



Z25-000025: A Request for a Minor PD Amendment

Jonesville (Dollar General) PD

Gerald Brewington,
Senior Planner



SITE

4333-14

4333-2-1

4333-4

4333-3-1

4333-2



300

Feet

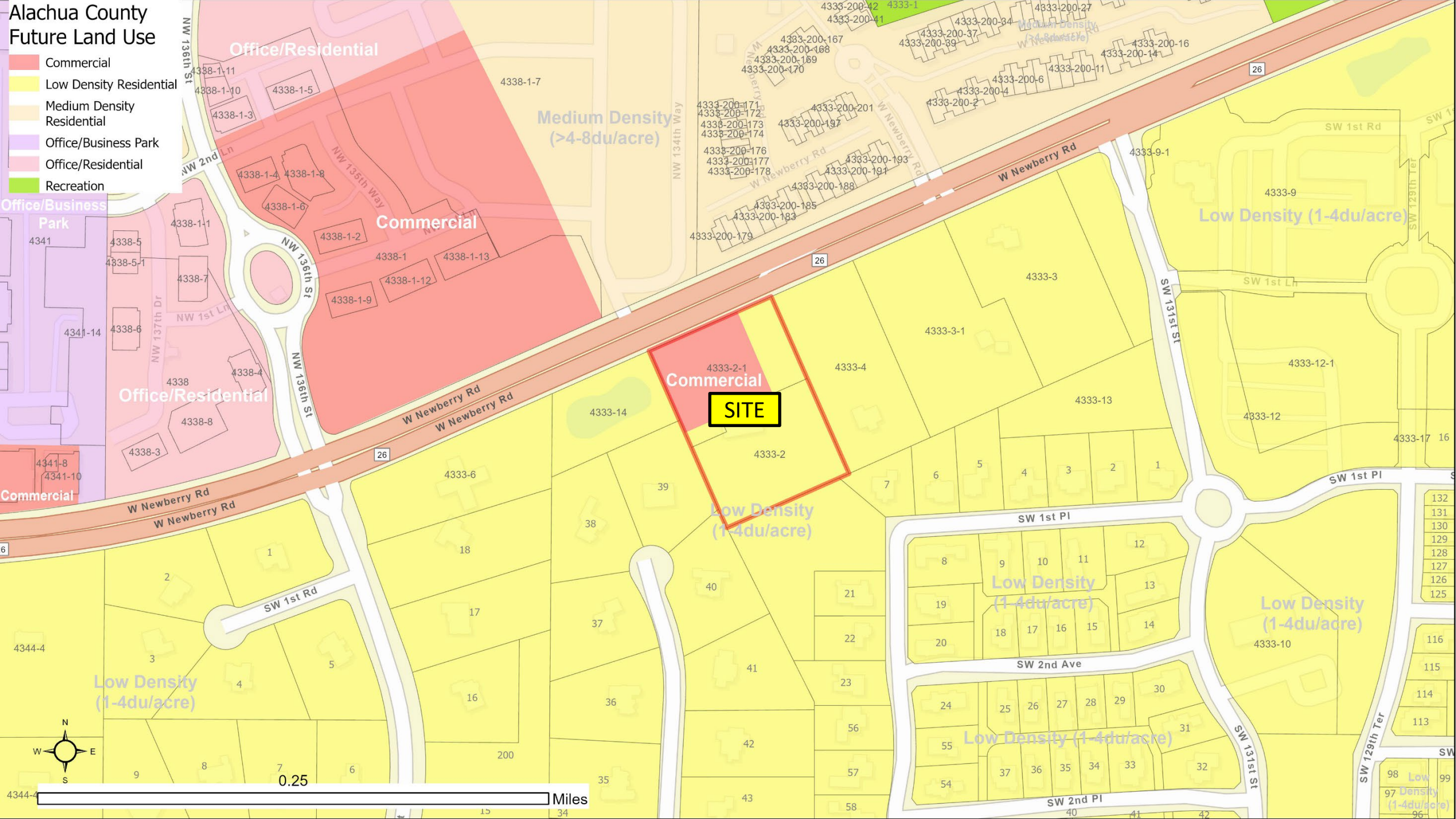
Alachua County Zoning

- (BP) Business/Professional
- (PD) Planned Development
- (R-1A) Single Family Residential
- (RE-1) Residential-Estate

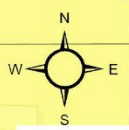


Alachua County Future Land Use

- Commercial
- Low Density Residential
- Medium Density Residential
- Office/Business Park
- Office/Residential
- Recreation



0.25 Miles



Background

- The most recent Planned Development (PD) approval was ZOM-03-18 in 2018.
- PD Zoning Master Plan (ZMP) permits retail uses (Dollar General) and up to eight residential units (single family) on that portion of the property designated Single-Family Residential land use.

