



ZOM-04-20

Hillside Villas PD

Rezoning

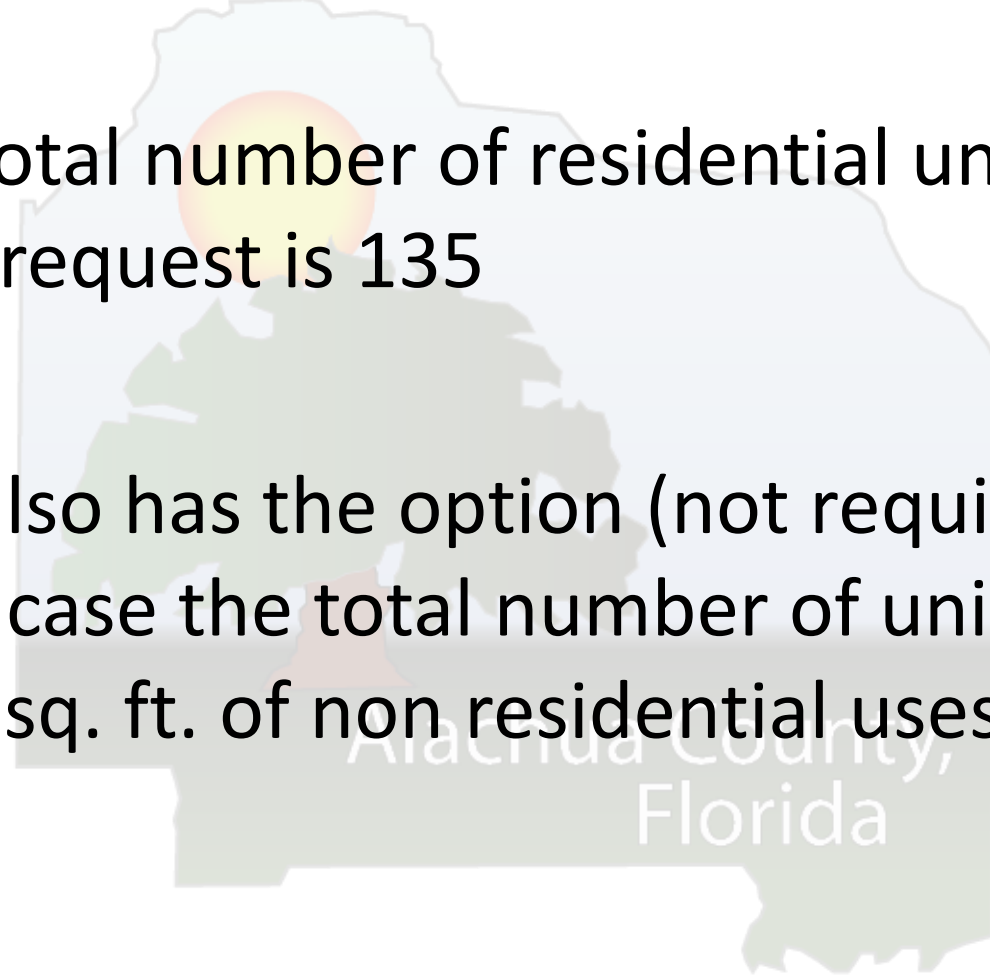
Mehdi Benkhatar, Planner
Alachua County Growth Management

Applicant request

- The application is to rezone from the PD (residential planned development) to the R-2 (residential, 4 to 8 dwelling units/acre) and R-2a (residential, 8 to 14 dwelling units/acre) district.
- If approved, residential uses (such as single/multi-family development or group housing) would be allowed consistent with the density ranges of the R-2 and R-2a districts.

Applicant request

- The maximum total number of residential units that would result from this request is 135
- The developer also has the option (not required) to develop as a TND, in which case the total number of units would be 178 as well as 179,500 sq. ft. of non residential uses



Background



- The site is the location of a portion of an expired planned development known as Hillside Villas. This PD was approved in 2005 but expired in 2015 after no development plans materialized.
- In order to develop these parcels must either amend the existing PD or rezone to another district consistent with the underlying land uses of Medium and Medium-High Density Residential



