



CPA-05-19

Large scale Comprehensive Plan Amendment

1404 Fort Clarke Blvd.

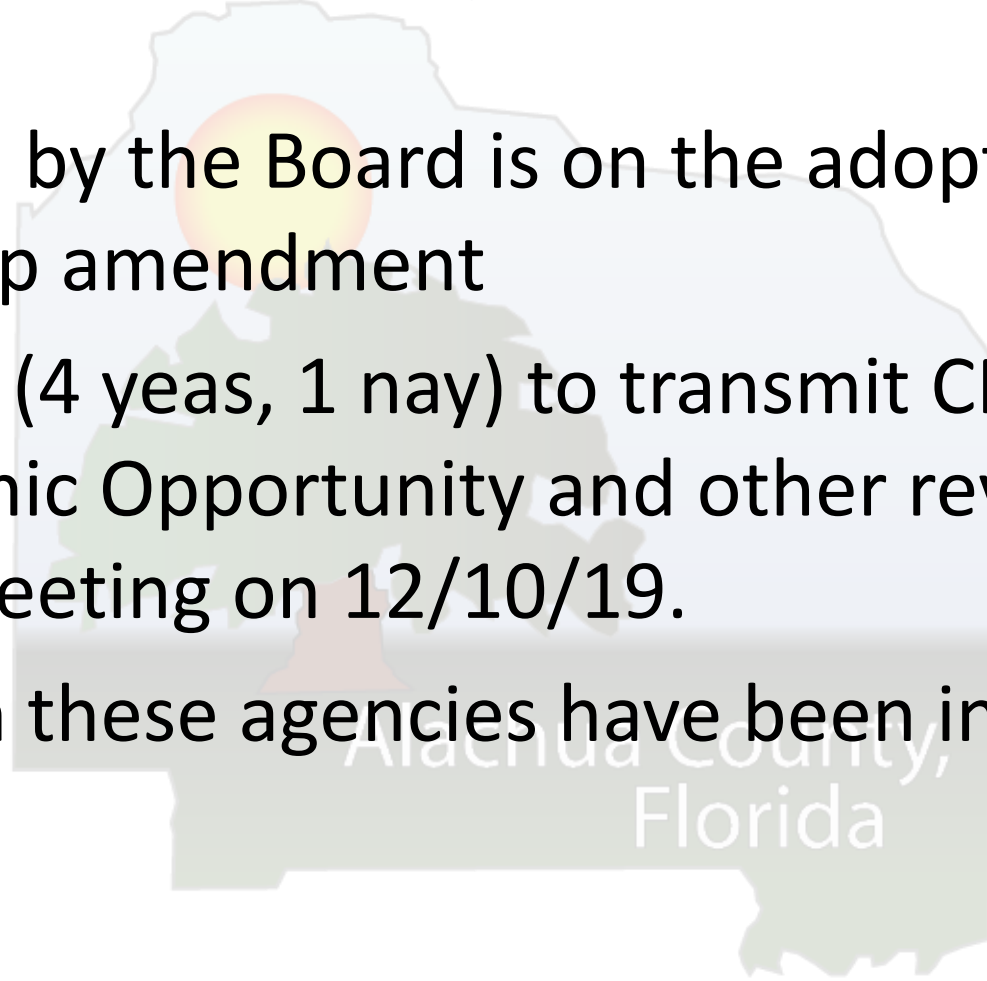
Mehdi Benkhatar, Planner
Alachua County Growth Management

Applicant request

- The applicant has submitted an application to amend the land use category on a parcel approximately 25.64 acres from Institutional to Medium-High Residential (greater than 8, up to 14 units/acre)
- If approved, the new land use would allow residential uses (single or multi-family) within this density range
- This application is associated with ZOM-12-19 a request to rezone the same parcel from 'PD' (Planned Development) and 'R-1a' (residential, 1 to 4 dwelling units/acre) to 'R-2a' (residential, 8 to 14 dwelling units/acre)

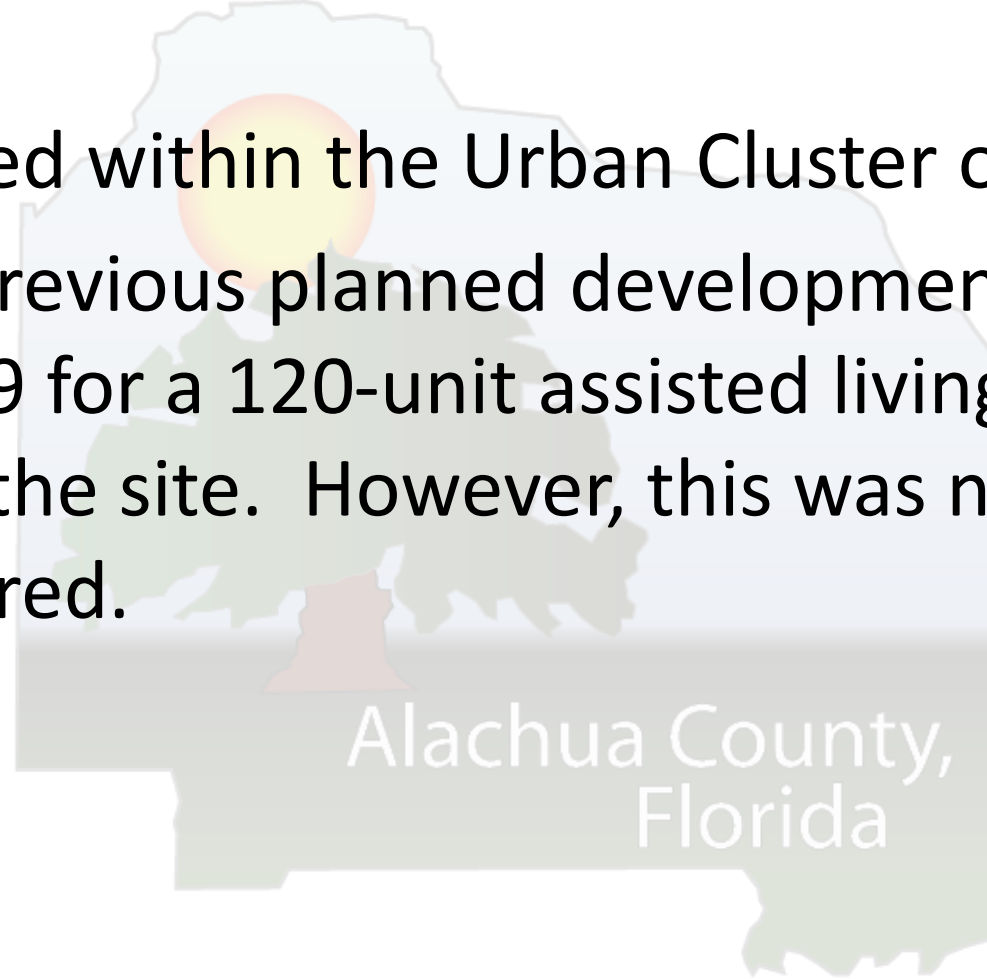
Background

- Today's decision by the Board is on the adoption of CPA-05-19, a large scale map amendment
- The BoCC voted (4 yeas, 1 nay) to transmit CPA-05-19 to the Dept. of Economic Opportunity and other reviewing agencies at its evening meeting on 12/10/19.
- Comments from these agencies have been included in the agenda packet



