



Legislation Text

File #: 22-0885, **Version:** 1

Agenda Item Name:

Preliminary Development Plan for Jonesville Business Park PD -TND

Presenter:

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Description:

Preliminary Development Plan for Jonesville Business Park PD -TND - a mixed-use development with up to 554 residential dwelling units, up to 10,000 sf non-residential, and 166 group housing units.

Recommended Action:

Approve the proposed Preliminary Development Plan and Resolution DR-22-47 based on a finding of consistency with the Alachua County Comprehensive Plan, and the Alachua County Unified Land Development Code

Prior Board Motions:

ZOM-10-19

Fiscal Consideration:

N/A

Strategic Guide:

All Other Mandatory and Discretionary Services

Background:

The proposed Preliminary Development Plan is for the undeveloped portion of the Jonesville Business Park Planned Development (PD). It is a mixed-use project that will allow for 554 residential dwelling units, up to 10,000 sf non-residential, and 166 group housing units.

The overall PD was first approved in 1998 and has been amended a few times since then to add parcels and change entitlements. The most recent PD amendment was in 2019. The amendment reduced the overall commercial/retail square footage, increased the allowed residential units, and had a provision for 166 group housing units. This amendment also required the remainder of the unbuilt portion of the PD to develop consistent with Traditional Neighborhood Design standards.

The approved Zoning Master Plan provides for maximum allowed entitlements for different parcels within the PD. The proposed Preliminary Development Plan includes the "TND Parcel B" sections, as well as the GH Parcel D (Group Housing), and OS parcel E (Open Space). These comprise the unbuilt portion of the overall Planned Development north of NW 2nd Lane.

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).