



Legislation Text

File #: 20-0082, **Version:** 1

Agenda Item Name:

ZOM-12-19: Rezoning at 1404 Fort Clarke Blvd.

Presenter:

Mehdi Benkhatar, 374-5249, ext. 2361

Description:

A request by Jay Brown of JBrown Professional Group, Inc., agent, for Fourteenth Street Church of Christ, Inc., owners, to rezone from 'PD' (Planned Development) district and 'R-1A' (1 to 4 dwelling units/acre) district to the 'R-2A' (8 to 14 dwelling units/acre) district on approximately 25.64 acres on parcel number 06326-001-000 located at 1404 Fort Clarke Blvd. This request is associated with CPA-05-19, a large-scale map amendment to the Alachua County Comprehensive Plan to change the Future Land Use designation from Institutional to Medium High Density Residential (greater than 8, up to 14 dwelling units/acre) on the same parcel.

Recommended Action:

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).

Prior Board Motions:

The Board of County Commissioners voted to transmit the related large-scale comprehensive amendment, CPA-05-19, to the Department of Economic Opportunity and other reviewing agencies at its December 10, 2019 regular evening meeting.

Fiscal Consideration:

n/a

Background:

This application is a request to rezone from the PD (Planned Development) and R-1a (residential, 1-4 dwelling units/acre) zoning districts to R-2a (residential, 8-14 dwelling units/acre) district on a parcel approximately 25.64 acres located along Fort Clarke Blvd. If approved, the site would allow possible uses that include either single or multi-family development, group housing (such as an assisted living facility) or a child/adult day care center. If the site is developed as residential it would be required to be designed as a Traditional Neighborhood Development (TND). The TND would have particular design requirements based around a village center with higher densities and a transit supportive area surrounding the village center. The design standards serve to promote walkability and a sense of neighborhood. Additionally, TND are required to include non-residential uses (non-residential sq. ft. based on number of proposed units) to allow for mixed-use centers to integrate into the neighborhood.

