



consultants • inc.

Springhills SW Quadrant Preliminary Development Plan

Neighborhood Meeting

October 29, 2020

Meeting Guidelines

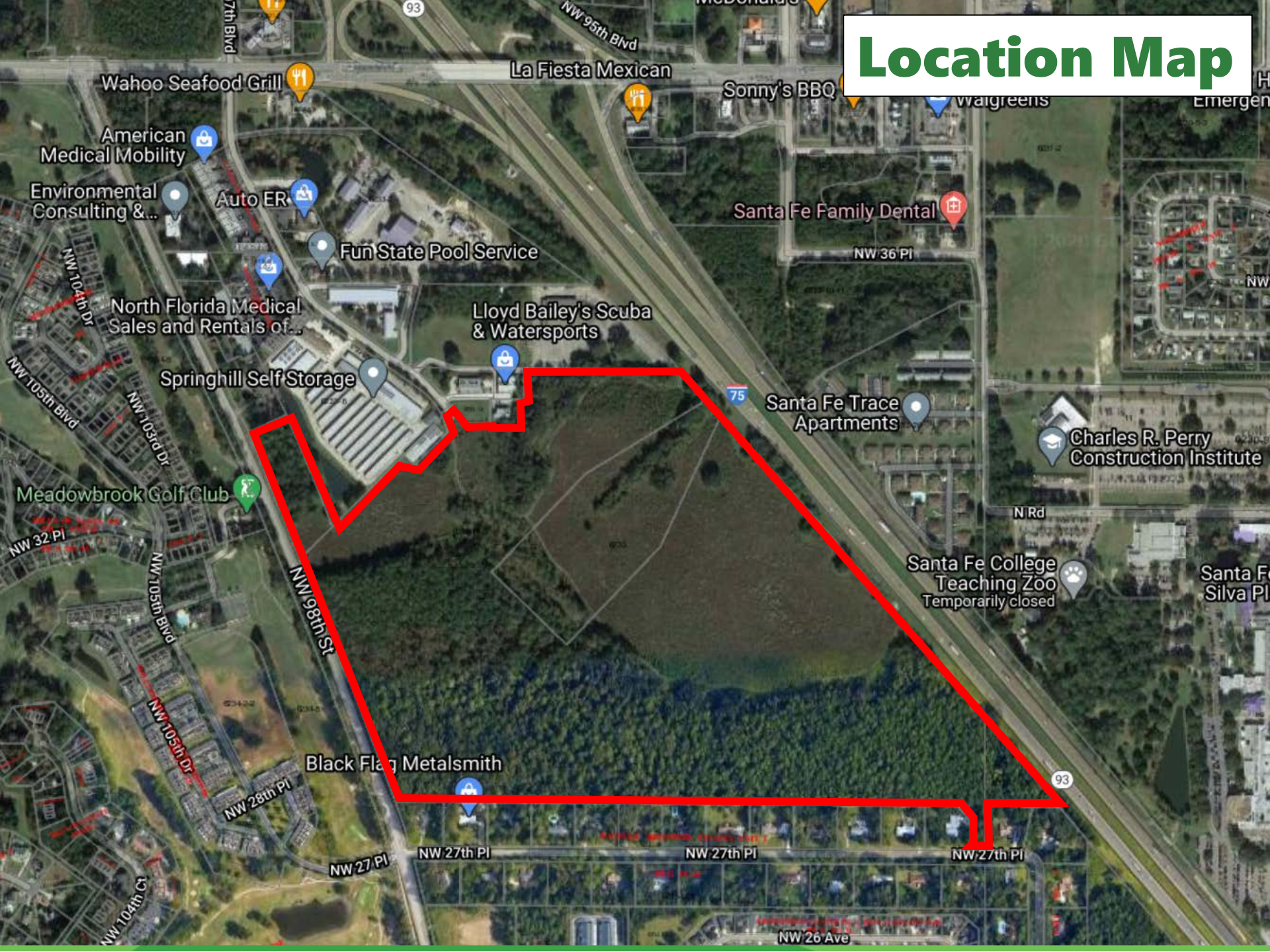
- This meeting is informational only
- It is required as a part of the Alachua County review process
- You have been muted upon entering
- If possible, please hold questions until the end of this brief presentation.
- If you have a question, either:
 - Unmute yourself to speak
 - Type your question in the chat box

