



# Live Oak Cottages Cottage Neighborhood

## Preliminary Development Plan

January 28, 2025

Jacob Stout  
Planner II

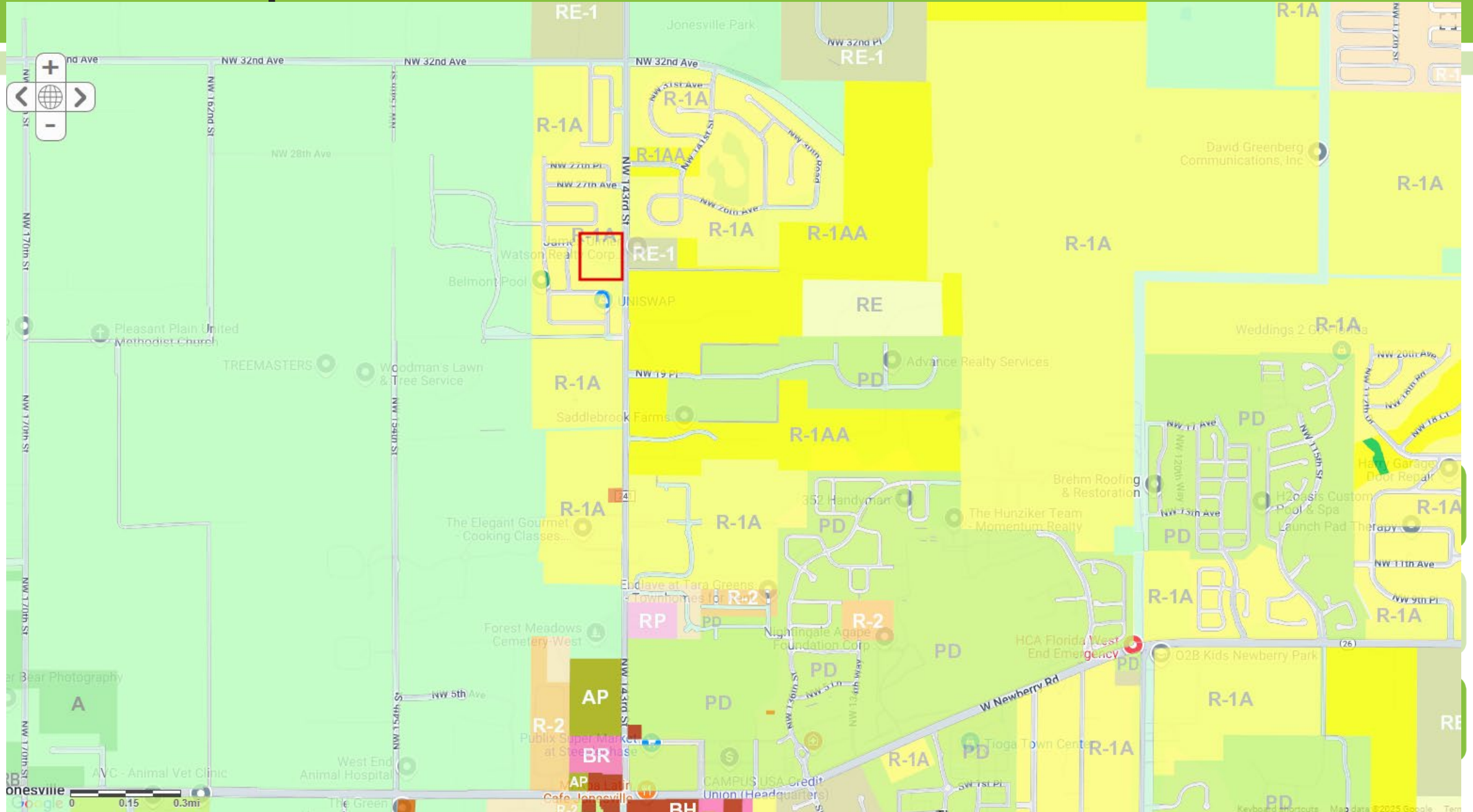


# Live Oak Cottages

- 75-unit cottage neighborhood development
- 2400 NW 143<sup>rd</sup> Street
- 9.38 Acres
- Low Density Residential Future Land Use
- R-1a Zoning District



