



122nd and Newberry Development Traditional Neighborhood Development Preliminary Development Plan

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Leslie McLendon, Senior Planner
Development Services



122nd and Newberry Development TND

- Description: Preliminary Development Plan for 233 units and 69,250 sf non-residential uses
- Location: 12130 West Newberry Road
- Acreage: 19.43
- Future Land Use: Low Density Residential
- Zoning: Single-family residential (R-1a)



Public Engagement

- Neighborhood Workshop conducted by applicant (Feb. 28, 2022)
- Posted signs
- Information posted on website (development plan, insufficiency reports)
- Emails and conversations with citizens
- Memorandum of Understanding between application and residents
- Email notification of the hearing to interested citizens
- Mailed-notice and advertisement of hearing

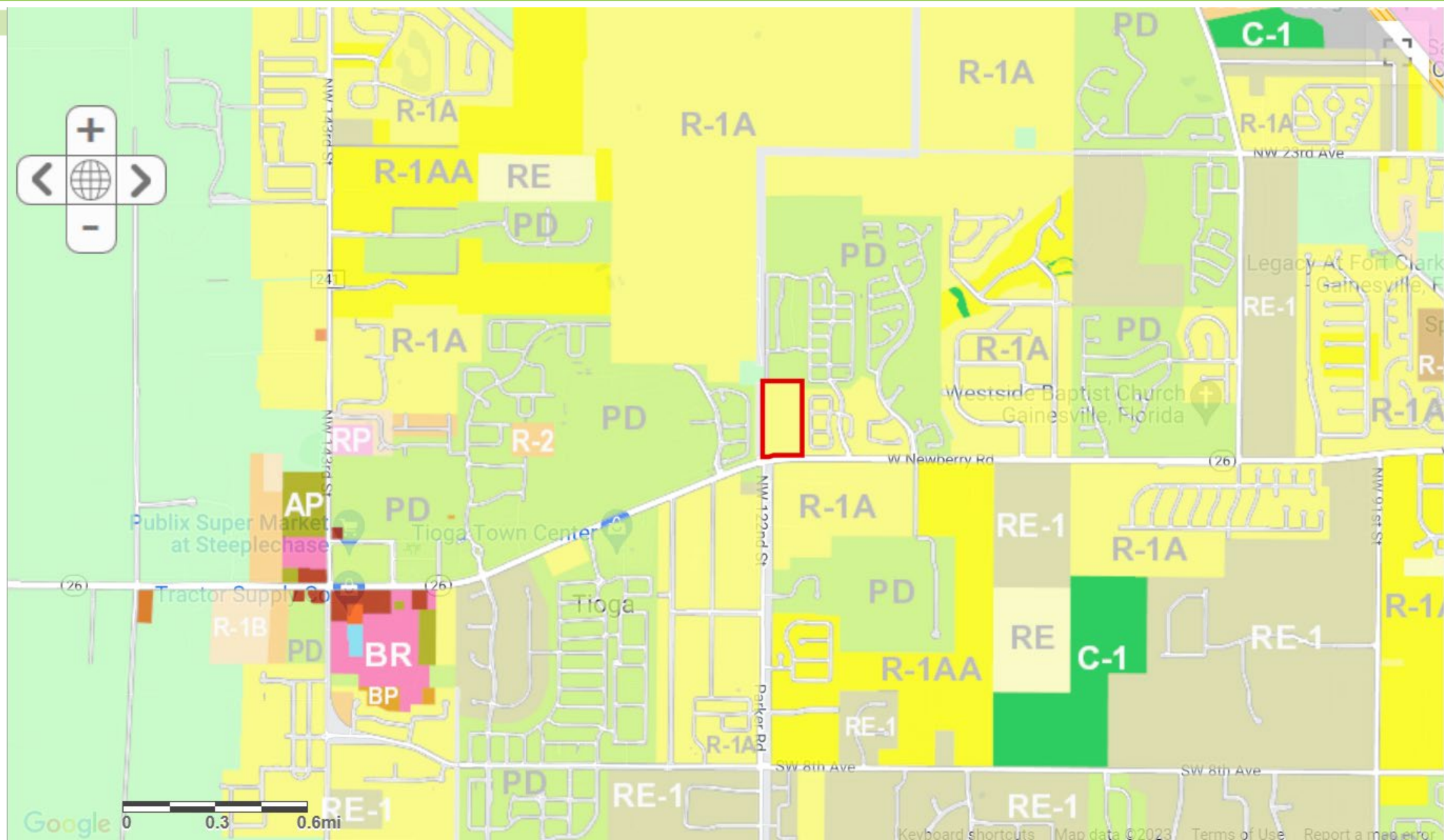


Memorandum of Understanding

- Between developer and 26 South Pointe Residents:
 - Building height limited to 3 stories on eastern boundary. Buildings to be designed similar to The Gathering at Arbor Greens.
 - 50-70 foot buffer along northern and eastern boundaries
 - 8-foot-tall non-transparent fence



