



# **Jonesville Business Park Mixed-use PD TND**

## **Preliminary Development Plan**

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Development Services

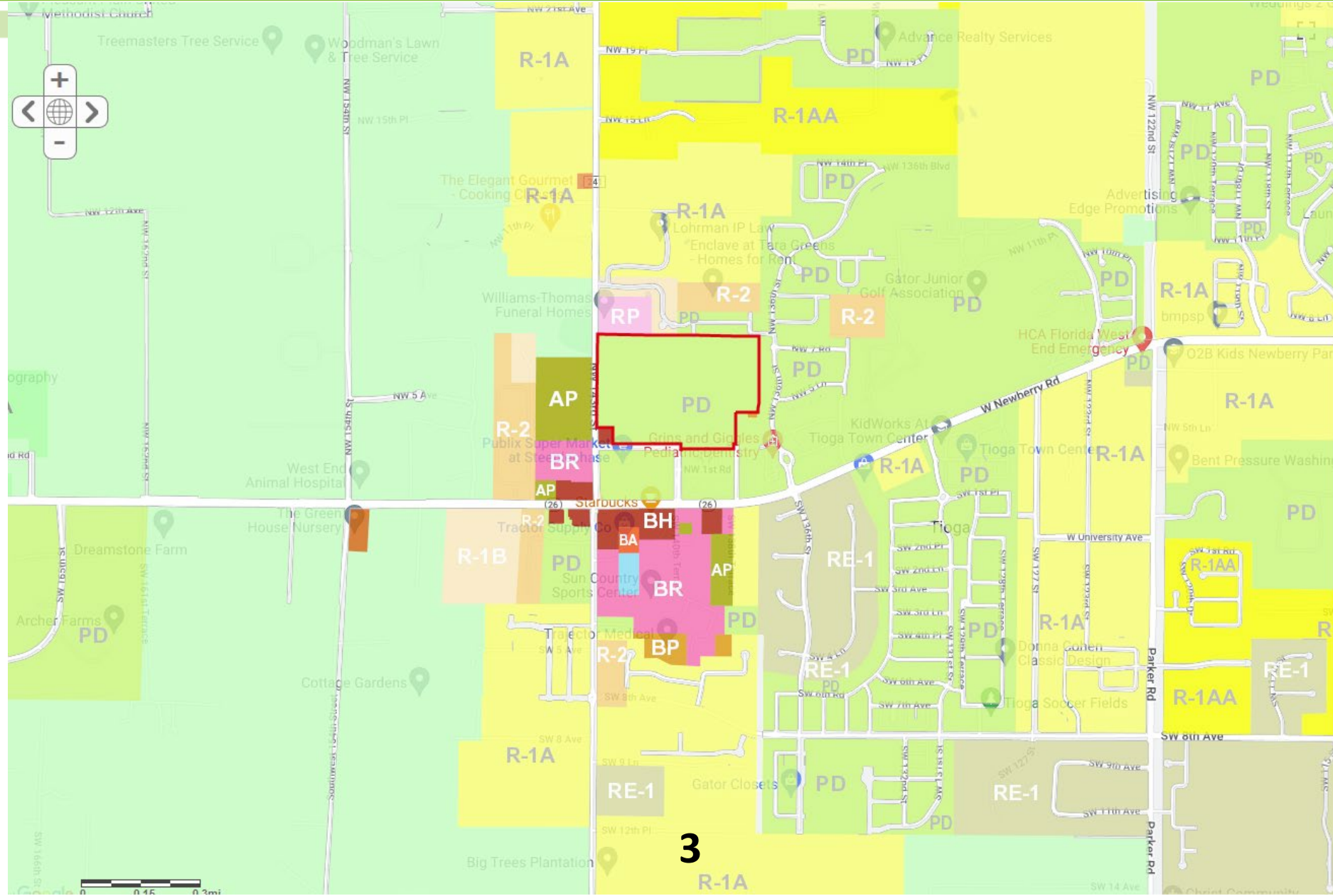


# Jonesville Business Park PD/TND

- Description: Preliminary Development Plan for 554 units, 10,000 sf of nonresidential, and 166 group housing units
- Location: 300 through 700 blocks east of NW 143rd Street and north of NW 2nd Lane
- Acreage: 68.2
- Future Land Use: Office/Business Park; Jonesville Activity Center
- Zoning: Planned Development (PD)



