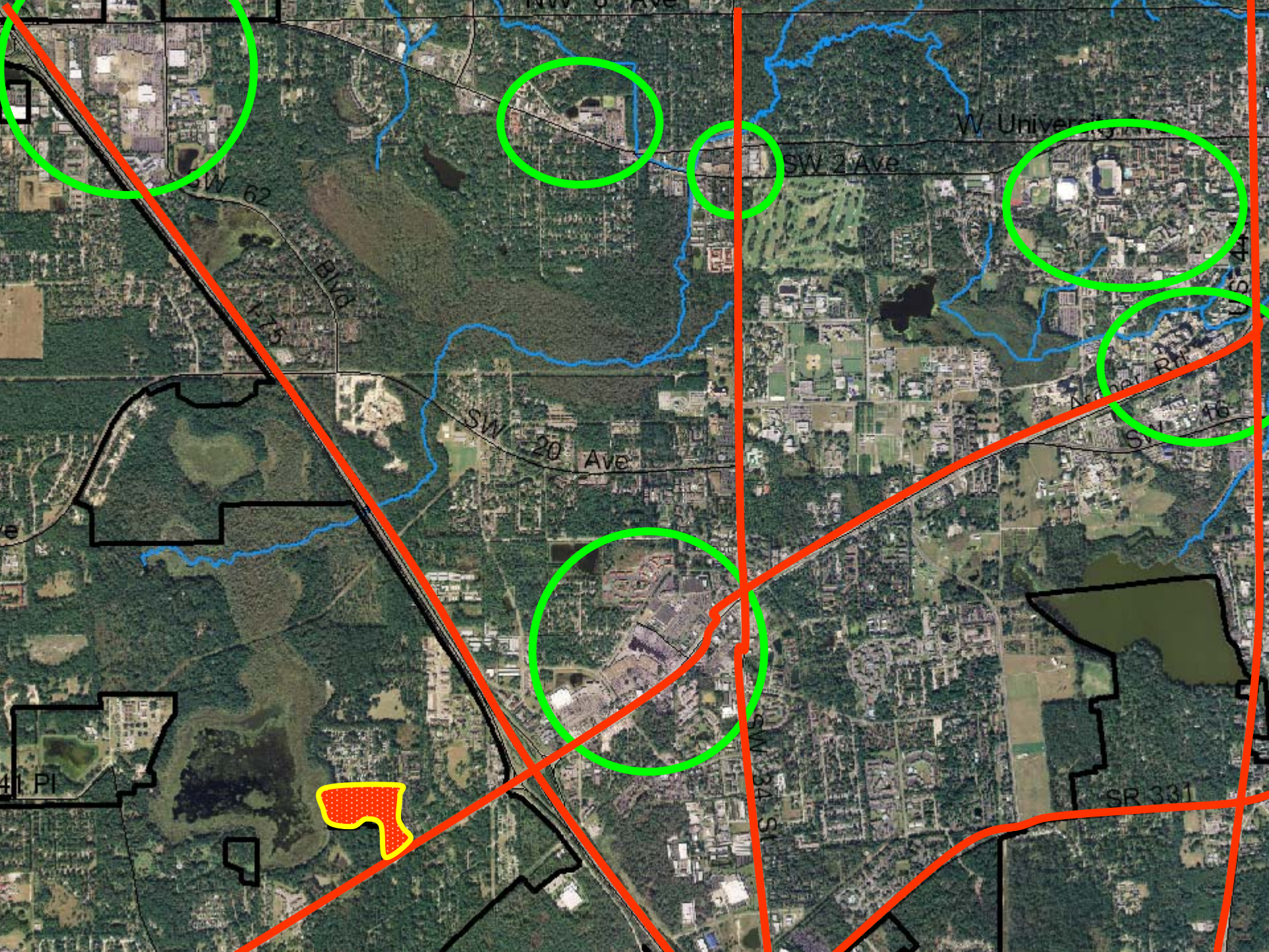
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HOGTOWN PRAIRIE STRATEGIC ECOSYSTEM

