



Chevron at Newberry and Tower Road

Final Redevelopment Plan

April 9, 2024

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Senior Planner

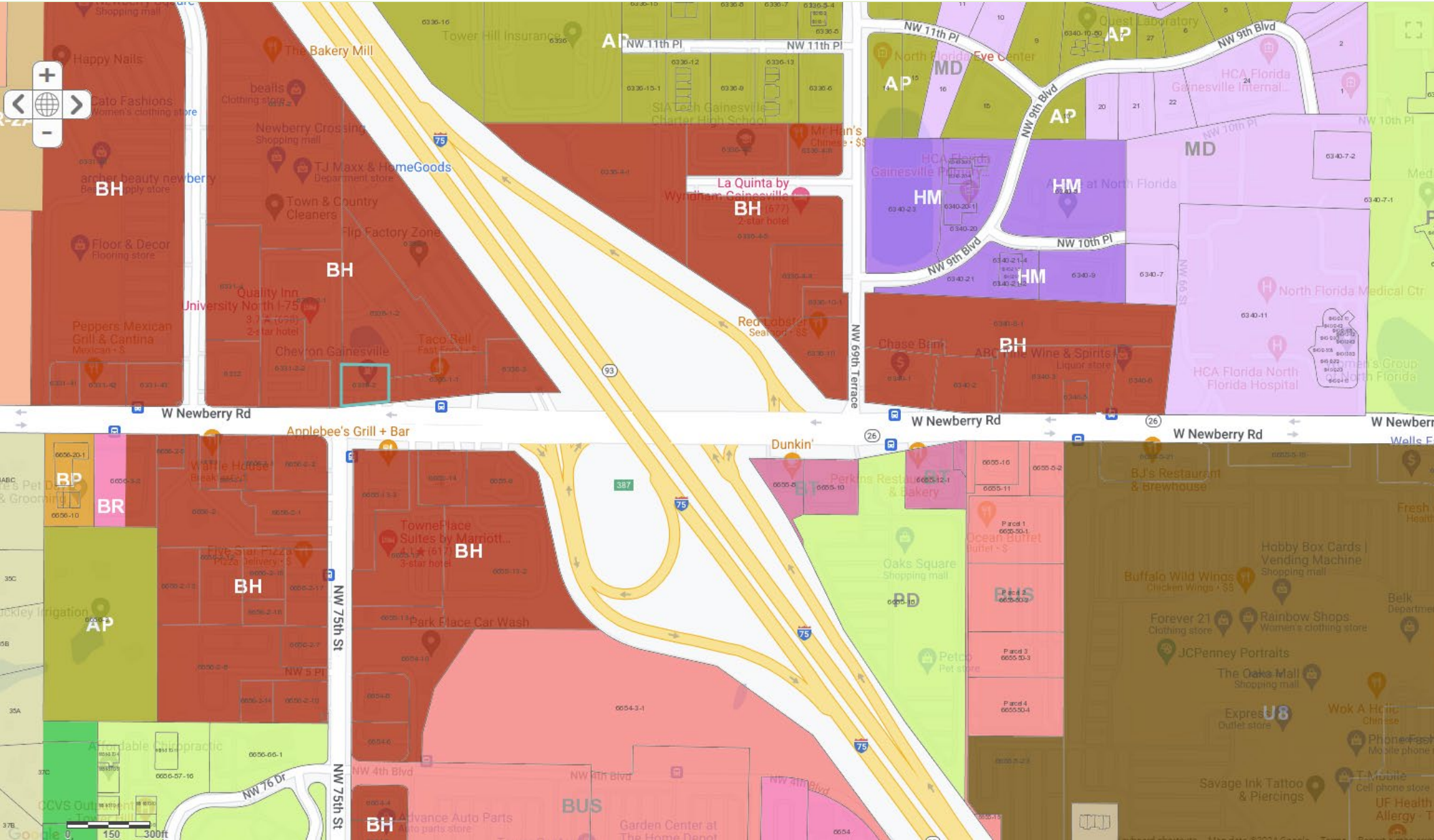


Chevron at Newberry and Tower Road