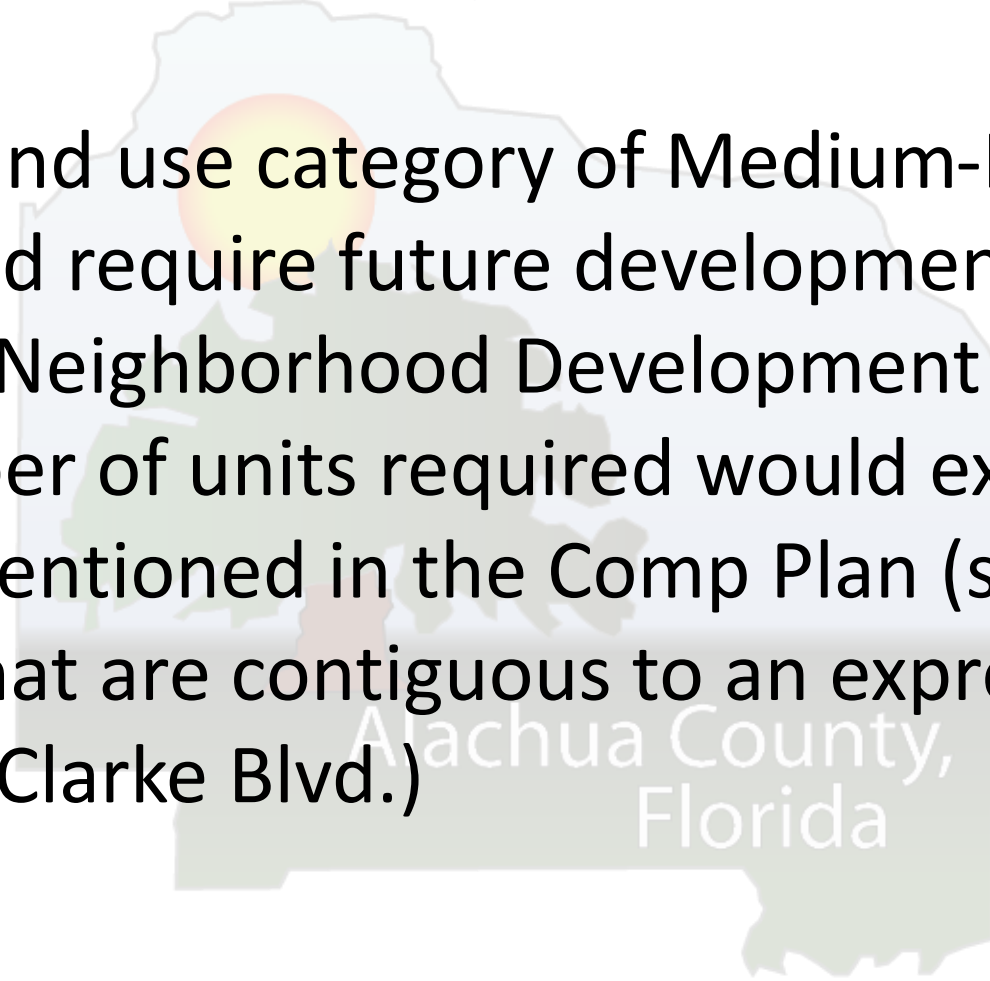
Background

- The site is located within the Urban Cluster on Fort Clarke Blvd.
- The site had a previous planned development (PD) zoning approval in 1999 for a 120-unit assisted living facility on a 6 acre portion of the site. However, this was never constructed and the PD expired.



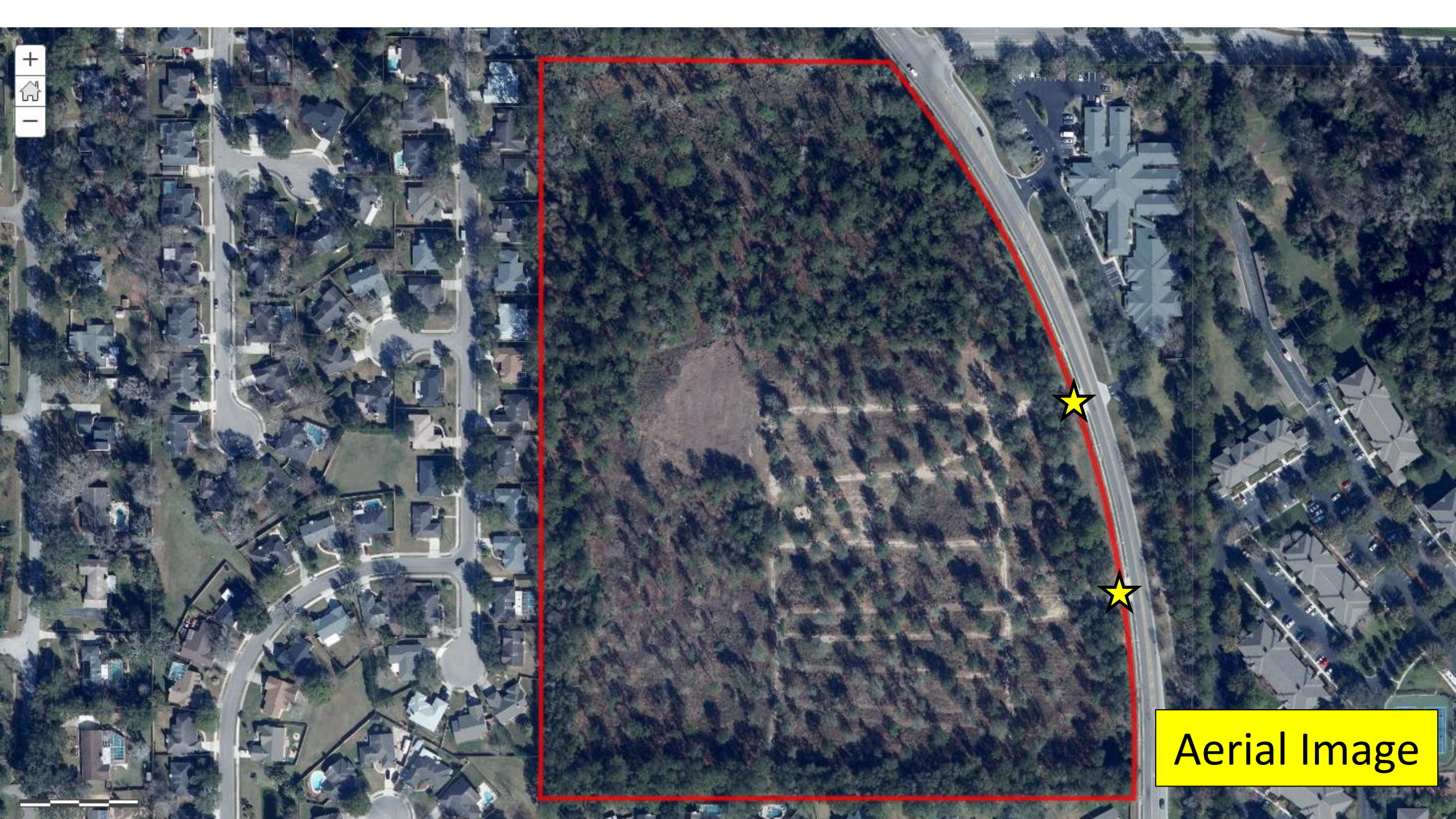
Background

- The proposed land use category of Medium-High Density residential would require future development to be designed as a Traditional Neighborhood Development since the minimum number of units required would exceed the TND thresholds as mentioned in the Comp Plan (sites proposing 150 or more units that are contiguous to an express or rapid transit corridor, i.e. Ft. Clarke Blvd.)

