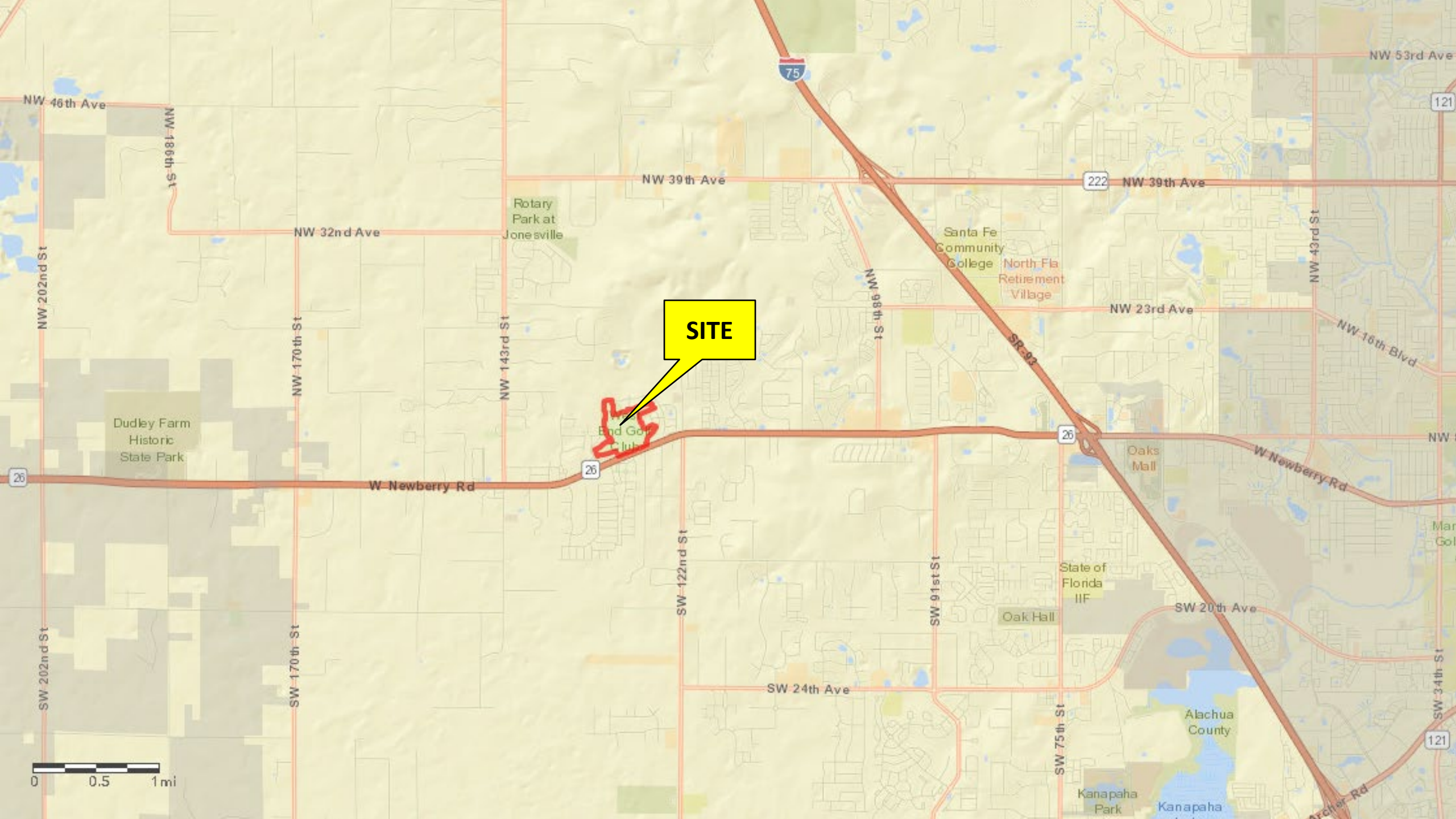




# CPA-01-22

**A Request for a Large Scale Land Use Amendment from Recreation to Low Density Residential (1-4 du/acre) with Associated Text Amendments**

