



Arbours at Merrillwood
Senior Housing
City of Alachua

Neighborhood Meeting
December 22, 2020

Meeting Guidelines

- This meeting is informational only
- It is required as a part of the Alachua County review process
- You have been muted upon entering
- If you have a question, either:
 - Unmute yourself to speak
 - Type your question in the chat box

↓ UNMUTE/MUTE

↓ CHAT



Mute



Stop Video



Participants



Chat



Share Screen

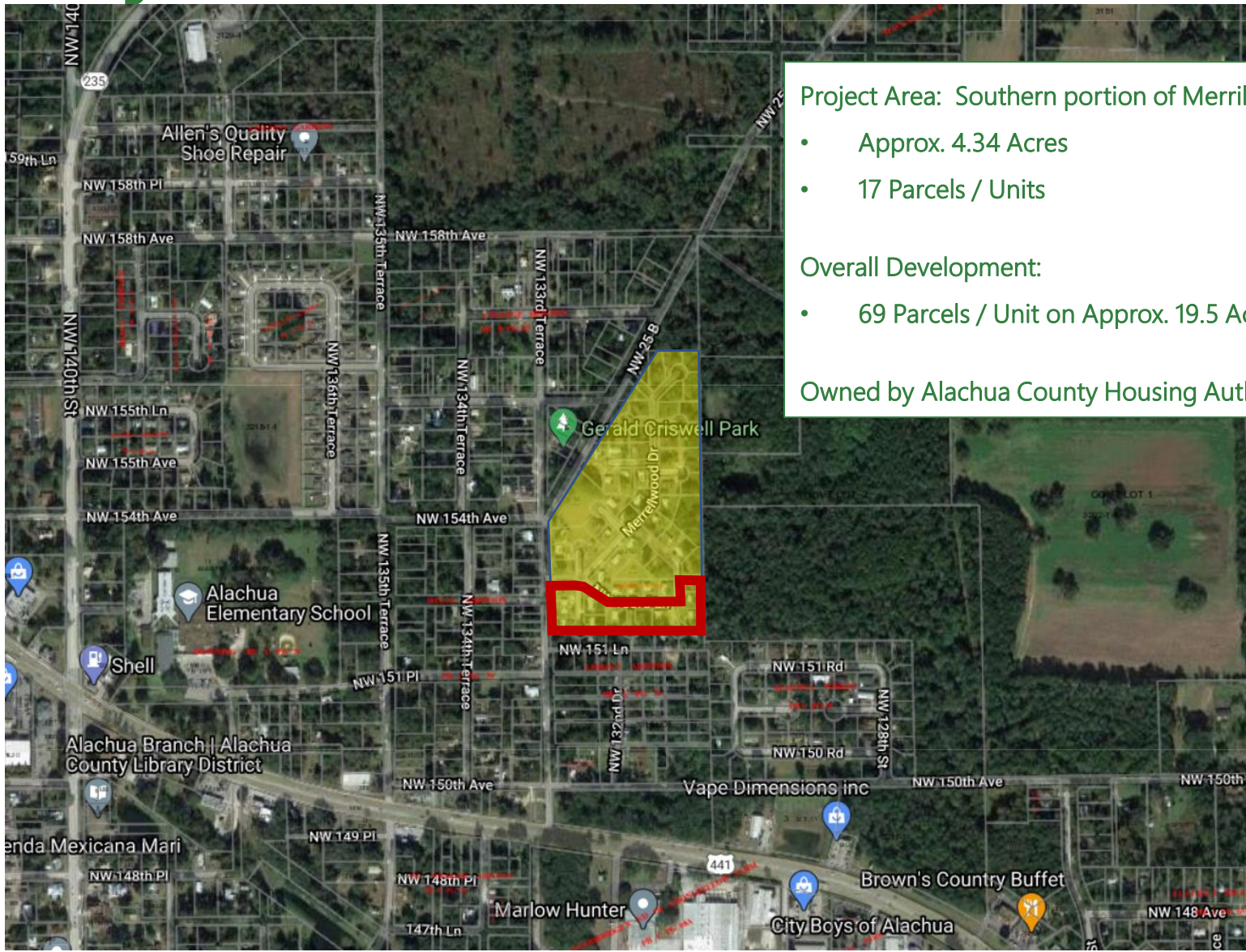


Record



Reactions

Project Location / Overview



Project Area: Southern portion of Merrillwood Development

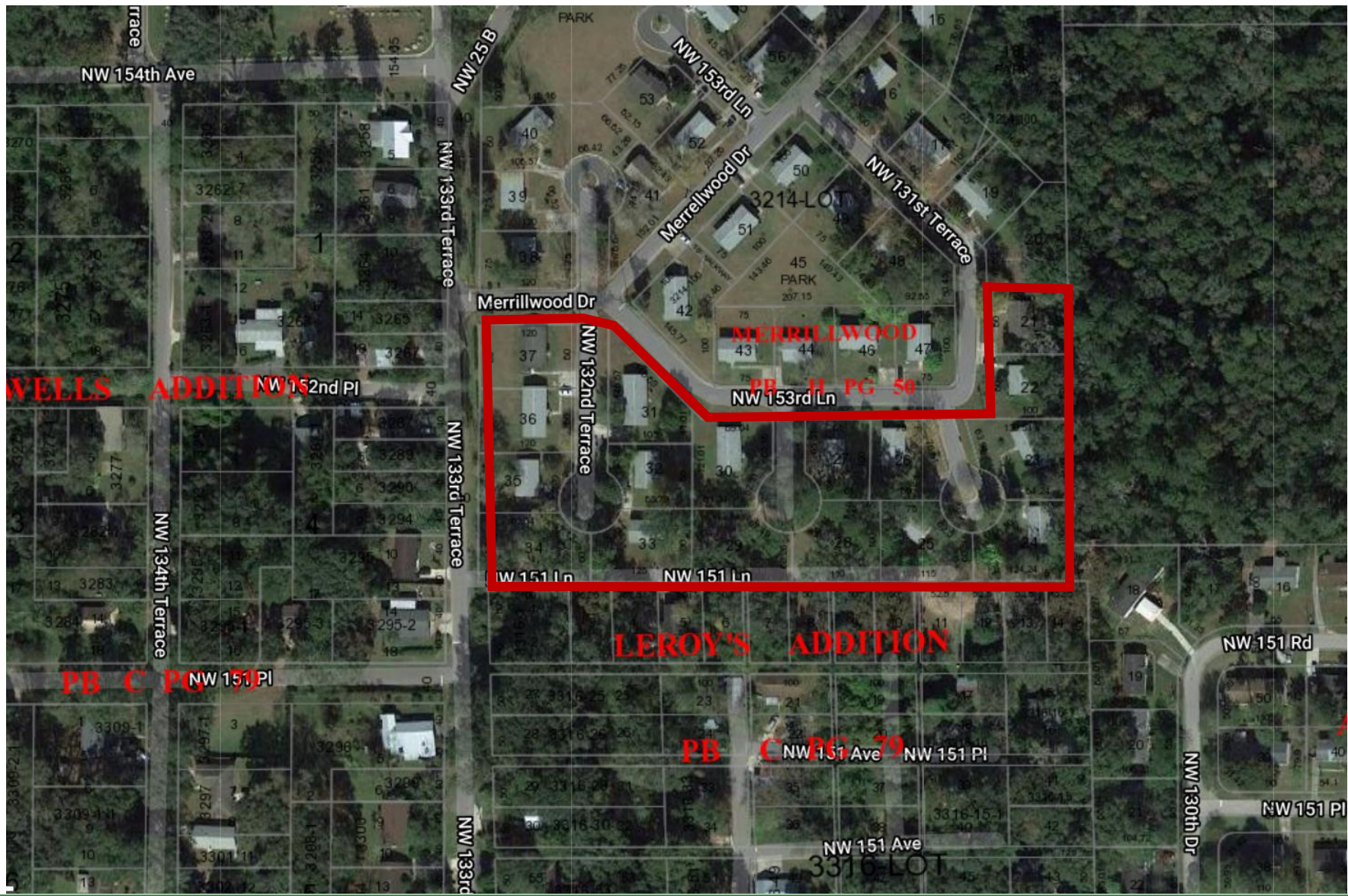
- Approx. 4.34 Acres
- 17 Parcels / Units

Overall Development:

