



Chesnut Townhomes

Preliminary Development Plan

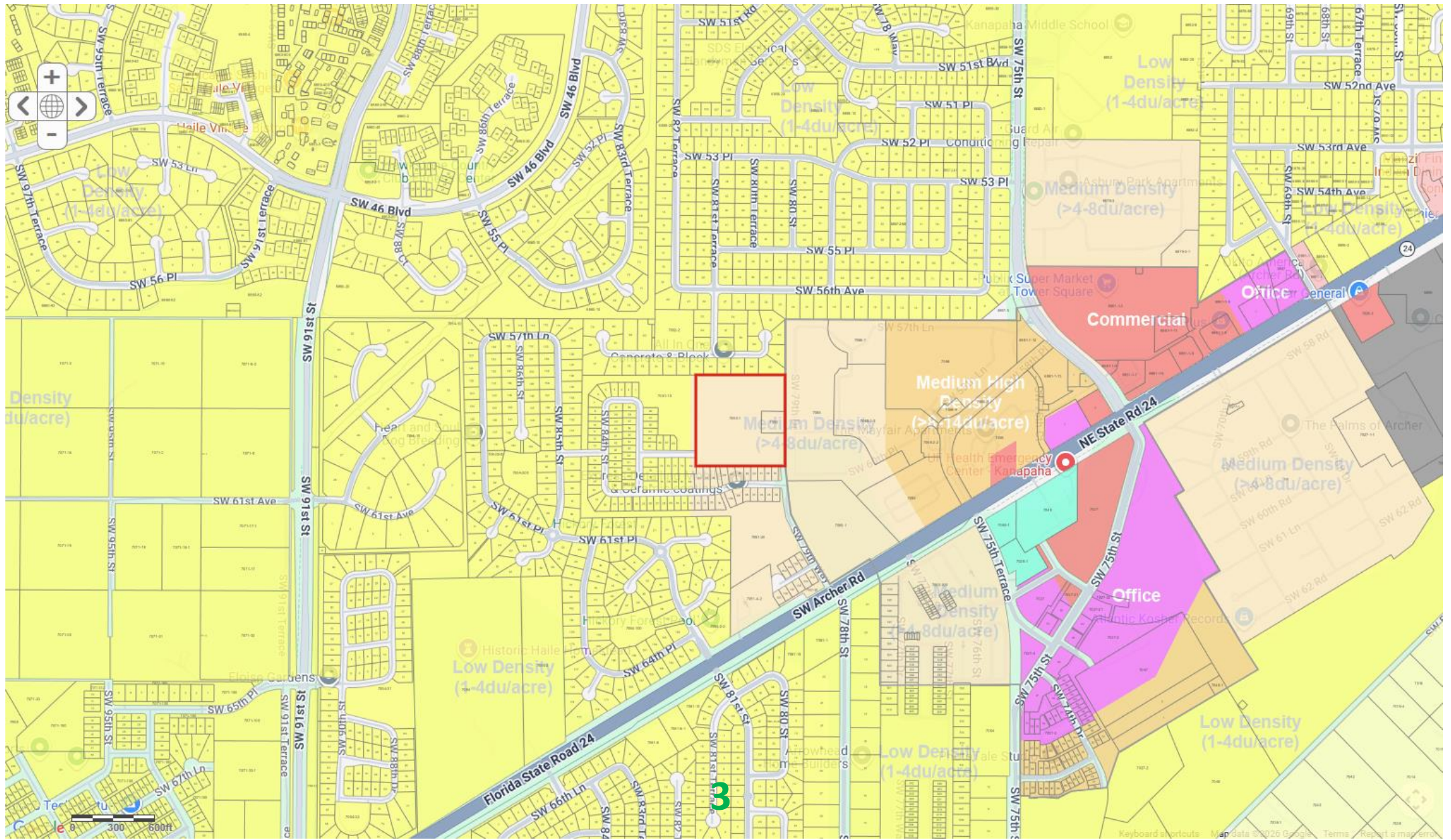
April 28, 2026

Leslie McLendon, AICP
Senior Planner

Chesnut Townhomes Preliminary Plan

- Up to 72 lot single-family attached subdivision
- 5872 SW 79th Way
- 10.04 acres
- Medium Density Residential Future Land Use (>4-8 du/acre)
- R-1b Zoning