SITE

Location Map

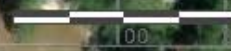


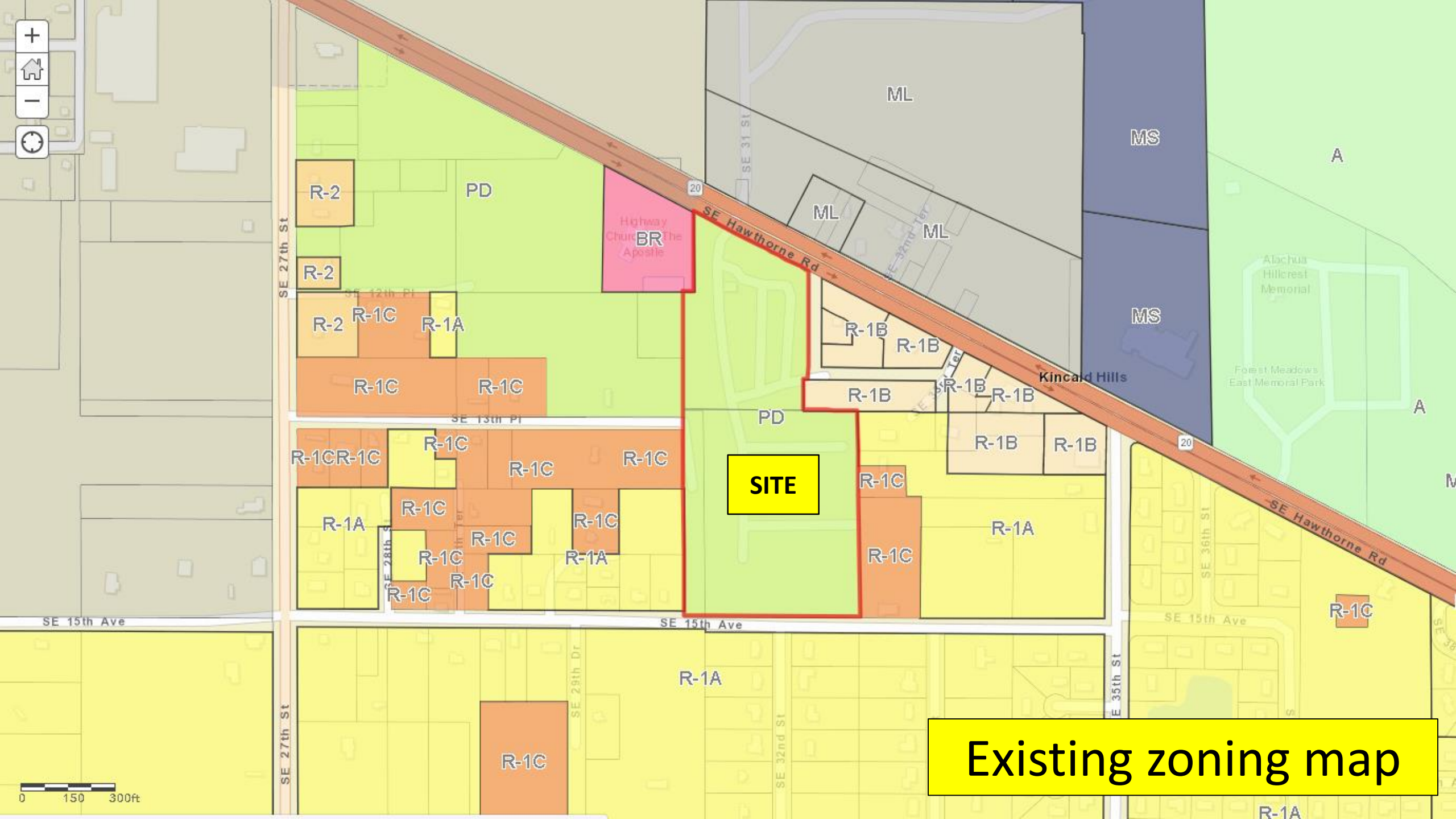
Additional parcels part
of Hillside Villas PD