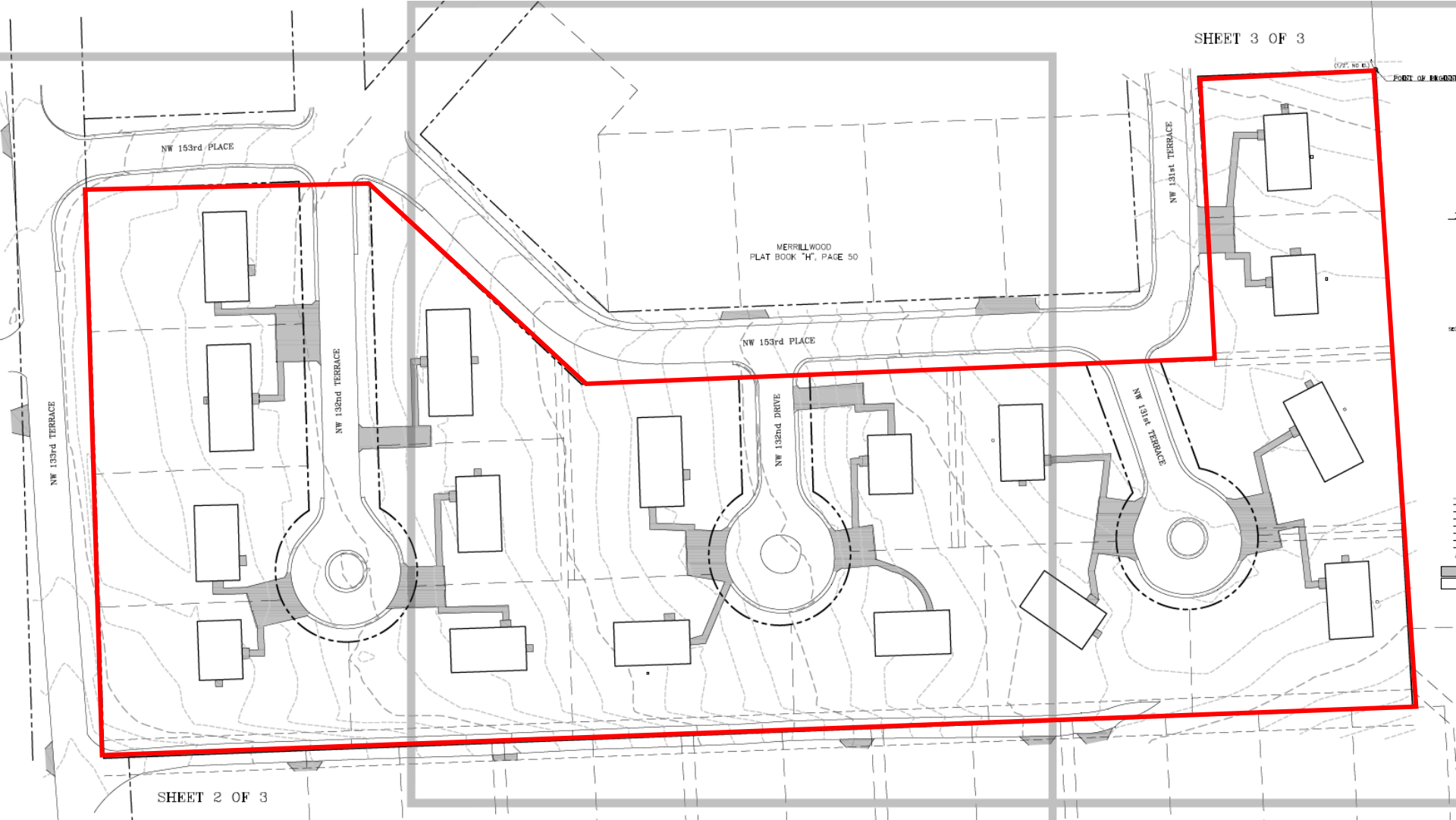
- 69 Parcels / Unit on Approx. 19.5 Acres