↓ UNMUTE/MUTE

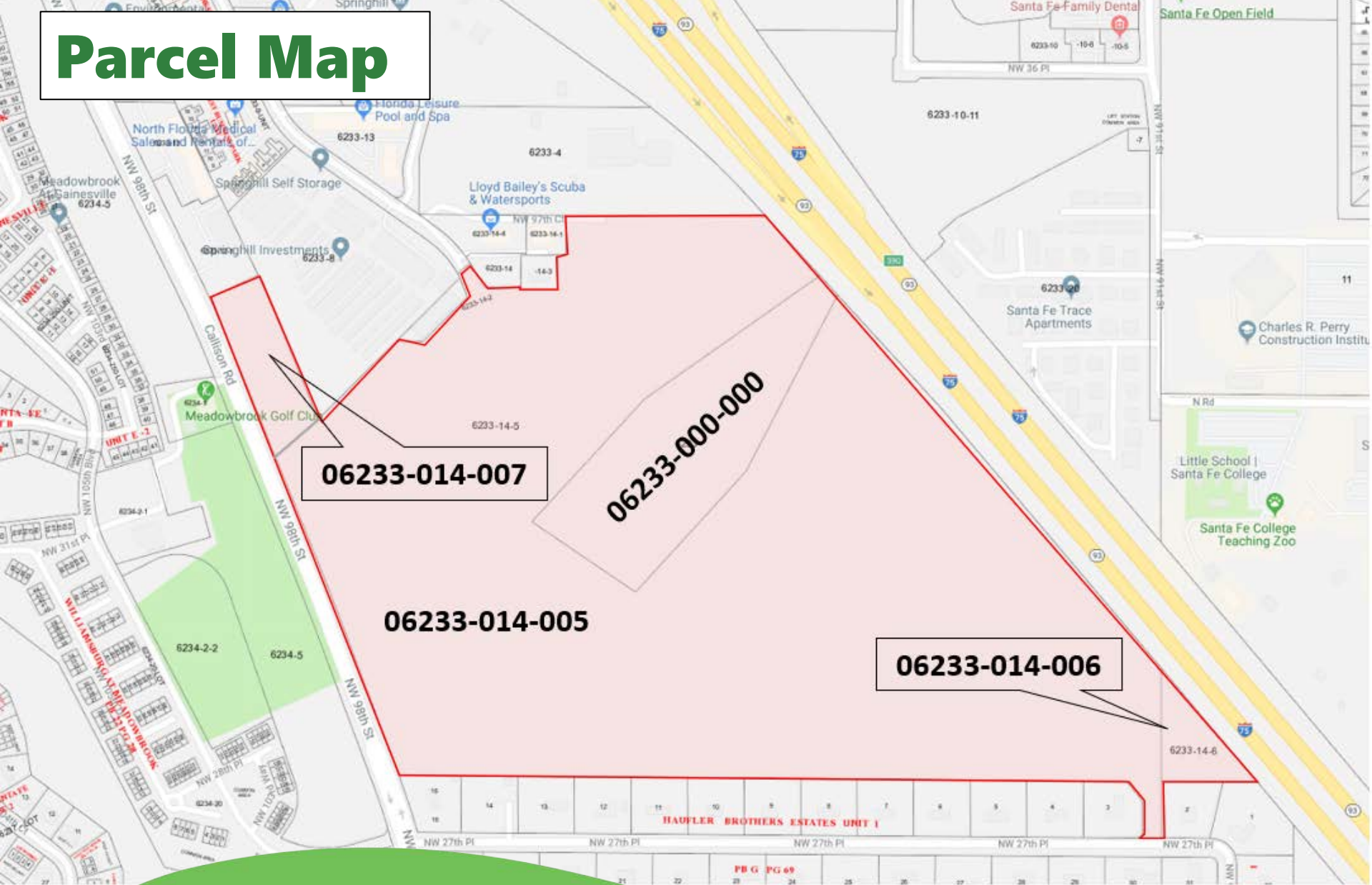
↓ CHAT



Location Map



Parcel Map



06233-014-007

06233-000-000

06233-014-005

06233-014-006

Property Overview / Background

Location:

- Springhills Activity Center (east of NW 98th Street and south of the terminus of NW 97th Blvd)

Tax Parcel Numbers:

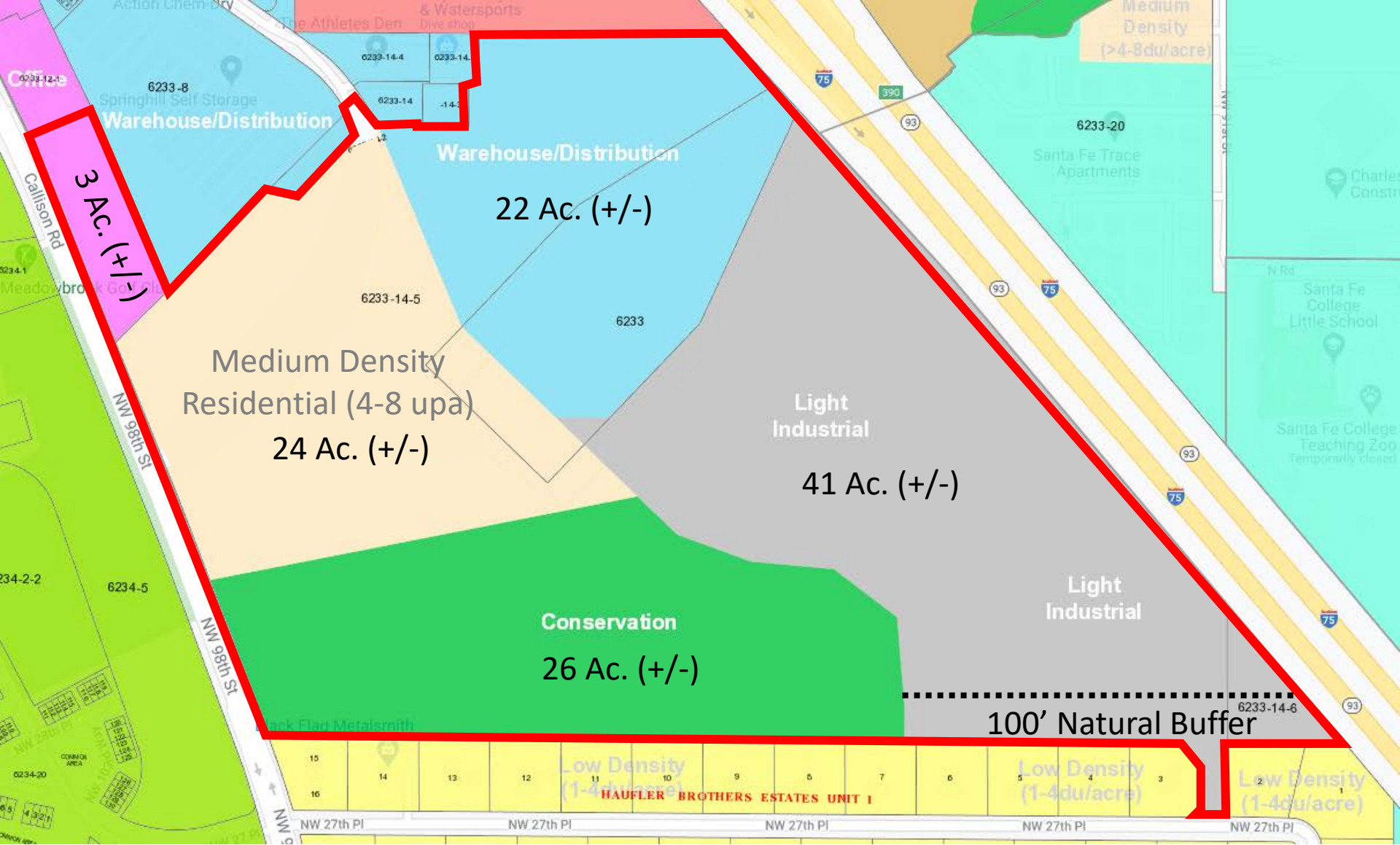
- 06233-000-000, 06233-014-005, 06233-014-006 & 06233-014-007

Size:

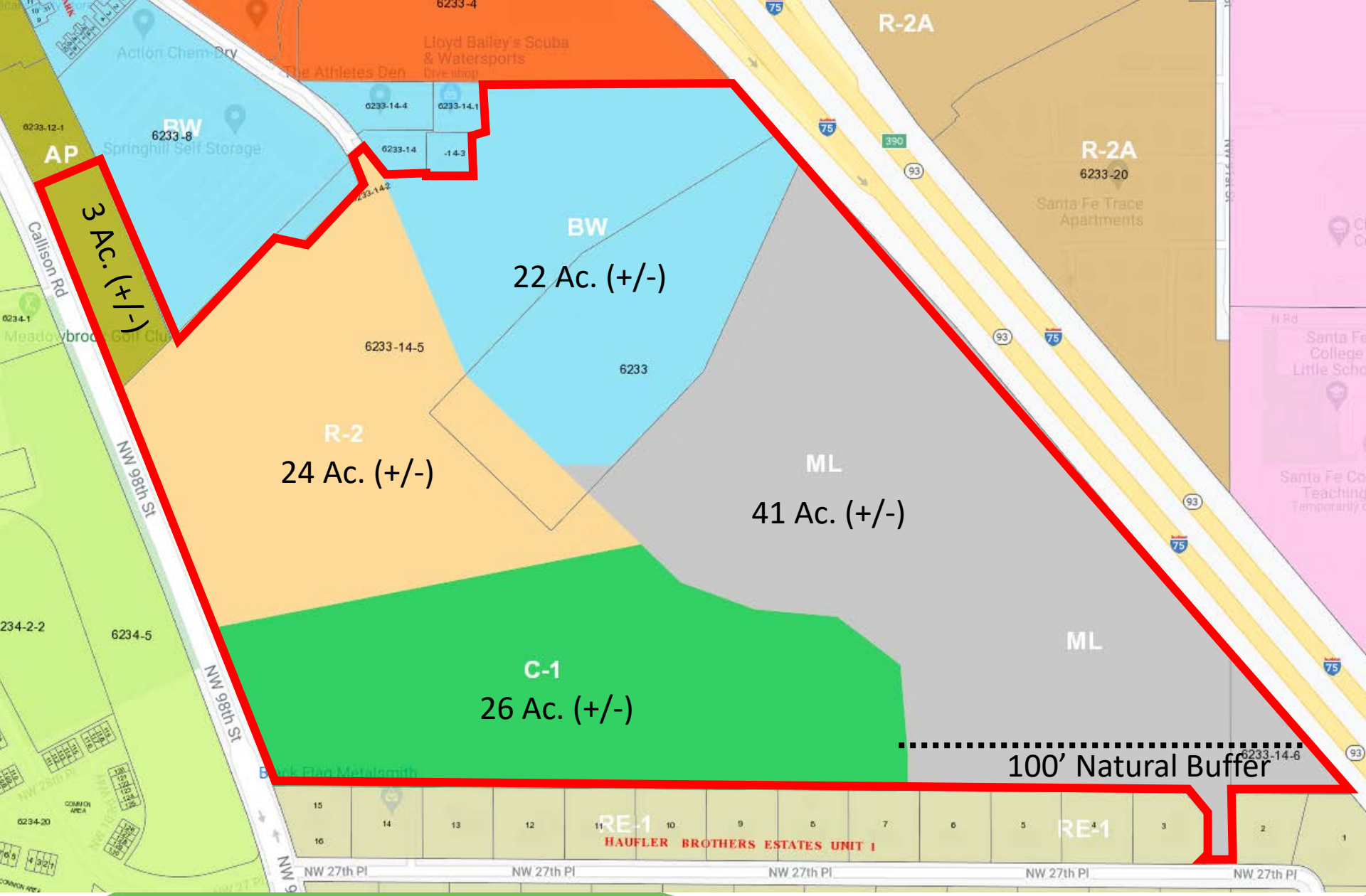
- Approx. 116 Acres

Recent Activity:

- Land Use & Zoning changes approved by County Commission on August 11, 2020



Land Use Map



100' Natural Buffer

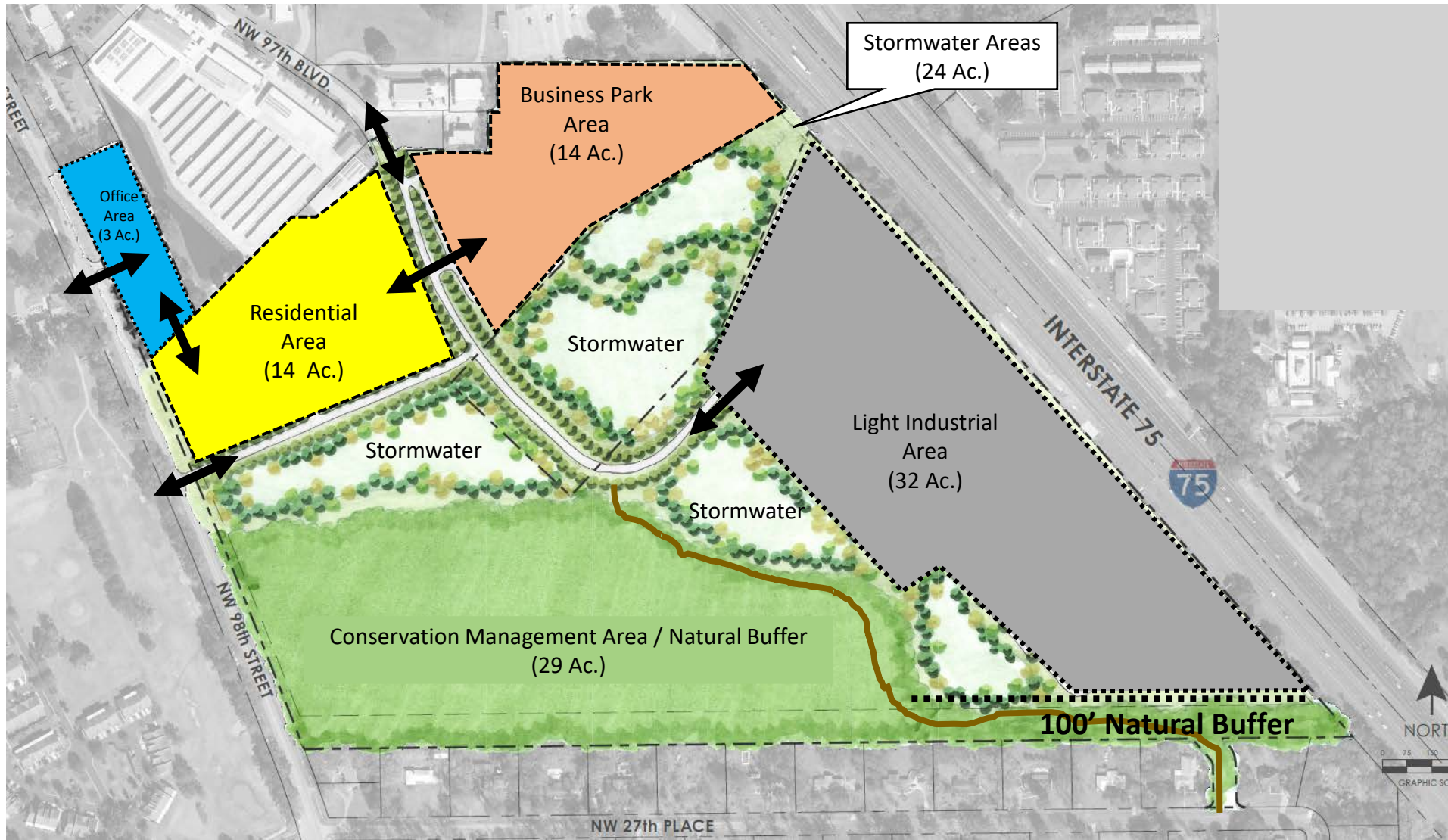
Land Use & Zoning Summary

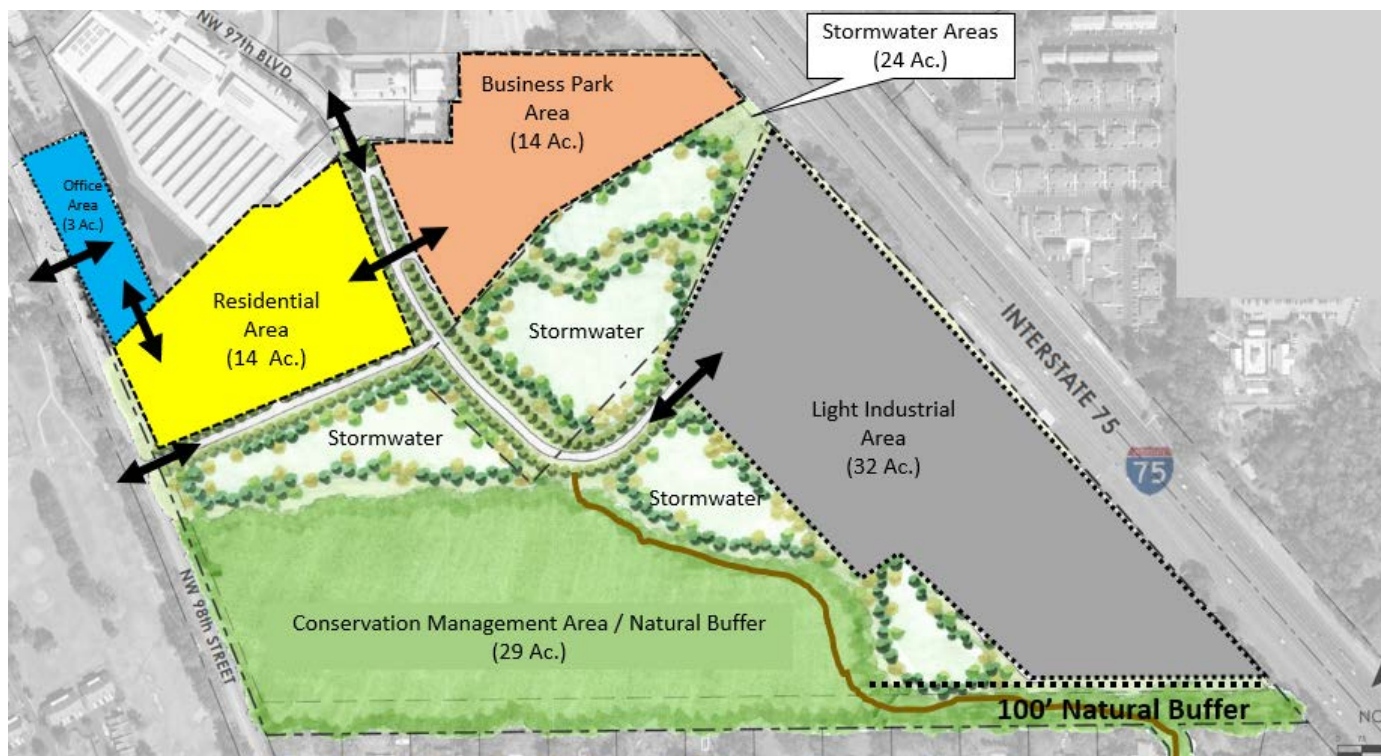
Land Use / Zoning	Acreage (+/-)
Light Industrial / ML	41 Ac.
Conservation / C-1	26 Ac.
Medium Density (R-2)	24 Ac.
Warehouse/Distribution / BW	22 Ac.
Office / AP	3 Ac.

Summary of Policies that Apply to This Property:

- Master Planned Project (Phasing, Stormwater, etc.)
- Conservation Management Area
- 100-foot natural vegetative buffer on south side
- Vehicular access to NW 98th Street & NW 97th Blvd. only and no vehicular connection to south (trail connection only)

Proposed Preliminary Development Plan





PRELIMINARY DEVELOPMENT PLAN PROGRAM

Use Area	Approximate Acreage	% of Site	Density / Intensity	Permitted Uses
Residential	14 Ac. (+/-)	12%	149 Units (Max.)	SFA, SFD, ALF
Office	3 Ac. (+/-)	3%	20,000 SF (Max.)	Office
Business Park	14 Ac. (+/-)	12%	170,000 SF (Max.)	Office, Warehousing, Distribution (BW Zoning)
Light Industrial	32 Ac. (+/-)	28%	315,000 SF (Max.)	Office, Light Industrial, Distribution, Warehousing, R&D (ML Zoning)
Stormwater	24 Ac. (+/-)	20%	---	---
Conservation/ Open Space / Buffer	29 Ac. (+/-)	25%	---	---
	116 Ac (+/-)	100%		

Note: Acreages above are approximate and may be adjusted.

Next Steps

- Neighborhood Workshop – October 29, 2020
- Preliminary Development Plan
 - County Submittal - November or December 2020
 - County Commission – Early 2021
- Final Development Plan (Per Phase) - Future

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

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

403.09 Multifamily Residential Standards

Within all multifamily residential zoning districts, principal buildings and accessory buildings shall be located and constructed in accordance with Table 403.09.1.