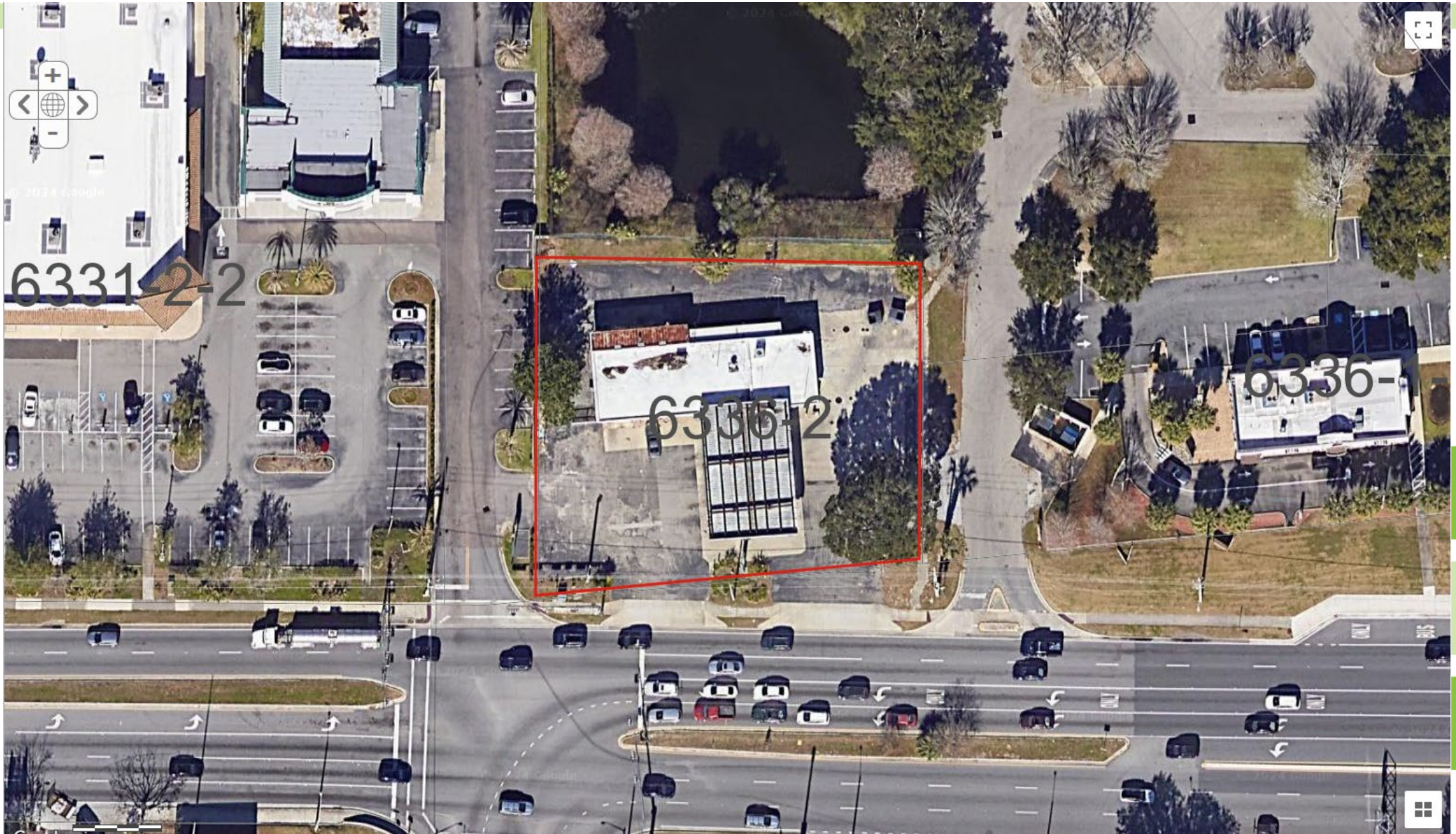
- Description: Final Redevelopment Plan
- Location: 7500 West Newberry Road
- Acreage: 0.57
- Future Land Use: Tourist/Entertainment
- Zoning: Business Highway (BH)



