



Lullwater at Fort Clarke Traditional Neighborhood Development

Preliminary Development Plan

October 25, 2022

Leslie McLendon, Planner
Development Services

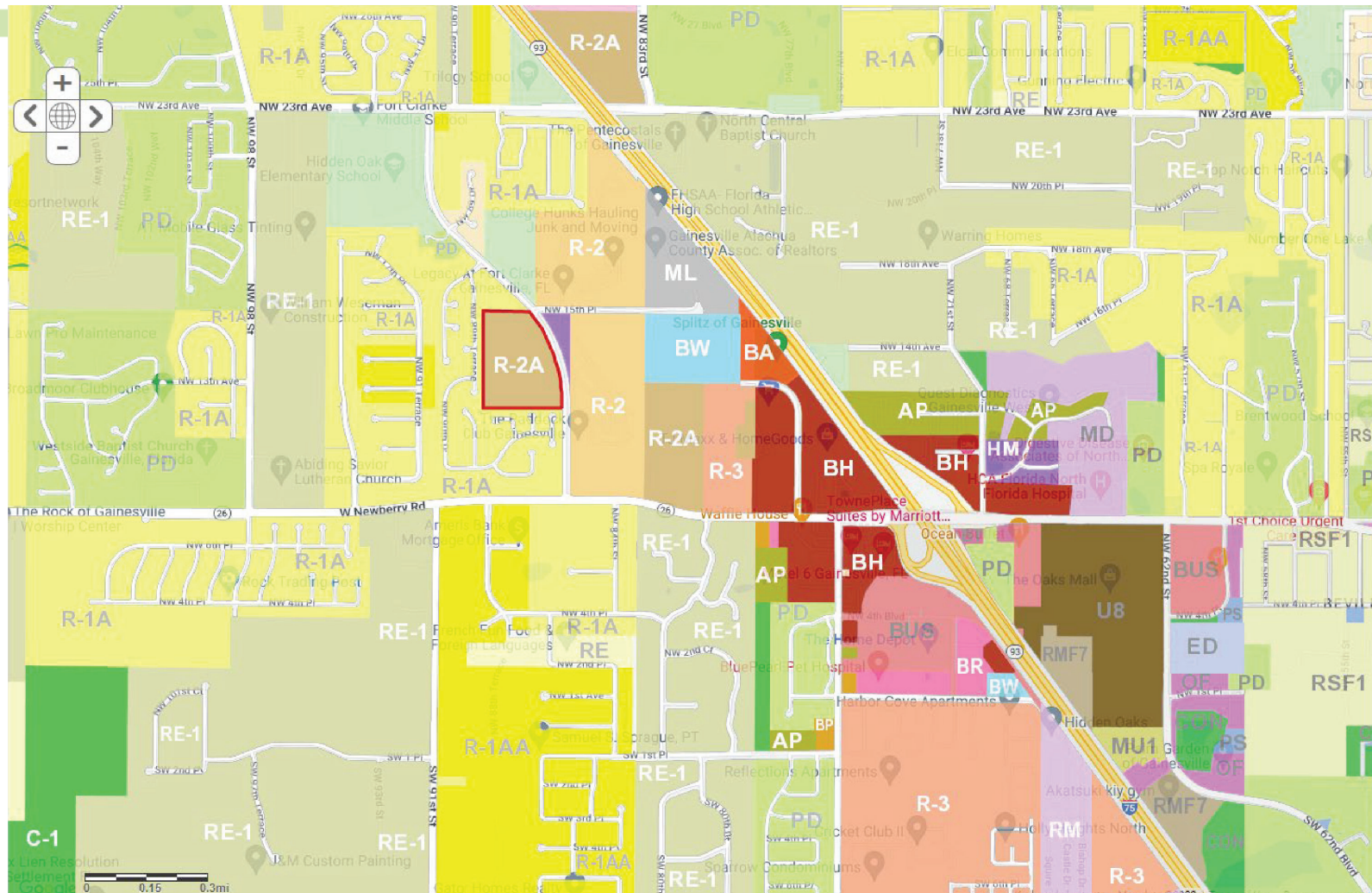


Lullwater at Ft. Clarke TND

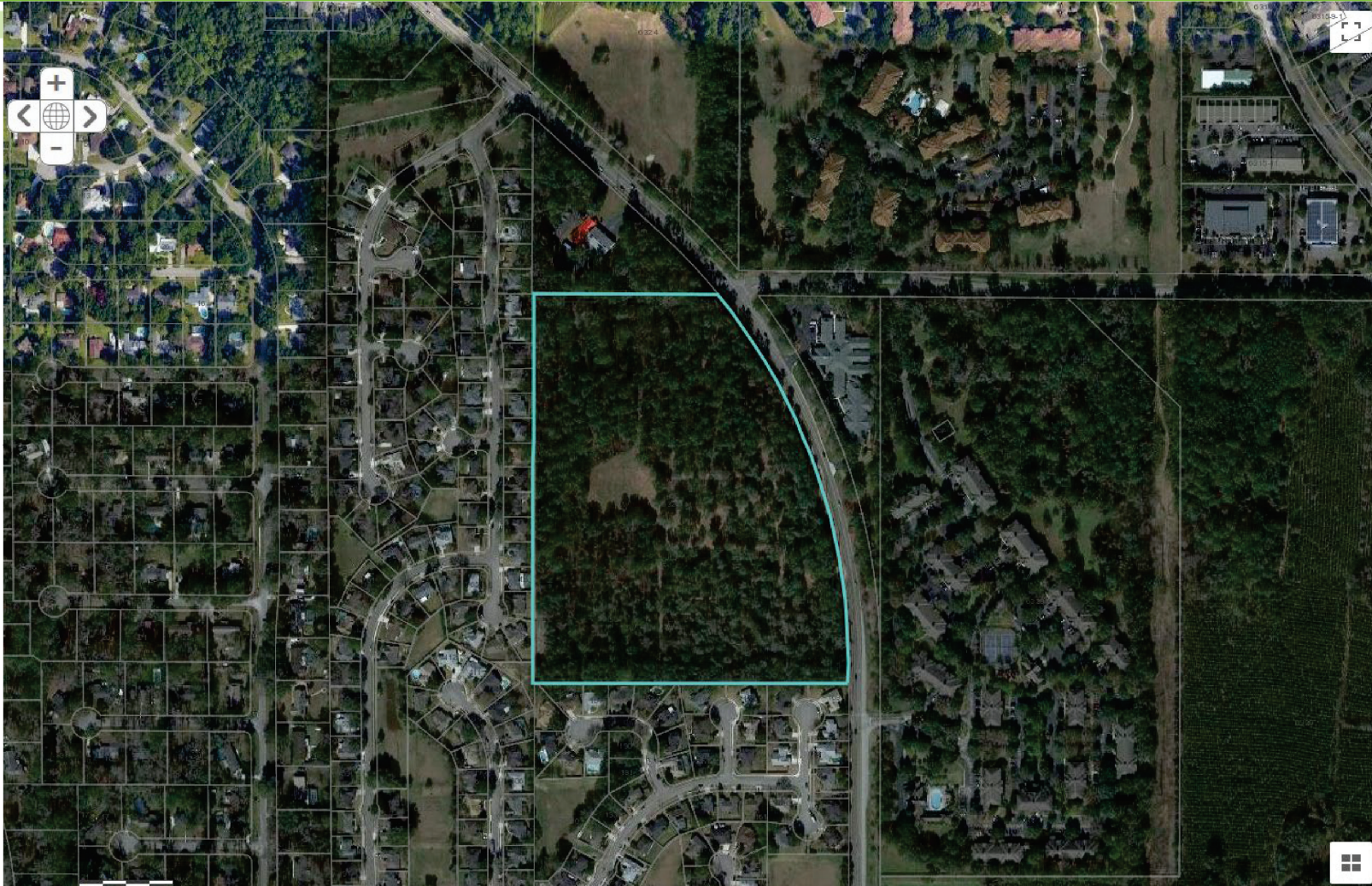
- Description: Preliminary Development Plan for 298 units and 25,000sf non-residential
- Location: 1404 Fort Clarke Boulevard
- Acreage: 25.64
- Future Land Use: Medium High Density Residential (>8-14 du/acre)
- Zoning: Multi-family Residential (R-2A)



