



Agenda Item Summary

File #: 23-00225

Agenda Date: 6/13/2023

Agenda Item Name:

Preliminary Development Plan for 122nd and Newberry Traditional Neighborhood Development located at 12130 W Newberry Road. (quasi-judicial)

Presenter:

Leslie McLendon, Senior Planner, Growth Management, 352-374-5249

Description:

Preliminary Development Plan for 122nd and Newberry Development Traditional Neighborhood Development – 233 residential units and 68,250 sf non-residential uses

Recommended Action:

Approve the proposed Preliminary Development Plan and Resolution DR-23-21 based on a finding of consistency with the Alachua County Comprehensive Plan and the Alachua County Unified Land Development Code.

Prior Board Motions:

None

Fiscal Note:

N/A

Strategic Guide:

All Other Mandatory and Discretionary Services

Background:

The Preliminary Development Plan is for a Traditional Neighborhood Development with associated infrastructure and open space. The residential portion of the proposed development at full build-out allows for a maximum of 233 residential units and 68,250 sf of non-residential uses.

The site is located at the northeast corner of West Newberry Road and NW 122nd Street. The South Pointe PD is to the east. The western boundary of the project is the future right-of-way for the northerly extension of NW 122nd from Newberry Road. NW 122nd Street is proposed to be a two-lane roadway with in-street bike lanes and a multi-use path on the west side.

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).