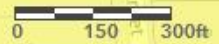




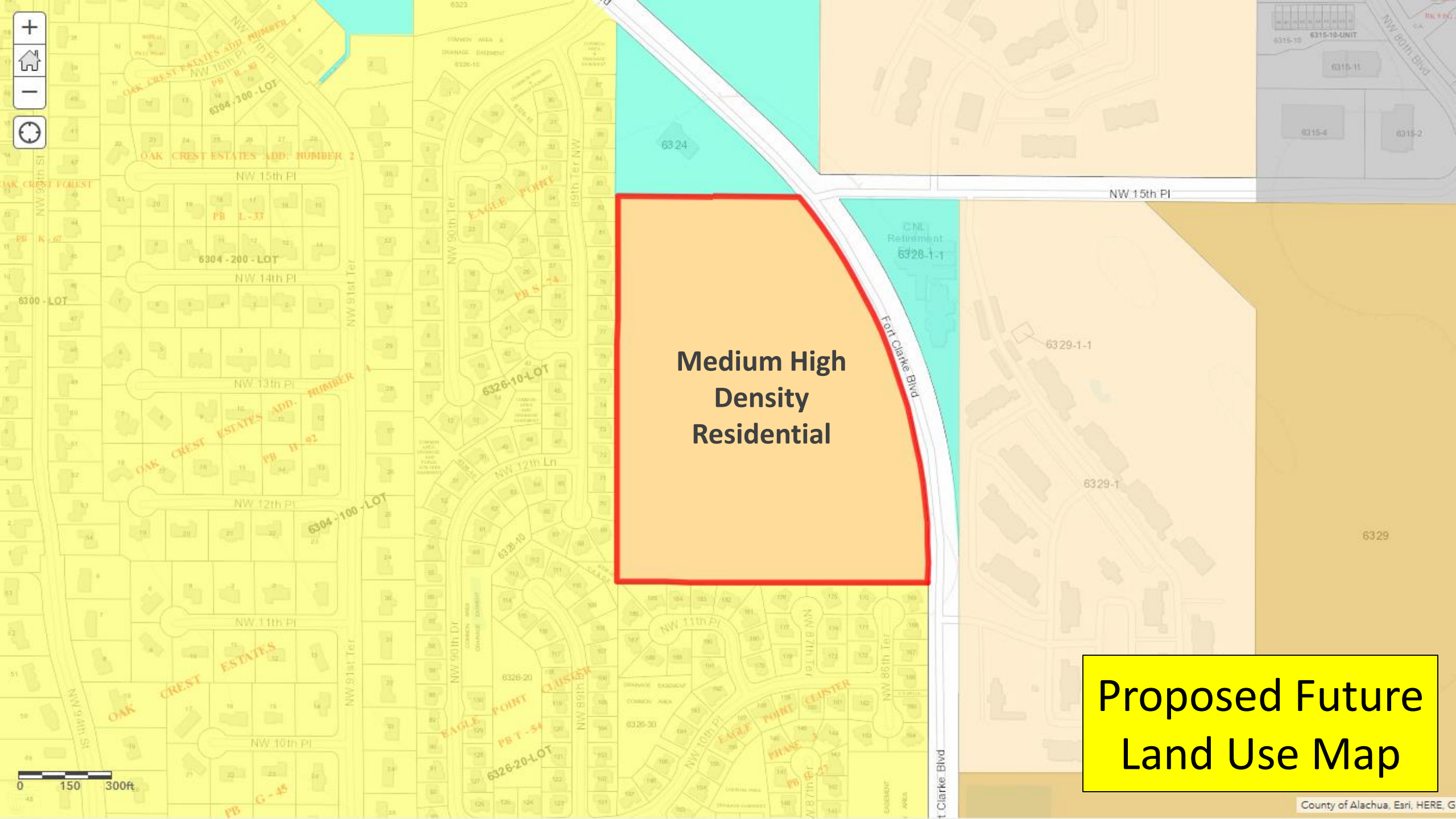
Location Map



Aerial Image

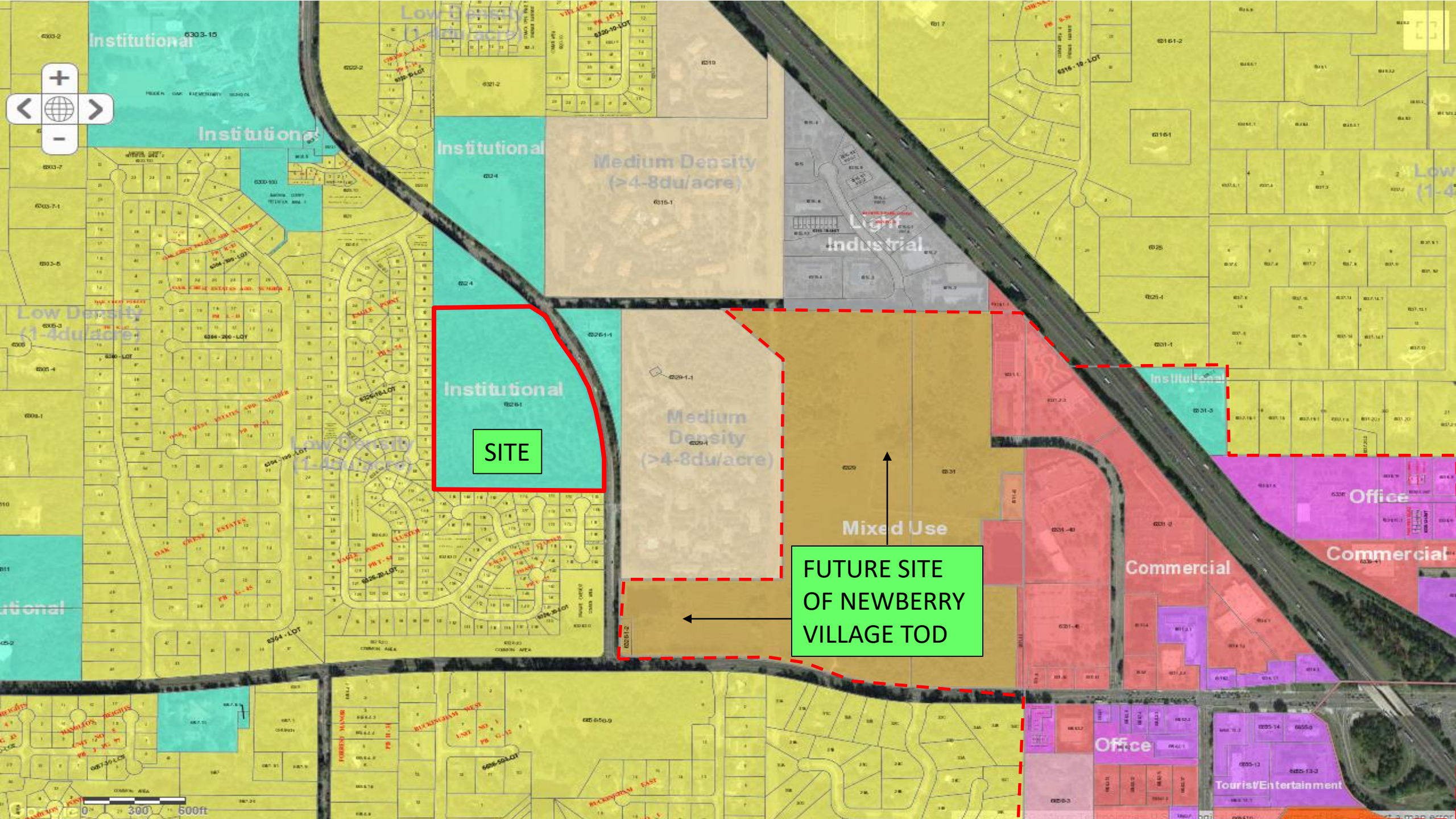


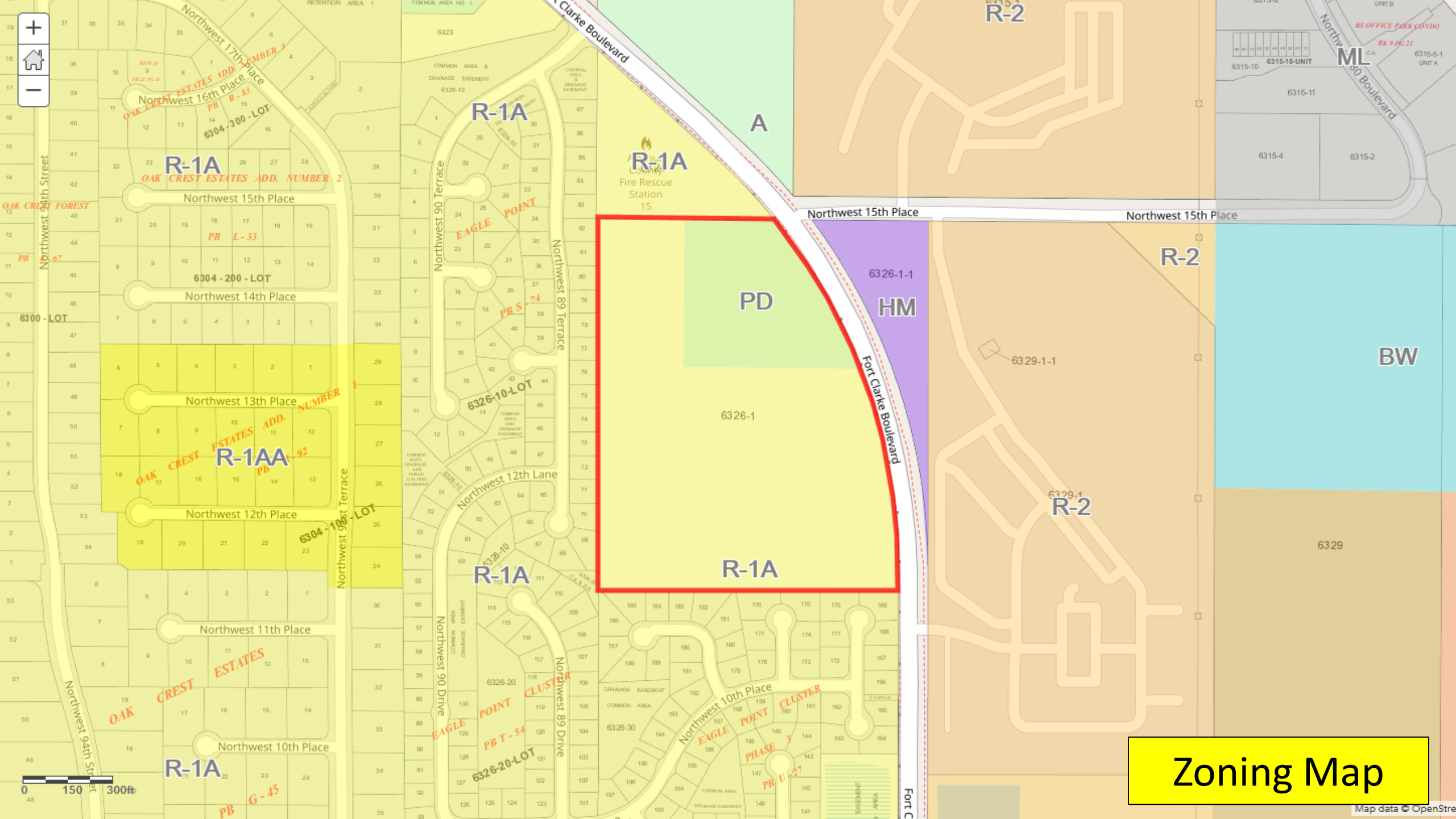
Future Land Use Map



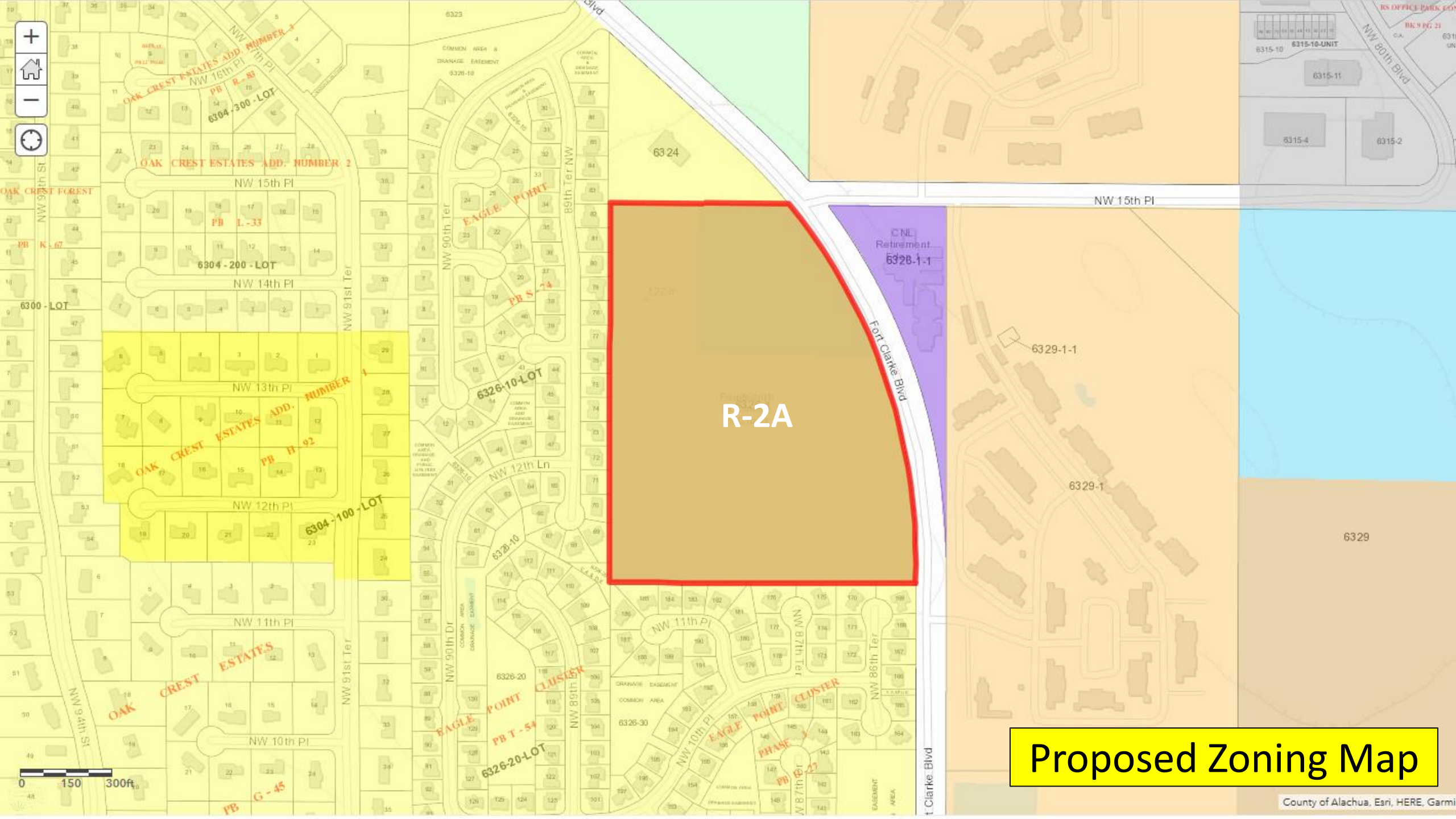
Medium High
Density
Residential

Proposed Future
Land Use Map





Zoning Map



R-2A

Proposed Zoning Map



SITE

Existing Zoning Map

Purpose of TND

- TND are intended to provide flexibility in development, encourage a mix of residential housing types, and create the sense of community...with traditional design principles... [that] allow for mixed-use centers integrated into new residential neighborhoods or combinations of new and existing residential neighborhoods
- **Policy 1.4.1, FLUE:** *“The use of proven, innovative concepts for residential development such as TND and TOD are strongly encouraged.”* (Neighborhood Design and Site Standards)

Example of TND design