## Location Map





# Aerial View





## Site Images 1 of 2 - Facing North from NW 2<sup>nd</sup> Lane





## Site Images 2 of 2 – Facing North from NW 2<sup>nd</sup> Lane





# Approved Planned Development



DEVELOPMENT PHASING SCHEDULE						
2000 APPROVAL 11/26/2019						
PHASE	TIME FRAME	COMPLETED UNITS	TOTAL COMPLETED NON-RESIDENTIAL (OSF)	COMMERCIAL / MIXED USE	TND	COMMUNITY OPEN SPACE
1	2017-2018 TO 2021-2022	300	99	88,682	26,445	5,000
2	2022-2024 TO 2025-2026	400	110	88,682	115,000	7,500
3	2027-2028 TO 2029-2030	504	166	100,000	122,832	10,000

1. THE ENTIRE PD WILL BE BUILT OUT WITHIN 10 YEARS.  
2. EACH OF THE THREE PHASES MAY BE DIVIDED INTO MULTIPLE INDIVIDUAL DEVELOPMENT PHASES.  
3. THE SCHEDULE DESCRIBED IS THE PROPOSED BUILDOUT SCHEDULE, BUT MAY BE ADJUSTED DUE TO MARKET CONDITIONS.  
4. BP = BUSINESS PARK.  
5. COT = END OF YEAR.

LAND USE DATA				
MAP SYMBOL	LAND USE CATEGORY	AREA (AC.)	MAXIMUM ALLOWABLE NON-RESIDENTIAL (OSF)	MAXIMUM ALLOWABLE RESIDENTIAL UNITS
[Symbol]	COMMERCIAL/RETAIL	12.87	13,978	122,832
[Symbol]	BUSINESS PARK - MIXED USE (BP-MU)	10.61	11,688	100,000
[Symbol]	GROUP HOUSING	11.78	12,708	188
[Symbol]	TND	41.53	44,678	18,000
[Symbol]	STORMWATER	3.39	3,676	3,680
[Symbol]	OPEN SPACE	7.24	7,484	0
[Symbol]	MAJOR ROADWAY RIGHTS-OF-WAY	4.89	5,408	0
[Symbol]	TOTALS	82.36	100%	230,000

DEVELOPMENT STANDARDS									
PARCEL	LAND USE CATEGORY	AREA (AC.)	MAXIMUM ALLOWABLE NON-RESIDENTIAL (OSF)	MAXIMUM ALLOWABLE RESIDENTIAL UNITS	FRONT	REAR	SIDE - STREET SIDE - INTERIOR	MAXIMUM BUILDING HEIGHT (FT)	MAXIMUM FLOOR AREA RATIO
A	COMMERCIAL/RETAIL	8.30	90,000	0	40	25	25	70	0.25
B	TND	41.53	10,000	554	40	25	25	70	N/A
C	BUSINESS PARK - MIXED USE (BP-MU)	10.61	100,000	0	40	25	25	70	0.38
D	GROUP HOUSING	11.78	0	188	13	15	13	60	2.0
E	OPEN SPACE	8.99	0	0	0	0	0	0	N/A
F	STORMWATER	3.39	2,000	0	13	10	13	60	1.6
G	OPEN SPACE	0.74	0	0	0	0	0	0	N/A
H	COMMERCIAL/RETAIL	0.31	0.31	0	40	25	25	70	0.3
I	MAJOR ROADWAY RIGHTS-OF-WAY	4.89	0	0	0	0	0	0	N/A

NOTES:  
1. THERE ARE NO MINIMUM OR MAXIMUM LOT SIZES.  
2. THE MAXIMUM NUMBER OF STORES FOR ALL BUILDINGS IN THE PD IS 4 STORES.  
3. WHEN PARCEL D, THE MAXIMUM RESIDENTIAL DENSITY UNITS MAY COMPOSE OF INDEPENDENT LIVING (1 BED / UNIT), ASSURED LIVING (2.5 BED / UNIT), AND MEMORY CARE FACILITIES (4 BEDS / UNIT).  
4. SETBACKS SHALL BE IN ACCORDANCE WITH ALACHUA COUNTY UDC CHAPTER 407, ARTICLE 7.