Staff Analysis

- The original PD application (ZOM-03-18) included a note providing for a minimum lot size of 10,000 square feet and 80-foot lot width
- This minimum lot size was not required by Code but was adopted as part of the PD approval in 2018 on the ZMP.
- The minor amendment being requested would maintain the 8 residential unit limit and single-family residential requirement but eliminate the minimum lot size requirement
- The Unified Land Development Code (ULDC) does not provide for lot size minimums in other residential zoning districts within the cluster.

Staff Analysis

- The request for removal of lot size minimums from the ZMP is considered a minor amendment as the proposed scope of the PD is not changing.
- The Alachua County ULDC does not require minimum lot sizes in residential districts elsewhere within the cluster.
- There will be no additional impacts resulting from this request.
- No change to proposed housing types (single-family residential) will occur.

JONESVILLE MIXED-USE ZONING MASTER PLAN

1100 Research Drive
Alhambra, Florida 32615
www.chm.com
and www.FLORIDA.com
Call: 407.547.1000



- GENERAL NOTES**
1. THE LAND USE AREA BOUNDARIES ARE APPROXIMATE AND MAY BE SHIFTED CONTIGUOUSLY FROM THEIR EXISTING POSITION DURING DEVELOPMENT PLAN APPROVAL.
 2. SHARED STORMWATER MANAGEMENT FACILITIES (SMF), ACCESS, AND VEHICULAR PARKING AREAS ARE PERMITTED WITHIN LAND USE AREAS 'A' AND/OR 'B'.

- CONDITIONS**
1. DEVELOPABLE AREA 'A' AS SHOWN ON THE ZONING MASTER PLAN SHALL ALLOW FOR USES IN THE 'BR' ZONING DISTRICT. MAXIMUM SQUARE FOOTAGE OF BR USES IN AREA 'A' SHALL BE LIMITED TO 12,000 SQ. FT.
 2. HOURS OF OPERATION SHALL BE LIMITED FROM 7:00 AM TO 10:00 PM. COMMERCIAL DELIVERIES SHALL BE LIMITED FROM 7:00 AM TO 7:00 PM.
 3. A 40 FOOT WIDE, HIGH-DENSITY BUFFER SHALL EXTEND ALONG THE ENTIRE WESTERN BOUNDARY OF PHASE I AND ALSO ALONG THE EASTERN BOUNDARY OF PHASE 1, EXCLUDING THE AREA OCCUPYING THE ACCESS DRIVEWAY. ANY PARKING AREAS THAT EXTEND INTO PHASE 2 SHALL CONTINUE THE 40 FOOT WIDE, HIGH DENSITY BUFFER IN PHASE 1 UP TO THE SOUTHERN EDGE OF THE EXTENDED PARKING AREA, AS SHOWN ON AN APPROVED DEVELOPMENT PLAN. A 10 FOOT WIDE ARTERIAL ROAD BUFFER SHALL FRONT THE SITE ALONG NEWBERRY RD.
 4. A MAXIMUM OF 8 SINGLE-FAMILY DWELLING UNITS ARE ALLOWED IN DEVELOPABLE AREA 'B', AS SHOWN ON THE ZONING MASTER PLAN.
 5. AN 8 FOOT HIGH (MINIMUM) OPAQUE PRIVACY FENCE (NOT CHAIN LINK WITH SLATS) SHALL BE ERRECTED AT THE PROPERTY SETBACK LINE/OR CURRENT CHAIN LINK FENCE LOCATION AT THE TIME OF NON-RESIDENTIAL CONSTRUCTION ALONG THE SOUTH PARCEL BOUNDARY AND A SIX FOOT HIGH (MINIMUM) OPAQUE PRIVACY FENCE (NOT CHAIN LINK WITH SLATS) ALONG THE EAST AND WEST PARCEL BOUNDARIES EXCEPT FOR THOSE AREAS ALONG NEWBERRY ROAD WHERE NOT PERMITTED DUE TO TRAFFIC SAFETY CONCERNS. IN ADDITION, A SIMILAR PRIVACY SIX FOOT HIGH PRIVACY FENCE SHALL BE ERRECTED DURING RESIDENTIAL CONSTRUCTION BETWEEN THE NON-RESIDENTIAL AND RESIDENTIAL PORTIONS OF THE PD EXCEPT WHERE REQUIRED FOR INGRESS AND EGRESS.
 6. HEIGHT LIMIT IN THE RESIDENTIAL PORTION OF THE PD (DESIGNATED 'B' ON THE ZONING MASTER PLAN) SHALL BE 30 FEET. NO SECOND STORY BALCONIES SHALL BE PERMITTED.
 7. A 15 FOOT WIDE LOW DENSITY BUFFER SHALL BE INCORPORATED ALONG ALL PORTIONS OF THE PD WHERE THE 40 WIDE HIGH DENSITY BUFFER DOES NOT EXIST. THIS BUFFER SHALL, AT A MINIMUM, RETAIN THE TREE CANOPY LINE FOUND ALONG THE SOUTH PARCEL BOUNDARY.
 8. ALL LOADING AND UNLOADING ACTIVITIES FOR PROPOSED RETAIL USES SHALL OCCUR ON THE WEST SIDE OF THE BUILDING.
 9. ALL LIGHTING SHALL BE SHIELDED AND AIMED TO ENSURE NO SPILLAGE INTO ADJOINING RESIDENTIAL AREAS PER CHAPTER 407, ARTICLE 14 OF THE UNIFIED LAND DEVELOPMENT CODE.