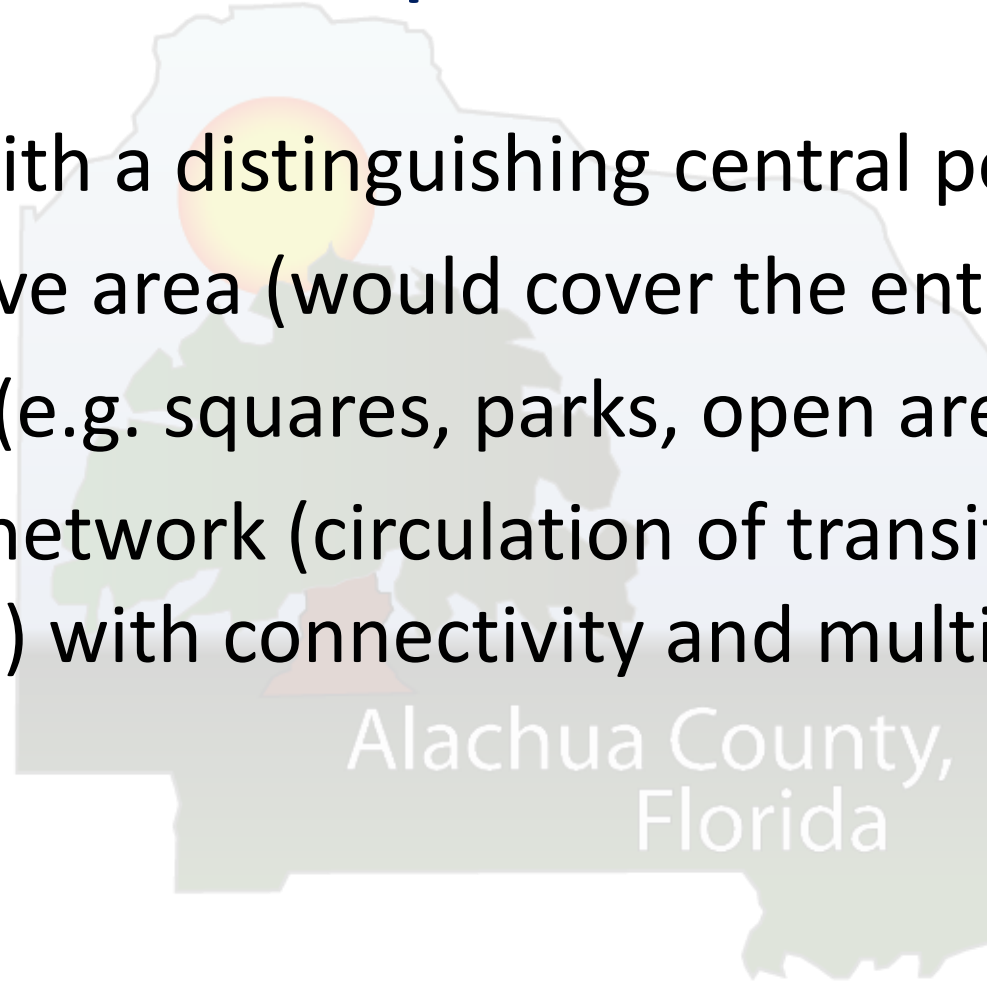




PEDESTRIAN SCALE DESIGN WITH BUILDINGS DEFINING THE STREET EDGE AND ENTRANCES ORIENTED TOWARD THE STREET

TND development concepts

- Village center with a distinguishing central point
- Transit supportive area (would cover the entire site)
- Common areas (e.g. squares, parks, open areas)
- Transportation network (circulation of transit, autos, bicycles and pedestrians) with connectivity and multiple route choices



TND requirements

- Village center density at this site between 8 and 16 dwelling units/acre
- Minimum non-residential is 10,000 sq. ft. plus 50 sq. ft. per dwelling unit. For a 300-unit development the minimum would be a total of 25,000 sq. ft.
- Maximum non-residential sq. ft. depends on several factors and can theoretically be very high, although in reality approved TND are nowhere near this maximum.

TND requirements

- Examples of approved TND with # of units and non-res. sq. ft.

