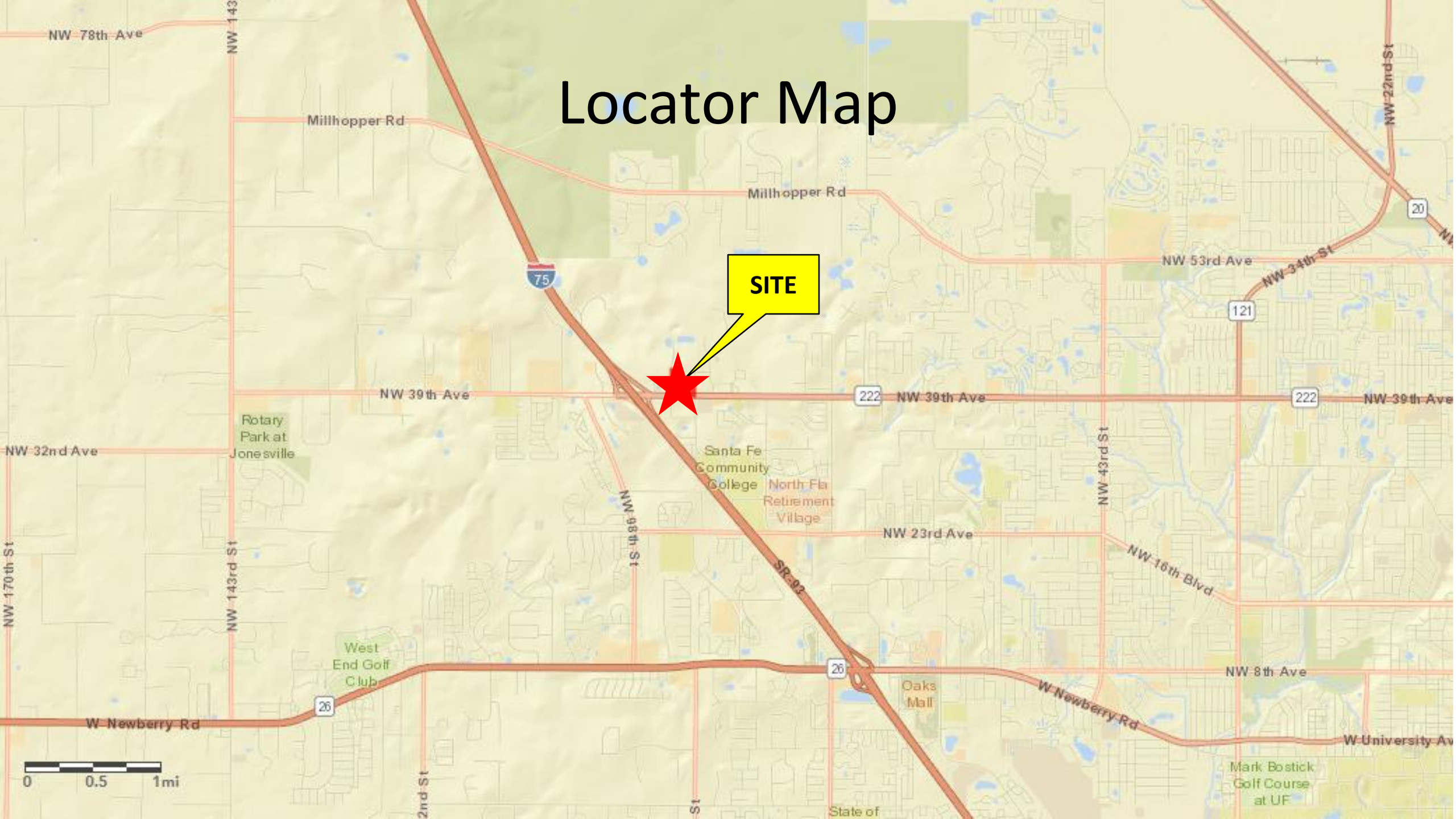
CPA-02-19

A request for a Comprehensive Plan text amendment to the Springhills Activity Center Policies

