



## Legislation Text

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**File #:** 171022., **Version:** 4

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### **Quasi-Judicial - Request to Consider Two Additional Conditions to a Previously Approved Design Plat for Oaks Preserve Cluster Subdivision (B)**

**Petition DB-18-17 SUB.** EDA, Inc. (Sergio Reyes), agent for Oaks Preserve Parcel Owners. Design plat review for Oaks Preserve Cluster Subdivision, a residential subdivision of Tax Parcels: 06951, 06949-1, 06949, 06952-2-2, 06944-1, 069440, 06943-2, 06949-2 and 069521 to create 296 single-family residential lots. Zoned: RSF-4 (single-family residential 8 dwelling units per acre).

On June 21, 2018, the City Commission approved with conditions the Oaks Preserve Design Plat Cluster Subdivision ("Design Plat"). As part of that approval, the City Commission requested that the Design Plat be brought back to the City Commission to ensure compliance with the stated conditions. As such, on December 6, 2018, the Design Plat was brought back to the City Commission so that city staff and the applicant could demonstrate compliance with the conditions the City Commission approved on June 21, 2018.

In addition, the Alachua County Commission sent a letter requesting that the City Commission adopt on December 6, 2018, one of the following additional conditions for the Design Plat:

- 1) Limiting access between Oaks Preserve and SW 47<sup>th</sup> Way to bicycle/pedestrian travel and emergency vehicle access until such time as future planned roadway connections into Oaks Preserve that can disperse traffic are completed; OR
- 2) In the case that a fully functional access is deemed necessary by the City's Comprehensive Plan and Code, requiring the developer of Oaks Preserve to install appropriate traffic calming and a pedestrian facility on SW 47<sup>th</sup> Way.

At the December 6, 2018, City Commission meeting, the City Commission discussed the following additional condition: That the applicant prohibits construction traffic from using SW 47<sup>th</sup> Way during construction.

At the end of their discussion on December 6, 2018, the City Commission considered a motion to approve the following two conditions (which again would be additional to the Design Plat conditions that the City Commission already approved on June 21, 2018): 1) That the applicant installs traffic calming devices on SW 47<sup>th</sup> Way; and 2) That the applicant prohibits construction traffic from using SW 47<sup>th</sup> Way during construction. The motion failed by a vote of 3 to 3. City staff believes there may have been some confusion surrounding this failed motion, as such, city staff is bringing this item back to the City Commission for clarity on the additional two conditions.

The only outstanding issue for the City Commission to address at this meeting is whether it wants to approve or not the addition of the following two conditions to the approved Design Plat: 1) That the applicant works with the neighborhood and the County to install traffic calming devices on SW 47<sup>th</sup> Way; and 2) That the applicant prohibits construction traffic from using SW 47<sup>th</sup> Way during construction.

City staff recommends approval of the two additional conditions based on compliance with Section 30-6.6 of the Land Development Code and Land Use and Transportation Mobility policies 1.2.7; 3.1.4; 6.1.2; and 6.1.6.

None

**Staff to City Commission --** Adopt the following additional two conditions to the Design Plat approved on June 21, 2018: 1) That the applicant works with the neighborhood and the County to install traffic calming devices on SW 47<sup>th</sup> Way; and 2) That the applicant prohibits construction traffic from using SW 47<sup>th</sup> Way during construction.