Multerra: 26.00 acres, 228 units/22k

Dogwood Park: 25.00 acres, 224 units/100k

Park Ave.: 27.70 acres, 300 units/30k

Newberry Park: 30.96 acres, 300 units/150k sq. ft.

These TND are of similar size and scale and were approved well below the maximum potential number of units and non-residential sq. ft.

TND requirements

- Examples of approved TND with # of units and non-res. sq. ft.

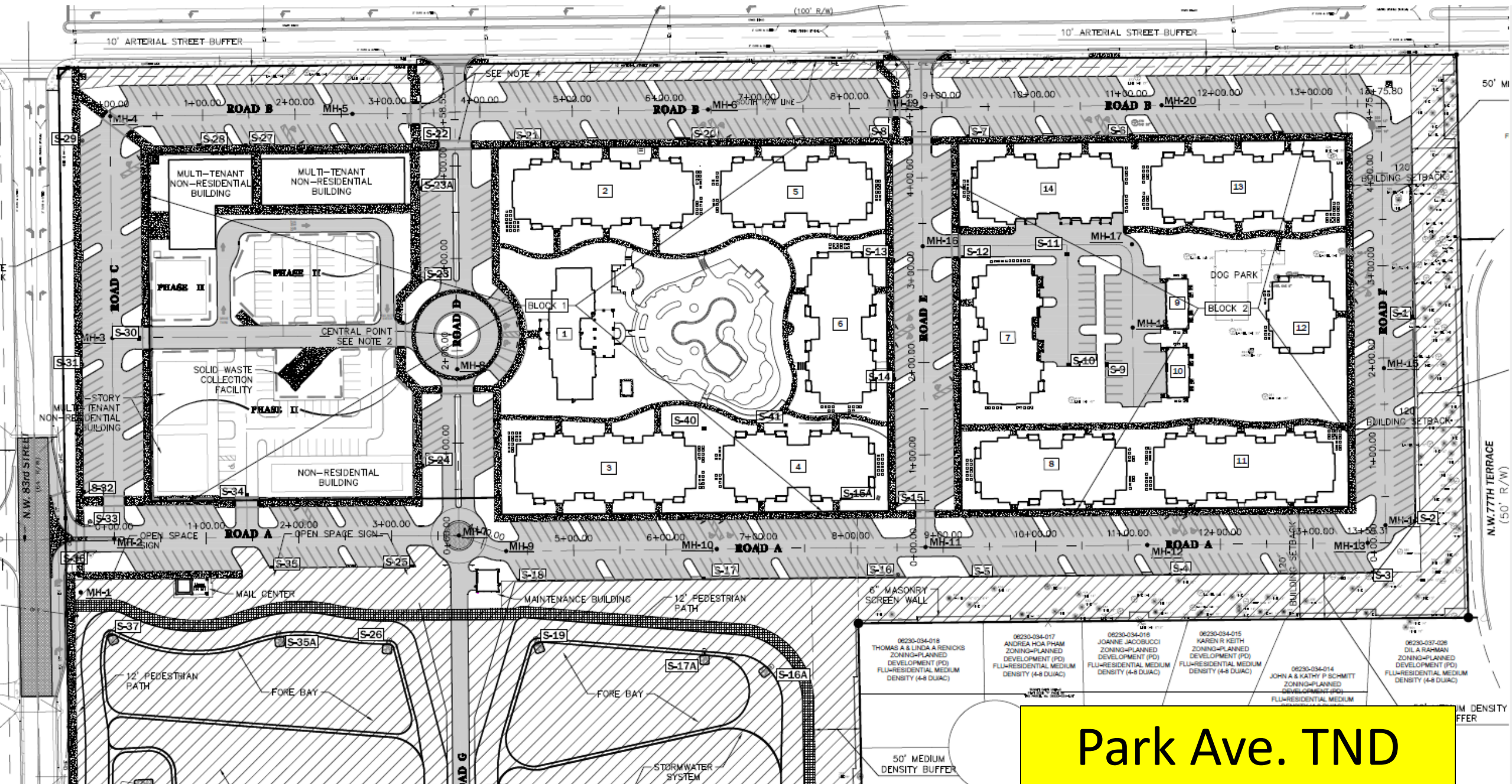
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Park Ave. TND