# Location Map



# Aerial View



# Existing Conditions



# Existing Conditions



# Existing Conditions – Tree 779



# Existing Conditions – Tree 787



61-inch tree  
#787



61-inch tree  
#787



# 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 – 12.7%



## TREE CANOPY PLAN NOTES



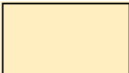
4. ILLIC 5. (REPEATED) REQUIRES THAT DEVELOPMENT PLANS AND SUBDIVISION PLATS SHALL BE DESIGNED SUCH THAT A MINIMUM OF 2% OF THE TREE CANOPY SHOWN ON THE MOST RECENT AERIALS OF THE PROPERTY AVAILABLE AT THE TIME OF APPLICATION IS RETAINED.

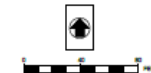
DATE	12/1
------	------

TREE CANOPY (FULL SITE)			
EXISTING (ACRES)	MIN REQUIRED (ACRES)	RETAINED (ACRES)	RETAINED % OF TOTAL
3.39	0.17	0.43	12.7%

RETAINED TREE CANOPY BREAKDOWN		
CANOPY DESCRIPTION/PRIORITY STATUS	RETAINED (ACRES)	RETAINED % OF TOTAL
(A) - PRIORITY PRESERVATION AREAS	0.21	6.35%
(B) - TREES 60" AND LARGER	0.22	6.35%

### LEGEND:

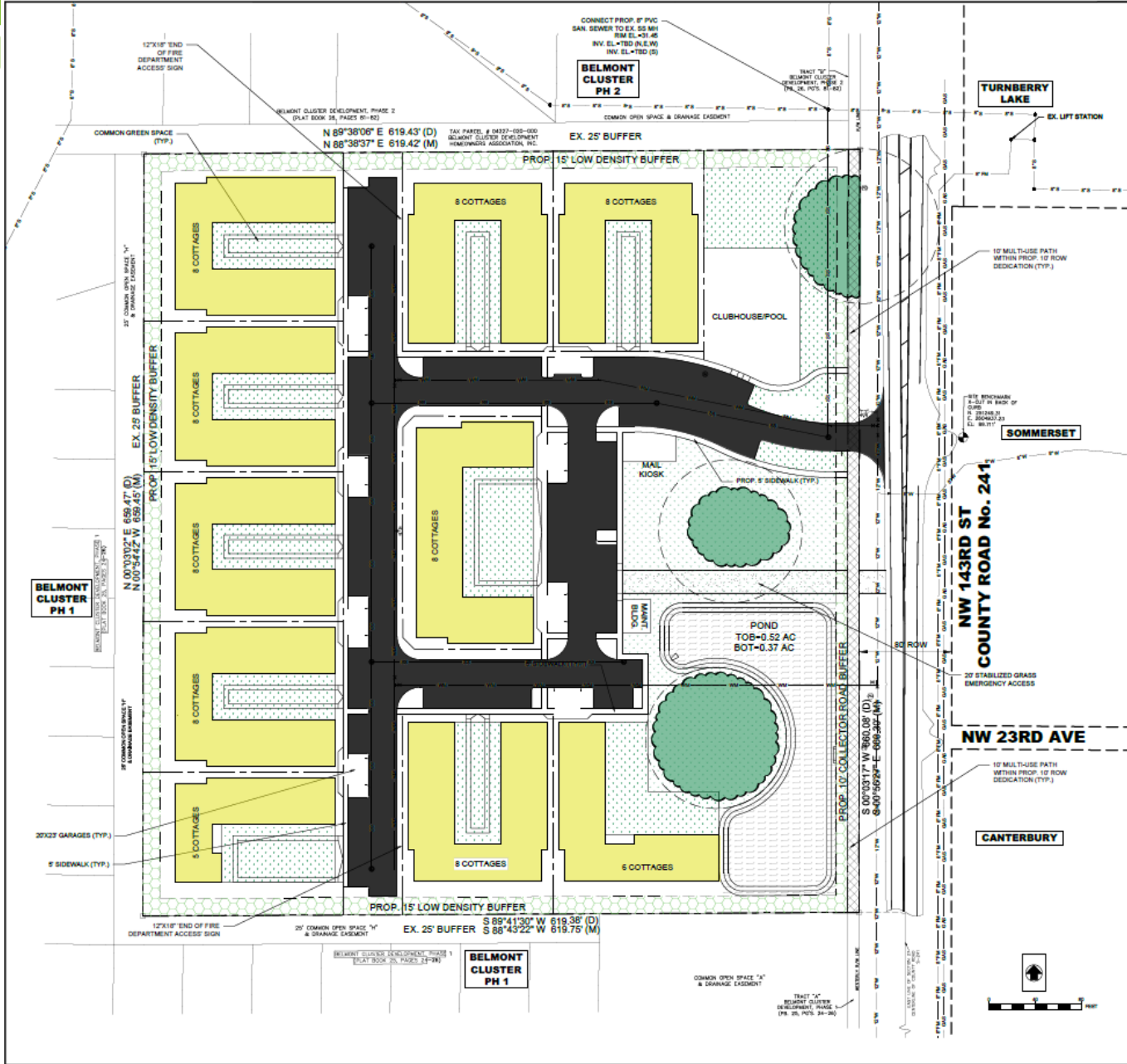
-  PRIORITY PRESERVATION AREAS (0.166 ACRES) (5%)
-  60" TREE PRESERVATION AREAS (0.163 ACRES) (5%)
-  EXISTING CANOPY (3.30 ACRES)





