



Agenda Item Summary

File #: 24-00517

Agenda Date: 6/11/2024

Agenda Item Name:

Parker Road Cottage Neighborhood Preliminary Development Plan

Presenter:

Leslie McLendon

Description:

Preliminary Development Plan for a 36-unit cottage neighborhood development

Recommended Action:

Approve the proposed Preliminary Development Plan and Resolution DR24-23 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 36-unit cottage neighborhood development. A cottage neighborhood is a type of development provided for in the Comprehensive Plan and Unified Land Development Code (ULDC) that provides for groups of smaller homes built around a common green space. The intent is to provide for creative, diverse and high-quality infill development within the Urban Cluster and to promote a variety of housing types and sizes. They are allowed to develop at two times the maximum units per acre of the underlying zoning district designation and are subject to specific design standards which are explained further in this staff report.

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*, residential development that exceeds 25 dwelling units requires approval by the Board of County Commissioners (BoCC).

