



Legislation Text

File #: 000870, Version: 1

Petition 167SUB-00DB, Legislative Matter No. 000870. Eng, Denman & Assoc., agent for Harvey Pleiman. Final plat approval of East Side Oaks, Eighteen (18) lots on 4.58 acres more-or-less, having a density of 5.24 dwelling units per acre. Zoned: RMF-5 (12du/ac). Located in the vicinity of Northeast 21st Terrace and East University Avenue, north side. (B)

The City Development Review Board considered a request to approve a design plat of East Side Oaks, at a public hearing held December 12, 2000. By a vote of 5-0, the Development Review Board approved Petition 167SUB-00 DB with staff conditions. On January 22, 2001, the City Commission approved the design plat (5-0), with staff conditions.

The petitioner is proposing to subdivide property that has been developed with six duplexes and a single-family residence on the east side on Northeast 21st Terrace, an existing private street. The existing six duplexes will be located on lot numbers 1 through 6 and the single-family residence will be located on lot number 7. Lots 8-18 will be new lots for 11 single-family detached dwelling units located west of Northeast 21st Terrace. The property in question is zoned RMF-5, which allows single-family dwelling units on lots at least 4,000 square feet in area and 50 feet wide. Duplexes are also allowed on lots that are at least 75 feet wide and 90 feet in depth. All of the lots in this subdivision, "East Side Oaks," are at least 140 feet in depth. The width of the duplex lots range between 79 feet to 96 feet. The existing private street will be upgraded by the petitioner to meet City specifications and dedicated to the City of Gainesville through the platting process. The petitioner is providing five-foot wide sidewalks along both sides of the street as now required by code. In addition, this development is located in Zone A of the TCEA and by granting an easement for the eventual placement of a bus shelter along the East University Avenue frontage, meets relevant Zone A requirements.

There was Commission discussion about creating a through-street to Northeast 3rd Avenue, however, the City Public Works Department had indicated that that could not be accommodated because the private street and the public street to the north (also Northeast 21st Terrace) were not aligned and that they were not offset by the required 150 feet. To resolve the through-street dilemma, the Public Works Department introduced an amendment to "The Design Manual for Subdivisions and Site Plans", which revised the wording to state, "Street jogs at intersections with centerline offsets of less than 150' shall be avoided to the maximum extent possible. In cases where the extension of existing streets cannot meet the 150' minimum, the Public Works Department will determine the minimal excepted separation based on traffic safety and operation criteria." The City Commission approved this amendment, Legislative Matter Number 001007, on February 26, 2001.

The petitioner is now requesting final plat approval of East Side Oaks with Northeast 21st Terrace becoming a through street between East University Avenue and Northeast 3rd Avenue instead of ending in a cul-de-sac.

None

Planning Staff to City Commission - The City Commission adopt the following resolution: A Resolution approving the final plat of "New Gainesville, a Replat of a portion of Lot 49 to be known as "East Side Oaks," located in the vicinity of Northeast 21st Terrace and East University Avenue, north side, Gainesville, Florida; authorizing the Mayor and Clerk of the Commission to execute a Tri-Party Agreement; and providing an immediate effective date.