Owned by Alachua County Housing Authority

Project Location



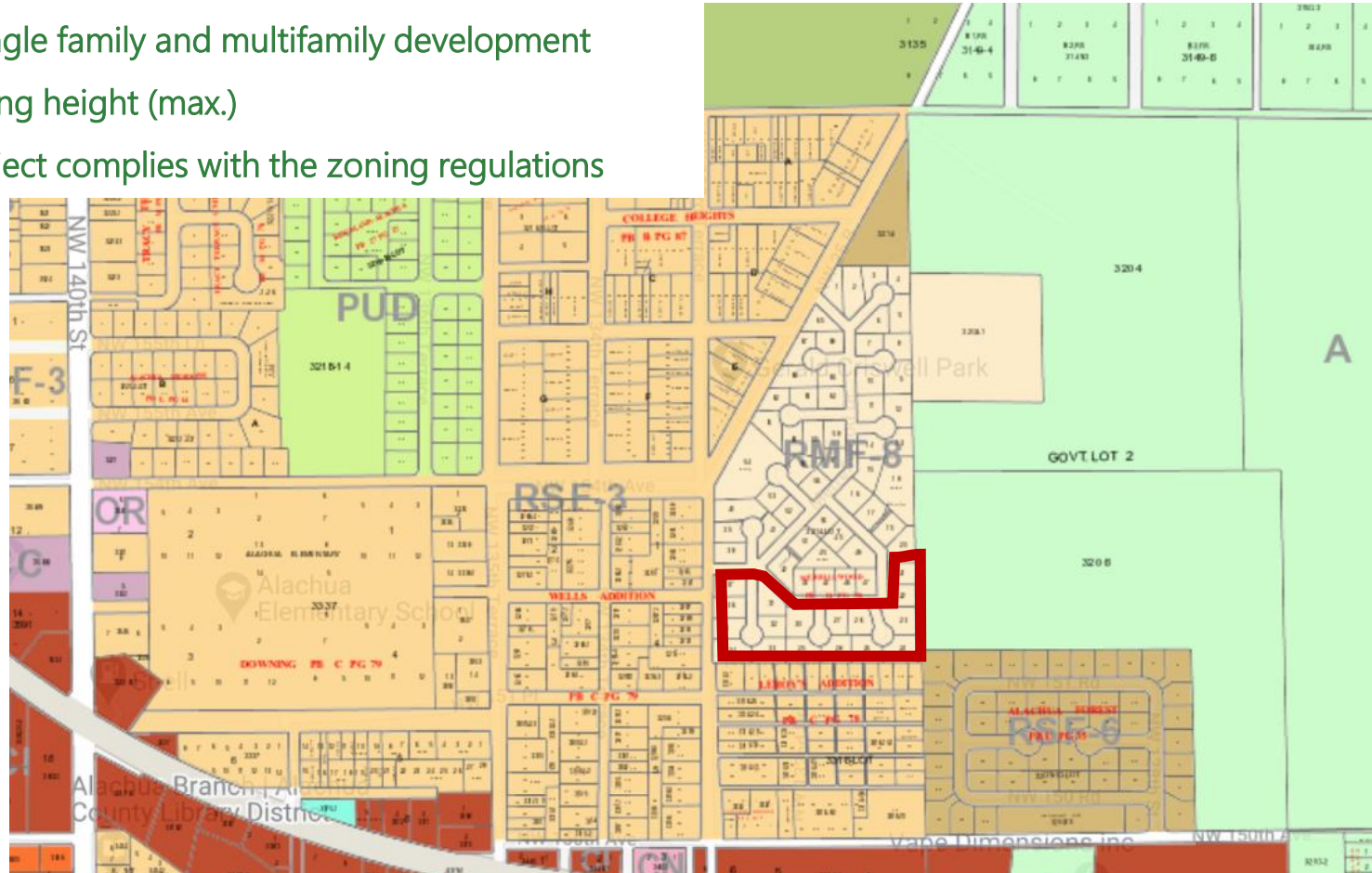
Property Survey



Development rezoned to RMF-8 by Alachua City Commission in 2018

- Zoning Allows:
 - 8 units per acre (max.) 120% for affordable housing
 - Residential single family and multifamily development
 - 65-foot building height (max.)
 - Proposed project complies with the zoning regulations