### ALLOWABLE USES

1. COMMERCIAL / RETAIL.  
RETAIL, SALES, PROFESSIONAL SERVICES, BUSINESS SERVICES, PERSONAL SERVICES, RESTAURANTS, FINANCIAL, INSTITUTIONAL, MEDICAL, AND PROFESSIONAL OFFICES, COFFEE HOUSES, BARS AND NIGHTCLUBS, GOVERNMENT AND COMMUNITY USES, COMMERCIAL RECREATION, AND ENTERTAINMENT, STORMWATER MANAGEMENT FACILITIES.

2. BUSINESS PARK - MIXED USE.  
ADMINISTRATIVE AND PROFESSIONAL OFFICES (INCLUDING MEDICAL OFFICES BUT EXCLUDING HOSPITALS), ASSISTED LIVING FACILITIES, INDEPENDENT LIVING FACILITIES, MEMORY CARE FACILITIES, SENIOR CARE FACILITIES, COMMUNITY HEADQUARTERS, INCLUDING RELATED SUPPORTING SERVICES AND STORAGE, SALES AND MARKETING OFFICES, RESEARCH AND DEVELOPMENT FACILITIES, GOVERNMENT AND COMMUNITY ADMINISTRATIVE FACILITIES, LEARNING INSTITUTIONS, DAY CARE CENTERS, TECHNICAL COLLEGES, BUSINESS SCHOOLS AND JOB TRAINING CENTERS, HEALTH CARE, RECREATION FACILITIES, AND THEIR CUSTOMARY ACCESSORY USES, CHURCHES, VETERINARY SERVICES AND FACILITIES, GOVERNMENT AND COMMUNITY USES, MULTI-FAMILY RESIDENTIAL, STORMWATER MANAGEMENT FACILITIES.

3. ZED.  
USES PER ALACHUA COUNTY UDC CHAPTER 404, ARTICLE 2 USE TABLE FOR TND/TOD.

4. GROUP HOUSING.  
USES PER ALACHUA COUNTY UDC CHAPTER 404, ARTICLE 2 USE TABLE FOR GROUP HOUSING.

5. STORMWATER.  
STORMWATER MANAGEMENT FACILITIES, ACTIVE AND PASSIVE RECREATION FACILITIES, COMMUNITY/CIVIC USES, COMMUNITY MAINTENANCE FACILITIES, LANDSCAPE PATHWAYS.

6. MAJOR ROADWAYS.  
TRANSPORTATION USES INCLUDING STREETS, CURBS, SIDEWALKS, UTILITIES, LANDSCAPING, STREET FURNITURE, STORMWATER DRAINAGE, AND OTHER USES TYPICALLY ALLOWED WITHIN COUNTY RIGHTS-OF-WAYS.

### PD CONDITIONS RESOLUTION 2-10-19 (2019-10-19)

1. ALL DEVELOPMENT WITHIN THE JONESTOWN BUSINESS PARK MIXED-USE PD SHALL BE CONSISTENT WITH THE PERMITTED USES AND DESIGN GUIDELINES OF THE ZONING MASTER PLAN SPECIFIED ON AND ADOPTED WITH THESE PD CONDITIONS.

2. OUTDOOR STORAGE OF MATERIALS AND BULK STORAGE OF HAZARDOUS MATERIALS SHALL BE PROHIBITED.

3. THE DEVELOPER SHALL DEDICATE A TEN-FOOT STRIP OF LAND THE LENGTH OF THE PROPERTY ADJACENT TO THE RIGHT-OF-WAY ALONG COUNTY ROAD 241 AND CONSTRUCT A 6-FOOT WIDE SIDEWALK CONNECTING TO EXISTING SIDEWALKS TO THE NORTH AND SOUTH. THE DEVELOPER MAY CLAIM AN IMPACT FEE CREDIT FOR THE 6-FOOT DEDICATION.

4. PREDEVELOPMENT AND INTERIM FACILITY CONNECTIONS TO SURROUNDING DEVELOPMENTS SHALL BE REQUIRED. THE LOCATION OF THESE FACILITIES TO BE DETERMINED DURING THE DEVELOPMENT REVIEW PROCESS.