Park Ave. TND





Park Ave. TND

FL-222
Gainesville, Florida

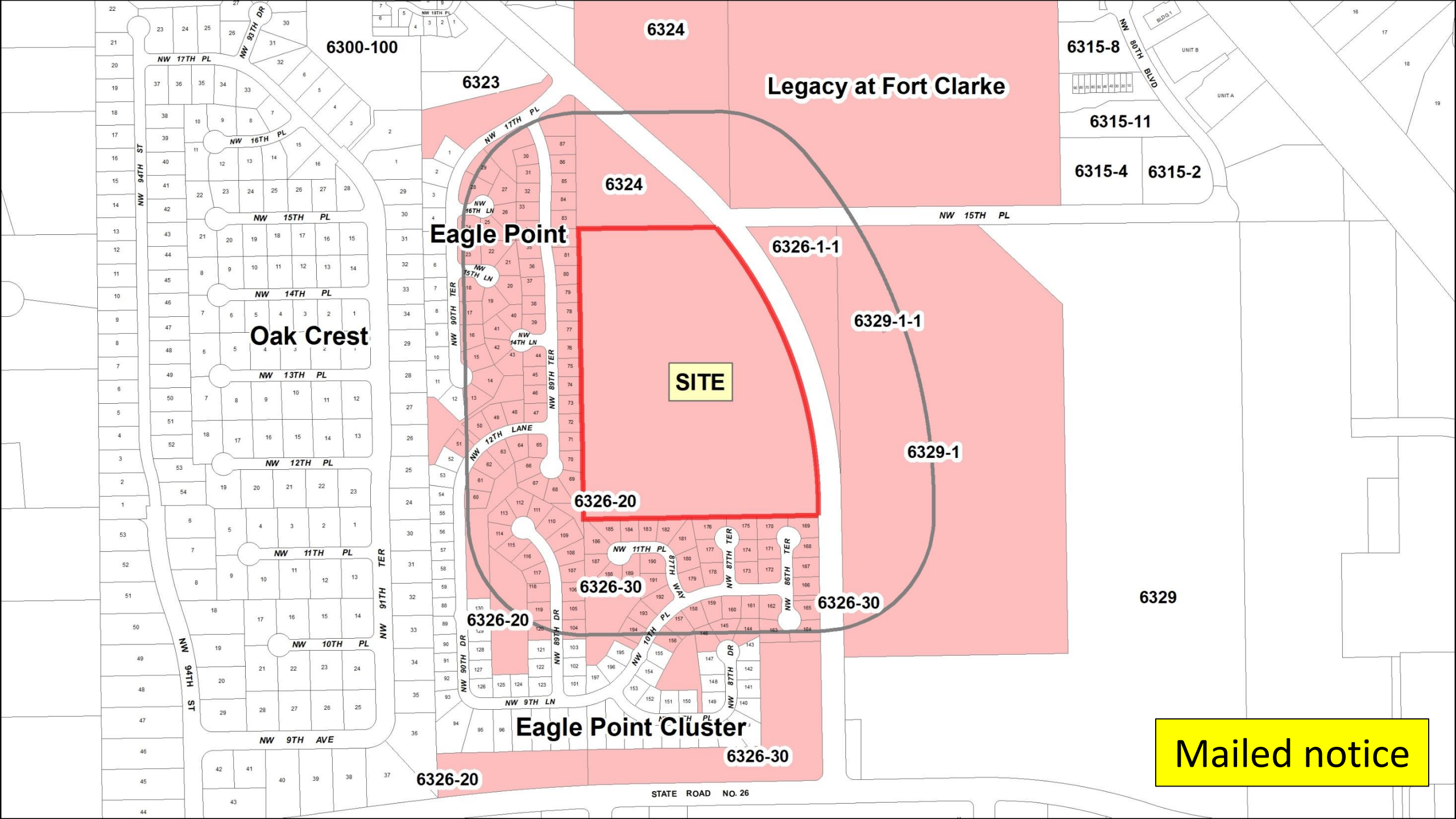


Street View - Jul 2019



Google

Park Ave. TND



6300-100

6324

6315-8

Legacy at Fort Clarke

6315-11

6315-4

6315-2

6323

6324

Eagle Point

6326-1-1

6329-1-1

Oak Crest

SITE

6329-1

6326-20

6326-30

6326-30

6326-20

Eagle Point Cluster

6326-30

6326-20

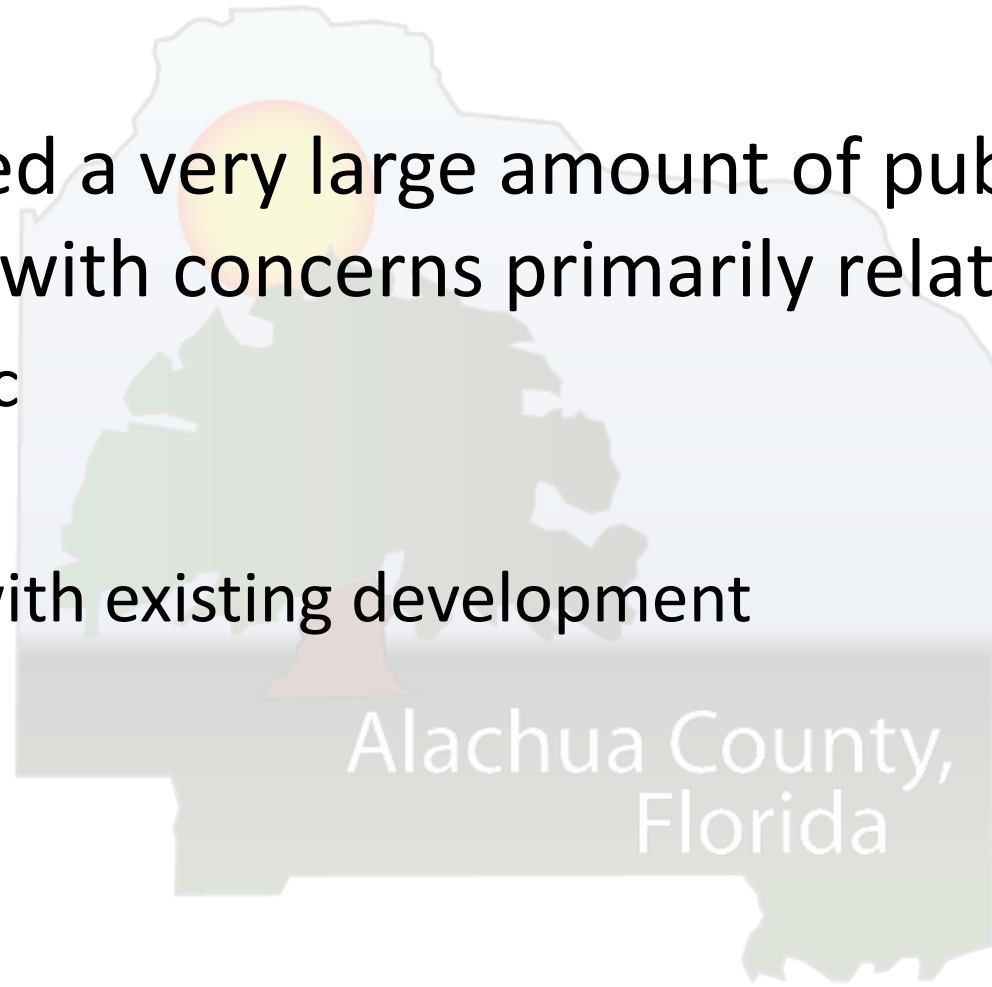
STATE ROAD NO. 26

6329

Mailed notice

Public comments

- Staff has received a very large amount of public comments from neighbors with concerns primarily related to:
 - Increased traffic
 - School capacity
 - Compatibility with existing development
 - Crime/safety
 - Stormwater



Staff responses to public comments

- Alachua County has a **Multi-Modal Transportation Mitigation** program to address mobility. It recognizes that certain roadway corridors will be congested and that congestion will be addressed by means other than solely adding capacity for motor vehicles
- Ft. Clarke Blvd. is designated as an Express Transit Corridor in the Comp Plan. Frequent transit service supports these corridors within the county.
- Any necessary operational improvements (e.g. turn lanes) will be required to be constructed at the time of development.

Staff responses to public comments

The Transportation and Mobility Element of the AC Comp Plan:

PRINCIPLE 2

- TO REDUCE VEHICLE MILES OF TRAVEL AND PER CAPITA GREEN HOUSE GAS EMISSIONS THROUGH THE PROVISION OF MOBILITY WITHIN COMPACT, MIXED-USE, INTERCONNECTED DEVELOPMENTS THAT PROMOTE WALKING AND BICYCLING, ALLOW FOR THE INTERNAL CAPTURE OF VEHICULAR TRIPS AND PROVIDE THE DENSITIES AND INTENSITIES NEEDED TO SUPPORT TRANSIT.

PRINCIPLE 3

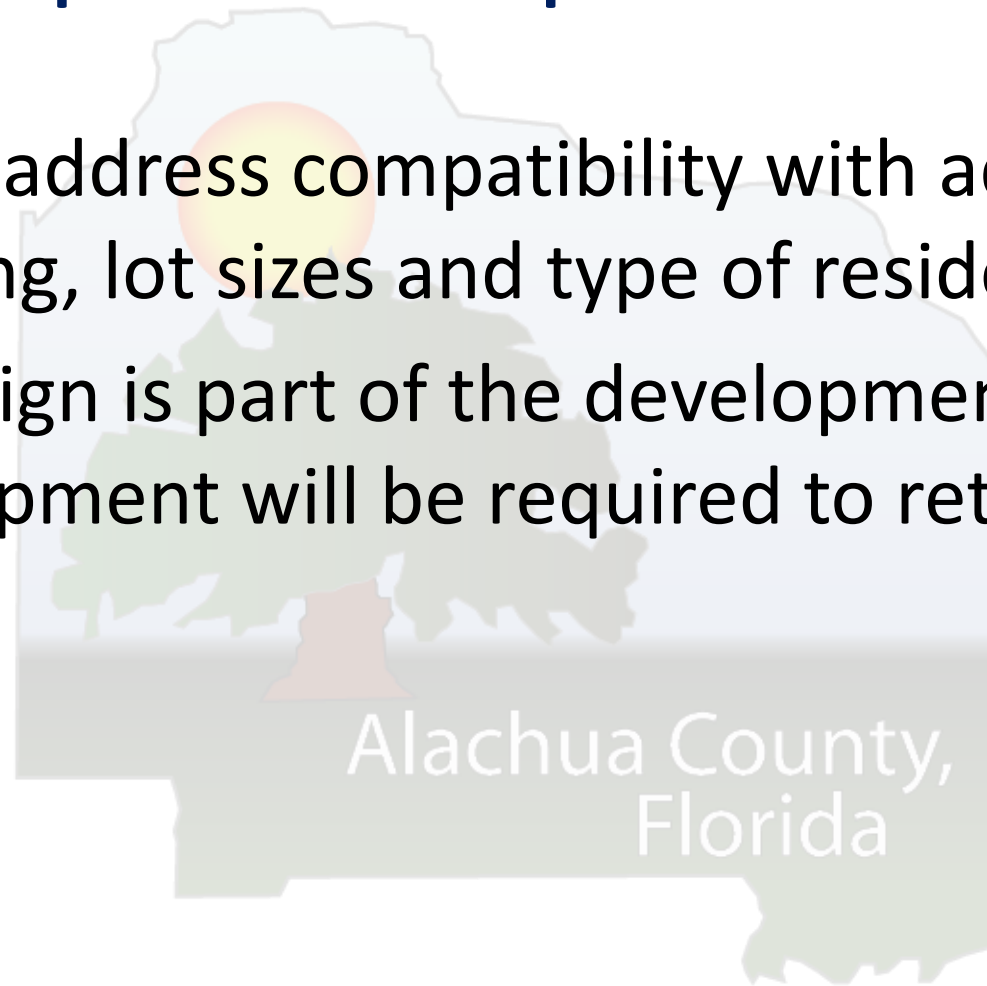
- DISCOURAGE SPRAWL AND ENCOURAGE THE EFFICIENT USE OF THE URBAN CLUSTER BY DIRECTING NEW DEVELOPMENT AND INFRASTRUCTURE TO AREAS WHERE MOBILITY CAN BE PROVIDED VIA MULTIPLE MODES OF TRANSPORTATION.

