Z25-000034
7816 SW Archer Road - Small Scale CPA

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Alachua County
Growth Management

Background

- The application is to amend the future land use on an approximately 8.0 Acre parcel from Medium-Density Residential (4-8 du/acre) to Medium High-Density Residential (8-14 du/acre).
- The applicant has a related rezoning request for R-2a zoning (Multi-Family 8-14 du/acre – Z26-000001) pending approval of this application.

SITE
Kanapaha
Westgate Mobile Manor
Riceland
City of Gainesville
Alachua County
Hawkstone Country Club
Gainesville Country Club
State of Florida IIF
Clinch
SW Archer Rd
SW Williston Rd
SW 34th St
SW 36th Ave
SW 42nd Ave
SW 44th Ave
SW 46th Blvd
SW 51st Blvd
SW 53rd Pl
SW 56th Ave
SW 57th Ave
SW 61st Ave
SW 62nd Ave
SW 65th Ave
SW 73rd Ave
SW 78th Ln
SW 80th Pl
SW 82nd Ave
SW 84th Ave
SW 85th Pl
SW 85th Ave
SW 89th Pl
SW 91st Ave
SW 30th Ave
SW 34th Rd
SW 37th Pl
SW 52nd Ave
SW 57th Rd
SW 63rd Ln
SW 36th Way
SW 35th Dr
SW 35th Way
SW 40th Blvd
SW 41st Blvd
SW 35th Pl
SW 56th Av
SW 34th St
SW 91st St
SW 91st Ter
SW 81st St
SW 78th St
SW 77th St
SW 86th Way
SW 80th Dr
SW 122nd St
SW 104th Ter
SW 82nd Ter
SW 52nd Ter
SW 45th St
SW 43rd St
SW 49th Ter
SW 67th St
SW 75th St
SW 84th St
SW 86th St
SW 100th St
SW 103rd St
SW 120th Ter
SW 118th
SW 98th Dr
SW 81st St
SW 77th St
SW 88th Ave
SW 30th Ter
SW 28th Ter
SW 27th St
121
75
N
S
E
W
2
Miles

7065-1
7051-20
7060-1
7051-4-2
7054-2-2
N
W
E
S
500
Feet

Alachua County
Future Land Use
Commercial
Institutional
Low Density Residential
Medium Density Residential
Medium High Density Residential
Medium Density
(>4-8du/acre)
7065-1
Medium High
Density
(>8-14du/acre)
Commercial
Institutional
7060-1
Low Density
(1-4du/acre)
7051-20
7051-4-2
SW 79th Way
SW 60th Pl
SW 75th Ter
SW 62nd Ct
SW 62nd Rd
SW 63rd Ln
SW 78th St
SW 77th St
SW 77th Dr
SW 76th St
24
500
Feet

Alachua County
Future Land Use
Commercial
Institutional
Low Density Residential
Medium Density Residential
Medium High Density Residential
Proposed
Medium High Density Residential
Application Boundary
Medium High Density
7065-1
Medium High Density (>8-14du/acre)
Commercial
Institutional
7060-1
Low Density (1-4du/acre)
Medium Density (>4-8du/acre)
7051-20
7051-4-2
SW 79th Way
SW 60th Pl
SW 75th Ter
SW 62nd Rd
SW 62nd Ct
SW 63rd Ln
SW 77th St
SW 76th St
SW 78th St
SW 77th Dr
24
N
S
E
W
500
Feet

Analysis of Request

- The parcel lies within the Archer/Tower Activity Center boundaries
- Frontage on Archer Road with access via SW 79th Way
- Interconnectivity with Park Lane PD to the east (645 residential units over 60 acres or 10.45 du/acre).
- Transition from single family development (Medium-density/R-1b zoning) to multi-family (Medium-high Density/R-2a zoning)
- Maximum number of units permitted would be 112 (increase from 64)

Estimated Trip Generation

Trip Generation									
Land Use[1]	ITE LU Code	Variable, Units	Daily	AM Peak			PM Peak		
			Total	Total	In	Out	Total	In	Out
Existing (Maximum Potential)									
Single-Family Detached Housing	215[1]	64	420	36	8	28	33	21	12
Proposed (Maximum Potential)									
Multifamily Housing (Low-Rise)	220[2]	112	696	53	14	39	69	42	27
Net Total			**276**	**17**	**6**	**11**	**36**	**21**	**15**

Comprehensive Plan Analysis

- Proposed request is consistent with the Comprehensive Plan overall and the following specific policies:
- Adopted Level of Service (LOS) standards will not be adversely impacted by this request (FLU Element Policy 1.5.1)
- The proposed amendment is consistent with Archer/Tower Activity Center policies that call for a mix of residential and non-residential uses within the activity center (FLU Element Policy 2.2.5(a)1)

Comprehensive Plan Analysis

- The proposed small-scale land use amendment is consistent with Principal 3 of the Transportation and Mobility Element by providing for the efficient use of the urban cluster by directing new development and infrastructure to areas where mobility can be provided via multiple modes of transportation.
- By providing greater density within an activity center, the proposed request is consistent with Policy 3.1.4 of the Energy Element by providing residential development within easy access of public transport and urban amenities such a grocery shopping.

Staff Recommendation

- Staff recommends that the Board find the proposed land use amendment consistent with the Comprehensive Plan and that they adopt the ordinance approving the request.