SW 50TH STREET

SW 47TH STREET





W University

SW 2 Ave

SW 62

BLVD
1-75

SW 20 Ave

Ave

Nether Rd

SW 44
SW 46

SW 24 St

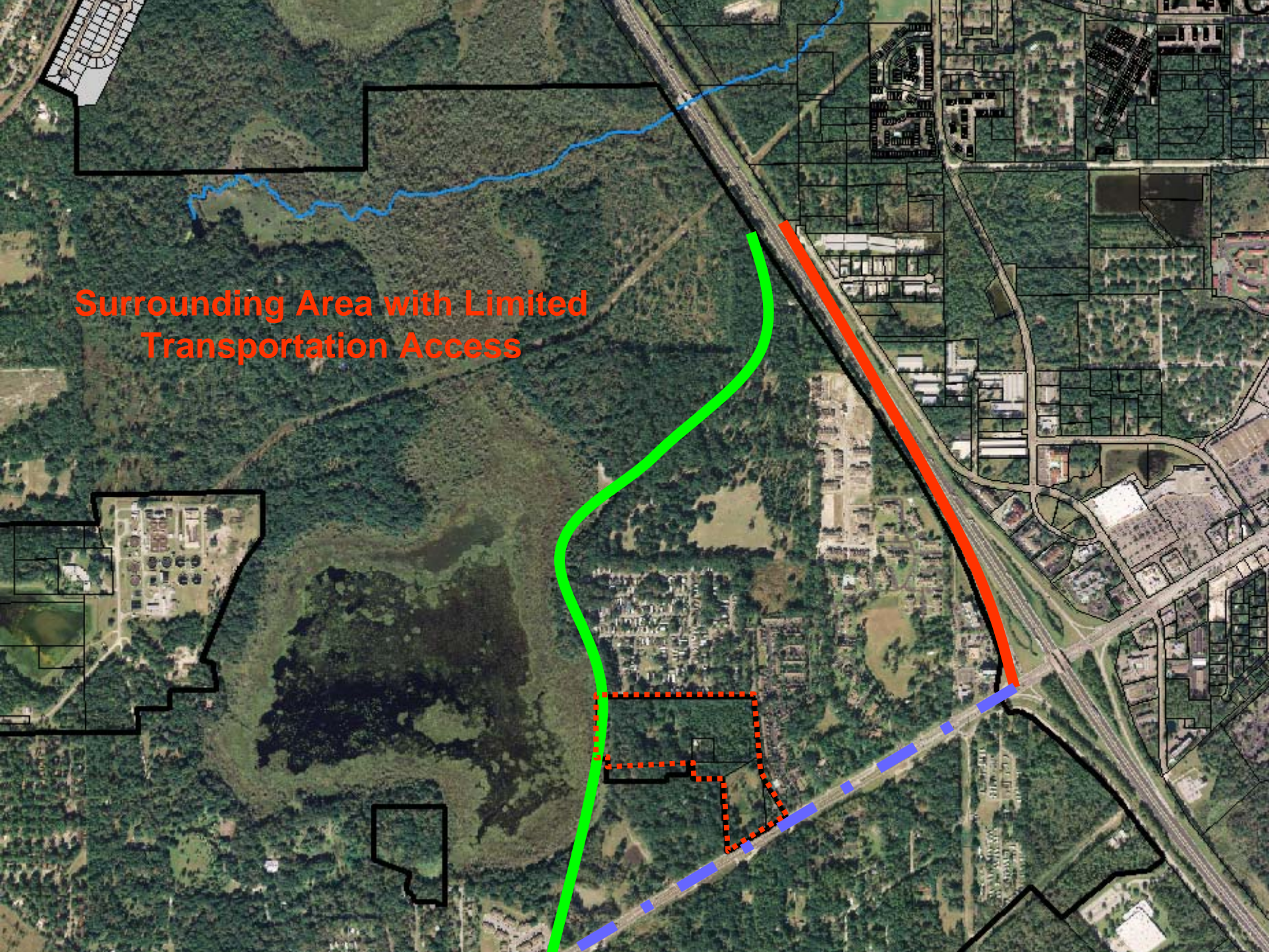
SR 331

41 PI