Location Map



Aerial View



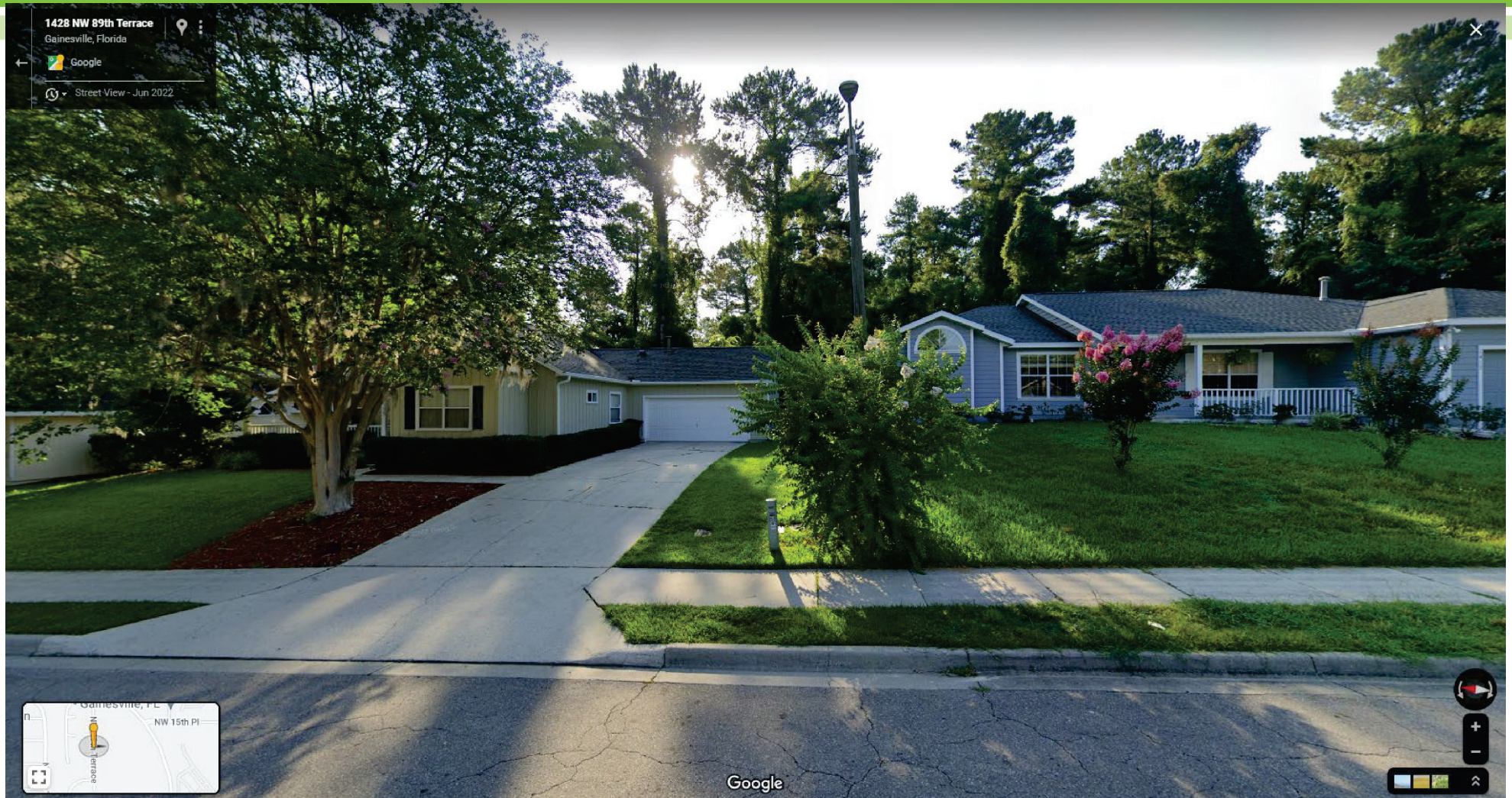
Site Images: Ft. Clarke Boulevard Facing West



