



Finley Wood Cottages
Neighborhood Meeting

April 7, 2021

Meeting Guidelines

- This meeting is informational only
- It is required as a part of the City of Gainesville review process

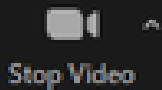
- You have been muted upon entering
- If you have a question, either:
 - Unmute yourself to speak
 - Type your question in the chat box

↓ UNMUTE/MUTE

↓ CHAT



Mute



Stop Video



2

Participants



Chat



Share Screen

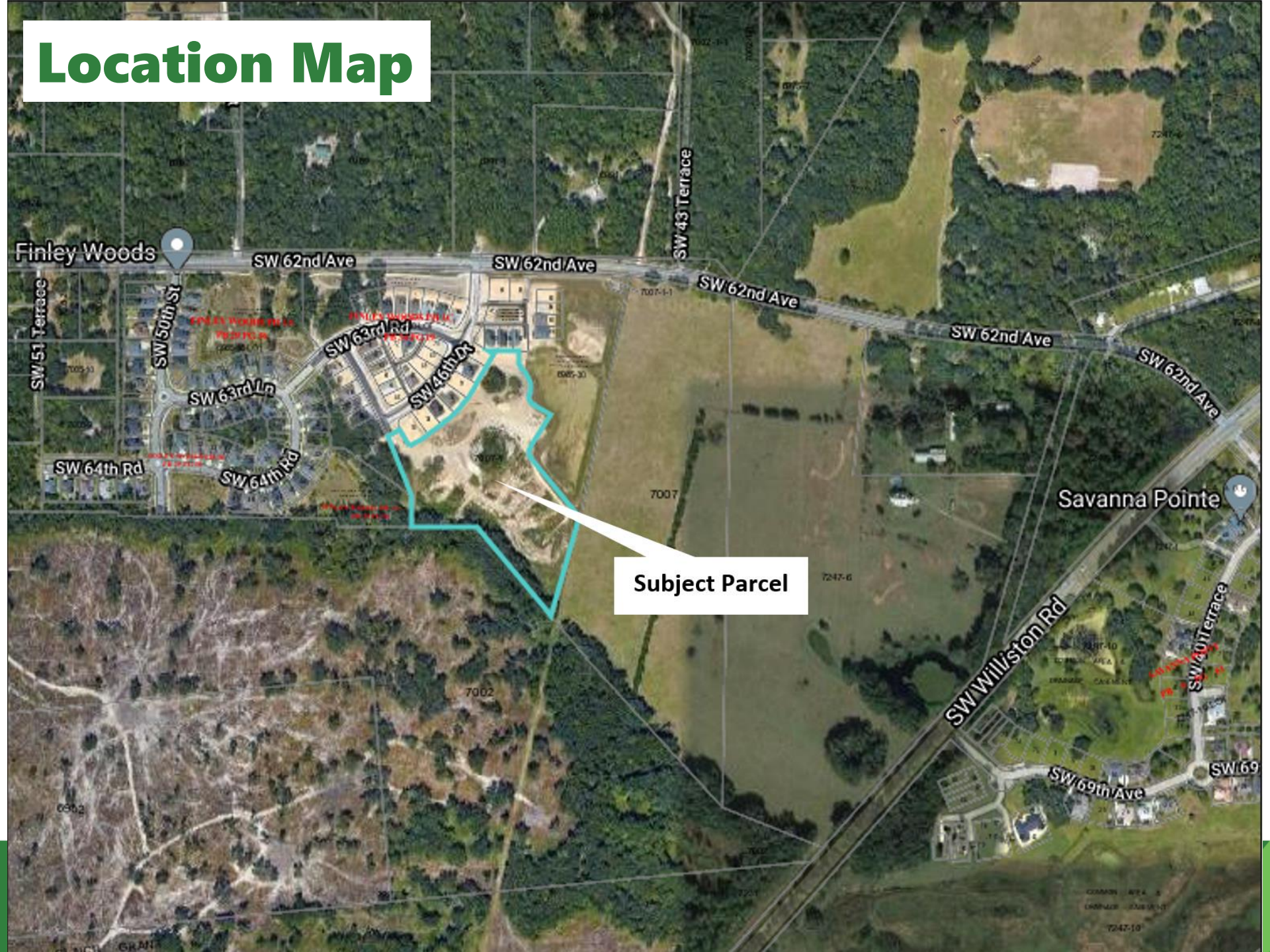


Record



Reactions

Location Map



Project Summary

Parcel 07007-001-000, 8.65 acres within Finley Woods PD

- Future Land Use – Planned Use District (PUD)
- Zoning –Planned Development (PD)

120 cottage units proposed -

This portion of the PD ('B' Residential) is approved for single family detached and attached, multi-family and customary accessory uses.