5. A SINGLE FINANCIAL INSTITUTION WITH A DRIVE-THROUGH FACILITY IS PERMITTED WITHIN PARCEL "C".

6. PARCELS D, E, F, G, H, I, J, K, L, M, N, O, P, Q, R, S, T, U, V, W, X, Y, Z SHALL DEVELOP CONSIDERANT WITH THE STANDARDS IN UDC CHAPTER 407, ARTICLE VI.

### GENERAL NOTES

1. THE LOCATION AND BOUNDARIES FOR EACH LAND USE AREA AND MAJOR ROADWAYS ARE NOT INTENDED TO BE EXACT. THE UDC IS HEREBY AUTHORIZED TO APPROVE ADJUSTMENTS REQUESTED BY THE DEVELOPER TO ALL OF THE LAND USE BOUNDARIES DURING THE DEVELOPMENT REVIEW PROCESS.

2. STORMWATER MANAGEMENT FACILITIES (SMF) ARE ALLOWED IN ALL LAND USE CATEGORIES, EXCEPT PRESERVED OPEN SPACE. THE GENERAL LOCATION OF SMF'S ARE SHOWN HEREIN, BUT ARE SUBJECT TO CHANGE DURING THE DEVELOPMENT REVIEW PROCESS.

3. PARCELS A, C AND H INCLUDE A 25 FOOT WIDE LANDSCAPED SETBACK ADJACENT TO NEIGHBORLY RD. THESE LANDSCAPE SETBACKS ARE PROVIDED AS COMMUNITY OPEN SPACE.

### PARCEL C DEVELOPMENT NOTES

1. THE LOCATION OF INITIAL BUILDINGS AND SUPPORT INFRASTRUCTURE WILL NOT PRECLUDE FUTURE DEVELOPMENT. INITIAL SURFACE PARKING AREAS ARE CONSIDERED SHORT-TERM UTILIZATION OF THE PD, AND MAY BE REPLACED WITH BULK BUILDING STRUCTURES. STRUCTURED PARKING MAY REPLACE SURFACE PARKING OR PARKING REDUCTION MEASURES MAY BE IMPLEMENTED TO REDUCE SURFACE PARKING REQUIREMENTS AS BULK-OUT OCCURS.

2. BUILDING PLACEMENT WILL CREATE STRONG, DEFINABLE EDGES ALONG BOTH AN INTERNAL STREET NETWORK AND THE NEUTRAL EXTERNAL STREET (W 14TH TERRACE). INITIAL BUILDING PLACEMENT AND MATERIALS SELECTION WILL BEGIN THE DEVELOPMENT PATTERN PROCESS AND FUTURE BUILD-OUT WILL CONTINUE THE DEVELOPMENT PATTERN.

### OPEN SPACE

1. IN ACCORDANCE WITH ALACHUA COUNTY COMPREHENSIVE PLAN (2011-2030) POLICY 5.2, PROPOSED OPEN SPACE SHALL BE PROVIDED ON AT LEAST ONE OF THE DEVELOPMENT PD. THIS REQUIREMENT IS FOR ALL OF THE PD AND NOT JUST FOR THE PD. THE PD IS BEING SATISFIED BY THE 3.39 AC (10.0%) OF PRESERVED OPEN SPACE (OSF) PROVIDED ON THE NORTHEAST SIDE OF THE PROPERTY, WHICH IS CONSISTENT AND ON THE PERMITTER OF THE PROPERTY.

2. PARCELS A, C AND INCLUDE PREVIOUSLY APPROVED DEVELOPMENT PLANS. OPEN SPACE CREDIT AND PROVIDED BY PREVIOUS DEVELOPMENT PLANS, WHICH SATISFIED THE OPEN SPACE REQUIREMENTS. THE PRESERVED OPEN SPACE AREA APPROVED FOR PARCELS A AND C ARE:

PARCEL A: 1.51 AC.  
PARCEL C: 2.34 AC.  
TOTAL: 3.85 AC. (PREVIOUSLY APPROVED OPEN SPACE WITHIN THE P.D. LIMITS)

### REVISIONS

1. 2019-05-08 TO ALLOW FINANCIAL INSTITUTIONS ON PARCEL C (06/15/2019).  
2. 2019-01-15 TO EXPAND PD BY ADDING PARCEL H (01/15/2019).  
3. 2019-10-19: UPDATE PD NORTH BY ADDING W 2ND LANE (12/15/2019).

