



ZOM-12-19

Rezoning

1404 Fort Clarke Blvd.

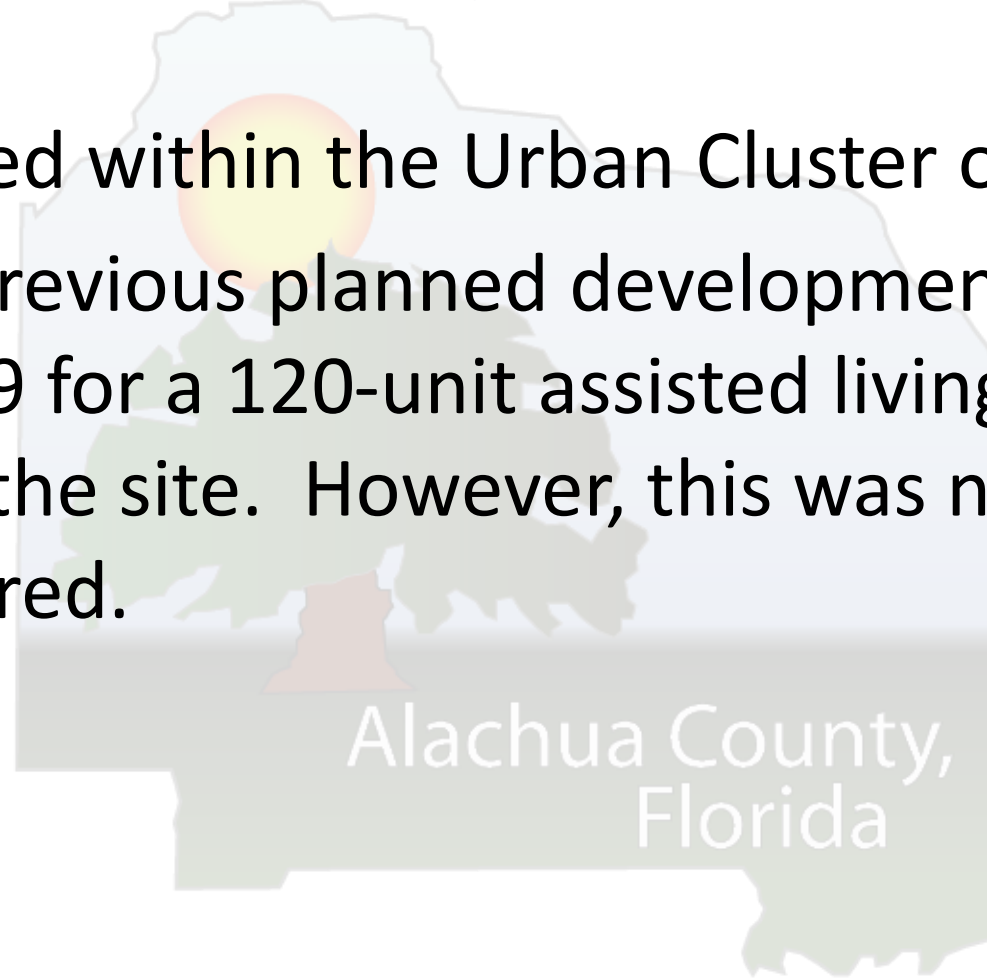
Mehdi Benkhatar, Planner
Alachua County Growth Management

Applicant request

- The applicant has submitted an application to rezone a parcel approximately 25.64 acres from Planned Development (PD) and Residential, 1 to 4 dwelling units/acre (R-1a) to Residential, 8 to 14 dwelling units/acre (R-2a)
- If approved, the new zoning would allow residential uses (single or multi-family) within this density range
- This application is associated with CPA-05-19 a request to amend the land use on the same parcel from Institutional to Medium High Density Residential (greater than 8, up to 14 units/acre)

