



Parker Road Cottage Neighborhood

Preliminary Development Plan

June 11, 2024

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Senior Planner

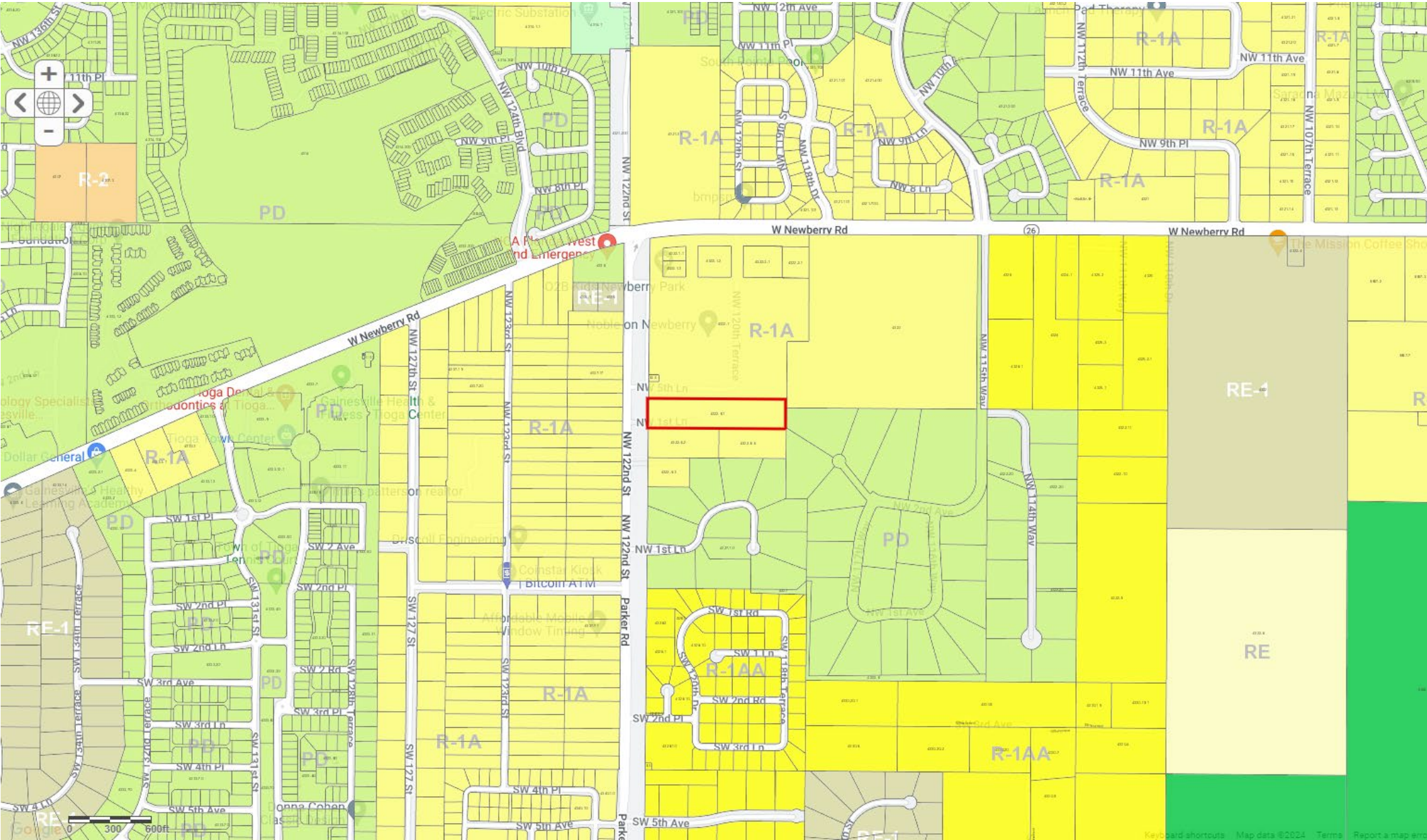


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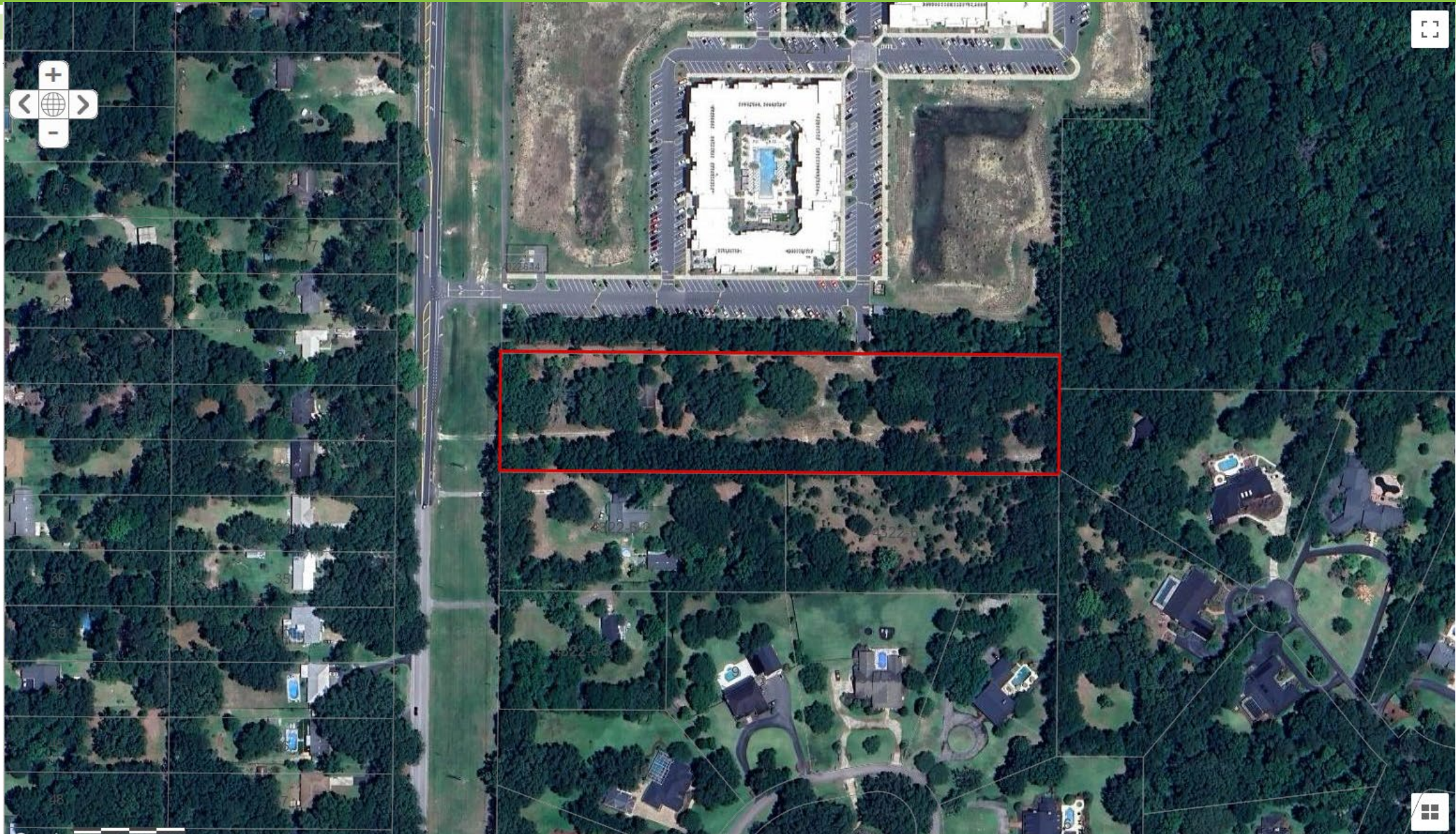
- 36-unit cottage neighborhood development
- 407 NW 122nd Street
- 5.02 Acres
- Low Density Residential Future Land Use
- R-1a Zoning District



Location Map



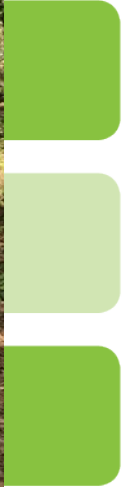
Aerial View



Existing Conditions



Existing Conditions



Cottage Neighborhoods

- Provides for groups of smaller homes built around a common green space.
- Allowed to develop at two times the maximum units per acre of the zoning district.
- Subject to specific design standards:
 - Individual homes (not attached)
 - Maximum size of 1,400 sf
 - Common greens may count towards required Open Space
 - Minimum 5% tree preservation