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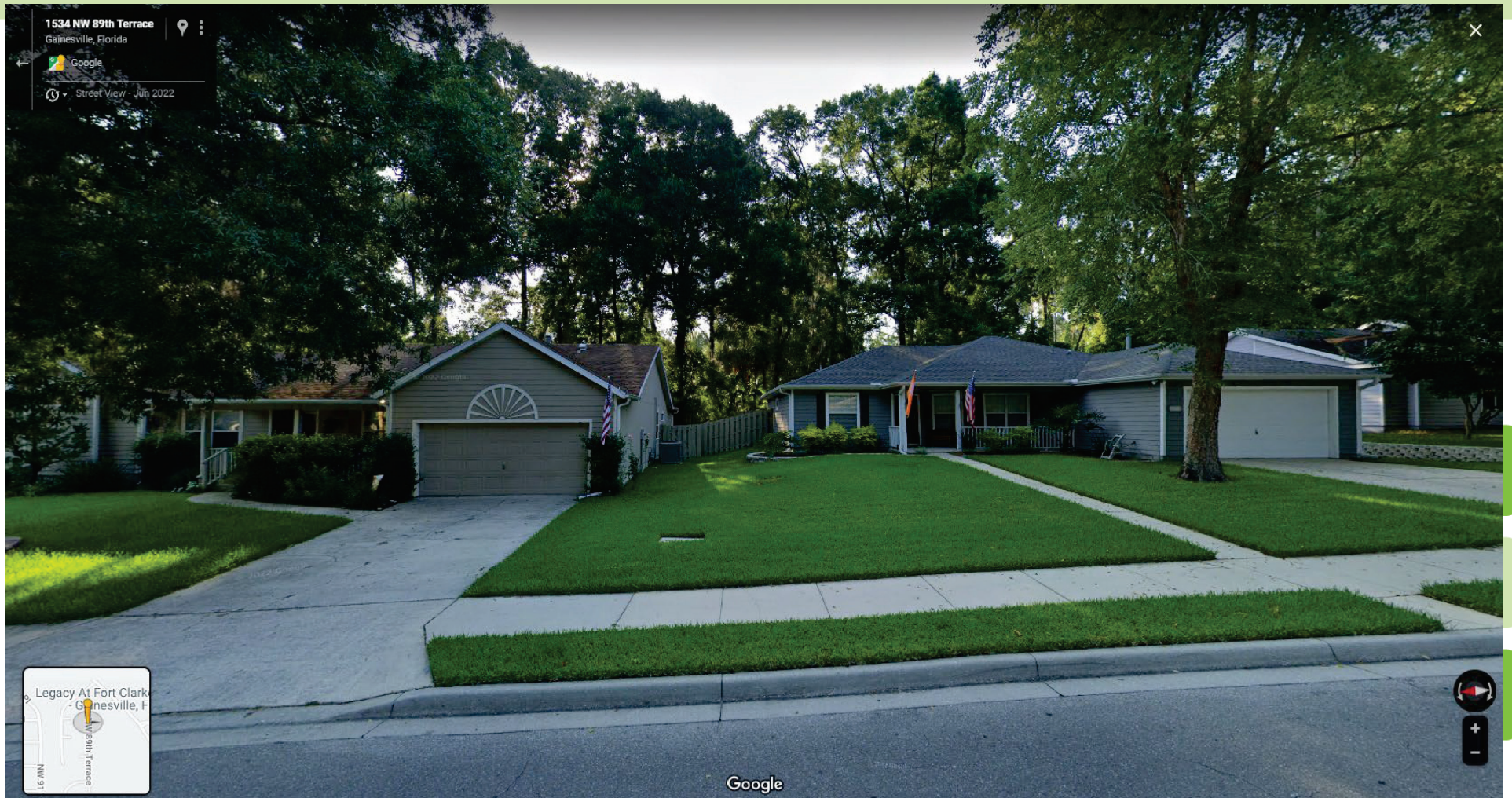
Site Images: Eagle Point Subdivision – East Towards Lullwater