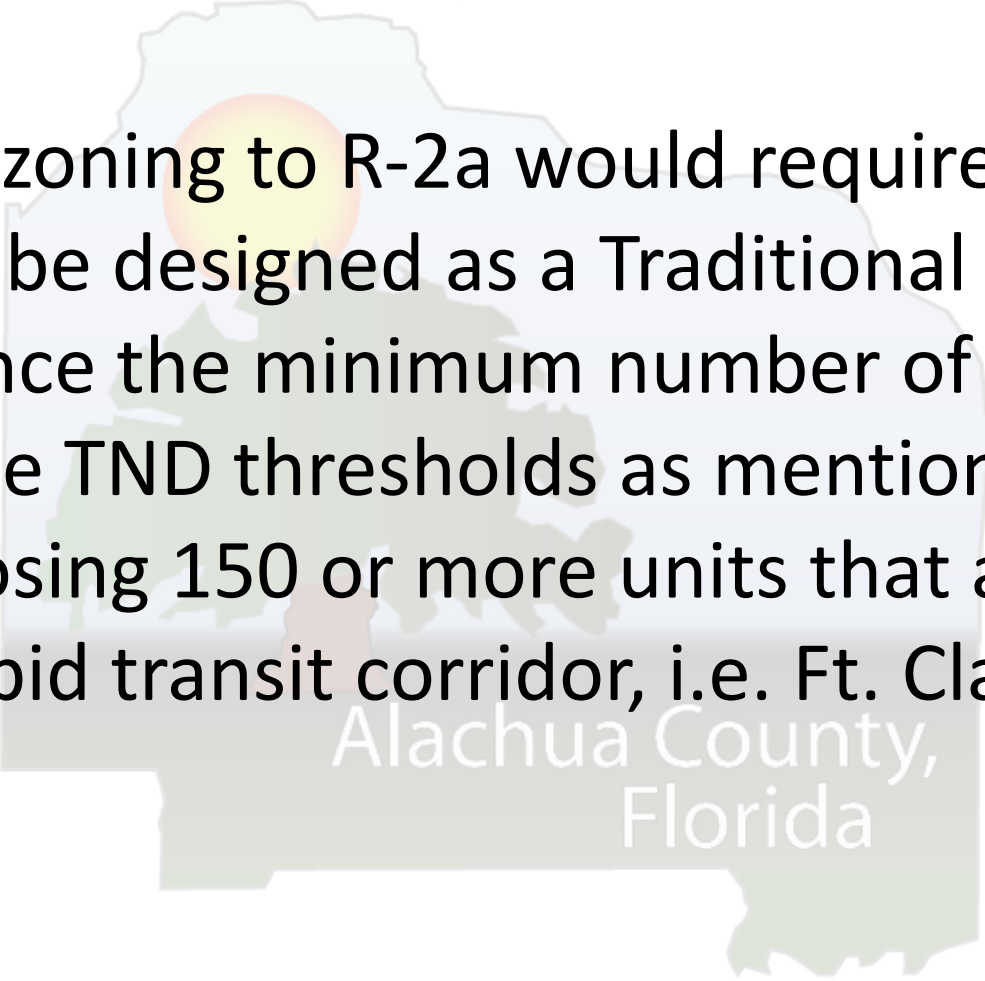
Background

- 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

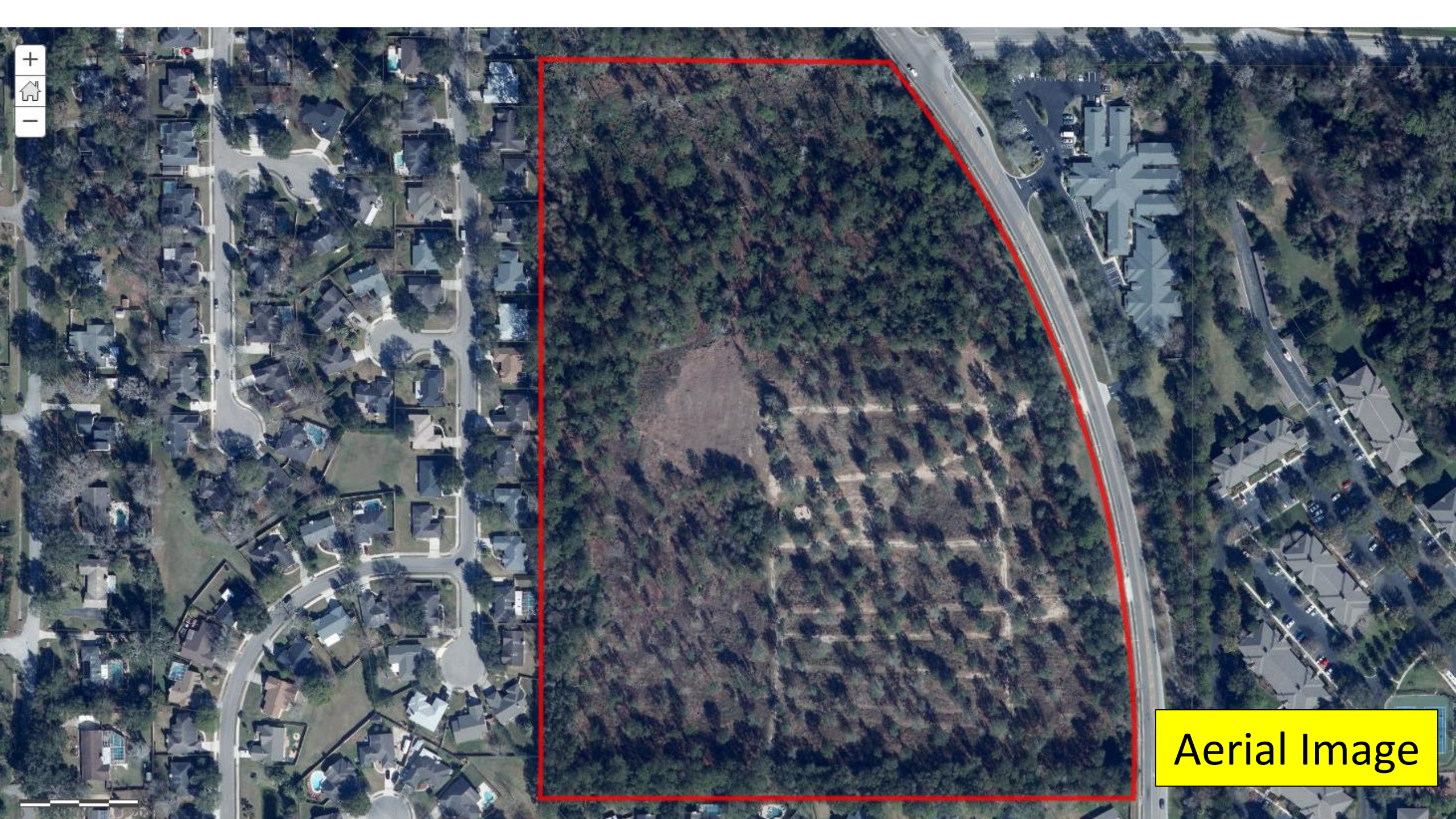
- The proposed rezoning to R-2a would require future development to be designed as a Traditional Neighborhood Development since the minimum number of units required would exceed the TND thresholds as mentioned in the Comp Plan (sites proposing 150 or more units that are contiguous to an express or rapid transit corridor, i.e. Ft. Clarke Blvd.)