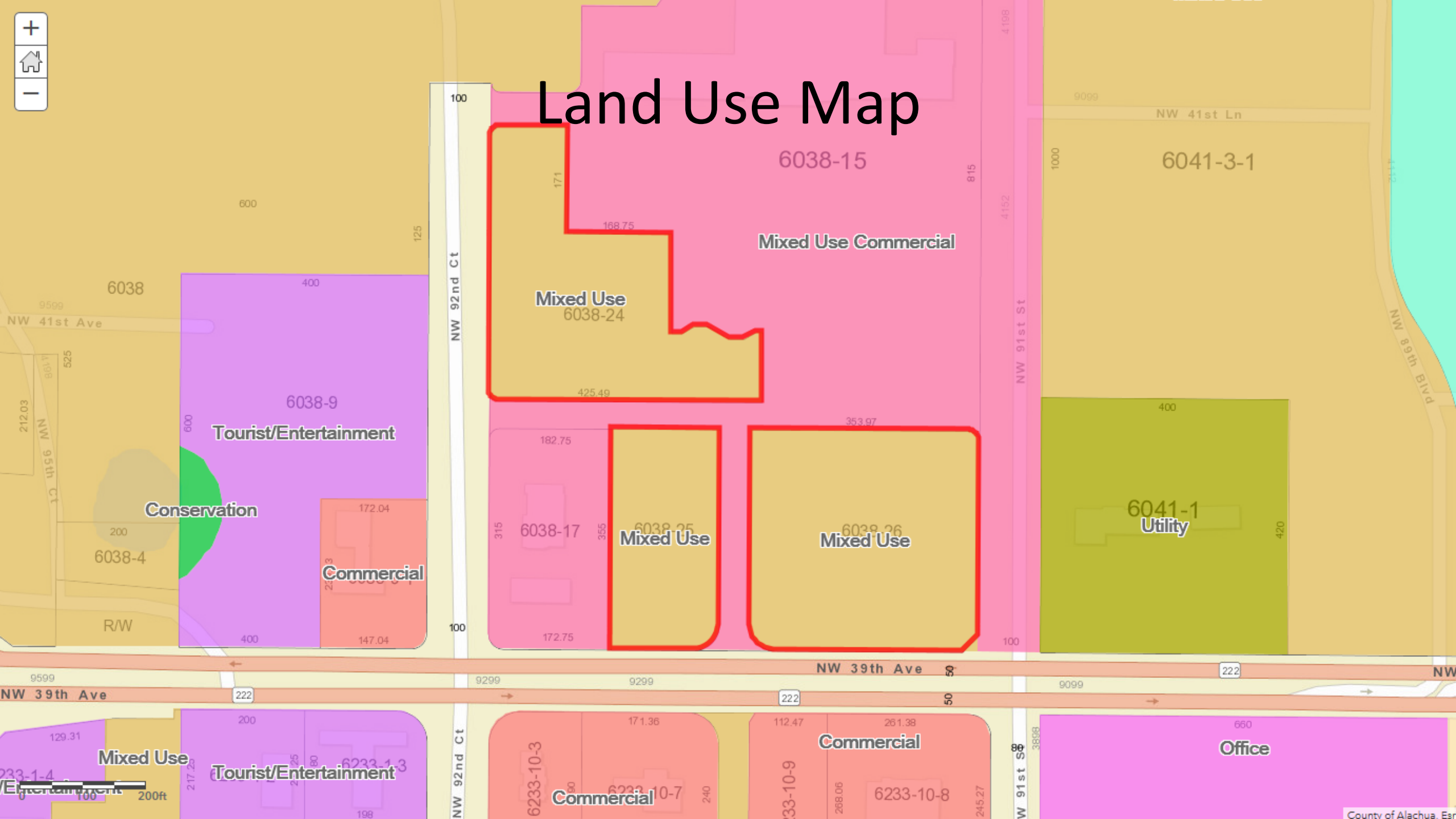
Gerald Brewington, Senior Planner

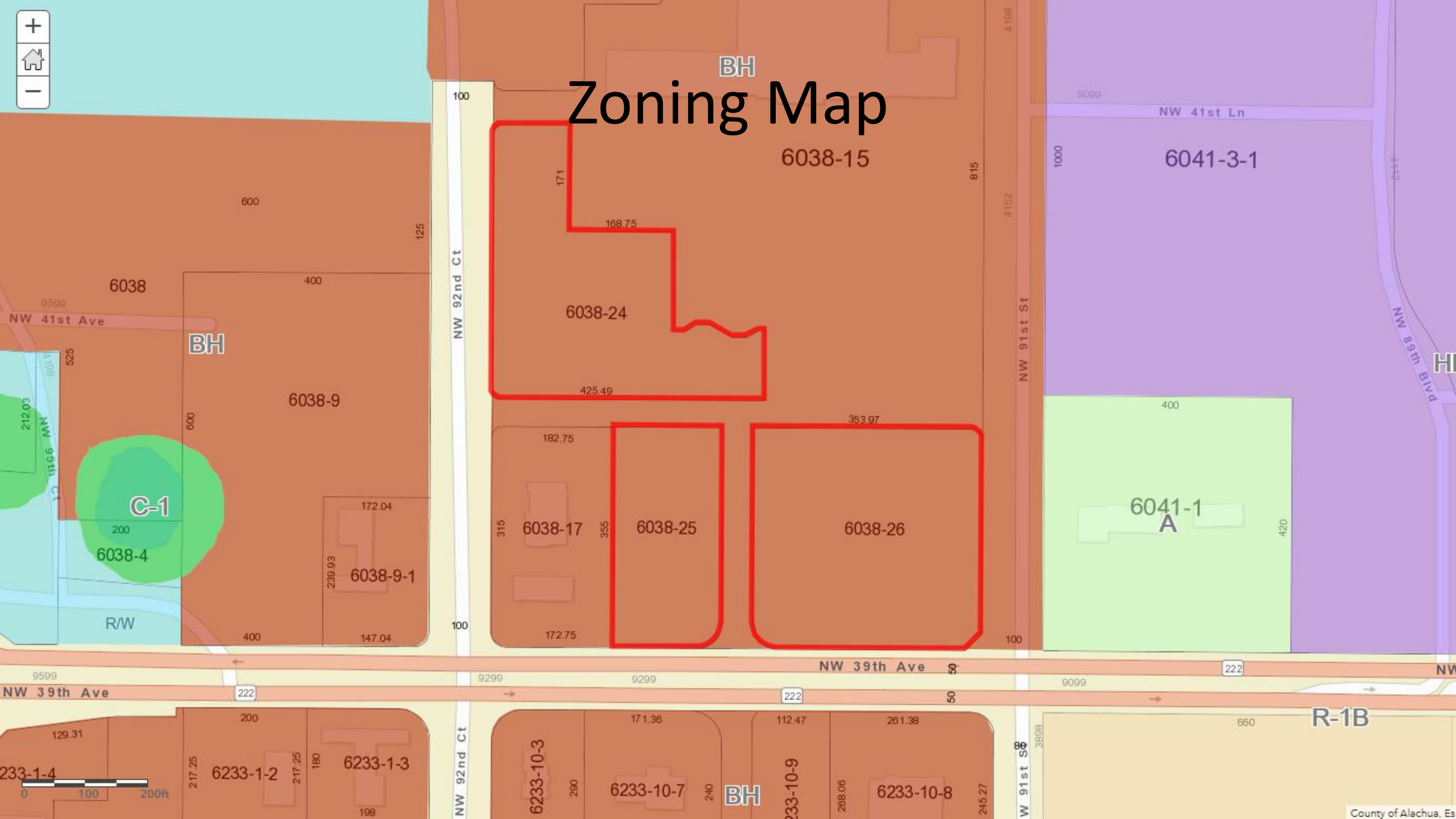
Locator Map


SITE
NW 78th Ave
Millhopper Rd
Millhopper Rd
NW 53rd Ave
NW 34th St
75
121
20
NW 39th Ave
222
NW 39th Ave
222
NW 39th Ave
NW 32nd Ave
Rotary Park at Jonesville
Santa Fe Community College
North Fla Retirement Village
NW 98th St
NW 43rd St
NW 23rd Ave
NW 16th Blvd
SR-93
NW 170th St
NW 143rd St
West End Golf Club
26
26
W Newberry Rd
W Newberry Rd
NW 8th Ave
Oaks Mall
W University Av
Mark Bostick Golf Course at UF
State of
0
0.5
1mi