Location Map



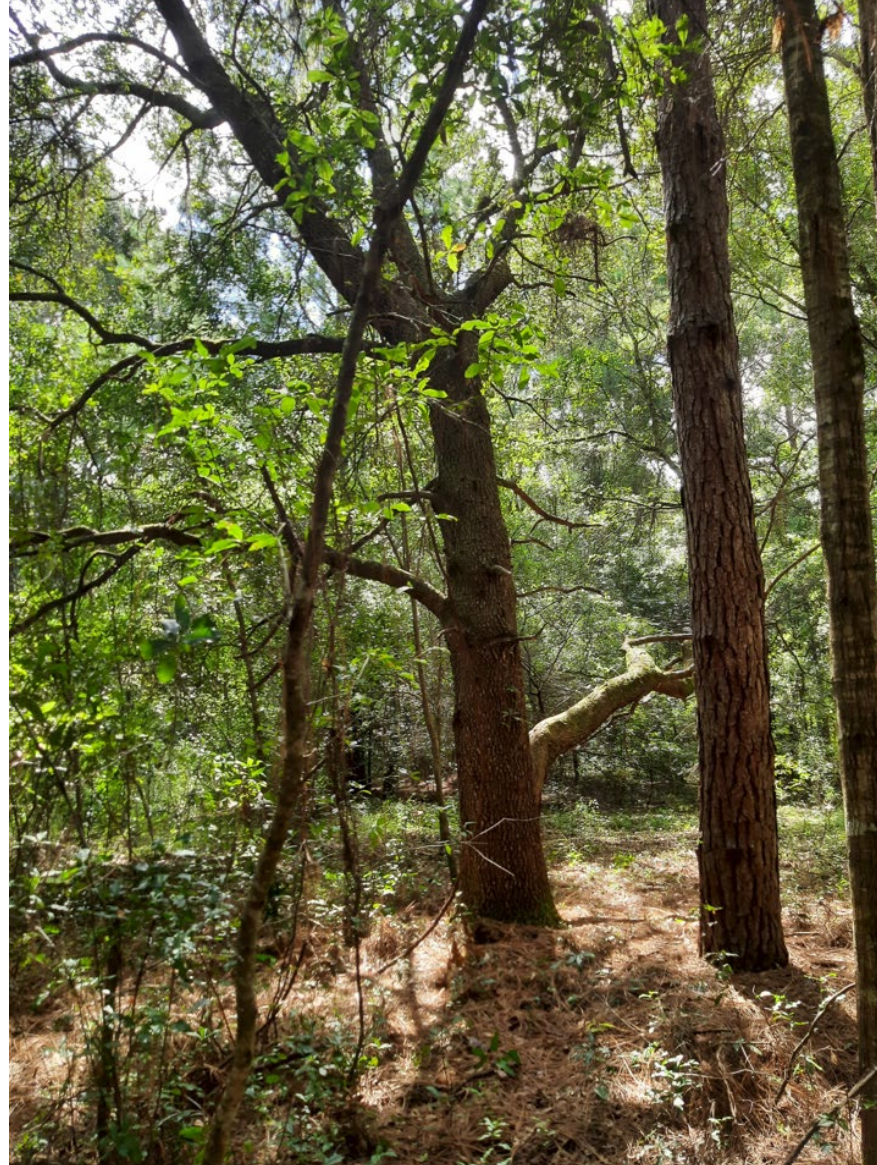
Aerial Map



Location Map



Site Images



Site Images



Google Maps view from The Noble



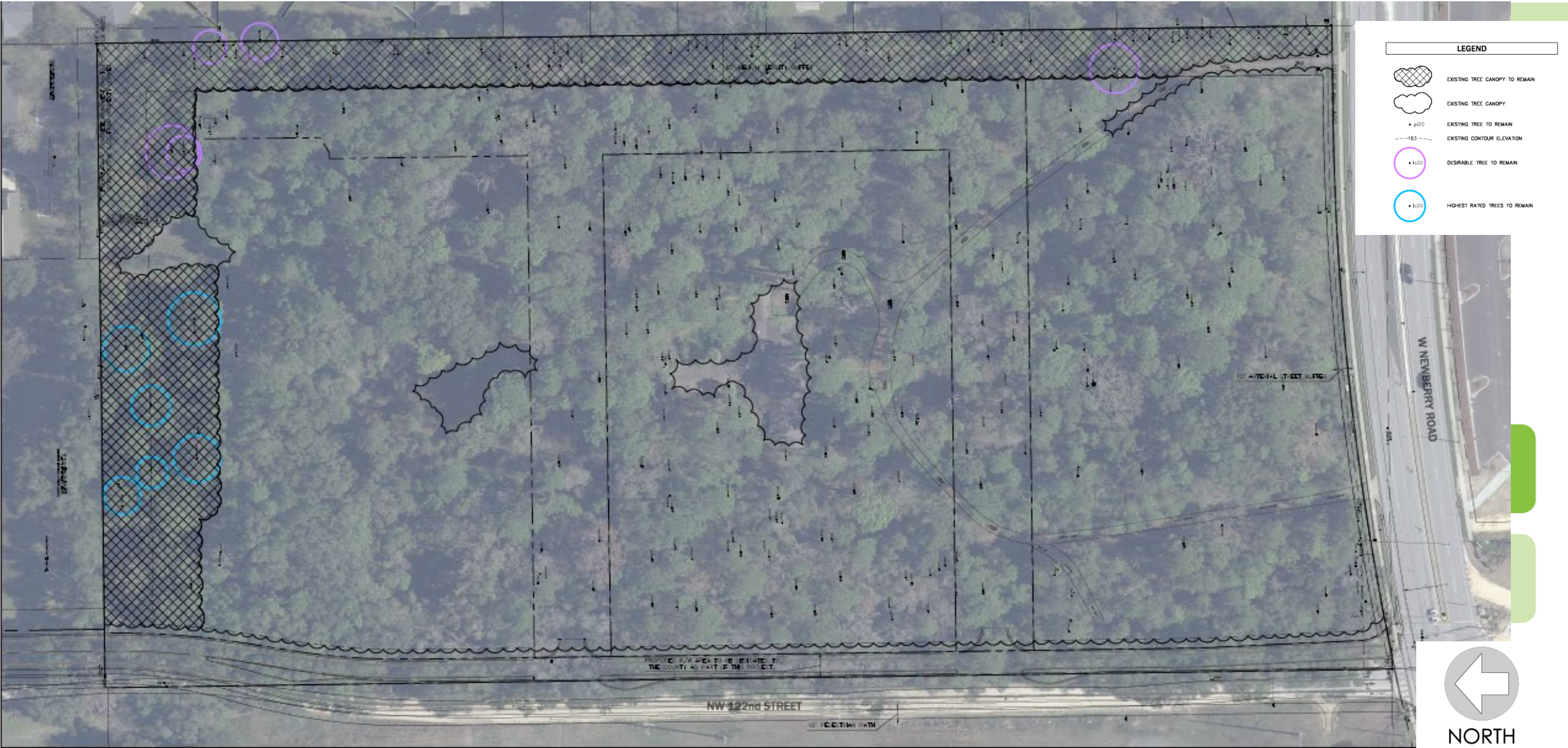
Google Maps view from W. Newberry Road