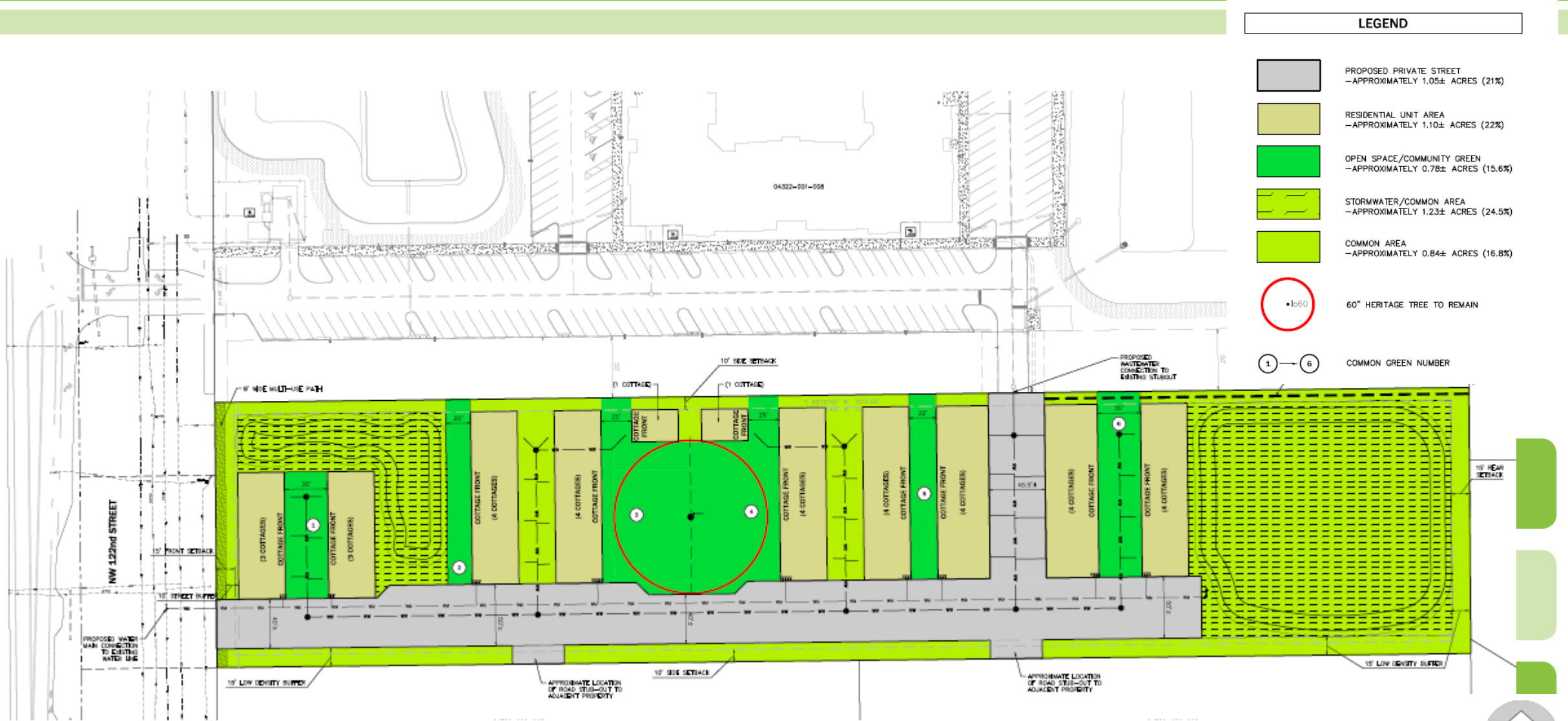


Tree Canopy Preservation Plan – 7.8%










NORTH

Preliminary Development Plan



LEGEND

-  PROPOSED PRIVATE STREET
—APPROXIMATELY 1.05± ACRES (21%)
-  RESIDENTIAL UNIT AREA
—APPROXIMATELY 1.10± ACRES (22%)
-  OPEN SPACE/COMMUNITY GREEN
—APPROXIMATELY 0.78± ACRES (15.6%)
-  STORMWATER/Common AREA
—APPROXIMATELY 1.23± ACRES (24.5%)
-  COMMON AREA
—APPROXIMATELY 0.84± ACRES (16.8%)
-  60" HERITAGE TREE TO REMAIN
-  COMMON GREEN NUMBER



Consistency Analysis

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 for Parker Road Cottage Neighborhood