Aerial Photograph

Land Use Map


6038-15
Mixed Use Commercial
Mixed Use
6038-24
6038
6038-9
Tourist/Entertainment
Conservation
Commercial
6038-4
6038-17
Mixed Use
Mixed Use
6041-3-1
6041-1
Utility
NW 92nd Ct
NW 91st St
NW 41st Ln
NW 41st Ave
NW 39th Ave
NW 89th Blvd
R/W
Mixed Use
Tourist/Entertainment
6233-10-3
Commercial
6233-10-7
6233-10-9
Commercial
6233-10-8
Office
200ft


Zoning Map
BH
6038-15
6038-24
6041-3-1
NW 41st Ln
NW 92nd Ct
NW 91st St
NW 89th Blvd
6038
NW 41st Ave
BH
6038-9
C-1
6038-4
6038-9-1
R/W
6038-17
6038-25
6038-26
6041-1
A
NW 39th Ave
222
R-1B
6233-1-4
6233-1-2
6233-1-3
6233-10-3
6233-10-7
BH
6233-10-8
0
100
200ft
County of Alachua, Es

Applicant Request

- The request is in two parts. The applicant wishes to amend the Springhills Activity Center Policies to reflect the inclusion of three additional parcel numbers that were created subsequent to the Policy being drafted (Policy 2.2.1(e):

The requirements of this paragraph supersede paragraphs (a) through (d) above for development within the area designated "Mixed Use" in the northeast, northwest and southeast quadrants of the Activity Center consisting of tax parcels 06038-004-000, 06038-000-000, 06038-003-000, 06038-003-001, 06038-002-000, 06038-001-000, 06038-023-000, 06038-022-000, 06038-022-003, 06233-010-011, 06233-001-000, 06233-001-001, 06233-010-004, 06233-010-010, 06038-024-000, 06038-025-000 and 06038-026-000. These parcels shall be developed as Transit Oriented Developments and, where appropriate, Traditional Neighborhood Developments…

Applicant Request – Page 2

- Secondly, the applicant wishes to amend the Springhills Activity Center Policies to ***exempt*** two of these newly created parcels from initiating the developer's agreements outlined in Policy 2.2.1(e)(2)c:

Prior to approval of any final development plan on tax parcels 06038-004-000, 06038-000-000, 06038-000-001, 06038-002-000, 06038-001-000, 06038-023-000, 06038-022-000, 06038-022-003, 06233-010-011, 06233-001-000, 06233-001-001, 06233-010-004, 06233-010-010 and ***06038-024-000*** *the developer shall enter into an agreement with the County assuring: …*

Staff Analysis

As previously stated, the inclusion of three additional parcels in the revised Springhills Activity Center Policy (Policy 2.2.1(e)) serves to clarify which parcels are subject to the mixed-use standards found in the Activity Center policies. Staff finds this to be consistent with the Activity Center policies as well as the Plan as a whole.

Staff Analysis – Page 2

The provision for excluding the two parcels (06038-025-000 & 06038-026-000) from triggering the developer's agreement ***could*** delay the implementation of this agreement if either of the two out parcels receive final development plan approvals before any other parcels listed in revised Policy 2.2.1(e)(2)c. However, as noted in the staff report, it does not in any way remove the requirement that the parcels be subject to the TOD/TND standards as found in the Unified Land Development Code (ULDC). Neither does the request remove any of the proposed transportation improvements from eventual implementation.

Staff Analysis – Page 3

In considering these two outparcels geographically, they can be viewed, given their location along 39th Avenue, as being more a part of the Springhills Shopping Center as opposed to the larger TOD/TND development envisioned in the Activity Center policies. A further interpretation is that these two outparcels can be considered as retail building pads (their intended use) complete with infrastructure, an access road and direct access to existing retail development to the north. As such, there would be limited benefit from the infrastructure improvements proposed under **Policy 2.2.1(e)(2)c**. Staff therefore finds the proposed revisions consistent with the Springhills Activity Center policies as well as the Plan as a whole.

Staff Recommendation

Staff recommends that the Commission adopt the proposed Comprehensive Plan text amendments with the bases as noted in the staff report.