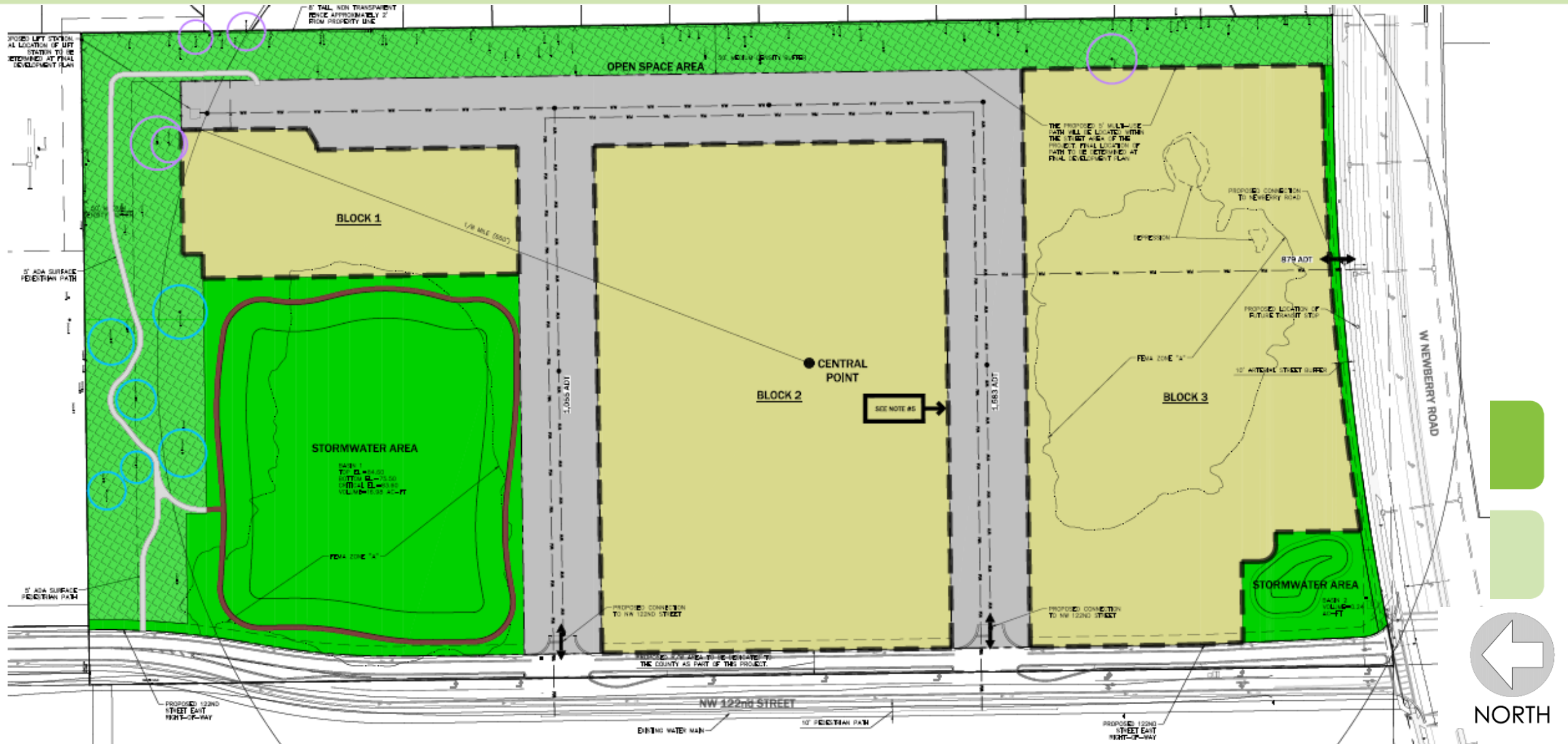
Open Space – 15.3% Total Provided



Tree Preservation – 15.4%



General Development Plan



Consistency Analysis

Proposed Preliminary Development Plan is consistent with the Alachua County:

- Comprehensive Plan
- Unified Land Development Code

Staff Recommendation

Staff recommends approval of the Preliminary Development Plan and Resolution DR-23-21 for 122nd Newberry Development TND