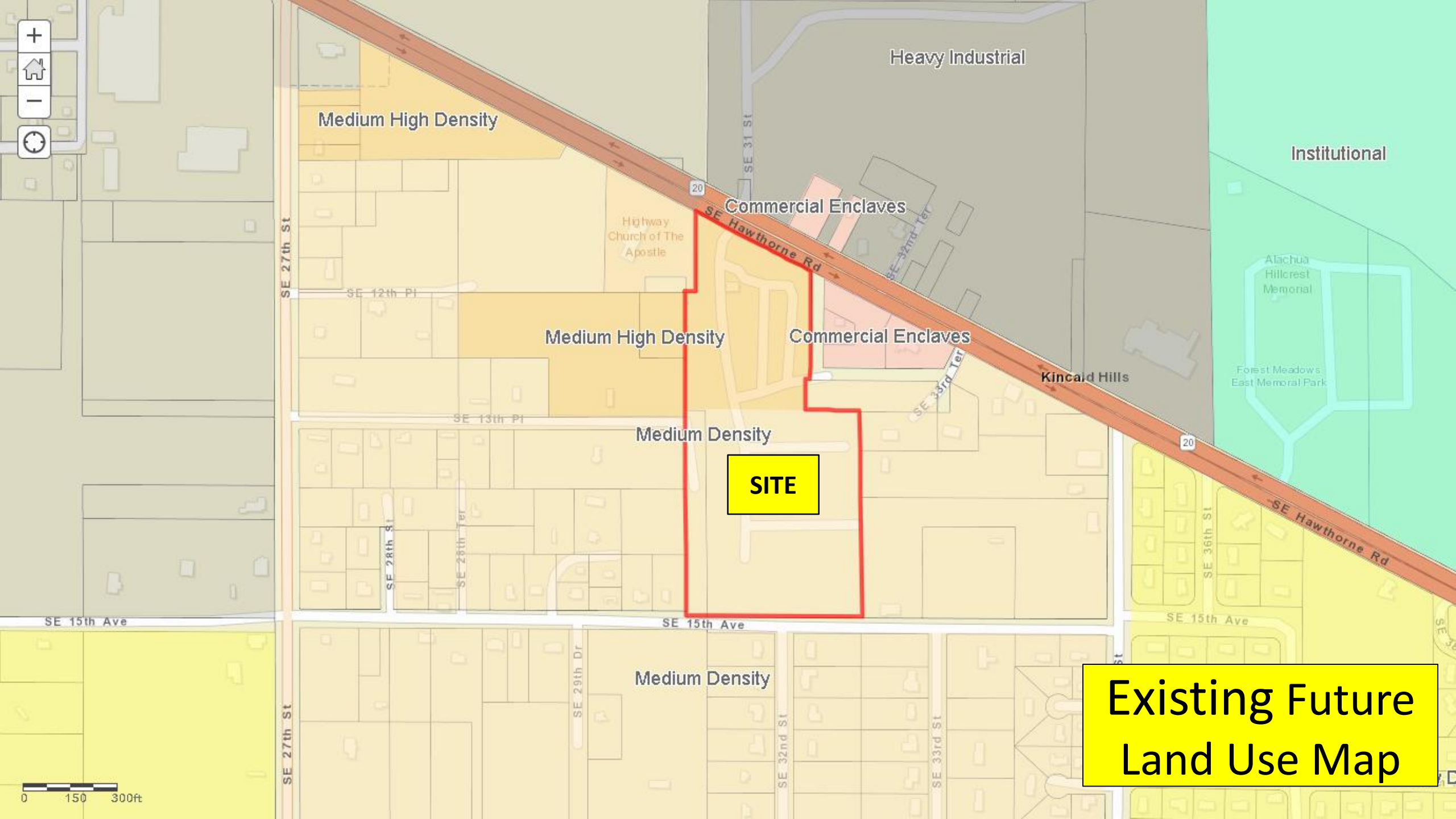
SITE

SE Hawthorne Rd.

