

THORNTON PLACE - PLANNED DEVELOPMENT (PD)

UPDATED ZONING MASTER PLAN

DIMENSIONAL STANDARDS	PER PD	PROPOSED
DENSITY RANGE – DWELLING UNITS PER ACRE	8 – 14	8
MINIMUM LOT DIMENSIONS	N/A*	N/A
SETBACKS AROUND THE PERIMETER OF THE DEVELOPMENT		
FRONT, MIN. (FT.)*	25	20
REAR, MIN. (FT.)*	20	5
INTERIOR SIDE, MIN. (FT.)*	10	0
STREET SIDE, MIN. (FT.)*	25	0
BUILDING STANDARDS:		
UNITS PER BUILDING, MAX	UNLIMITED	UNLIMITED
HEIGHT, MAX (FT.)	45	NOT TO EXCEED 45
BUILDING COVERAGE, MAX (% OF GROSS LAND AREA)	35%	25%

* SETBACKS PER PD APPROVED WERE APPLIED FROM THE PERIMETER OF THE DEVELOPMENT.
PROPOSED SETBACKS PER FDP ARE APPLIED TO EACH LOT.

PD CONDITIONS & RESPONSES (ZOM-07-14)

DEVELOPMENT ON THE PD SHALL BE CONSISTENT WITH THIS ZONING MASTER PLAN AND CONDITIONS OF THE PD SET FORTH IN THIS RESOLUTION Z-14-12.

1. THE PLANNED DEVELOPMENT (PD) WILL ALLOW A MAXIMUM OF 68 SINGLE-FAMILY OR MULTI-FAMILY DWELLING UNITS OR A MAXIMUM OF 100 UNITS AS A SENIOR LIVING FACILITY OR ASSISTED LIVING FACILITY, CONSISTENT WITH FLORIDA FAIR HOUSING REQUIREMENTS. CONSISTENT WITH THE RESIDENTIAL MEDIUM-HIGH LAND USE AND R2A ZONING, THE PLANNED DEVELOPMENT ALLOWS A SINGULAR MULTI- FAMILY RESIDENTIAL STRUCTURE, WHICH, IF CONSTRUCTED, THE BUILDING AND ITS ACCOMPANYING STORM WATER FACILITIES AND PARKING WILL BE CENTRALLY LOCATED WITHIN THE SITE SO AS TO PROVIDE BUFFERING TO THE ADJACENT WESTERN AND EASTERN RESIDENTIAL AREAS IN ARBOR GREENS AND STRAWBERRY FIELDS, RESPECTIVELY.

RESPONSE: THE DEVELOPMENT PLAN PROPOSES 68 SINGLE FAMILY PLATTED LOTS, WHICH COMPLIES WITH THE DENSITY REQUIREMENT IN THIS CONDITION.

2. ANY DEVELOPMENT SHALL BE REQUIRED TO OBTAIN FINAL DEVELOPMENT PLAN APPROVAL FROM THE ALACHUA COUNTY DEVELOPMENT REVIEW COMMITTEE (DRC) BEFORE DEVELOPMENT TAKES PLACE.

RESPONSE: THE DEVELOPMENT PLAN WILL BE APPROVED BY THE COUNTY PRIOR TO COMMENCEMENT OF ANY SITE DEVELOPMENT/CONSTRUCTION.

3. PERMITTED USES WILL BE CONSISTENT WITH LAND DEVELOPMENT REGULATIONS (LDR) CHAPTER 404, ARTICLE II. USE TABLE FOR R-2, R- 2A, R-3.

RESPONSE: THE PERMITTED USE OF SINGLE FAMILY LOTS IS PERMITTED IN THE R-2, R-2A AND R-3 ZONING DISTRICTS.

4. THE MULTI-FAMILY DEVELOPMENT WILL MEET REQUIREMENTS OUTLINES IN LDR SEC. 403.10. MULTI-FAMILY RESIDENTIAL REQUIREMENTS WITH THE FOLLOWING EXCEPTION:

THE REQUIRED NUMBER OF PARKING SPACES SHALL BE BASED ON 1.5 PARKING SPACES PER DWELLING UNIT.

RESPONSE: THE PROPOSED PROJECT IS NOT MULTI-FAMILY IN NATURE AND THEREFORE, THIS CONDITION IS NOT APPLICABLE FOR THIS PROPOSED DEVELOPMENT.

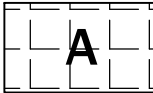

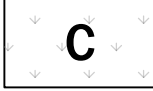

5. SIX (6) ADDITIONAL INCHES OF SETBACK SHALL BE REQUIRED FOR EACH FOOT OF BUILDING HEIGHT OVER 35 FEET.

RESPONSE: AGREED. ANY BUILDING THAT EXCEEDS 35 FEET IN HEIGHT WILL ADD ADDITIONAL 6 INCHES OF SETBACK, AS NECESSARY.