Gerald Brewington, Senior Planner  
Jeff Hays, Principal Planner



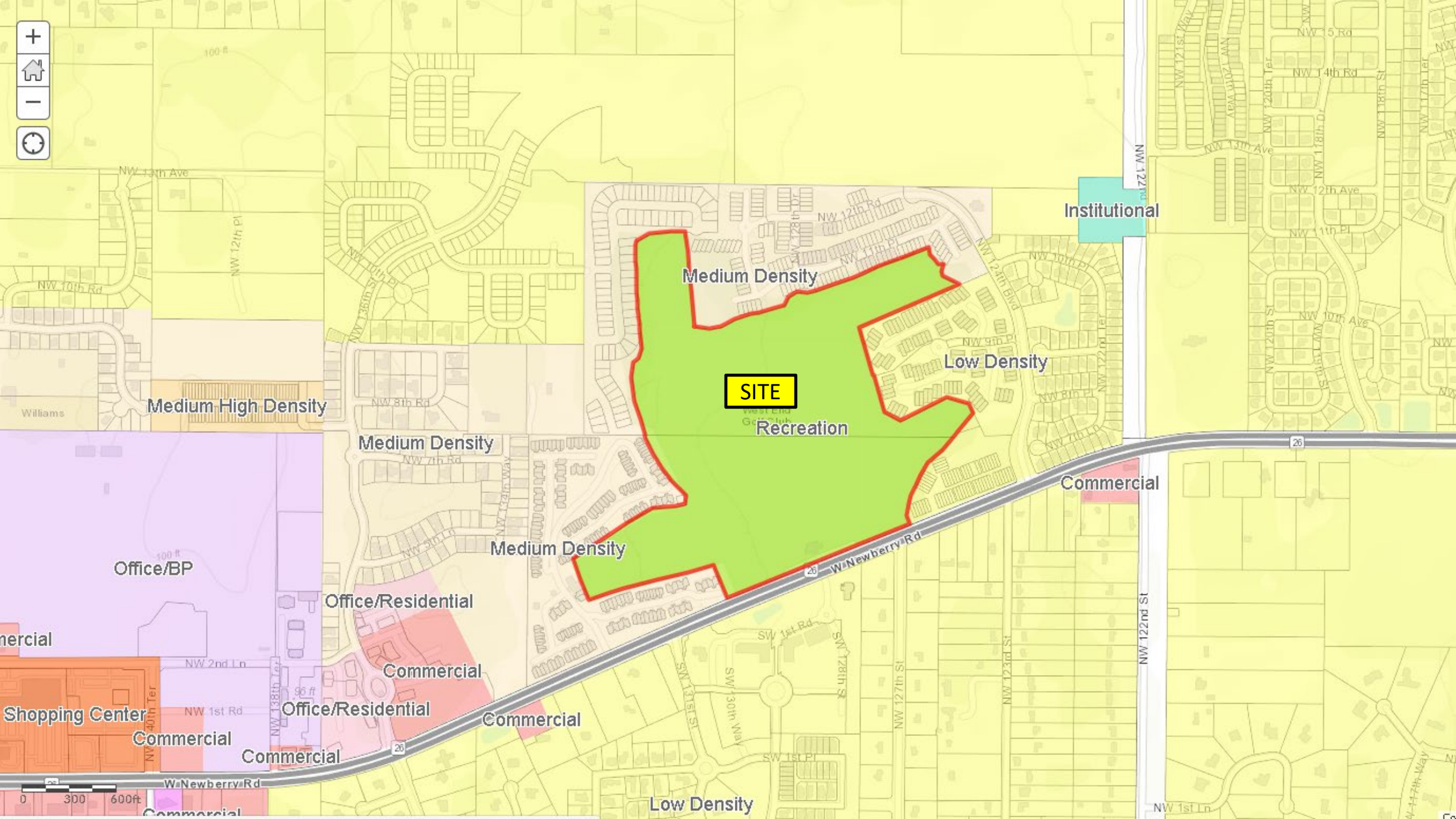


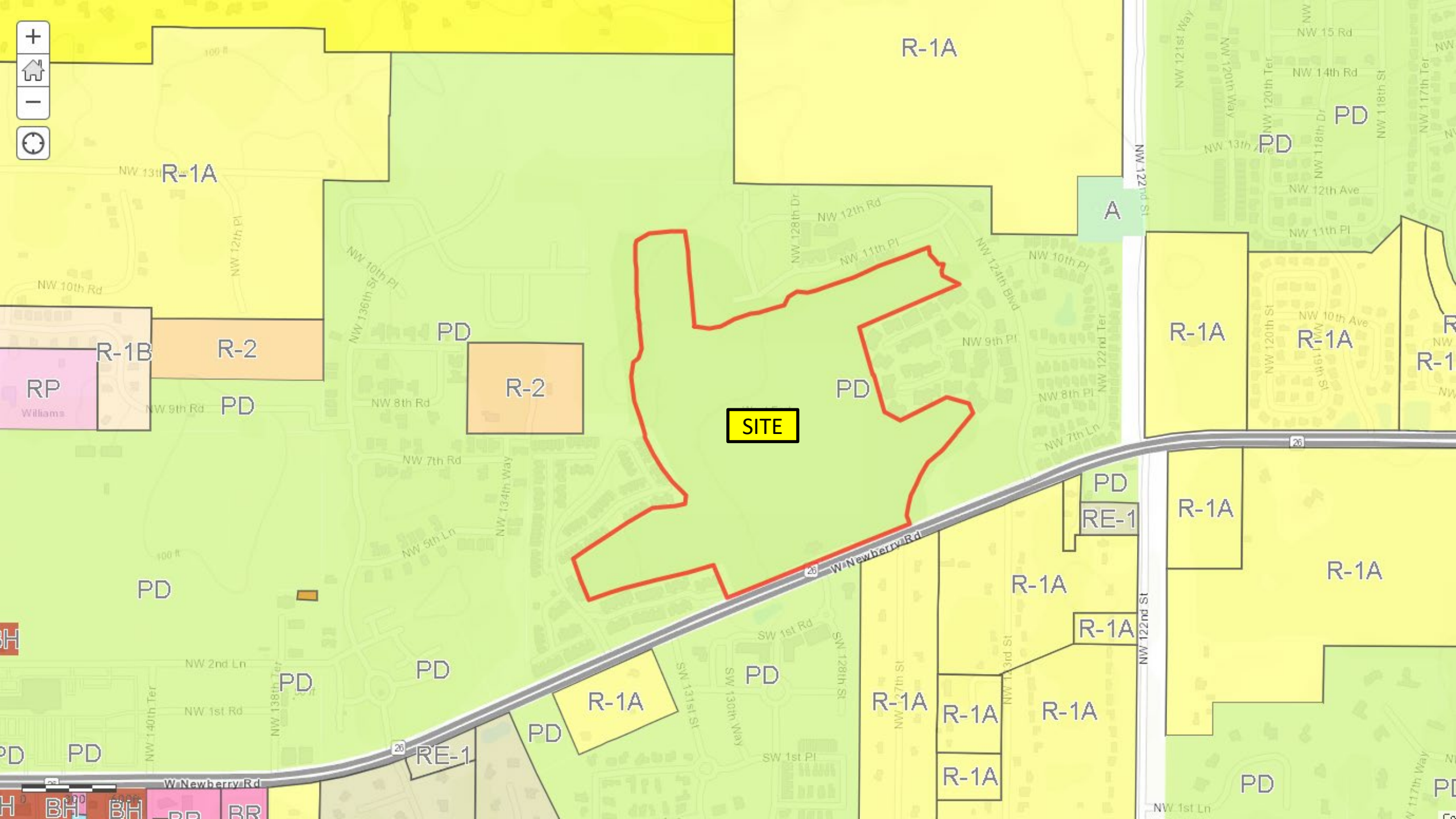


SITE

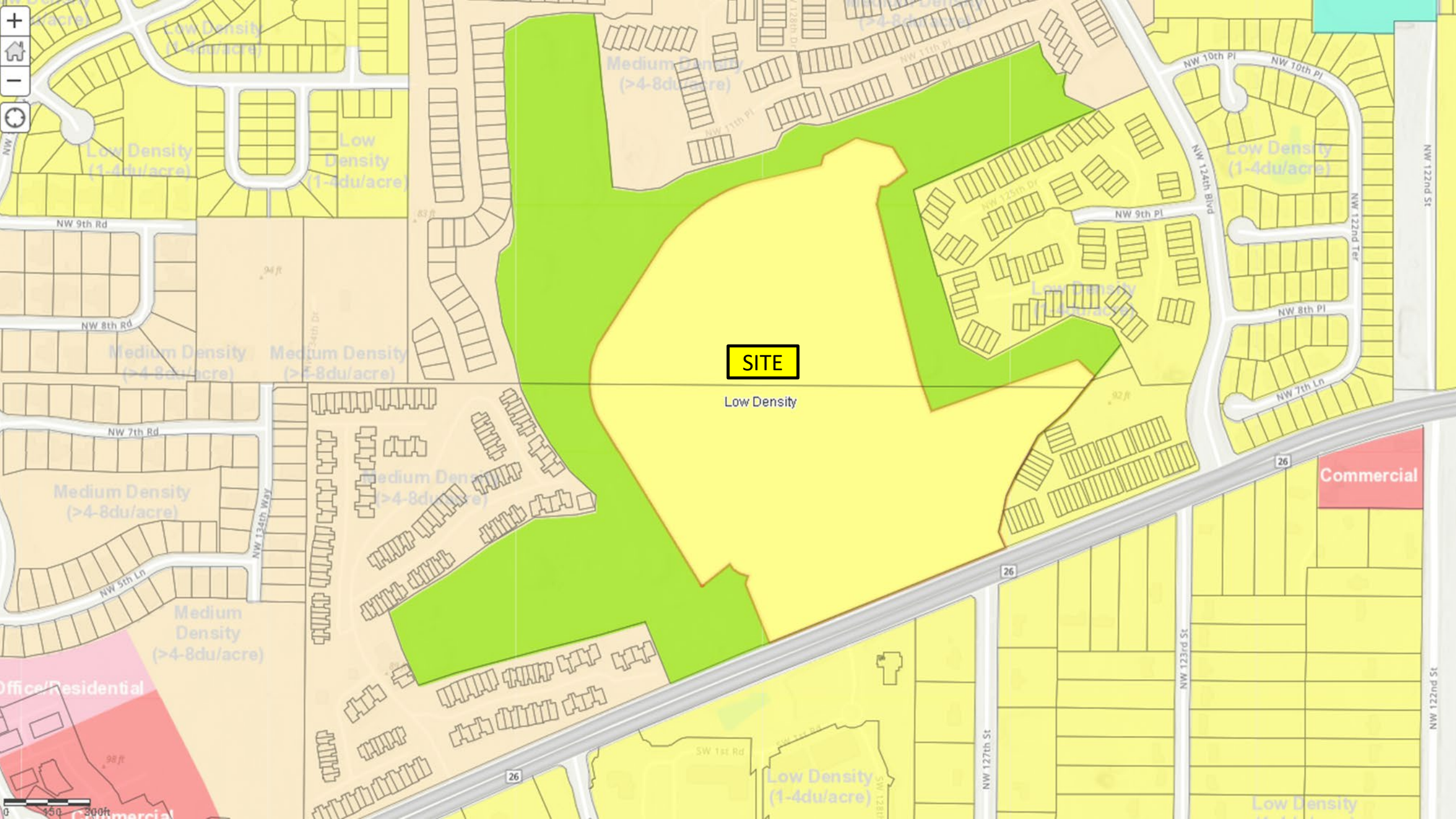
150 300ft











SITE

Low Density

Commercial

Office/Residential


Commercial



0 150 300ft


# Background and Applicant request

The property that is the subject of this Comprehensive Plan amendment is the golf course portion of the West End Planned Development (PD). The original West End PD was established via zoning item Z-2588 on February 19, 1981 with the golf course itself having been developed in the 1960's. At that time, the zoning master plan (ZMP) for the West End PD clearly showed the nature and extent of residential development that was intended to occur for those parcels surrounding the golf course. These included varying types of residential development, including townhomes, quadraplexes, apartments, single family, in a configuration that has remained essentially unchanged since its inception. These residential areas have been developed in numerous phases, with development and construction of the final phases still ongoing.