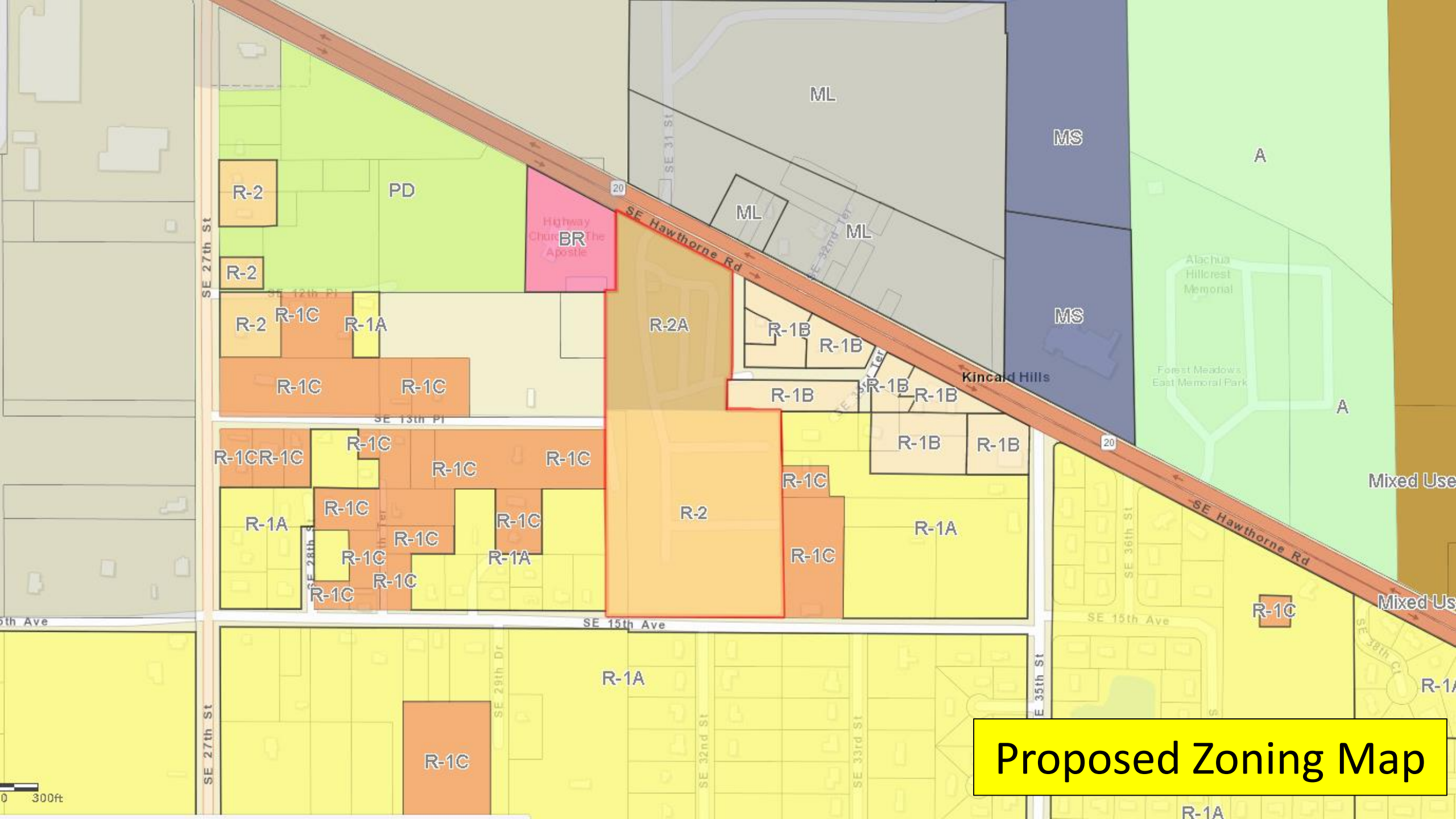
Aerial Image







Existing Future
Land Use Map



Proposed Zoning Map

Impacts from development

- If the site develops at the maximum density the total number of units would be 135. However, if the developer opts to develop the site as a Traditional Neighborhood Development the total number of units would then be 178 along with a maximum sq. ft. of non-residential uses totaling 179,500 sq. ft.
- Staff has analyzed the impacts from this request assuming zero impacts from the existing site and the maximum impacts under a TND development, if approved.

Traffic Impacts from Development

ITE Code	Use	# of Units	Unit Type	Equation	Daily Trips
210	Single-family Detached	89	Units	$\ln(T) = 0.92\ln(X) + 2.71$	934
221	Multi-Family (Mid-Rise)	89	Units	$T = 5.45(X) - 1.75$	483
820	Shopping Center	134.625	KSF	$\ln(T) = 0.68\ln(X) + 5.57$	7,359
710	General Office Building	44.875	KSF	$\ln(T) = 0.97\ln(X) + 2.5$	489
Total					9,265