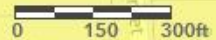
Alachua County,
Florida



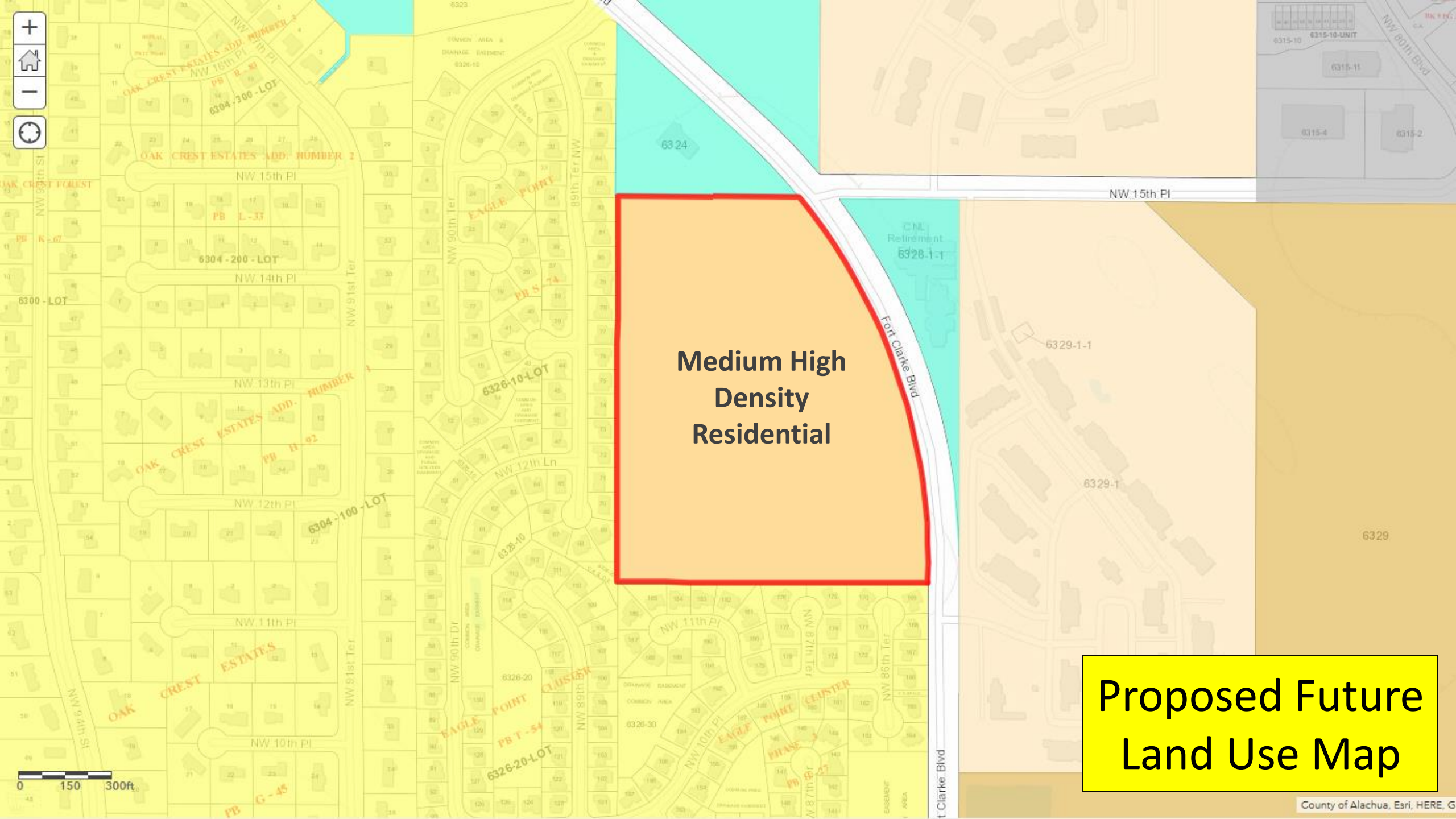
Location Map



Aerial Image

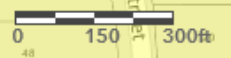


Future Land Use Map

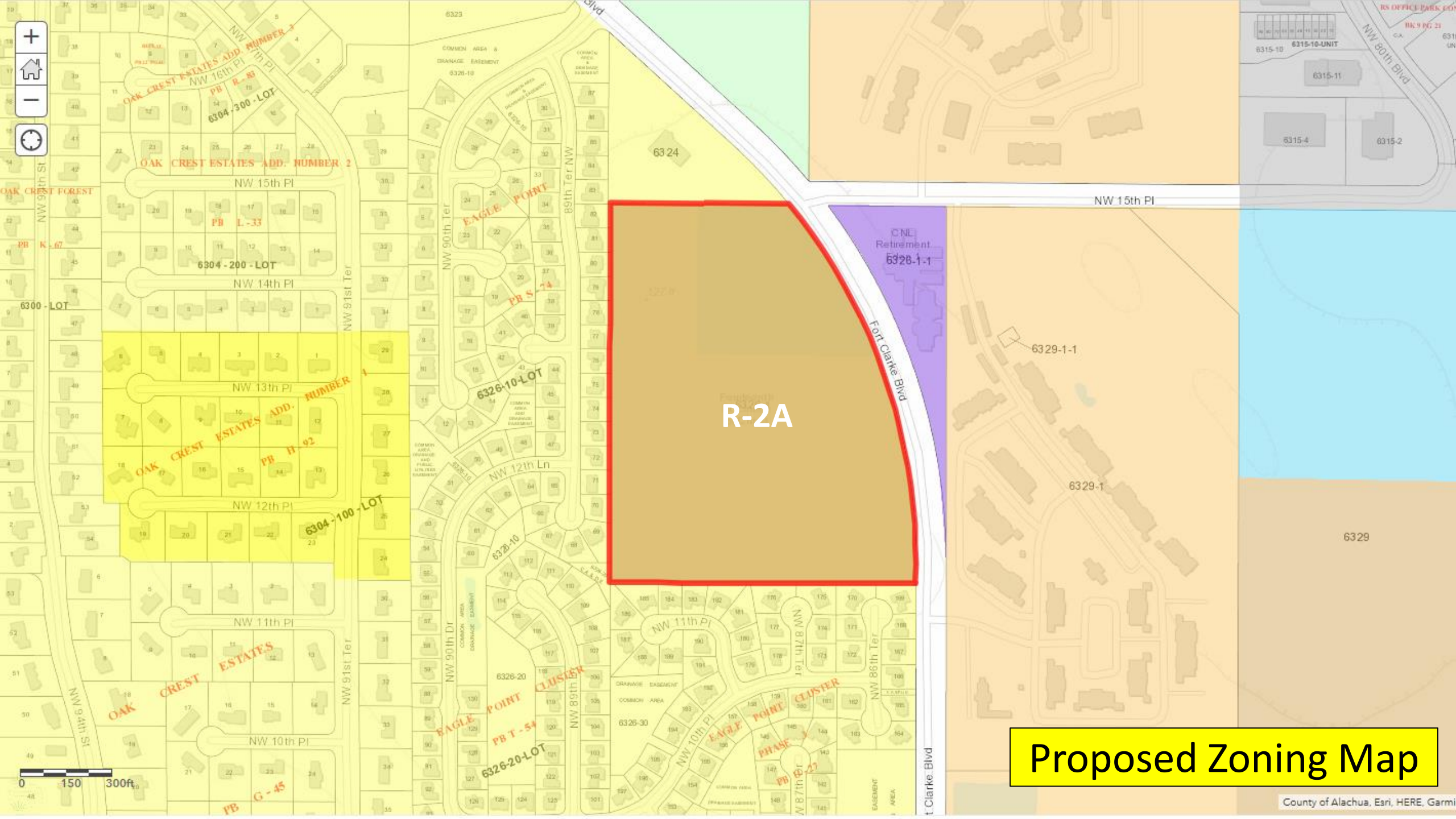


Medium High Density Residential

Proposed Future Land Use Map



Zoning Map



R-2A

Proposed 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 (likely to cover the entire site)
- Streetscape design, reduced off-street parking and smaller block lengths
- 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.