Staff responses to public comments

- The ACSB provided comment on school capacity and indicated that sufficient capacity exists districtwide to accommodate the projected number of students that could result from the maximum buildout of a TND (410 units) (33 elementary, 12 middle, 12 high).
- The Southwest Alachua CSA (elementary) is at 98% utilization. A new elementary school is planned for construction in 3 years.
- The Fort Clarke CSA (middle) is at 116% utilization. However, sufficient capacity exists districtwide
- The Buchholz CSA (high) is at 93% utilization

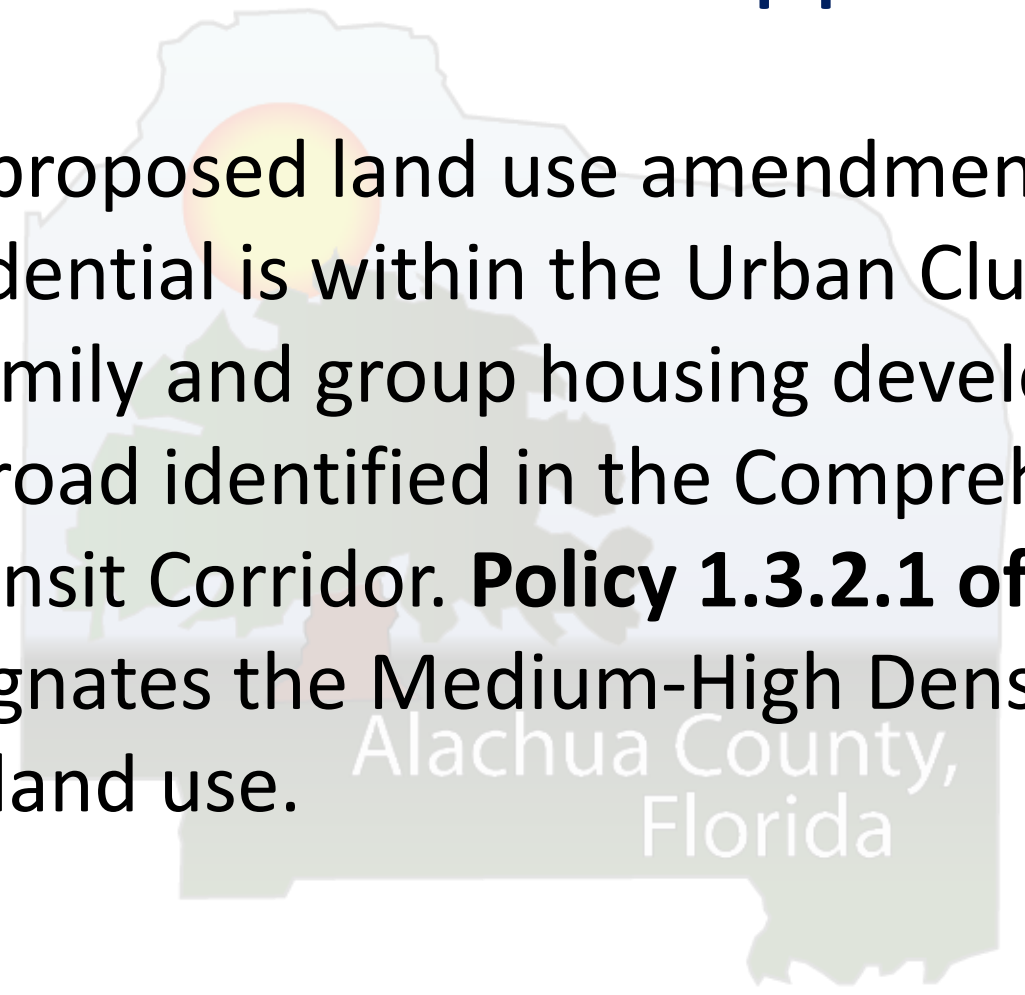
Staff responses to public comments

- TND design can address compatibility with adjacent parcels through buffering, lot sizes and type of residential use
- Stormwater design is part of the development plan approval process. Development will be required to retain stormwater on site.



Staff's bases for approval

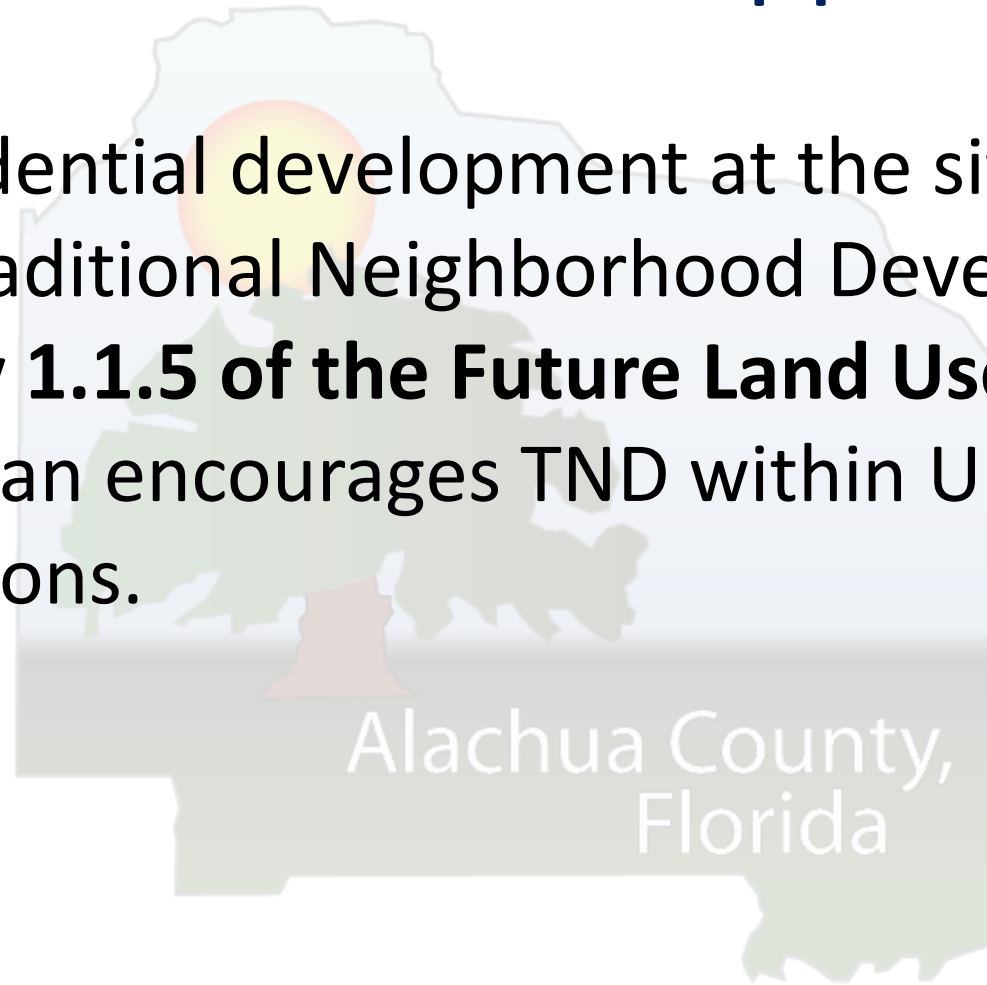
1. The site of the proposed land use amendment to Medium-High Density Residential is within the Urban Cluster and in an area with multi-family and group housing developments. It is also located on a road identified in the Comprehensive Plan as a future Express Transit Corridor. **Policy 1.3.2.1 of the Future Land Use Element** designates the Medium-High Density land use as an urban residential land use.



