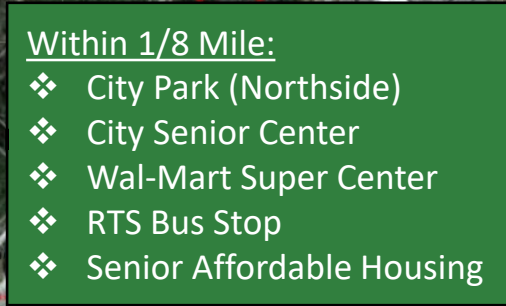




# **Tara Serena Design Plat Legistar #210105**

City of Gainesville

City Commission  
July 15, 2021







# Project Summary

Project Phase: Design Plat

Proposed 120-lot infill cluster subdivision

- Platted Lots
- Attached Units
- Homeownership
- Workforce Housing
- Parcel 7879-8-0 and a portion of 7879-5-6
- 10.7 Acre Site – Density is approximately 11 u.pa.

# Land Use & Zoning Summary

- Future Land Use Designation – Residential Medium
- Zoning Designation – RMF-7
- Permitted Density: 8-14 Units/Acre
  - Proposed Density 11 Units/Acre
- Proposed Unit Type (Single Family Attached / Platted) is permitted by right in Zoning & Land Use Designations



# Design Plat / Infill Cluster Subdivision

- What is a Cluster Subdivision?
  - Sec. 30-.7 Purpose & Intent
    - Infill cluster subdivision designed to 'provide for infill development, better utilize land and promote efficiency through design above what might otherwise be developed per standard zoning regulations and provide design flexibility to meet changing market conditions.'
  - Infill subdivision regulations allow for flexibility in design to allow for a housing type unique to this portion of the city and help address unfulfilled housing needs, including a variety of higher density and more affordable homeownership housing options for the local workforce.

# Design Plat / Infill Cluster Subdivision

- What is Proposed in this Cluster Subdivision?
  - Single Family Attached Units (allowed in RMF-7 by right)
    - Side setbacks reduction (10' to 0')
    - Lot Width reduction (40' to 20')
    - Subsequent buffer applied adjacent to Single Family development
  - All other dimensional standards (lot size, front/rear setbacks, etc.) per RMF-7 zoning district



## Design Plat Includes:

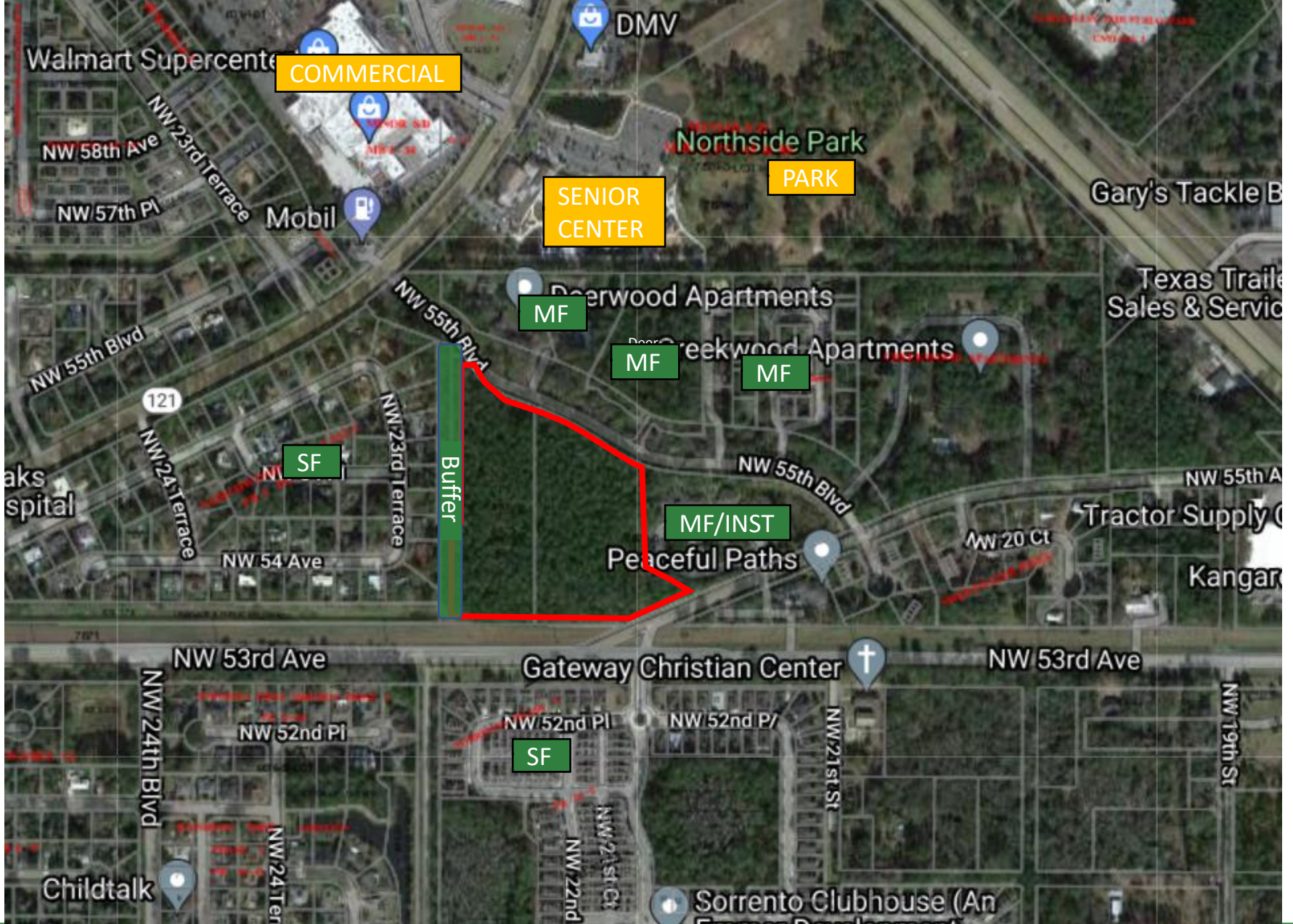
- ❖ 120 Lots
- ❖ Platted Lots
- ❖ Attached Units
- ❖ Garages / Driveway Parking
- ❖ Efficient Layout
- ❖ Streets Designed According to Public Works Design Manual
- ❖ Street Grid Pattern
- ❖ North/South Interconnectivity
- ❖ Sidewalks along internal streets
- ❖ Sidewalks on adjacent streets
- ❖ RTS Bus Stop
- ❖ Trails around all landscaped basins & between units

**Design Plat**



# Design Plat / Infill Cluster Criteria

- Project complies with all Infill Cluster Subdivision review criteria (Sec. 30-6.7):
  - ✓ Promote Efficient Use of Land
  - ✓ Provide for Zero Lot Line Development
  - ✓ Street Interconnectivity
  - ✓ Provision of Sidewalks on Internal Streets
  - ✓ Sidewalk Connectivity to Adjacent Streets
  - ✓ Heritage Tree Preservation
  - ✓ Protection of Environmentally Sensitive Resources
  - ✓ Garages / Driveway 20' from Sidewalks
  - ✓ Provision of Required Buffers



# Summary

- Design Plat is consistent with City LDC & Comprehensive Plan
- Staff Recommendation – Approval with Conditions
- The applicant agrees with all conditions and requests approval.
- Request additional condition (below):

*The approved Design Plat shall be valid for a period of five years from approval of the Design Plat and final plats may be submitted in up to two phases. 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.*

- Development Review Board Recommendation – Approval with Above Condition