Property Zoning



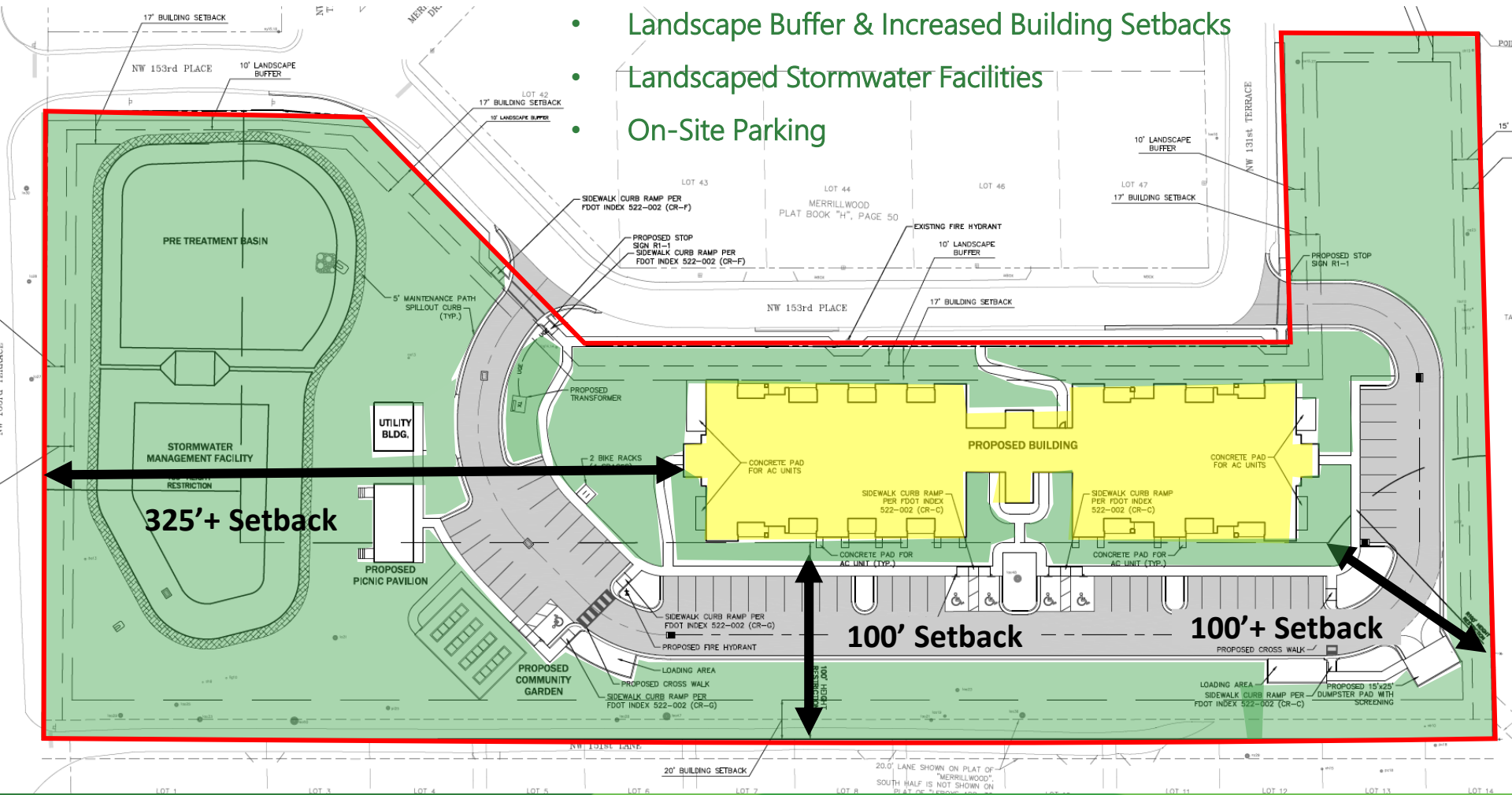
3.4.2 List of residential districts and specific purposes.

(G) *RMF-8, Residential Multiple Family District-8. The RMF-8 district is established and intended to encourage a mixture of medium-density housing types, including single-family detached, townhouses, two- to four-family, and multiple-family dwellings, in areas served by water and sewer systems. Complementary uses customarily found in residential zone districts, such as community facilities, religious institutions, parks and playgrounds, and schools, are also allowed. The maximum density allowed is eight dwelling units an acre.*