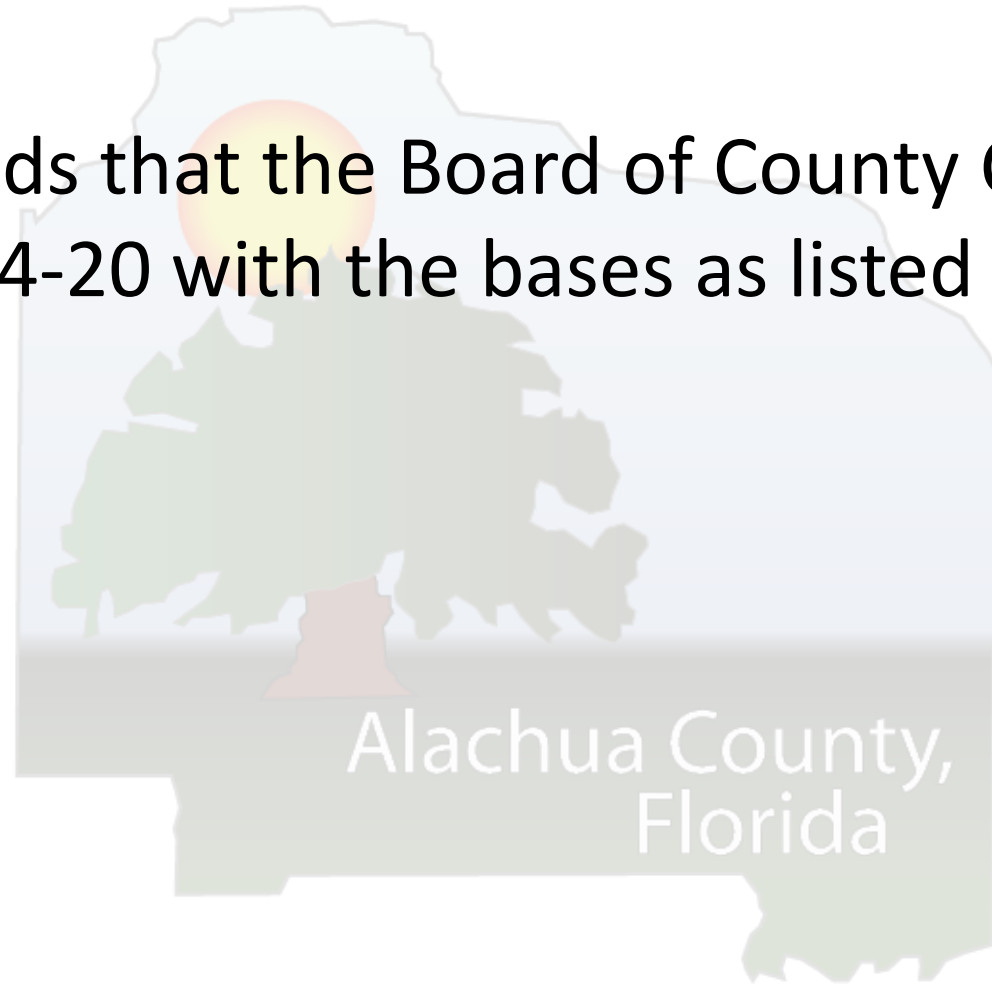
School Impacts from Development

- The Alachua County School Board analyzed the impacts from a 182 unit development (slight overestimate, based on original acreage provided by applicant), with a 50-50 split of units being single and multi-family:
- For 91 single-family units: 13 elementary, 5 middle and 7 high school students
- For 91 multi-family units: 21 elementary, 8 middle and 10 high school students
- **Total (182 units): 44 elementary, 13 middle, 17 high school students**

The school board summarizes that elementary, middle and high school levels can be reasonably accommodated during the 10 year planning period.

Staff recommendation

- Staff recommends that the Board of County Commissioners **approve** ZOM-04-20 with the bases as listed in the staff report



Staff bases for approval

- Proposed rezoning implements underlying land uses of Medium and Medium-High Density Residential
- Site meets criteria for multi-family development outside of TND/TOD as described in FLUE Policy 1.3.9.2
- Adequate facilities exist to serve development at this site at the maximum level (developed as a TND)
- Meets criteria for rezonings in Sec. 402.77 of ULDC

Planning Commission recommendation

- The Planning Commission recommended (5-0) that the Board of County Commissioners **approve** ZOM-04-20 with the bases as listed in the staff report