Location Map



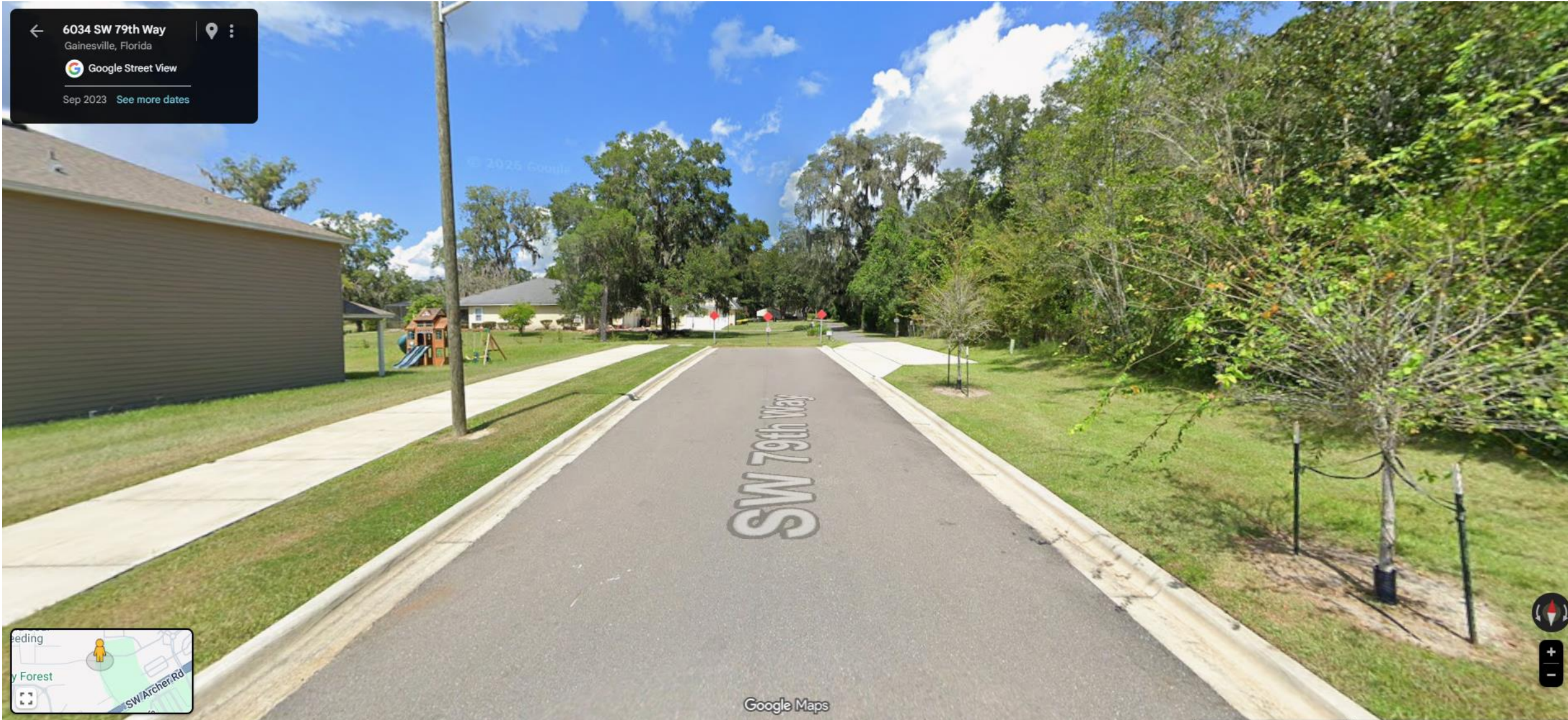
Aerial View



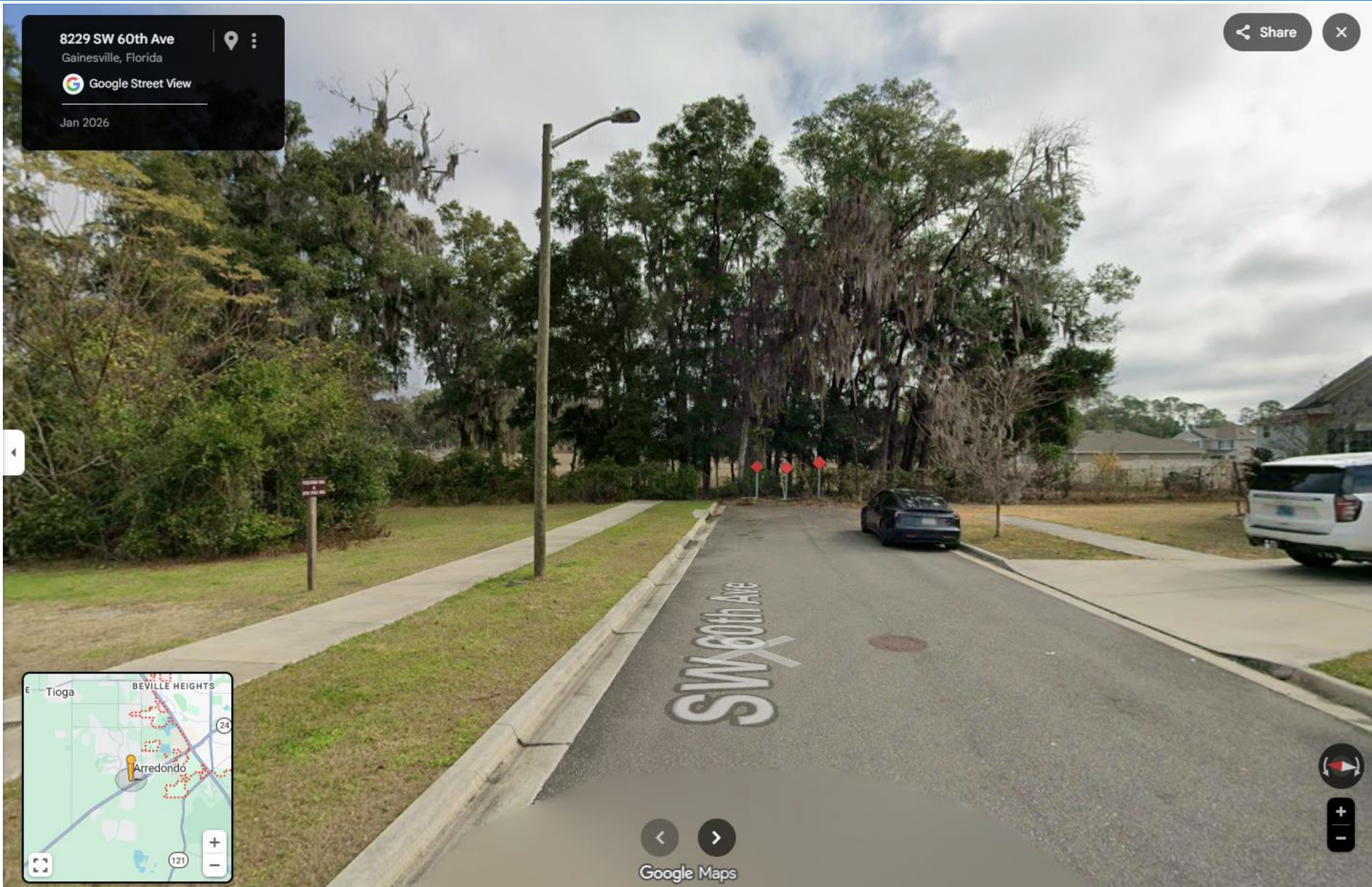
Existing Conditions



Existing Conditions – SW 79th Way



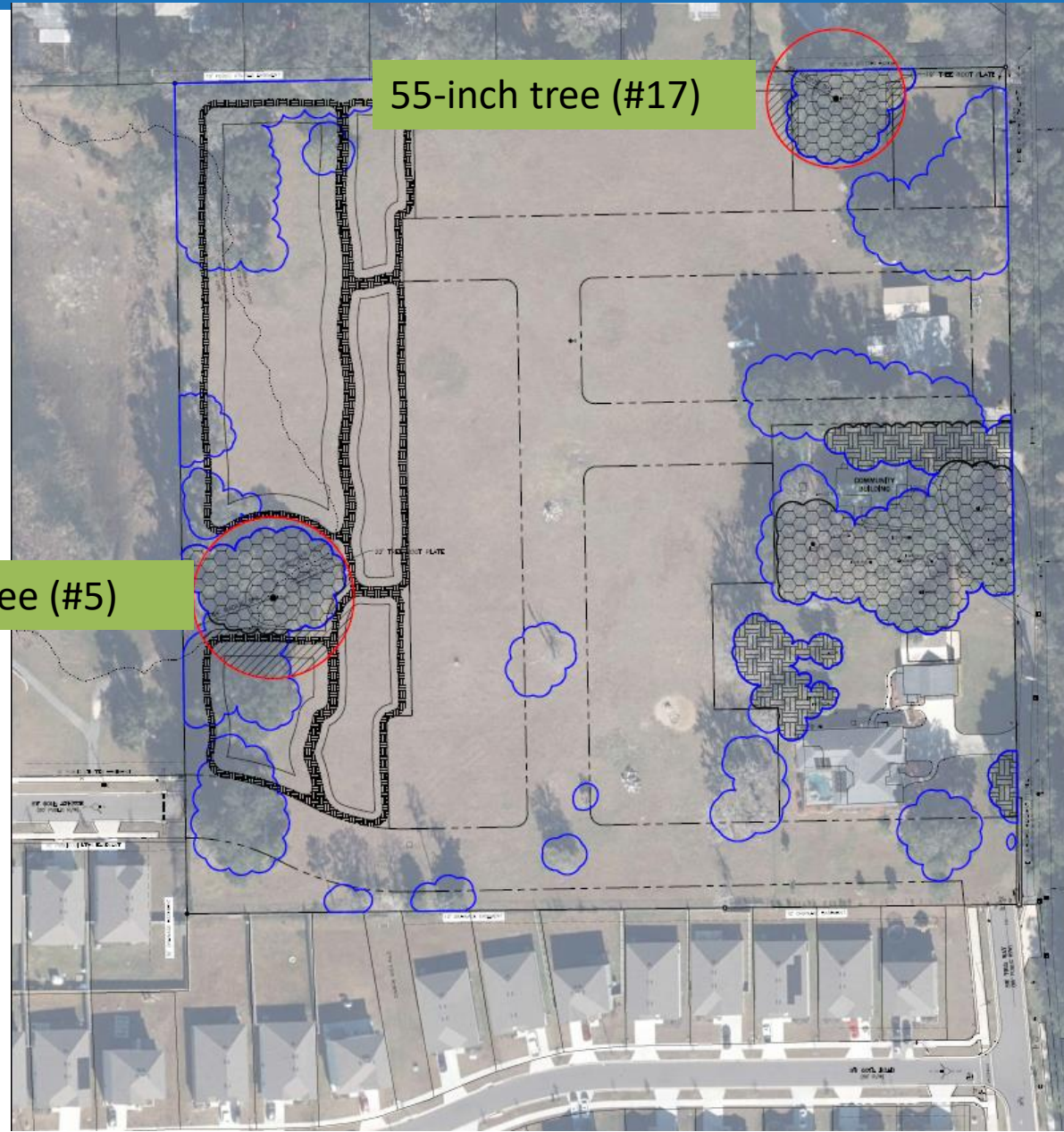
Existing Conditions – SW 60th Ave



Open Space Plan – 15.8%



Tree Canopy Preservation Plan – 36%



55-inch tree (#17)

64-inch tree (#5)

LEGEND



EXISTING TREE CANOPY (2.7 AC. 100%)



REQUIRED TREE CANOPY PRESERVATION MADE UP OF LANDMARK AND HIGHEST RATED TREES. RATING PROVIDED BY COUNTY ARBORIST REPORT. (0.73 AC. 27%)



ADDITIONAL TREE CANOPY PRESERVATION (0.24 AC. 9%)

• pi20

EXISTING TREE



LANDMARK LIVE OAK (TREE PROTECTION ZONE)
- ALL LANDMARK LIVE OAKS WILL BE PRESERVED
- RATING PROVIDED BY COUNTY ARBORIST REPORT