**Table 403.09.1
Standards for Multifamily Districts**

Standards	Zoning District		
	R-2	R-2a	R-3
Density Range - Dwelling units per acre	4 - 8	8 - 14	14 - 24
Width at front building line, min			
1-2 units (ft)	50	50	50
3 or more units (ft)	100	100	100
Depth, min (ft)	90	90	90
Setbacks around the Perimeter of the Development			
Front, min (ft)	25	25	25
Rear, min (ft)	20	20	20
Interior side, min (ft)	10	10 ¹	10 ¹
Street side, min (ft)	25	25	25
Building Standards			
Units per building, max ²	8	16	Unlimited
Height, max (feet)	35	45	60
Building coverage, max (percent of gross land area)	35%	35%	35%

¹Six additional inches of setback shall be required for each foot of building height over 35 feet.

²This standard does not apply to assisted living facilities.

403.14 Industrial District Descriptions

(a) Wholesale and Warehousing (BW) District

The BW district implements the Warehouse/Distribution, Light Industrial, and in some cases Commercial policies of the Comprehensive Plan and the associated designations on the Future Land Use Map. Permitted uses are found on the Use Table in Article 2 of Chapter 404. Any use with a blank cell for this district in the Use Table or that does not meet the requirements of §404.08 for similar uses is prohibited.

(b) Light Industrial (ML) District

The ML district implements the Light Industrial policies of the Comprehensive Plan and the associated designations on the Future Land Use Map. The ML district is established to allow certain office and light industrial uses, such as research and development and experimental laboratories and similar uses or the manufacturing or fabrication of products that have minimal off-site impacts. Permitted uses are found on the Use Table in Article 2 of Chapter 404. Any use with a blank cell for this district in the Use Table or that does not meet the requirements of §404.08 for similar uses is prohibited.

403.15 Industrial District Standards

Within all industrial zoning districts, principal building and accessory buildings shall be located and constructed in accordance with the requirements of Table 403.15.1.

Table 403.15.1
Standards for Industrial Zoning Districts

Standards	Zoning Districts		
	BW	ML	MS, MP
Setbacks			
Front (ft)	15	15	15
Rear (ft)	5	10	10
Rear, Adjacent to Residential (ft)	50	50	75
Side (ft)	5	10	10
Side, Adjacent to Residential (ft)	50	50	75
Building Standards			
Height, max (ft)	40	60	60

403.11 Commercial District Descriptions

(a) Administrative and Professional (AP) District

The Administrative and Professional (AP) District implements the Commercial, Office, and Office/Residential policies of the Comprehensive Plan and the associated designations on the Future Land Use Map. This zoning district may also implement the policies and associated designations for Rural Clusters and Rural Employment Centers. Permitted uses are found on the Use Table in Article 2 of Chapter 404. Any use with a blank cell for this district in the Use Table or that does not meet the requirements of §404.08 for similar uses is prohibited.

403.12 Commercial District Standards

Within all commercial zoning districts, principal building and accessory buildings shall be located and constructed in accordance with the requirements of Table 403.12.1.

Table 403.12.1
Standards for Commercial Districts

Standards	Zoning Districts					
	AP	BP	BR, BR-1	BH	BA, BA-1	MB
Lot Dimensions						
Min Area (sq ft)	5,000	5, 000	5,000	5,000	5,000	5,000
Width at front building line, min (ft)	50	50	50	50	50	50
Depth, min (ft)	100	100	100	100	100	100
Setbacks						
Front, min (ft)	25	25	25	25	25 ¹	25
Rear, min (ft)	10	10	5 ¹	5 ¹	5 ¹	5 ¹
Interior side, min (ft)	5 ²	5 ²	5 ²	5 ²	5 ²	5 ²
Street side, min (ft)	25	25	25	25	15	15
Building Standards						
Height, max (ft)	35	45	65	65	45	35
Building coverage, max (% of gross land area)	40%	40%	N/A	N/A	N/A	N/A

¹Where the rear yard abuts a residential or agriculture zoning district, a minimum rear setback of 25 feet shall be required.

²Six inches of additional side yard shall be required for each foot of building height over 35 feet when abutting single family residential uses or zoning.