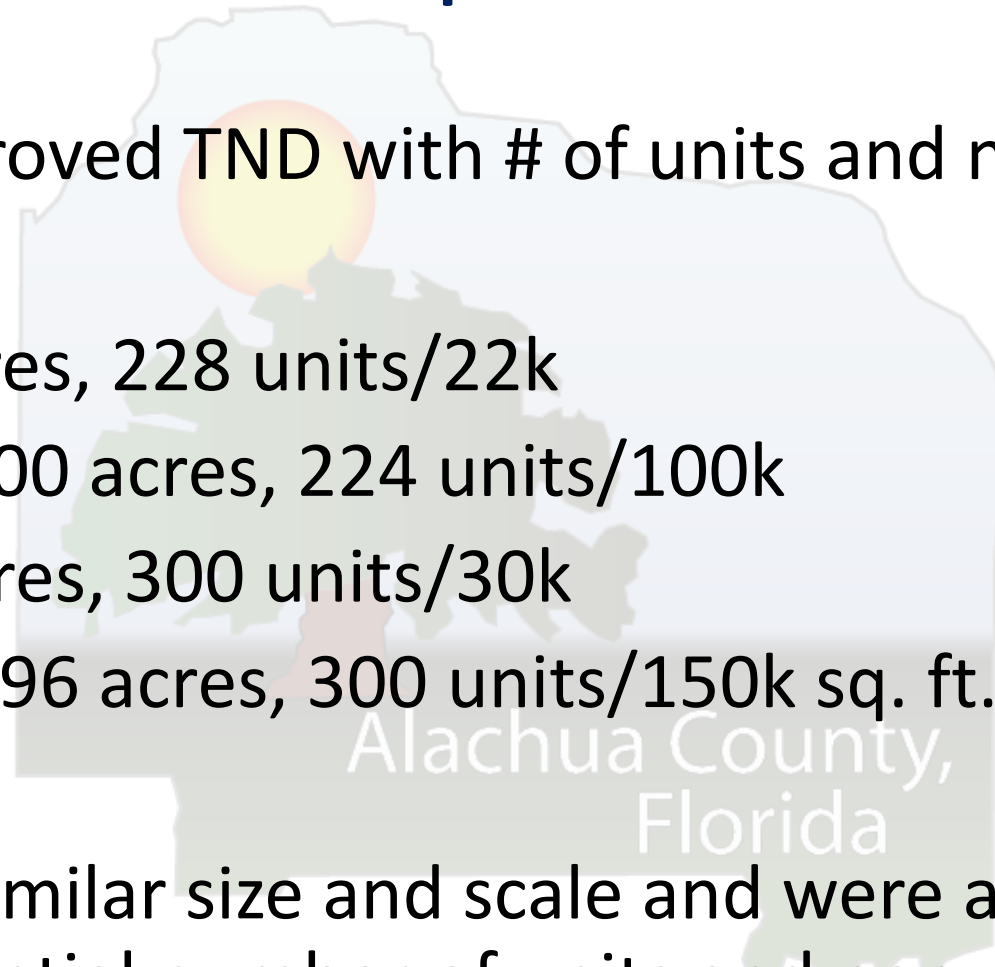
Multerra: 26.00 acres, 228 units/22k

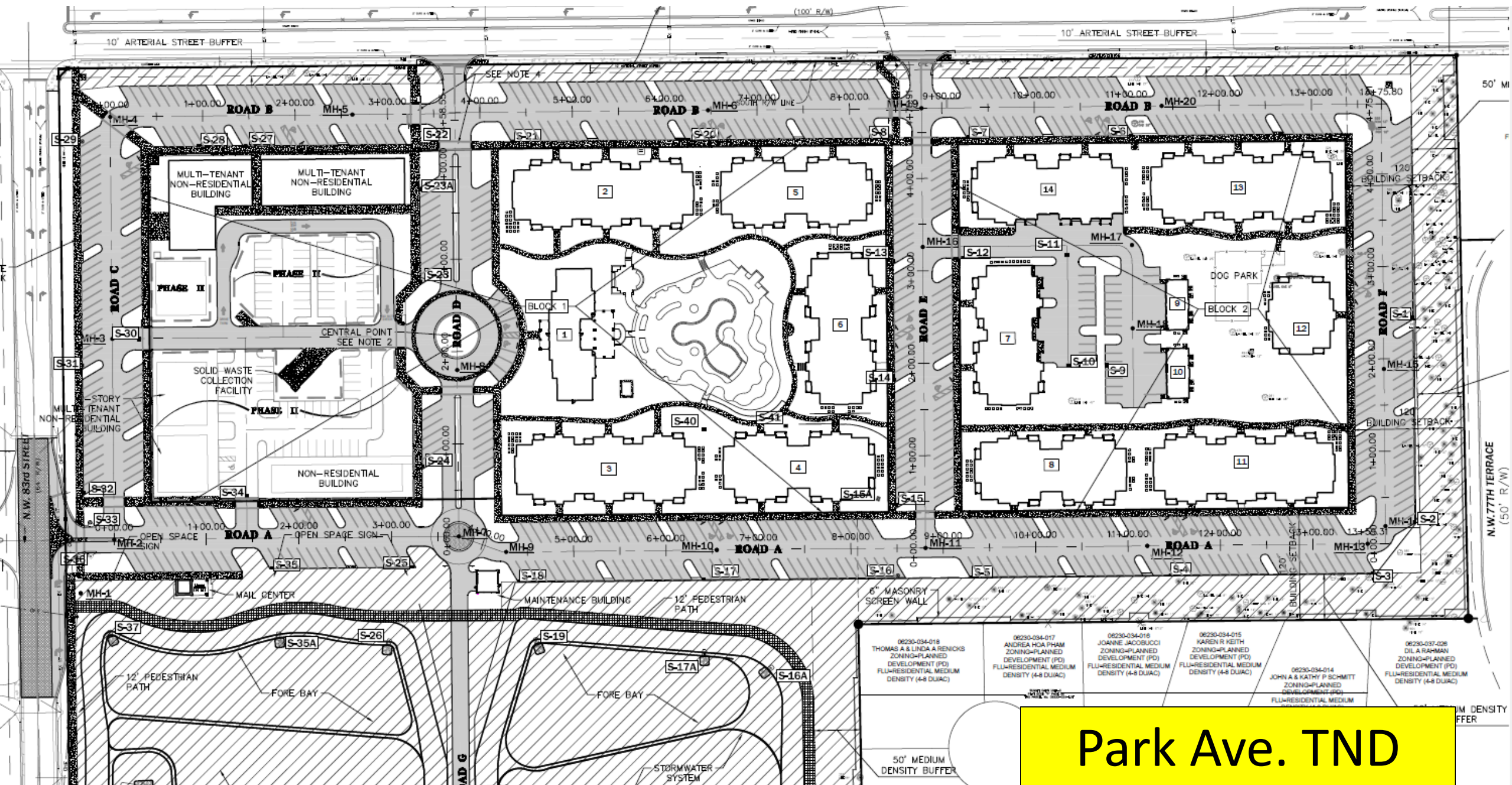
Dogwood Park: 25.00 acres, 224 units/100k