AFFECTED TREE PROTECTION ZONE AREA

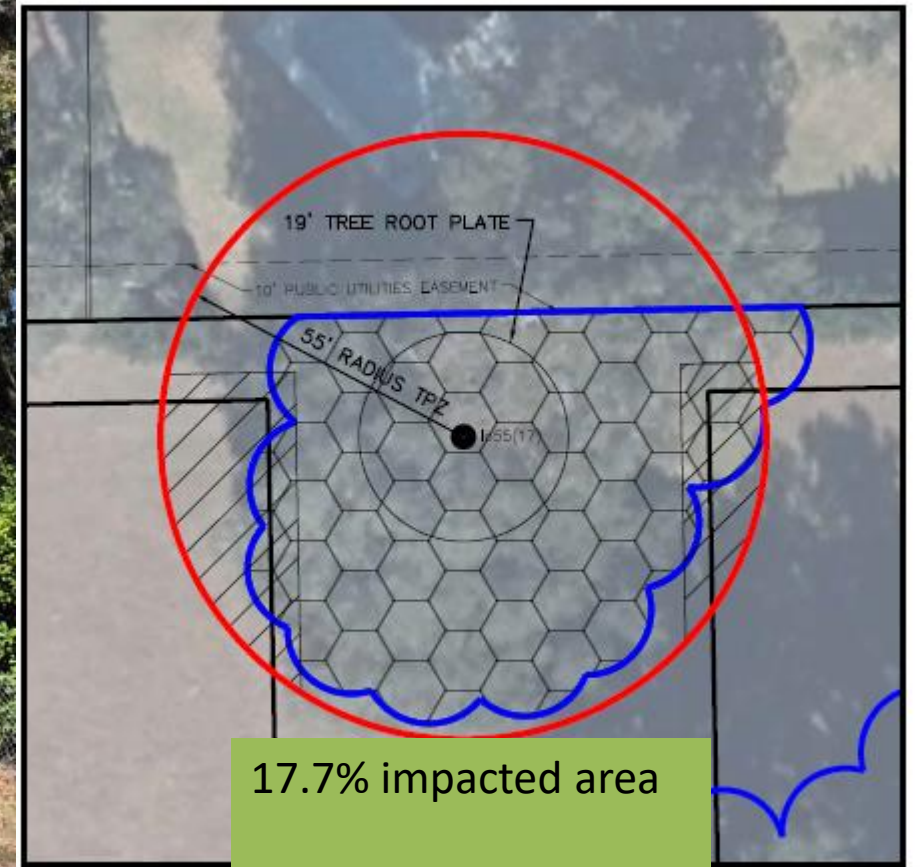


NORTH

Existing Conditions

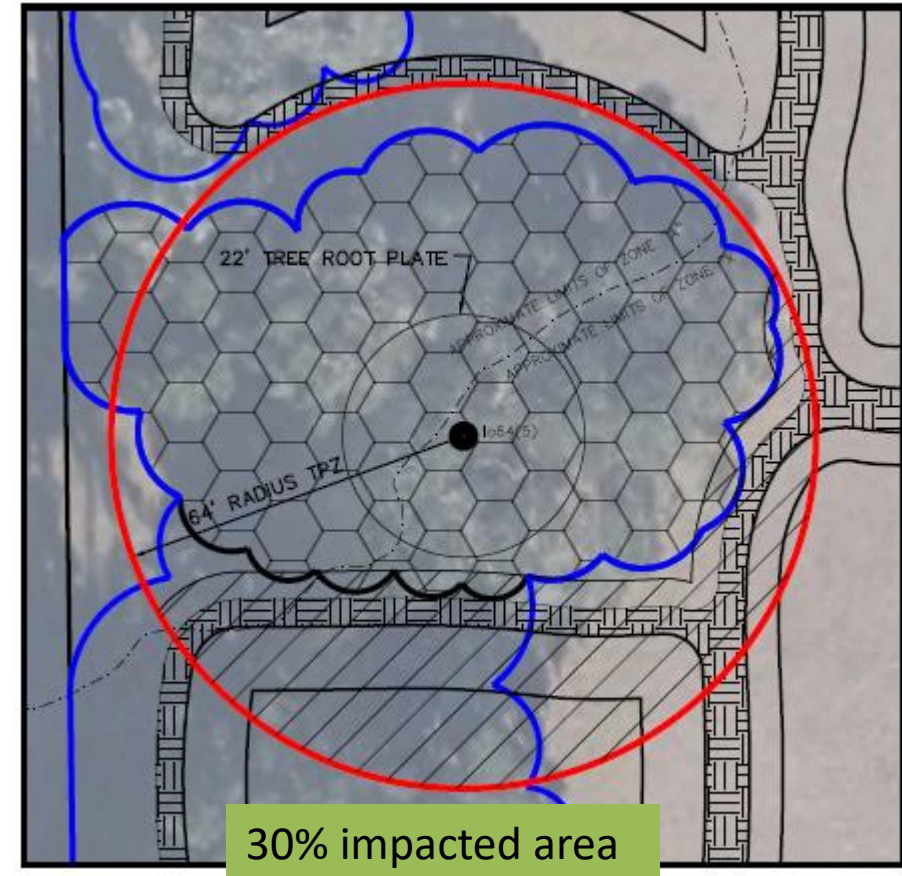


Tree #17 - 55-inch Landmark Live Oak



Existing Conditions

Tree #5 - 64-inch Landmark Live Oak



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 Chesnut Townhomes Subdivision and Resolution DR-26-09