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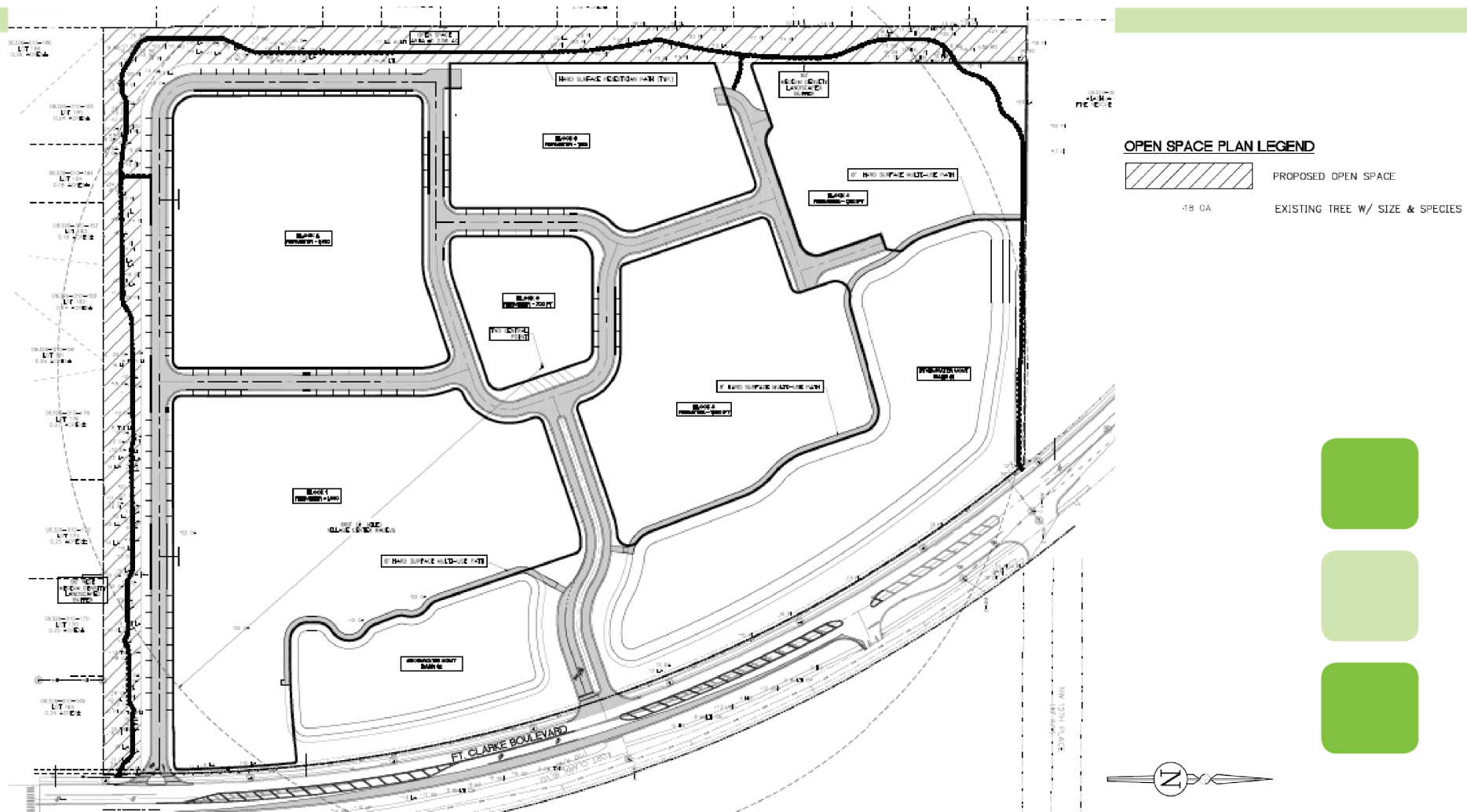
Site Images: Eagle Point Subdivision – North Towards Lullwater