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.





Park Ave. TND



Park Ave. TND

FL-222

Gainesville, Florida

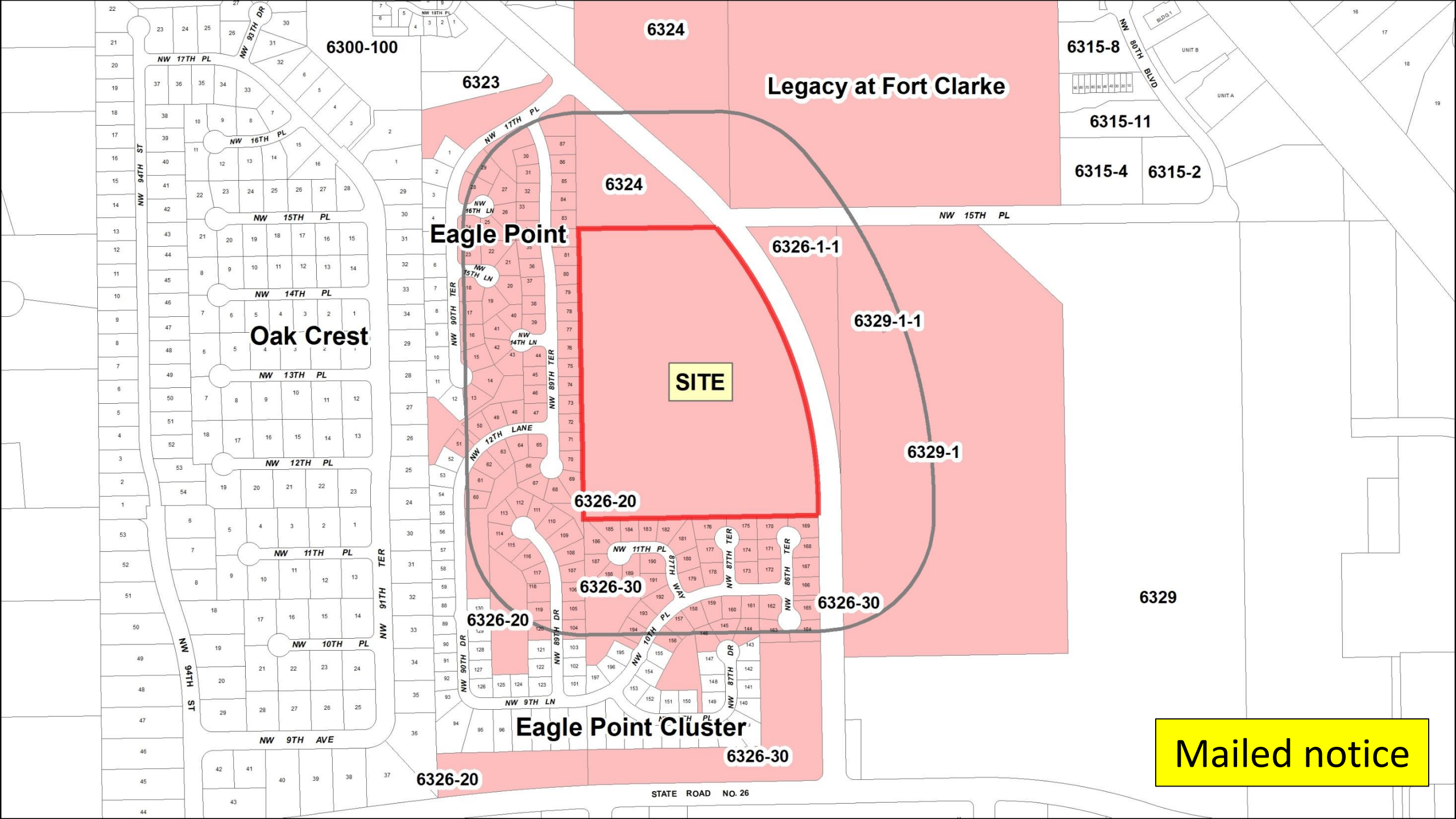


Street View - Jul 2019



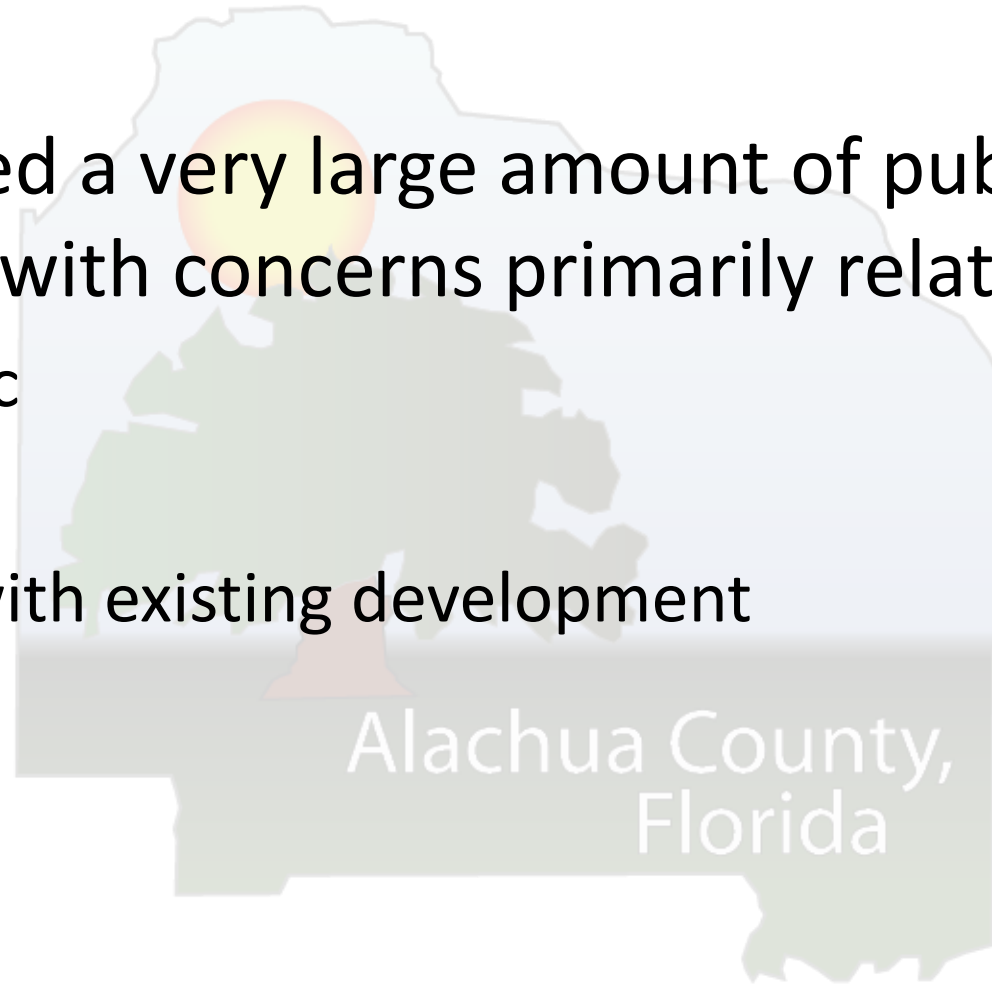
Google

Park Ave. TND



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

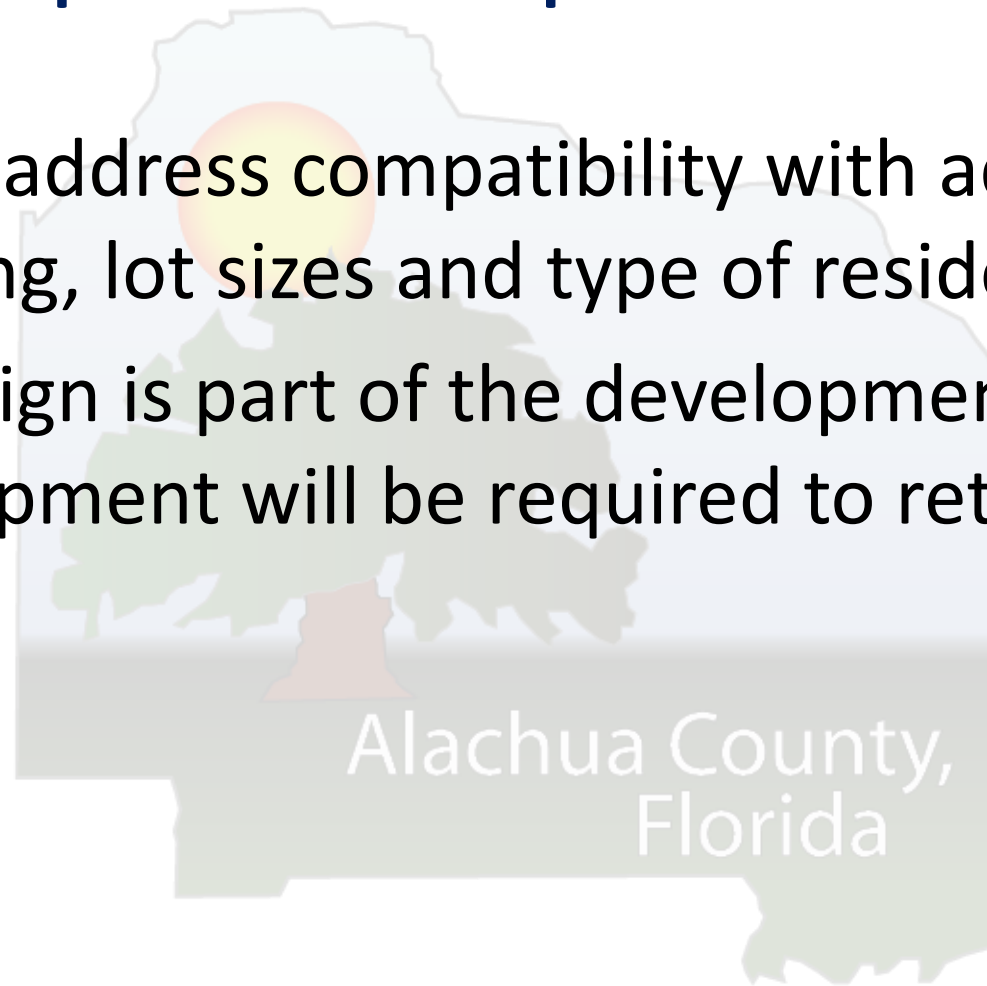
- Alachua County has a **Multi-Modal Transportation Mitigation** program to address mobility. It recognizes that certain roadway corridors will be congested and that congestion will be addressed by means other than solely adding capacity for motor vehicles
- Ft. Clarke Blvd. is designated as an Express 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 ACSB provided comment on school capacity and indicated that sufficient capacity exists districtwide to accommodate the projected number of students that could result from this development (23 elementary, 8 middle, 8 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