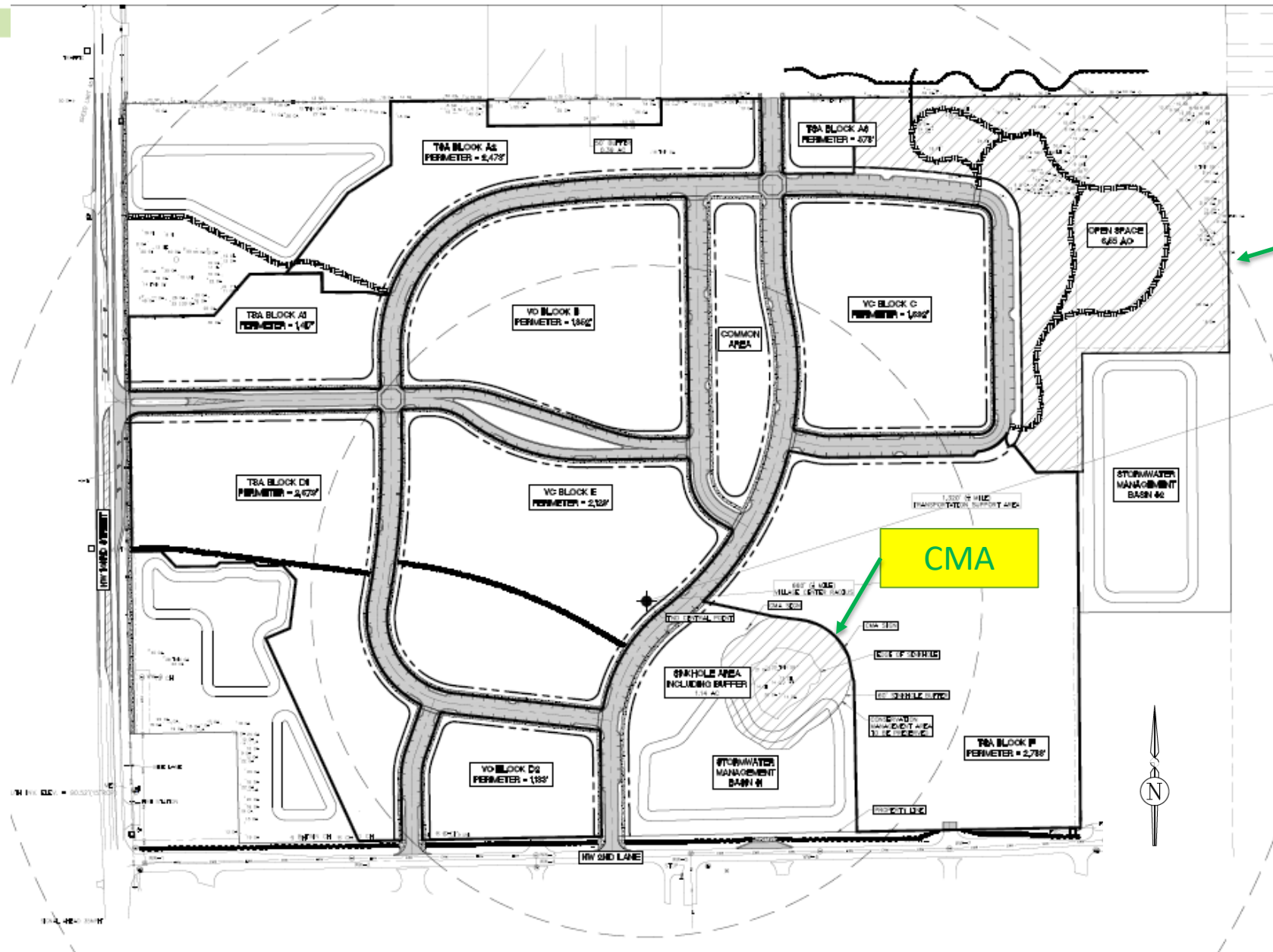


# Adjacent Open Space Map





# Open Space – 11.27% Total Provided



Open Space

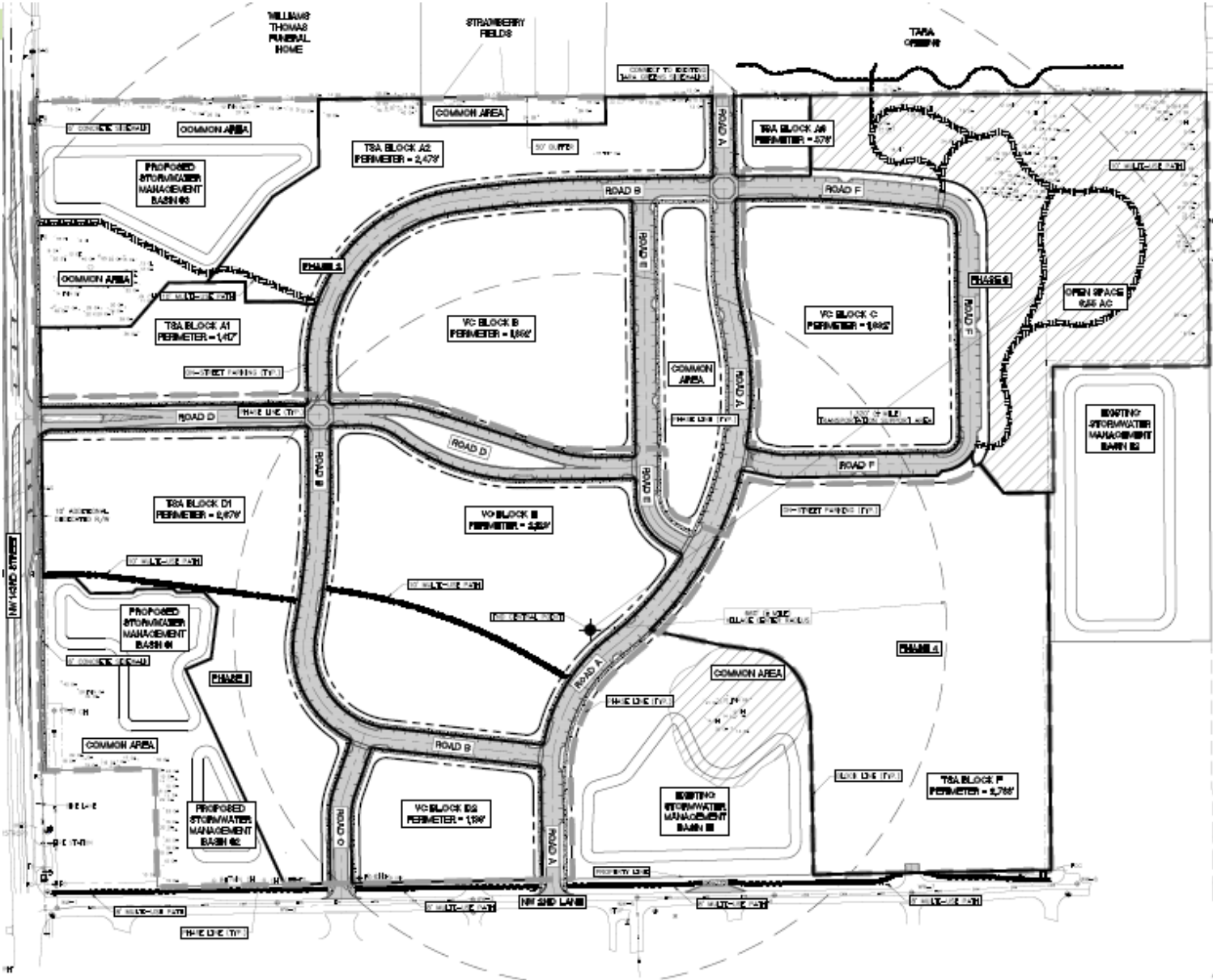
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# Tree Preservation – 78.16% Total Provided





# Development Master Plan



## Consistency Analysis

Proposed Preliminary Development Plan is consistent with the Alachua County:

- Comprehensive Plan
- Unified Land Development Code
- Approved PD Zoning Master Plan and Resolution Z-19-12

## Staff Recommendation

Staff recommends approval of the Preliminary Development Plan and Resolution DR-22-47 for Jonesville Business Park Mixed-Use PD TND.

