



Agenda Item Summary

File #: 26-00284

Agenda Date: 4/28/2026

Agenda Item Name:

Preliminary Development Plan for Chesnut Townhomes Subdivision

Presenter:

Leslie McLendon, 352-374-5249

Description:

Preliminary Development Plan for Chesnut Townhomes Subdivision – a 72-unit, single family attached subdivision.

Recommended Action:

Approve the proposed Preliminary Development Plan and Resolution DR-26-09 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:

There is no fiscal impact at this time.

Strategic Guide:

Governance

Background:

The proposed plan is a Preliminary Development Plan for a single-family-attached residential subdivision with associated infrastructure. The proposed development allows for a maximum of 72 units.

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, single-family developments

proposing more than 25 dwelling units require approval by the Board of County Commissioners (BoCC).