| LAND USE DATA | | | |
|--------------------|--------------------|-----------|----------|
| HATCH PATTERN | LAND USE AREA | AREA (AC) | AREA (%) |
| [Dotted] | PROJECT SITE | 3.00 | 100% |
| [Cross-hatch] | DEVELOPABLE AREA A | 0.76 | 25% |
| [Diagonal lines] | DEVELOPABLE AREA B | 1.63 | 55% |
| [Horizontal lines] | BUFFER AREAS | 0.61 | 20% |

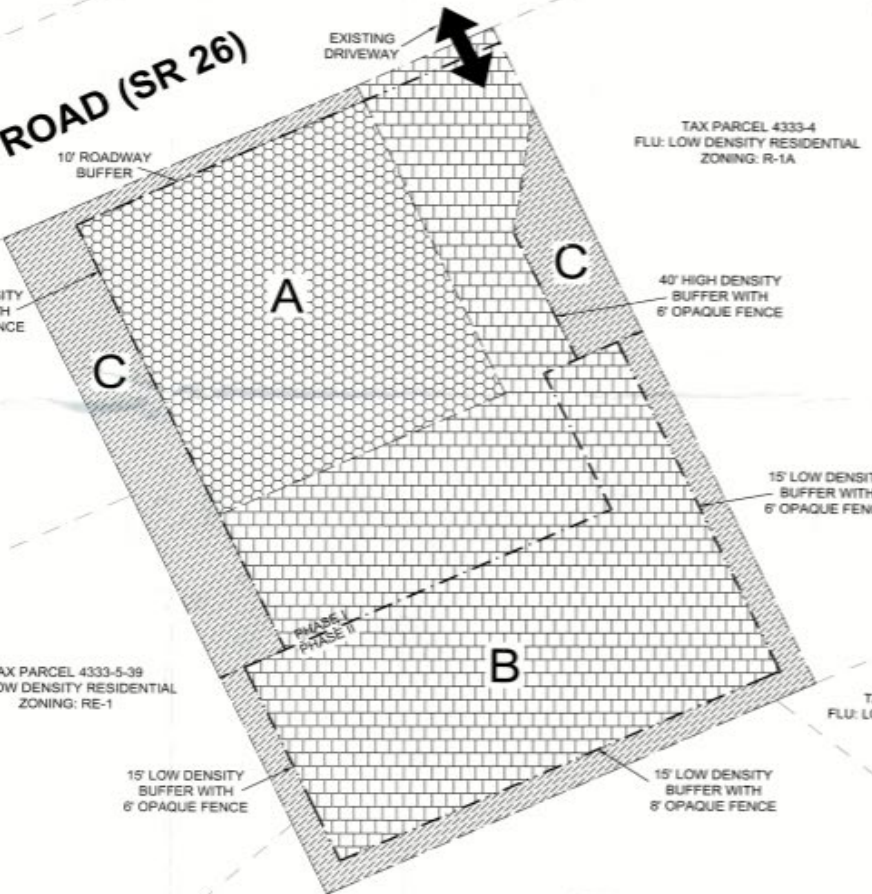
| PHASING SCHEDULE | | | |
|------------------|------------|-----------------|-----------|
| PHASE NUMBER | BEGIN DATE | COMPLETION DATE | AREA (AC) |
| PHASE I | MAY 2018 | MAY 2020 | 1.87 |
| PHASE II | MAY 2020 | MAY 2028 | 1.13 |