6. EMPLOY DESIGN FEATURES TO ENCOURAGE STRAWBERRY FIELDS AS A SECONDARY ACCESS POINT IN THE SITE PLAN.

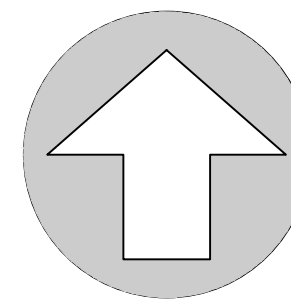
RESPONSE: DESIGN FEATURES HAVE BEEN INCLUDED IN THE DEVELOPMENT PLAN TO ENCOURAGE STRAWBERRY FIELDS AS A SECONDARY ACCESS POINT, INCLUDING CONSTRUCTION OF A TRAFFIC TABLE ON THE WEST SIDE OF THE PROPERTY, PROPOSED SIGNAGE DIRECTING TRAFFIC EASTWARD AND SHIFTING OF THE NORTH & SOUTH STUB-OUTS EASTWARD AWAY FROM STRAWBERRY FIELDS.

LAND USE DATA

HATCH PATTERN	LAND USE AREA	PD AREA (AC.)	PD AREA (%)	DP AREA (AC.)	DP AREA (%)
	RESIDENTIAL LOT AREA	4.3	50%	3.3	39%
	RIGHT-OF-WAY	2.0	24%	1.6	19%
	OPEN SPACE	2.2	26%	2.2	26%
	COMMON AREA	---	---	1.4	16%

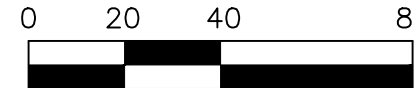


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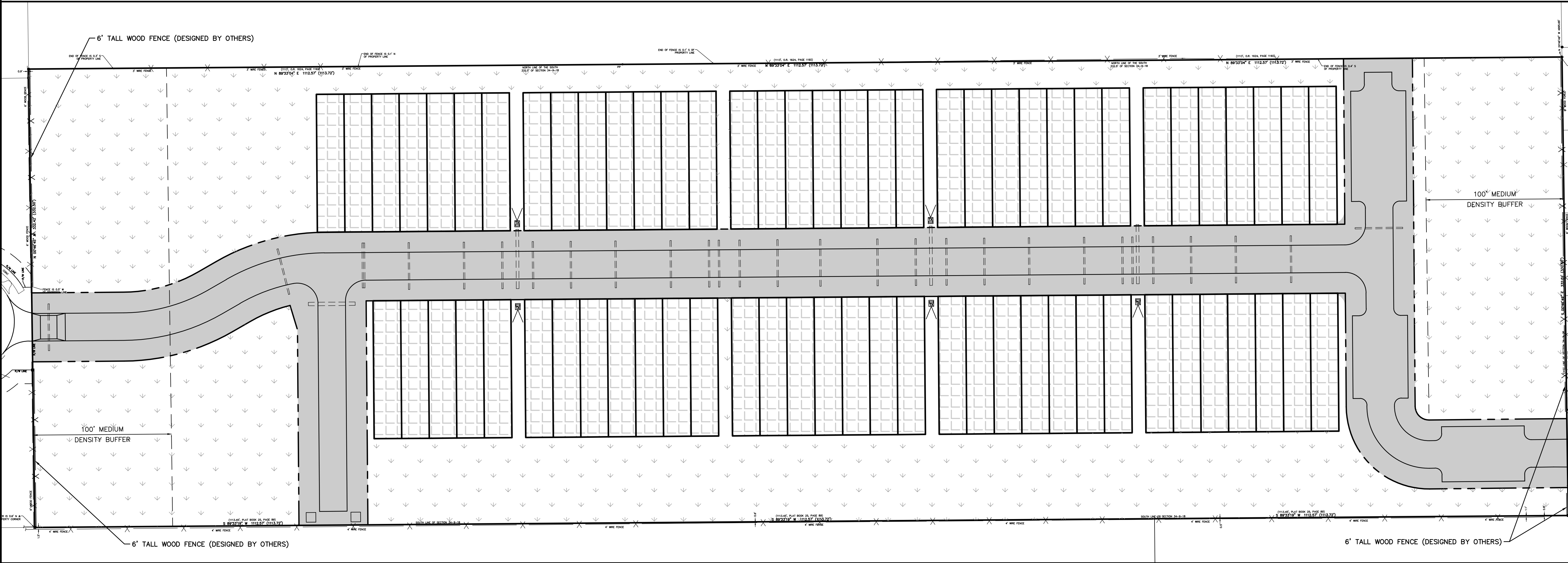


NORTH

SCALE: 1"=40'

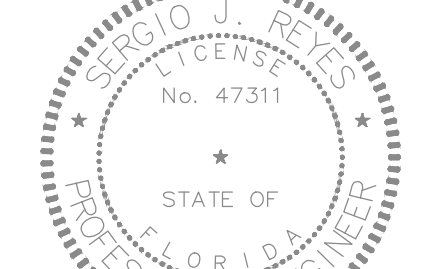


GRAPHIC SCALE



No. Date Comment

Professional Engineer of Record:



Sergio J. Reyes, P.E. 47311
Engineer Certificate No.

Project No: 19-010

Project phase:
COUNTY RESUBMITTAL

Project title:

TARA GREENS
ALACHUA COUNTY, FL.

Sheet title:
UPDATED ZONING
MASTER PLAN

Designed: SJR

Drawn: LW

Checked: MD

Date: 06/26/2019

Sheet No.:

P005