

# THORNTON PLACE - PLANNED DEVELOPMENT (PD)

## DIMENSIONAL STANDARDS

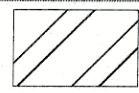
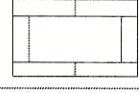

Density Range—Dwelling units per acre	8—14
Minimum lot Dimensions	N/A*
<i>Setbacks around the perimeter of the development:</i>	
Front, min. (ft)	25
Rear, min. (ft)	20
Interior side, min. (ft)	10
Street side, min. (ft)	25
<i>Building Standards:</i>	
Units per building, max	Unlimited
Height, max (feet)	45
Building coverage, max(percent of gross land area)	35%

\*The project site consists of a single lot.

## GENERAL NOTES

1. The area boundaries, including the Developable Area, Right-of-Way, and Open Space are approximate locations and may be adjusted during Development Plan approval.
2. Stormwater Management Facilities can be located within any Land Use Area.
3. Phasing: All improvements will obtain Final Development Plan permits prior to the expiration of the Planned Development (PD) (10 years).

## LAND USE DATA

HATCH PATTERN	LAND USE AREA	AREA (AC)	(%)
	DEVELOPABLE AREA	4.3	50%
	RIGHT-OF-WAY	2.0	24%
	OPEN SPACE	2.2	26%

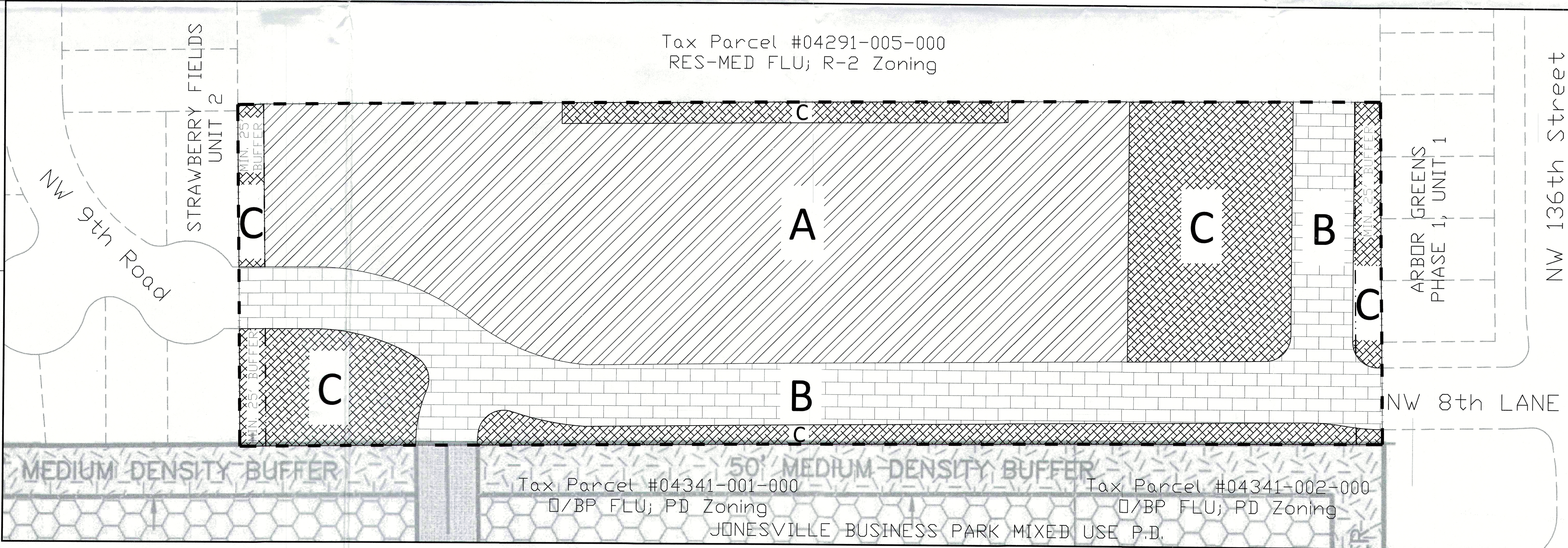
## CONDITIONS PER RESOLUTION Z-14-12

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 100 dwelling 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.
2. Any development shall be required to obtain final development plan approval from the Alachua County Development Review Committee (DRC) before development takes place.
3. Permitted uses will be consistent with Land Development Regulations (LDR) Chapter 404, Article II. Use Table for R-2, R-2a, R-3.
4. The Multi-Family development will meet requirements outlined 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.
5. Six (6) additional inches of setback shall be required for each foot of building height over 35 feet.
6. Employ design features to encourage Strawberry Fields as a secondary access point in the Site plan.



Alachua County Planned Development Zoning Master Plan	
Application #:	2011-07-14
Resolution #:	2-14-12
BOCC Approval Date:	12-9-14
Initials	Date
Growth Management	1/1/14
Public Works	9/28/14
Environmental	9/28/14
Minor Changes:	
Description	Date



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FLORIDA  
est. 1988  
CA-5075

1" = 50'

VERIFY SCALE  
BASE IS ONE INCH ON  
0' 10' 20' 30' 40' 50'

IF NOT ONE INCH ON  
SCALE, ACCORDINGLY.

REVISIONS

October 6, 2014 - SUBMITTED Zoning Master Plan  
December 15, 2014 - REVISED PER RES. Z-14-12

CLIENT: Wendover Housing Partners

PROJECT: Thornton Place  
Planned Development

DESIGNER: CRT

QUALITY CONTROL: RPC

PROJECT NUMBER: 14-0409

SHEET TITLE: Zoning Master Plan

SHEET NO.: 1/1