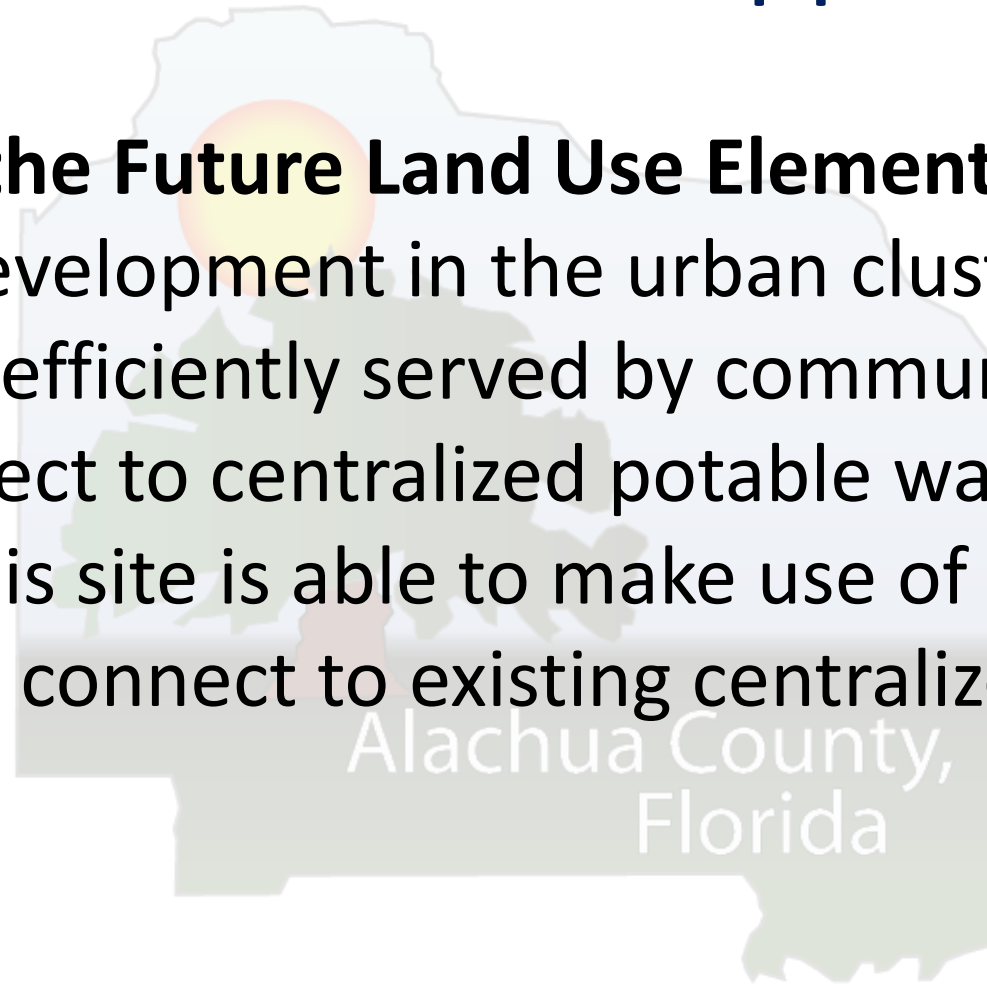
Staff responses to public comments

- 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. **Policy 1.2.4 of the Future Land Use Element** states that all new residential development in the urban cluster shall be economically and efficiently served by community facilities and services and connect to centralized potable water and sanitary sewer systems. This site is able to make use of existing infrastructure and connect to existing centralized water and sewer systems.



Staff's bases for approval

2. Policy 1.3.3 of the Future Land Use Element states that “A range of urban residential densities should be provided with the highest densities located in or near urban activity centers and transit oriented developments...” The site is located in the Urban Cluster, near the Oaks Mall and Santa Fe activity centers. The proposed R-2a zoning district has an urban residential density range of 8 to 14 dwelling units/acre.

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Staff's bases for approval

3. All applications for rezoning are required to submit an inventory of natural resource information pursuant to **Policy 3.4.1 of the Conservation and Open Space Element**. Staff has reviewed the information listed on the inventory and has determined that the requested rezoning is consistent with the protection of natural resources.