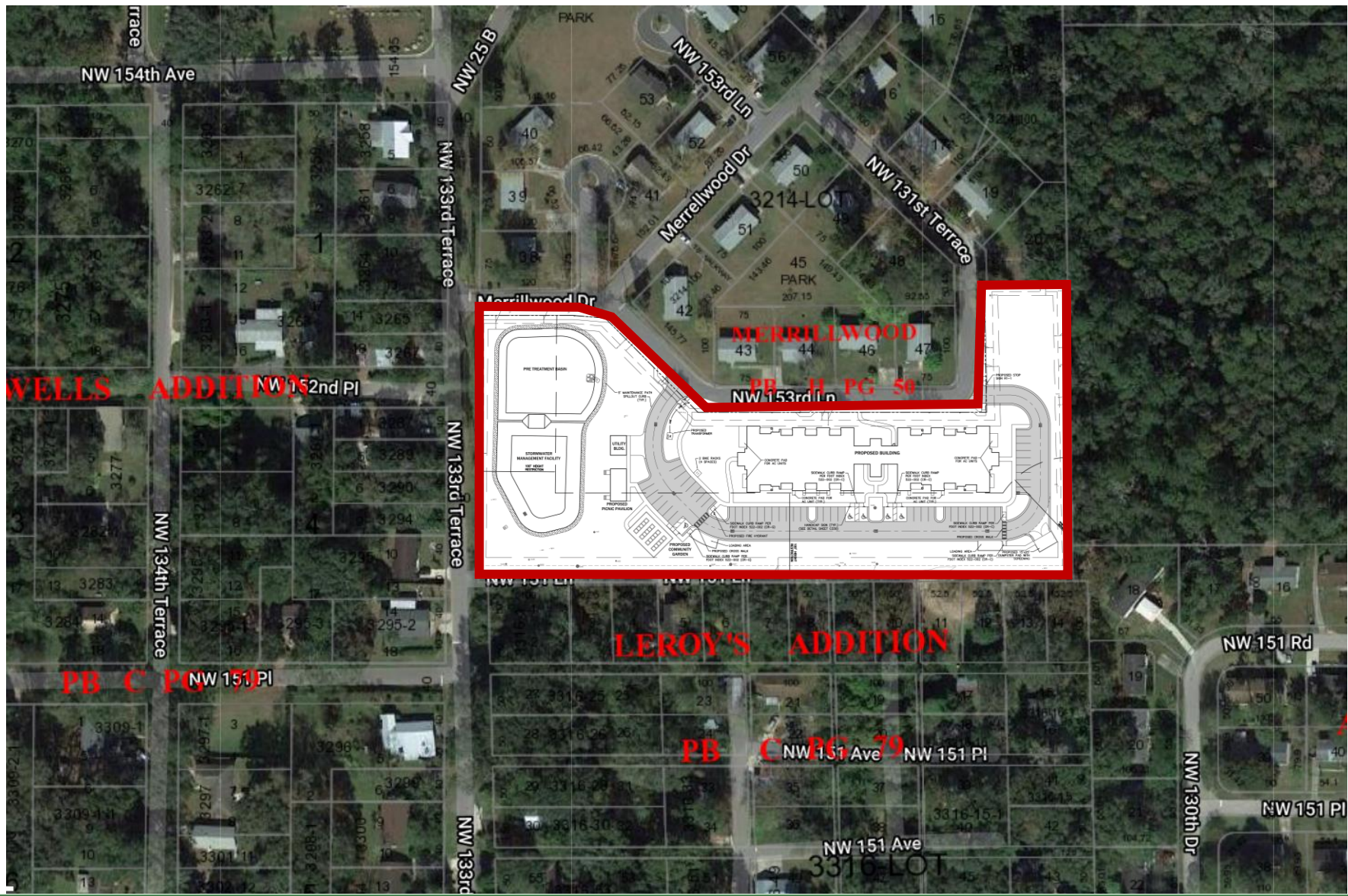
Proposed Site Plan

Proposed Redevelopment (Southern Approx. 4.34 Acres)

- Removal of 17 residential units
- Replacement with 40 residential units – Senior Living Facility
- Development will include
 - Approx. 62,000 sq ft, 3-story, 40-unit building (>43' in height)
 - Community Garden, Picnic Pavilion & Green Space
 - Landscape Buffer & Increased Building Setbacks
 - Landscaped Stormwater Facilities
 - On-Site Parking



Proximity Map



Next Steps

- Neighborhood Workshops
 - October 28, 2020
 - December 22, 2020
- Site Plan Submittal and Review Process
 - Application submitted to City
- Planning and Zoning Board Meeting
 - Anticipated February 2021

Presentation will be posted to: <http://edafl.com/neighborhoodworkshops>

Any Follow-up questions? Email sreyes@edafl.com or call 352-373-3541