



Legislation Text

File #: 980270, Version: 0

(QUASI-JUDICIAL) Petition 153PDA-98 PB, Merrill L. Pugh, Agent for Howard Wallace. Planned Development amendment to reduce the west 100-foot buffer of Mill Pond along Newberry Road to a 25-foot buffer to create a buildable lot. Located in the 600 block of N.W. 51st Street, east side.

Mill Pond is a residential planned development which was approved under regulations of Alachua County. The petition was approved by Resolution ZOM-57-93 and was partially developed when it was annexed into the City of Gainesville. In establishing the Planned Development, six single-family residential lots were created in order to establish continuity and compatibility with adjacent single-family residential development. The large Mill Pond development also was required to establish a 100-foot wide buffer along the full length of the property where it abuts Newberry Road. Since the original property extended to N.W. 51st Street, the 100-foot buffer similarly was extended to include screening of the six lots.

The Plan Board reviewed the petition and had some concerns about eliminating the buffer along Newberry Road. Staff pointed out that other single family uses along Newberry Road did not have a dedicated buffer, and that the reduction provides an infill development opportunity. The Plan Board recommends approval of the petition with the following staff conditions:

Condition 1: The 75-foot-wide parcel shall be used as a single-family lot, with setbacks and development standards in accordance with the requirements of the RSF-2 Zoning District.

Condition 2: Except as provided herein, the created lot shall be subject to the Mill Pond PD in the same manner as the six original lots to the south.

Condition 3: The building shall be designed and placed so as to minimize the amount of trees to be removed. Tree removal, if necessary, must be coordinated with the development review coordinator.

Condition 4: A sidewalk shall be provided in front of the lot, along N.W. 51st Street to meet sidewalks along Newberry Road.

Public notice was published in the Gainesville Sun on August 4, 1998. Letters were mailed to surrounding property owners on August 5, 1998. The Plan Board held a public hearing August 20, 1998.

None

City Plan Board to City Commission - The City Commission approve Petition 153PDA-98 PB, with conditions. Plan Board vote 6-1

Staff to Plan Board - Approve, with same conditions.