



Legislation Text

File #: 20-0709, **Version:** 1

Agenda Item Name:

Tara Greens 2 Preliminary Development Plan

Presenter:

Leslie McLendon/374-5249

Description:

Request approval of the Preliminary Development Plan for Tara Greens 2 - an 80 unit single-family attached subdivision.

Recommended Action:

Approve the proposed Preliminary Development Plan, Resolution DR-20-33, and issuance of a Preliminary CLSC based on a finding of consistency with the Alachua County Comprehensive Plan, and the Alachua County Unified Land Development Code.

Prior Board Motions:

N/A

Fiscal Consideration:

N/A

Background:

The proposed Preliminary Development Plan is for an 80-unit single-family attached residential subdivision with associated infrastructure.

The purpose of the Preliminary Development Plan stage is for the reviewing body and the applicant to determine the specific characteristics of the site that will influence its design. ULDC 402.43 (a) *Development plan review steps* states that the Preliminary Development Plan shall detail regulated natural resources that exist on site, approximate access points, and location of utilities that serve the site. Minimum open space areas and tree protection defined with the Preliminary Development Plan shall be utilized in the Final Development Plan.

The proposed Preliminary Development Plan exceeds the threshold established in Unified Land Development Code (ULDC) Section 402.44 for review by the Development Review Committee. According to Table 402.44.1 *Development Thresholds* single family residential subdivisions that exceed 25 dwelling units require approval by the Board of County Commissioners (BoCC)