Location Map



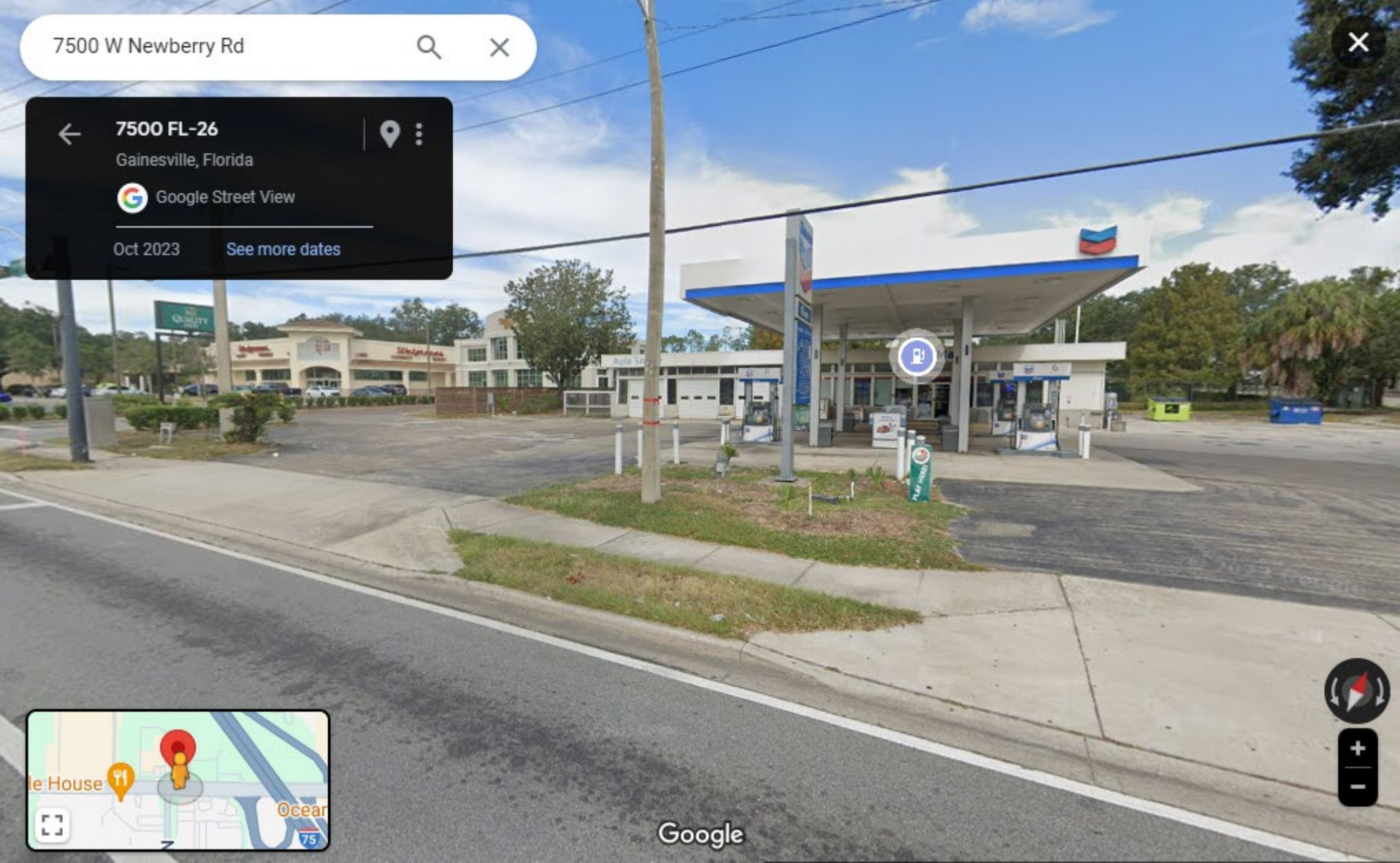
Aerial View



Existing Conditions



Existing Conditions



Urban Cluster Design Requirements

- Comprehensive Plan FLU Policy 7.1.33 requires all development in the Urban Cluster to be designed with Traditional Neighborhood Design (TND) requirements.
- ULDC 405.45 for *Exceptions*, if parcels less than 5 acres cannot strictly adhere to these standards, then they