Approved City PD Layout Plan

FINLEY WOODS ZONING MASTER PLAN

- GENERAL NOTES
1. THE LAND USE AREA BOUNDARIES ARE APPROXIMATE AND MAY BE ADJUSTED DURING DEVELOPMENT PLAN APPROVAL.
 2. ACCESS AND VEHICULAR PARKING AREAS ARE PERMITTED WITHIN LAND USE AREAS 'A', 'B', 'C', 'D' AND/OR 'F'.
 3. SHARED STORMWATER MANAGEMENT FACILITIES (SMF) ARE PERMITTED WITHIN ANY LAND USE AREA.

LAND USE AREAS

- AREA A: 'A' RESIDENTIAL
- AREA B: 'B' RESIDENTIAL
- AREA C: 'C' RESIDENTIAL
- AREA D: 'D' RESIDENTIAL
- AREA E: COMMON OPEN SPACE
- AREA F: MAJOR CIRCULATION
- PROJECT BOUNDARY
- EXISTING ACCESS
- PROPOSED ACCESS

PHASE	AC	MAXIMUM # OF UNITS
NORTH	±68	471
SOUTH	±50	

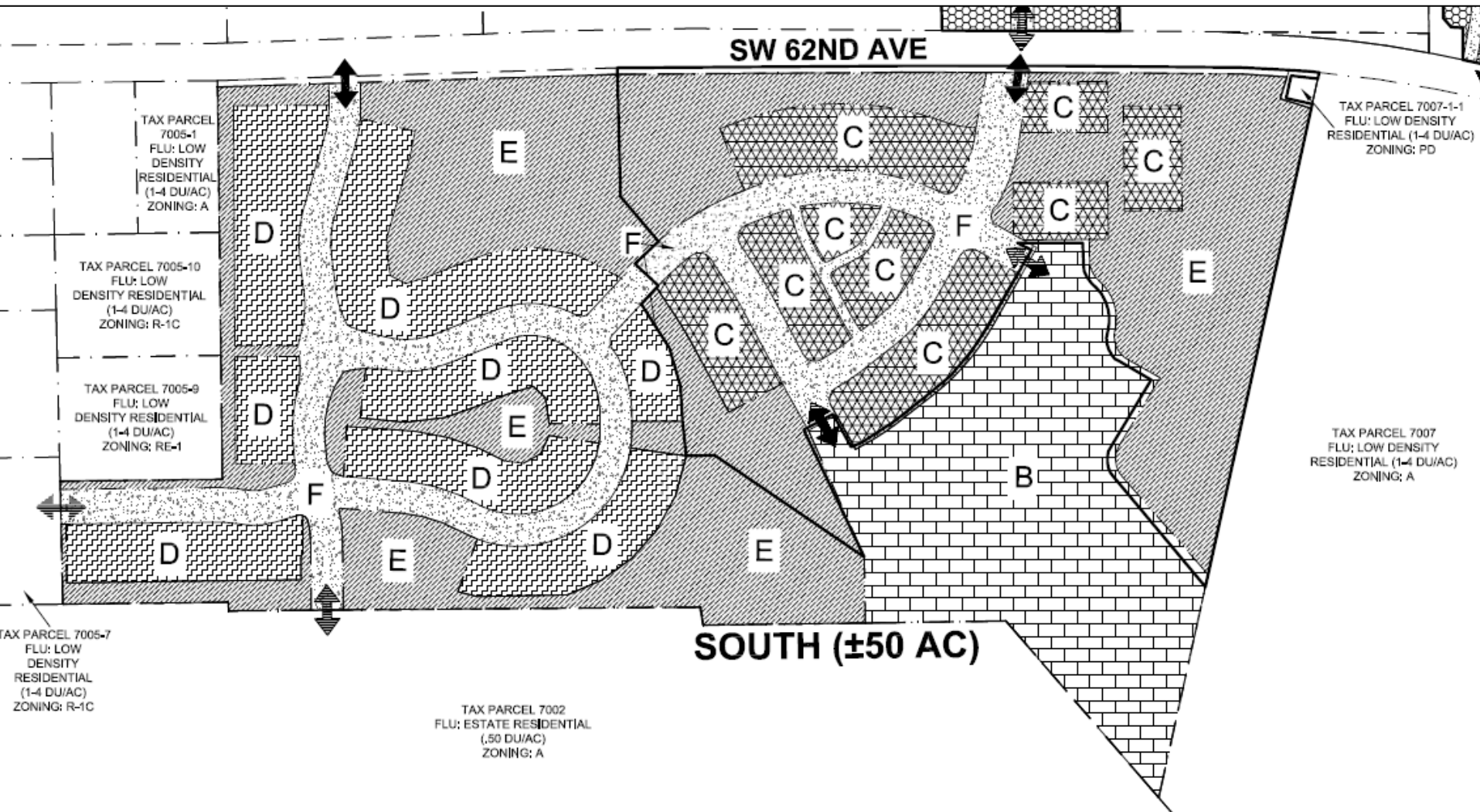
LAND USE CLASSIFICATION	ALLOWABLE USES <small>(Open Space, Recreation Management, Information Services, and Landmarks are not considered in classification)</small>	DIMENSIONAL STANDARDS	AC	(% OF SITE)
'A' RESIDENTIAL	SINGLE FAMILY DETACHED AND ATTACHED, INCLUDING 'C' AND CUSTOMARY ACCESSORY USES	MINIMUM: LOT AREA: 10,000 S.F. (MINIMUM 10% PER SQUARE FOOT) (MINIMUM 10% PER SQUARE FOOT) (MINIMUM 10% PER SQUARE FOOT) MAXIMUM: LOT AREA: 15,000 S.F. (MINIMUM 10% PER SQUARE FOOT) (MINIMUM 10% PER SQUARE FOOT) (MINIMUM 10% PER SQUARE FOOT)	56.98	83%
'B' RESIDENTIAL	SINGLE FAMILY DETACHED AND ATTACHED, INCLUDING 'C' AND CUSTOMARY ACCESSORY USES	MINIMUM: LOT AREA: 10,000 S.F. (MINIMUM 10% PER SQUARE FOOT) (MINIMUM 10% PER SQUARE FOOT) (MINIMUM 10% PER SQUARE FOOT) MAXIMUM: LOT AREA: 15,000 S.F. (MINIMUM 10% PER SQUARE FOOT) (MINIMUM 10% PER SQUARE FOOT) (MINIMUM 10% PER SQUARE FOOT)	4.10	7%