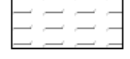

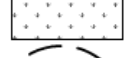

GRPON ALACHUA	DATE	12/30/2024
	PROJECT NO.	2024-001
	SHEET NUMBER	LS-1



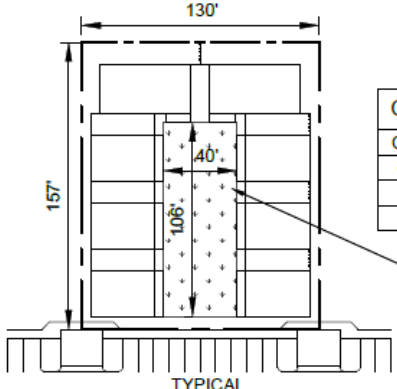
# Preliminary Development Plan



## LEGEND

-  PROPERTY BOUNDARY/ DEVELOPMENT AREA  
9.38 AC (100%)
-  ROW DEDICATION  
0.15 AC (1.6%)
-  STORMWATER/Common AREA  
0.52 AC (5.5%)
-  BUFFER AREA  
0.74 AC (7.9%)
-  OPEN SPACE/Common AREA  
2.23 AC (23.8%)
-  EXISTING TREE CANOPY PRESERVATION AREAS  
0.43 AC (12.9%)

ENVIRONMENTAL DATA		
CRITERIA	REQUIRED	PROVIDED
OPEN SPACE	0.92 AC (10%)	2.23 AC (23.8%)
BUFFER & SCREENING	15 FT	15 FT
EXIST. TREE CANOPY PRESERVATION	0.165 AC (5%)	0.43 AC (12.9%)
EXIST. TREE CANOPY=3.3 AC (100%)		



CLUSTER COMMON GREEN (400 SF/ UNIT)		
CLUSTER TYPE	REQUIRED	PROVIDED
8 UNITS (TYP.)	3,200 SF	4,240 SF (MIN.)
5 UNITS	2,000 SF	6,325 SF
6 UNITS	2,400 SF	5,981 SF

CLUSTER COMMON GREEN AREA (TYP.)

## 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 Live Oak Cottages