shall develop consistent with ULDC 405.05 and 405.07 (Activity Center).
 - Buildings and pedestrian amenities shall give definition to streetscape
 - Surface parking to the rear sides of buildings
 - Pedestrian walkways that connect all buildings at their primary entrances
 - Pedestrian walkways shall minimize crossing of vehicular areas



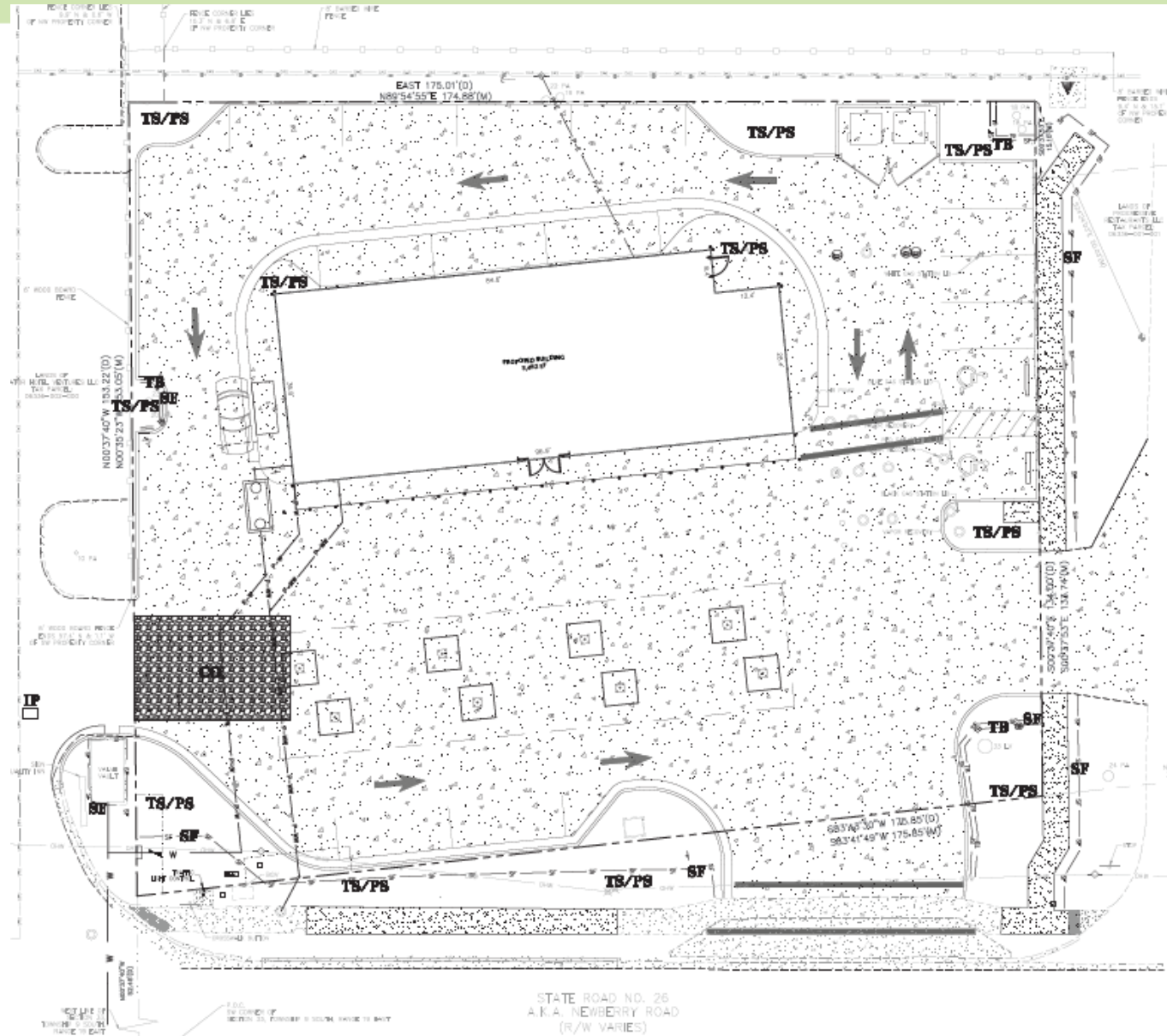
Redevelopment – Deviations and Minimization