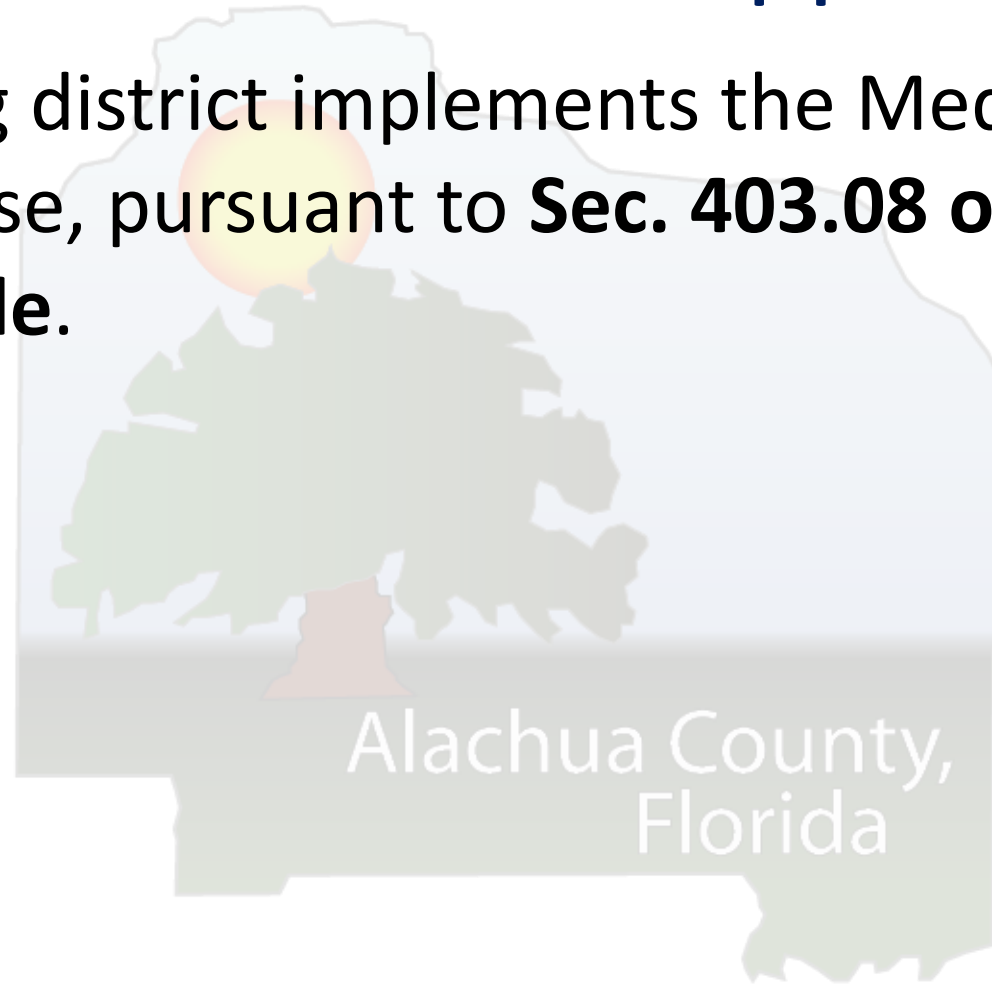
Alachua County,
Florida

Staff's bases for approval

4. The application is consistent with the review criteria and standards for rezoning applications, **Sec. 402.77 of the Unified Land Development Code**. The criteria include consistency, compatibility, development patterns, suitability, adequate public services and access. The R-2a district is consistent with the Medium-High Residential land use at 8 to 14 dwelling units/acre. As the minimum number of dwelling units in the R-2a district would surpass 150, the site will be required to develop as a Traditional Neighborhood Development (TND). TND are designed to achieve walkable, mixed use developments that can benefit from nearby transit routes. The site of the proposed rezoning is along Fort Clarke Blvd., a road identified as a future Express Transit Corridor in the Comprehensive Plan. The proximity to this corridor is supportive of higher density residential and TND as designated transit routes emerge in the future. Development patterns in the area consist of institutional and medium density residential uses to the north and east and low density residential uses to the south and west. The Unified Land Development Code contains development standards for TNDs adjacent to R-1a development to ensure compatibility between TNDs and existing single family lots. The site is located in the Urban Cluster and can be adequately provided public services. Access to the site has been previously established by the identification of two points along Fort Clarke Blvd. as part of the previously approved planned development in 1999. Staff has not found any adverse impacts to public health, safety or welfare that would result from approval of this application.

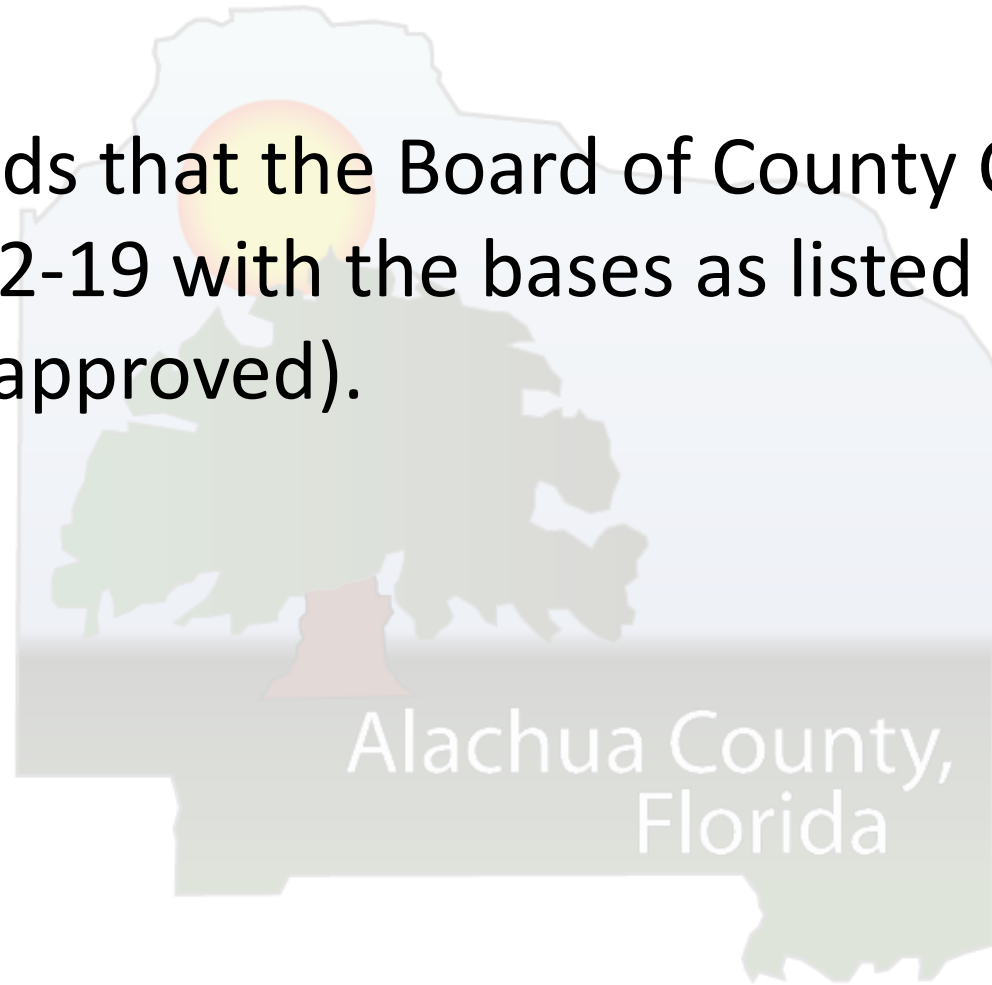
Staff's bases for approval

5. The R-2a zoning district implements the Medium-High Density Residential land use, pursuant to **Sec. 403.08 of the Unified Land Development Code.**



Staff recommendation

- Staff recommends that the Board of County Commissioners **approve** ZOM-12-19 with the bases as listed in the staff report (if CPA-05-19 is approved).



Planning Commission recommendation

- The Planning Commission recommended (5-2) that the Board of County Commissioners **approve** ZOM-12-19 with the bases as listed in the staff report (if CPA-05-19 is approved).