| DEVELOPMENT STANDARDS FOR 'A' | |
|-------------------------------|--------|
| MINIMUM LOT AREA (FT) | 5,000 |
| SETBACKS: | |
| FRONT, MIN. (FT) | 25 |
| REAR, MIN. (FT) | 5 |
| INTERIOR SIDE, MIN. (FT) | 5 |
| STREET SIDE, MIN. (FT) | 25 |
| BUILDING AND INFRASTRUCTURE: | |
| BUILDING HEIGHT, MAX. (FT) | 65 |
| BUILDING COVERAGE, MAX. (SF) | N/A |
| GROSS FLOOR AREA, MAX. (SF) | 12,000 |

| DEVELOPMENT STANDARDS FOR 'B' | |
|-------------------------------|--------|
| MINIMUM LOT AREA (FT) | 10,000 |
| MINIMUM LOT WIDTH (FT) | 80 |
| SETBACKS: | |
| FRONT, MIN. (FT) | 10 |
| GARAGE FRONT, MIN. (FT) | 20 |
| REAR, MIN. (FT) | 10 |
| SIDE, MIN. (FT) | 5* |
| BUILDING AND INFRASTRUCTURE: | |
| BUILDING HEIGHT, MAX. (FT) | 30 |
| MAX. DWELLING UNITS PERMITTED | 8** |

*DOES NOT APPLY FOR SF ATTACHED UNITS
**PHASE II DEVELOPMENT

W NEWBERRY ROAD (SR 26)

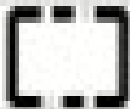

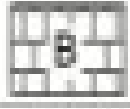



| Item | Date | Signature |
|----------------|------------|-----------|
| Application | 2018-08-15 | |
| Resolution | 2-18-05 | |
| Board Approval | 4/10/18 | |
| Planning | 4/10/18 | JB |
| Public Works | 4/10/18 | JB |
| Development | 4/10/18 | JB |

Scale: 1" = 40'
North Arrow

DATE: 08/15/18
PROJECT: JONESVILLE MIXED-USE ZONING MASTER PLAN
SHEET NO: 17-0506

1 of 2

| LAND USE DATA | | | |
|---|--------------------|------|------|
| HATCH PATTERN | LAND USE AREA | AREA | |
| | | (AC) | (%) |
|  | PROJECT SITE | 3.00 | 100% |
|  | DEVELOPABLE AREA A | 0.76 | 25% |
|  | DEVELOPABLE AREA B | 1.63 | 55% |
|  | BUFFER AREAS | 0.61 | 20% |

| DEVELOPMENT STANDARDS FOR 'A' | |
|-------------------------------|-------|
| MINIMUM AREA (FT) | 5,000 |
| SETBACKS: | |
| FRONT, MIN. (FT) | 25 |
| REAR, MIN. (FT) | 5 |
| INTERIOR SIDE, MIN. (FT) | 5 |
| STREET SIDE, MIN. (FT) | 25 |

| PHASING SCHEDULE | | | |
|------------------|------------|-----------------|-----------|
| PHASE NUMBER | BEGIN DATE | COMPLETION DATE | AREA (AC) |
| PHASE I | MAY 2018 | MAY 2020 | 1.87 |
| PHASE II | MAY 2020 | MAY 2028 | 1.13 |

| DEVELOPMENT STANDARDS FOR 'B' | |
|-------------------------------|--------|
| MINIMUM LOT AREA (FT) | 10,000 |
| MINIMUM LOT WIDTH (FT) | 80 |
| SETBACKS: | |
| FRONT, MIN. (FT) | 10 |
| GARAGE FRONT, MIN. (FT) | 20 |
| REAR, MIN. (FT) | 10 |
| SIDE, MIN. (FT) | 5' |

2024
 JONESVILLE UNIFIED - USE
 H. HILL
 2024

Staff Recommendation

Staff recommends that the Board of County Commissioners find the proposed amendment consistent with the Alachua County Comprehensive Plan and ULDC adopt Resolution Z-25-09 approving the request.