# Background and Applicant request

An initial redevelopment proposal for the golf course property was submitted to the Alachua County Office of Growth Management in 2020. This consisted of a land use change over the entire 75-acre parcel as well as a rezoning request that could, at maximum capacity, have accommodated 418 residential units and 219,500 square feet of non-residential space. This application was subsequently withdrawn on July 28, 2021. The current application was submitted by the same applicant on December 22, 2021 and consisted of a single-family residential development only with associated Comprehensive Plan language that would have limited the subdivision to no more than 140 single family residential units. This was once again accompanied by associated Planned Development (PD) amendments. This application was subsequently modified on March 24, 2022 to reduce the permitted residential units to no more than 70 dwelling units. The applicant has decided to advance only the Comprehensive Plan map and associated text amendments to public hearing at this time.










# Staff Analysis


Staff has analyzed the proposed request for consistency with the Alachua County Comprehensive Plan. The West End PD is immediately adjacent to the Jonesville Activity Center. However, the applicant's proposal calls for development at the lower end of the density range for the land use (less than two (2) units per acre). The applicant's proposed Comprehensive Plan policies eliminate the potential of density bonuses inherent with development of a traditional neighborhood development (TND) as found in Chapter 407 of the Unified Land Development Code (ULDC). The proposal thus does not present the optimal use of land within the cluster as envisioned by Strategy 2 of the Plan's Future Land Use Element.






# Staff Analysis

**Policy 1.4.1** of the Future Land Use Element (FLUE) states that *the use of proven, innovative concepts for residential development such as TND and TOD are strongly encouraged*. This application proposes **Policy (a)** that specifically prohibits a TND on the subject property. **Objective 1.6** of the FLUE states that *TND's provide for interconnected, mixed-use development through specific site and design standards that create pedestrian and bicycle friendly communities, reduce per capita greenhouse gas emissions and vehicular trips on external roadways and provide development patterns that are transit supportive*. The proposed future land use amendment limits the maximum units to 70 which is under 2 units per acre in the developed area. The primary connection is proposed at the existing golf course entrance across from Town of Tioga with a potential second means of ingress/egress being provided through Tara West End. The proposed plan would not reduce vehicular trips on an external roadway but rather is designed to use Newberry Road as a primary means of ingress and egress. The application materials do not make a strong case for the proposed development being pedestrian and bicycle friendly or transit supportive, consistent with this objective.



# Staff Analysis


**Policy 3.1.1** of the Energy Element states that Alachua County shall *Promote energy efficient land use patterns through the policies of the Future Land Use Element, Transportation Mobility Element and this Element* . The objective of this policy is to promote ‘*energy-efficient land use patterns that reduce travel costs and encourage long-term carbon sequestration.*’ The Plan envisions compact development at densities to support mass/rapid transit whenever possible and interconnected to surrounding development. This is meant to reduce carbon emissions and greenhouse gases through design by reducing vehicular trips. By proposing a low-density development plan whose primary connection is Newberry Road, the applicant is diverging from the strategies envisioned in Policy 3.1.1 and instead providing a more standardized subdivision proposal that does not account for many of the measures encouraged in this Policy.





# Staff Analysis

**Policy 4.1.1** of the Energy Element states that the County shall *Implement transportation mobility and capital improvements plans that promote compact, mixed use development patterns in accordance with Policies 3.1.1 of this Element. Plans shall include funding for transportation modes that provide an alternative to single occupant automobiles.* The County's Transportation Mobility Plan and Capital Improvements Element include a transit route along Newberry Road all the way to the Jonesville Activity Center. A component of this proposal is the need to achieve residential densities sufficient to support continued operation of such an extension. The West End Golf Course property, if developed at the higher end of densities promoted through the TND standards found in the ULDC, would be far better poised to support such transit improvements along this important corridor. The applicant's proposal to provide density at less than 2 units/acre falls short of the policy's recommendation for a compact, mixed-use development.



# Staff Recommendation

Staff recommends that the BoCC not transmit the requested Comprehensive Plan map and text amendments to the Department of Economic Opportunity (DEO) in Tallahassee for their review and comment.