ULDC 407.151 – Flexible Design Standards

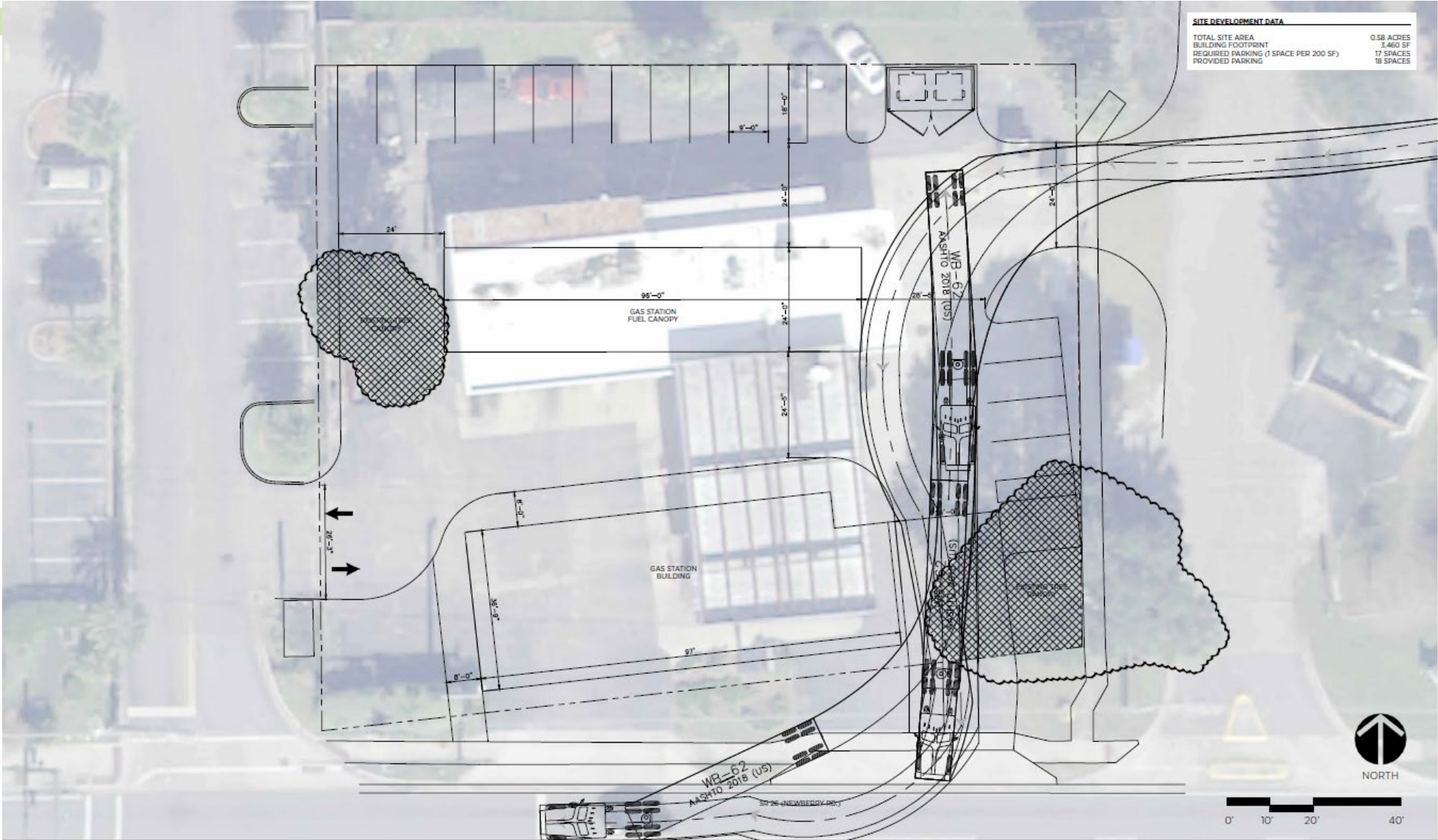
- Applicant may request deviation from standards
- The BoCC shall make a finding that the deviation is the minimal possible and that approval of such deviation meets the intent of the ULDC and would not hinder the public health, safety, and general welfare of the residents and property owners of Alachua County.
- The intent of this provision was to allow deviations such as:
 - Canopy coverage reduction as site is mostly paved
 - Building setback or buffer reduction due to existing conditions
- The intent of redevelopment Code was not to allow deviations from fundamental planning principles such as:
 - Pedestrian friendly design
 - Safe access from adjacent streets