Alachua County,
Florida

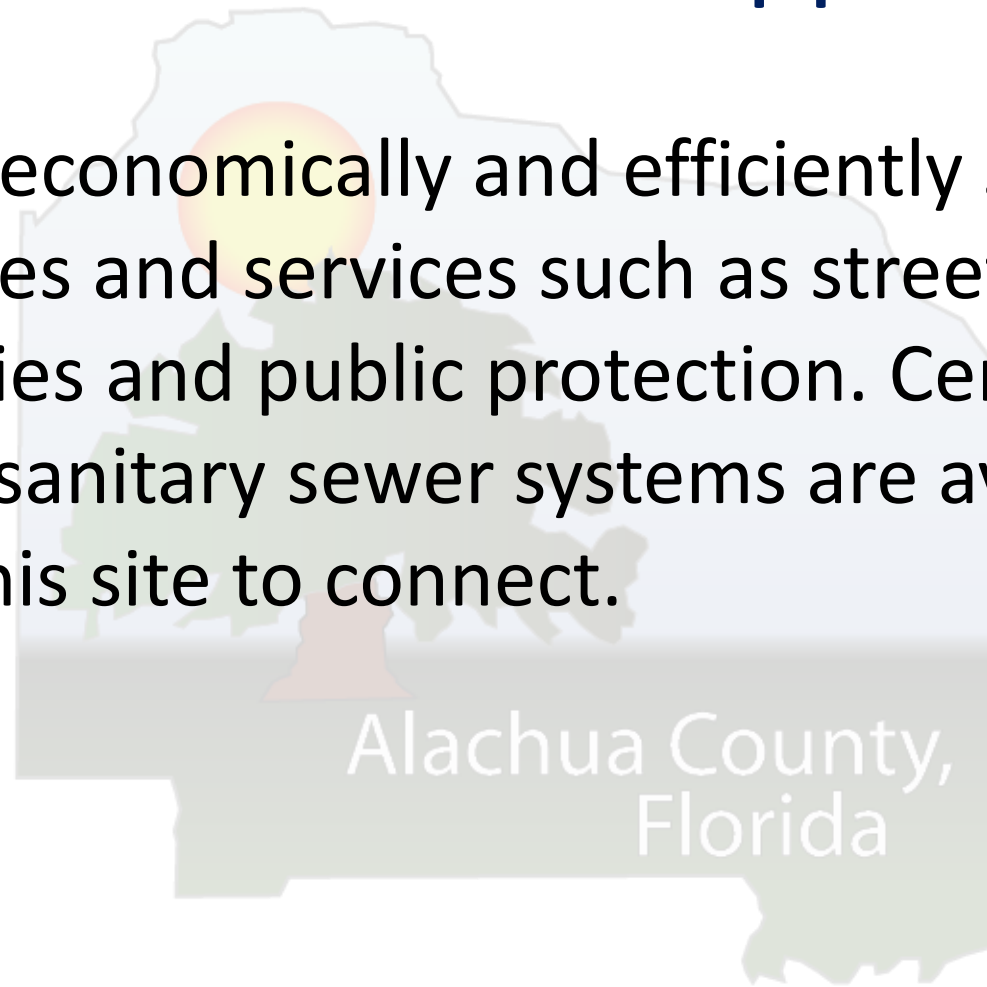
Staff's bases for approval

2. Any future residential development at the site will be required to develop as a Traditional Neighborhood Development, pursuant to **Policy 1.1.5 of the Future Land Use Element**. The Comprehensive Plan encourages TND within Urban Residential land use designations.



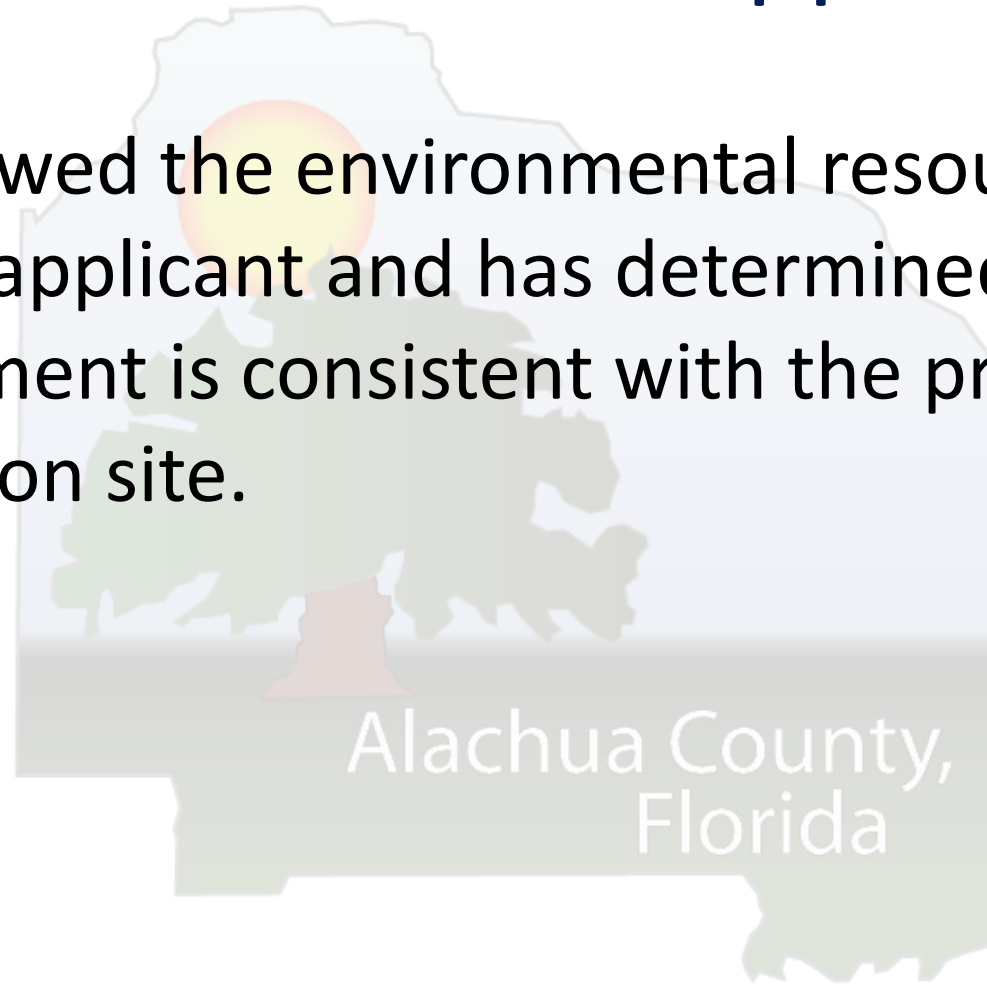
Staff's bases for approval

3. The site can be economically and efficiently served by existing community facilities and services such as streets, utilities, public educational facilities and public protection. Centralized potable water supply and sanitary sewer systems are available for future development at this site to connect.



Staff's bases for approval

4. Staff have reviewed the environmental resource assessment submitted by the applicant and has determined that the proposed amendment is consistent with the protection of natural resources on site.



Staff's bases for approval

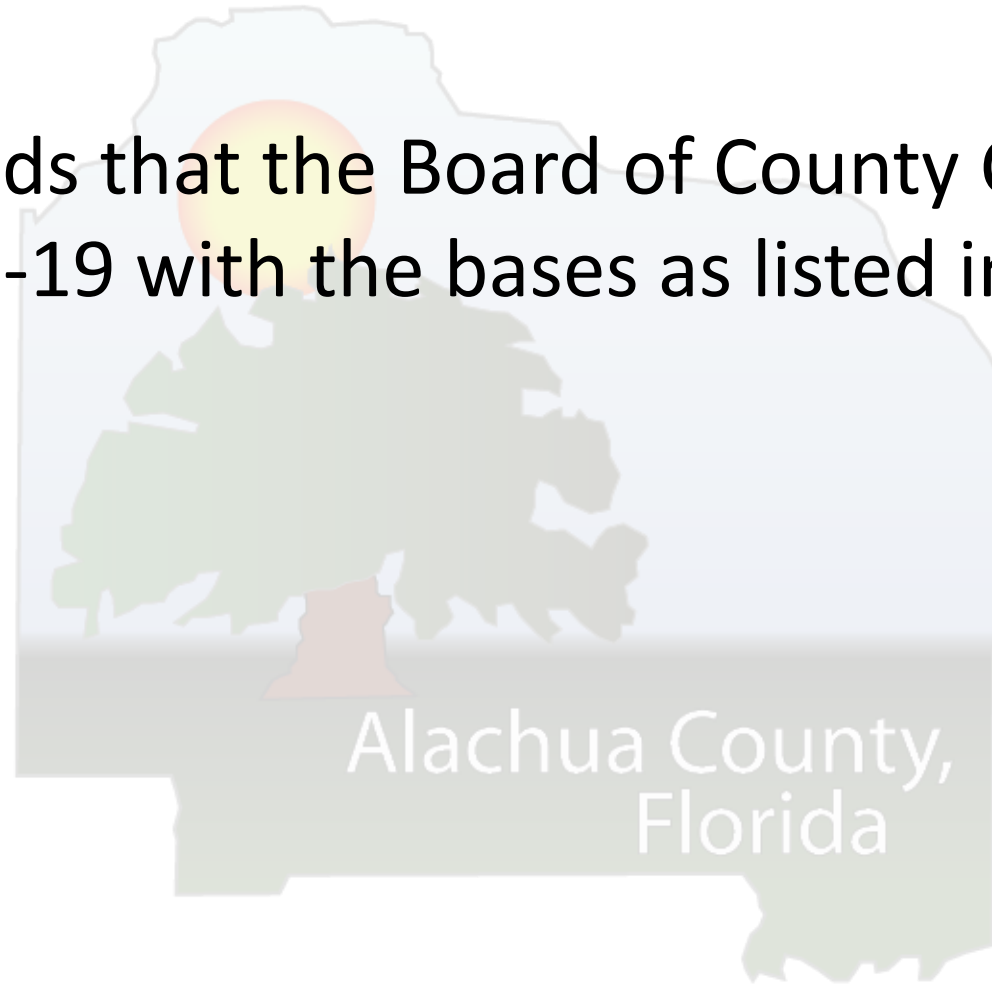
5. The proposed comprehensive plan amendment discourages sprawl and encourages the efficient use of the urban cluster by directing a new TND development where mobility can be provided via multiple modes of transportation. It is consistent with **Principles 2 and 3 of the Transportation and Mobility Element of the Comprehensive Plan.**



Alachua County,
Florida

Staff recommendation

- Staff recommends that the Board of County Commissioners **approve** CPA-05-19 with the bases as listed in the staff report.



Local Planning Agency recommendation

- The Local Planning Agency recommended (5-2) that the Board of County Commissioners approve (i.e. approve transmittal to DEO) CPA-05-19 with the bases as listed in the staff report.