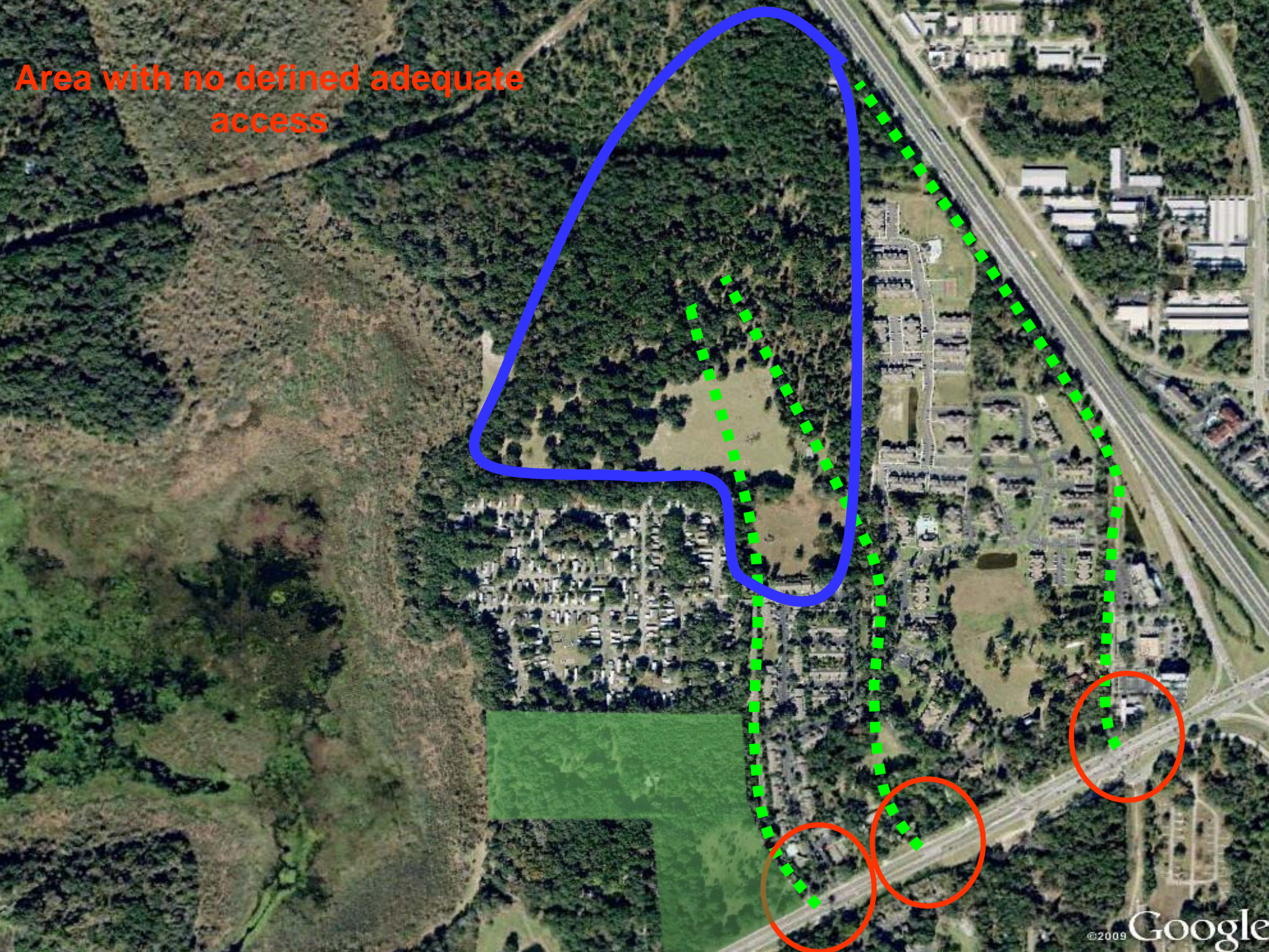


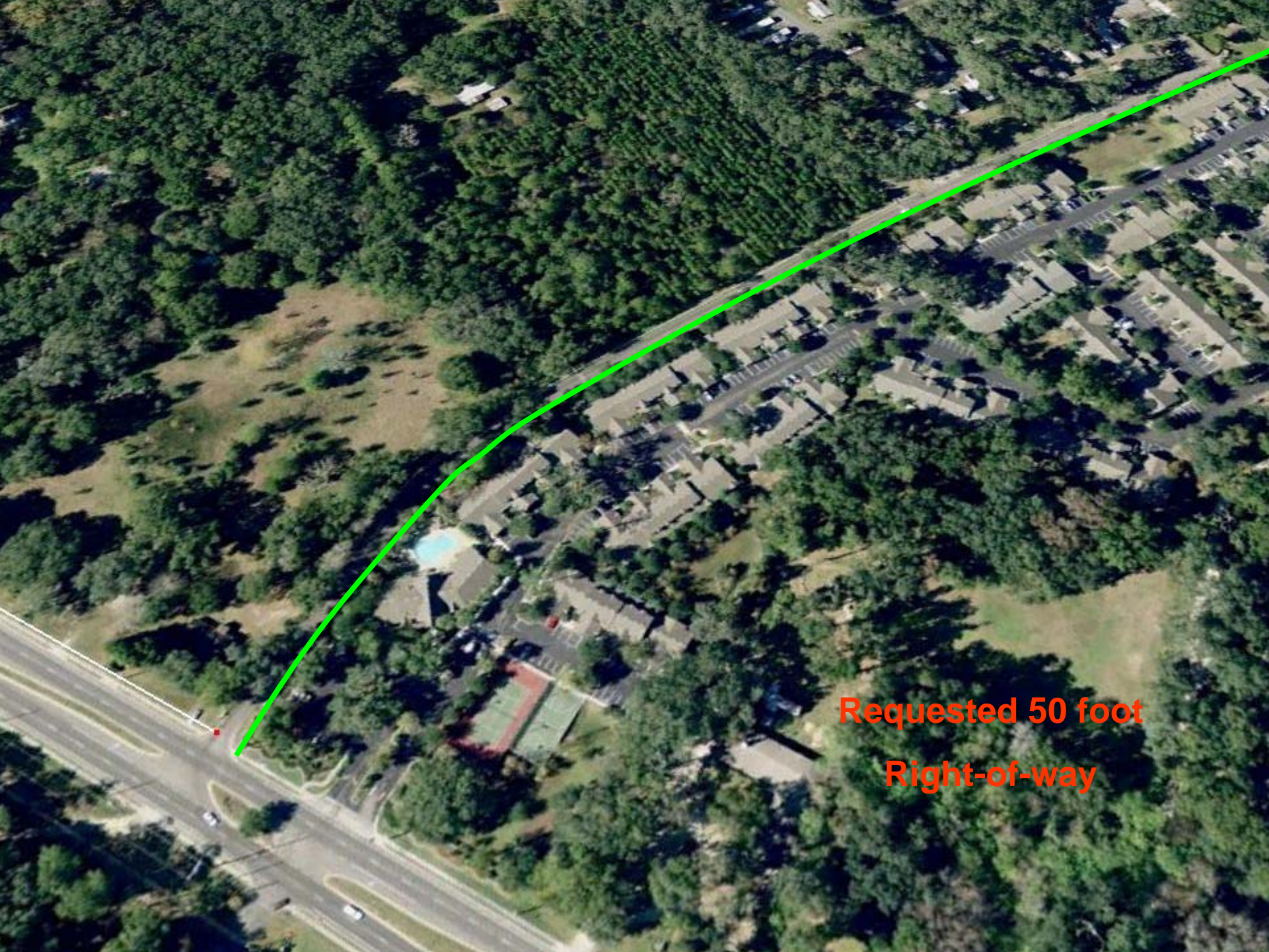
Surrounding Development:

**Surrounding Area with Limited
Transportation Access**



Area with no defined adequate access





**Requested 50 foot
Right-of-way**

FOR SALE
JOHN THOMAS
REALTOR
352-530-4453
33+ ACRES

FOR SALE
JOHN THOMAS
REALTOR
352-530-4453
33+ ACRES





Oak Park Village

ARC 352-378-4411
4300 S.W. 47th Street

ARC
352-378-4411





ROAD
CLOSING
AHEAD





Oak Park
Village
ABC 352-378-4411

WALK ON GRASS
NO PARKING





Haley Forest 2BR+2 1/2 BA - 3BR+2 1/2 BA
Townhomes
The 140s-190s
Jonathan Colon
Realtor®
www.538-1453 www.haleyforest.com



Recommendations

**City Plan Board recommends
approval of
Petition PB-09-143 LUC
with conditions as modified**

Plan Board Conditions

Condition: 1.

The Planned Development zoning shall ensure development and maintenance of the conservation area in a manner consistent with the environmental characteristics of the area and the comprehensive plan.

Condition: 2.

A Conservation Easement shall be executed during the rezoning process to address development activities, allowable uses, a management plan and maintenance of the easement.

Condition 3.

Except as provided herein and in the PD rezoning, the land use standards shall be in accordance with the Office land use designation in the Comprehensive Plan. The PD rezoning shall address specific allowed uses relative to the broader land use category listed herein.

Plan Board Conditions

Condition 4.

The Planned Use District shall allow the following maximum intensity of uses:

The Skilled Nursing Facility shall have a maximum of 80,000 square feet of floor area with a maximum of 400 beds.

The Assisted Living Facility shall have a maximum of 80,000 square feet of floor area.

A maximum of 20,000 square feet of floor area shall be allowed for Medical and general Office uses.

Modified Staff Condition After Plan Board Review

After the Plan Board meeting, the applicant worked with staff to develop the following maximum intensities:

Skilled Nursing Facility with a maximum of 180 beds;

Assisted Living Facility with a maximum of 130 beds;

Medical and general Office with a maximum of 75,000 square feet

Condition 5.

In addition to the amount of open space set aside by the Conservation land use, the development should provide a minimum of 5 percent of the PUD portion of the property as active useable open space within easy access to residents.

Plan Board Conditions

Condition 6.

The PD shall require building placement and orientation along SW Archer Road as part of the first phase of the development. The PD shall also prescribe additional regulations concerning setbacks, build-to line, building orientation, design and street frontage development.

Condition 7.

The PD rezoning shall establish standards for tree protection and preservation, upland development and required useable open space.

Condition 8.

The PD zoning shall provide for the design and implementation of safe adequate and efficient transportation network to the subject property and surrounding development consistent with the Comprehensive Plan.

Condition 9.

The PD zoning shall provide a minimum of 50 feet of right-of-way to facilitate needed and planned transportation routes to surrounding areas.

Plan Board Conditions

Condition 10.

The PD zoning shall ensure a designed that would facilitate implementation of a girded street system and allow connectivity routes to adjacent and surrounding developments. Additionally, the development shall be required to participate proportionally towards the placement and construction of mass transit stops commensurate with its impact and use of mass transit.

Condition 11. (New Condition)

The transportation impacts shall be evaluated based upon impacts for the proposed development for the entire project rather than for individual phases.