Final Redevelopment Plan



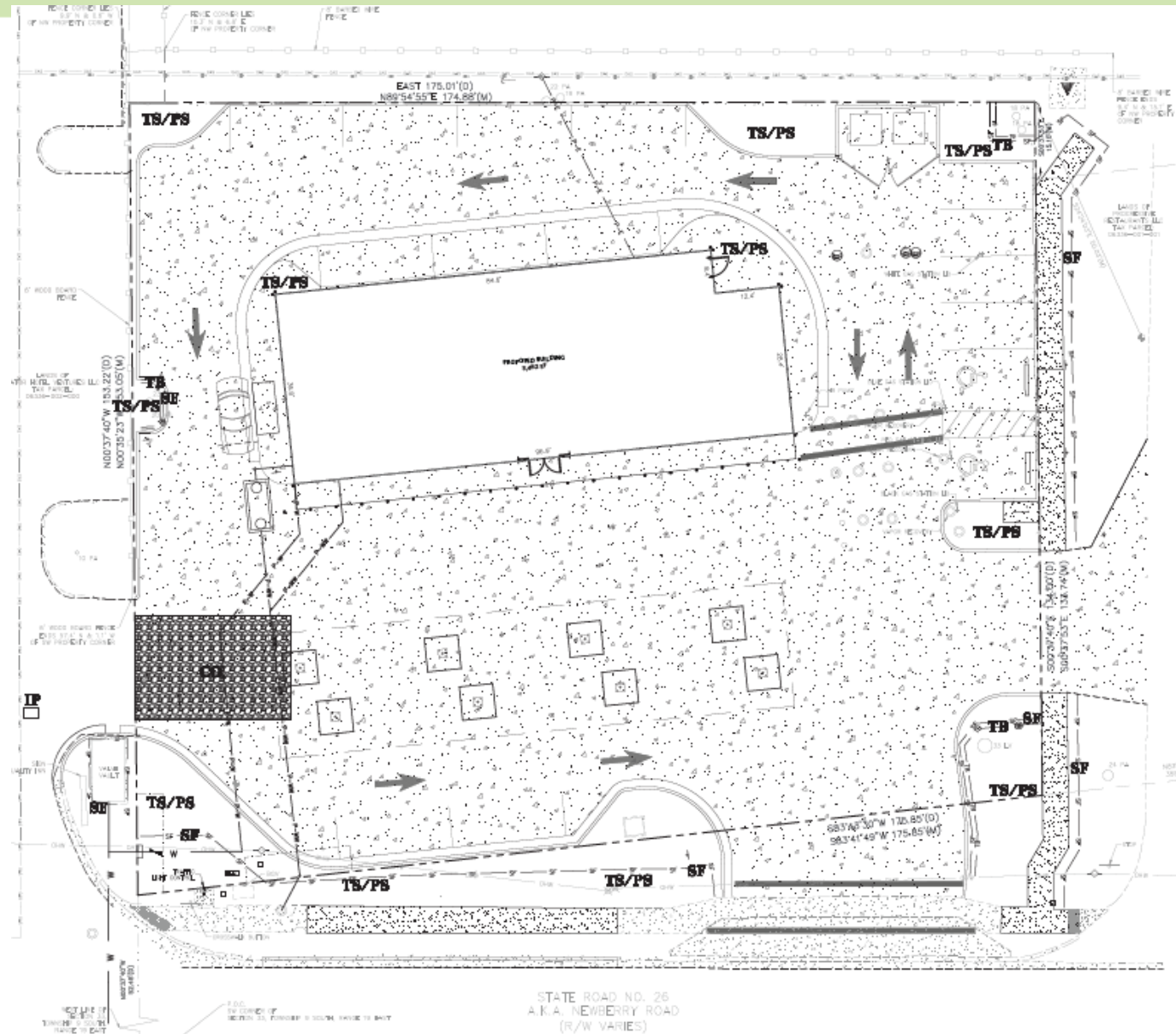
Autoturn Exhibit



Final Redevelopment Plan

Bases for Denial:

- 405.05(b) Definable Edges
- 405.07(c)(4) Parking located in front
- 405.07(e) Pedestrians crossing vehicular areas



Bases for Denial

Staff find the proposed Final Redevelopment Plan to not be consistent with the following provisions of the ULDC:

- **Sec. 405.05(b)** – Definable edges. Buildings and pedestrian amenities shall give definition to the streetscape, individual blocks, and the perimeter of the site.
- **Sec. 405.07(c)(4)a** - Surface parking shall be located to the rear and sides of building sites, unless otherwise specified in an adopted master plan.
- **Sec. 405.07(e)**
 - (2) Pedestrian walkways connecting buildings within activity center shall minimize crossing of vehicular areas.
 - (4) At least one (1) continuous pedestrian walkway must be provided from any public right-of-way to the primary entrance of all commercial retail, office, and multiple-family dwellings.



Bases for Denial

- ULDC 407.151 *Flexible Design Standards (Redevelopment)*

All development shall meet applicable requirements of the Unified Land Development Code. However, recognizing the difficulty in redeveloping sites the board of county commissioners may consider deviations from certain development standards, such as buffers, landscaping, and stormwater, as may be necessary to promote redevelopment. Applicants shall provide a final redevelopment plan with a description of the deviation requested and a justification that explains why the current standard is not feasible based on the conditions of the site. **Any requested deviations will be evaluated by staff and described in the staff report and presented with justification as a recommendation to the board of county commissioners. The BoCC shall make a finding that the deviation is the minimal possible and that approval of such deviation generally meets the intent of the ULDC and would not hinder the public health, safety and general welfare of the residents and property owners of Alachua County.** When no deviations are requested, a final development plan shall be submitted for review by the development review committee

Staff recommends **denial with bases as presented and noted in staff report** of the Final Redevelopment Plan for Chevron at Newberry and Tower Road.