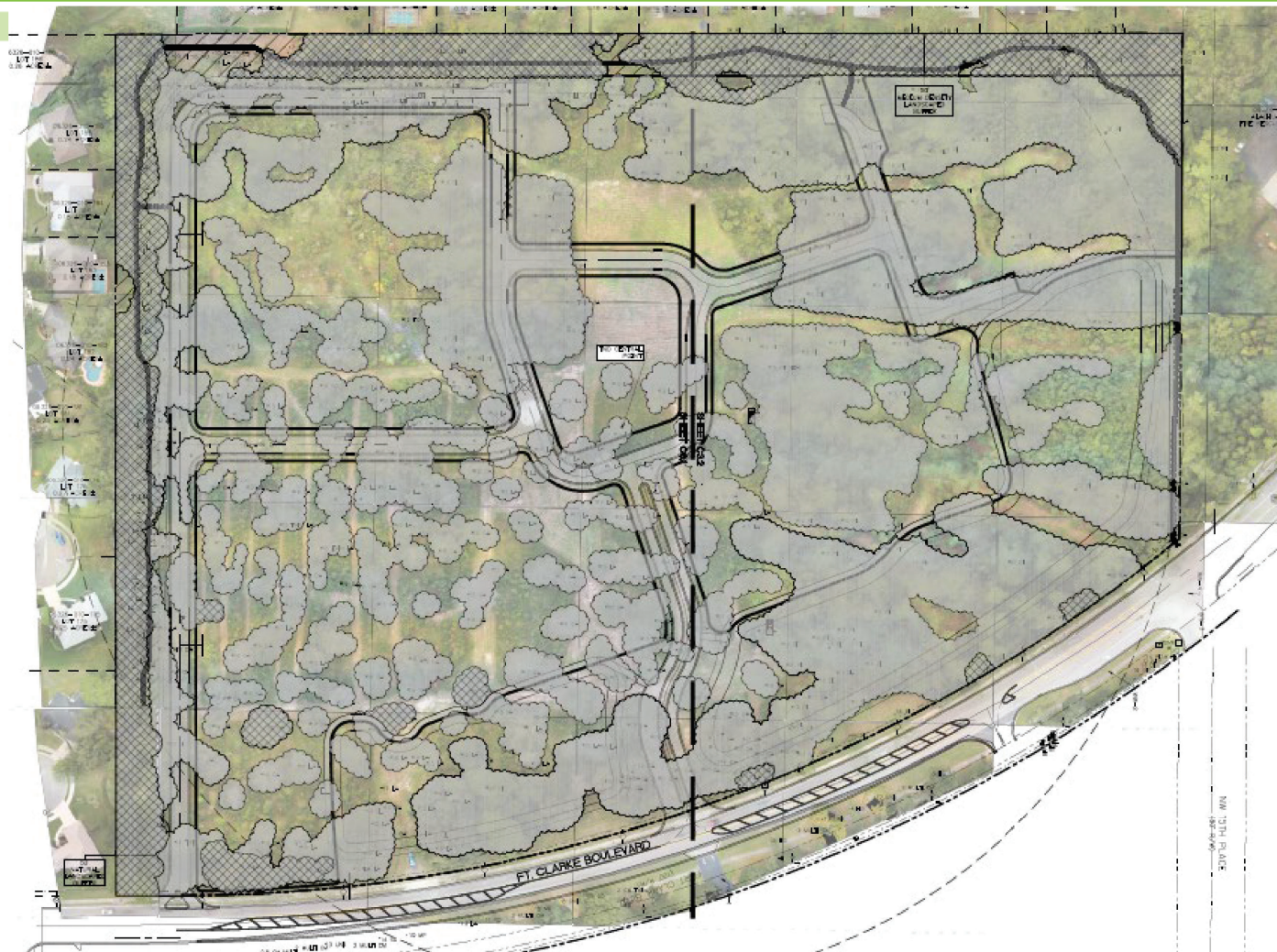
Adjacent Open Space Map



Open Space – 10.06% Total Provided



Tree Preservation – 16.59% Total Provided



TREE CANOPY PLAN LEGEND

-  EXISTING REGULATED TREE CANOPY TO BE REMOVED
-  EXISTING REGULATED TREE CANOPY TO BE SAVED



Consistency Analysis

Proposed Preliminary Development Plan is consistent with the Alachua County:

- Comprehensive Plan
- Unified Land Development Code

Staff Recommendation

Staff recommends approval of the Preliminary Development Plan and Resolution DR-22-50 for Lullwater TND