'D' RESIDENTIAL	SINGLE FAMILY DETACHED	MINIMUM: LOT AREA: 10,000 S.F. (MINIMUM 10% PER SQUARE FOOT) (MINIMUM 10% PER SQUARE FOOT) (MINIMUM 10% PER SQUARE FOOT) MAXIMUM: LOT AREA: 15,000 S.F. (MINIMUM 10% PER SQUARE FOOT) (MINIMUM 10% PER SQUARE FOOT) (MINIMUM 10% PER SQUARE FOOT)	5.00	9%
'D' RESIDENTIAL	SINGLE FAMILY DETACHED	MINIMUM: LOT AREA: 10,000 S.F. (MINIMUM 10% PER SQUARE FOOT) (MINIMUM 10% PER SQUARE FOOT) (MINIMUM 10% PER SQUARE FOOT) MAXIMUM: LOT AREA: 15,000 S.F. (MINIMUM 10% PER SQUARE FOOT) (MINIMUM 10% PER SQUARE FOOT) (MINIMUM 10% PER SQUARE FOOT)	5.00	7%
'E' OPEN SPACE	OPEN SPACE, RECREATION, LANDMARKS, AND OTHER USES AS PERMITTED BY APPLICABLE ORDINANCES	N/A	14.79	27%
'F' MAJOR CIRCULATION	RESIDENTIAL SERVICE AND VEHICULAR CIRCULATION INFRASTRUCTURE (STREET, DRIVE, LANDSCAPE)	N/A	5.23	7%
TOTAL PROJECT AREA			118	100%

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FINLEY WOODS ZONING MASTER PLAN
 PLANNING DEVELOPMENT
 10/15/2013

1 of 1

Portion of Approved PD Layout Plan



Portion of Approved PD Layout Plan

South Phase has 95 existing single family lots.

North Phase is not currently developed.

PHASE	AC.	MAXIMUM # OF UNITS
NORTH	±68	471
SOUTH	±50	

Concurrency Calculations for Finely Woods include 321 single-family dwellings and 150 multi-family dwellings.

Table 6: Potential Public School Demand

Land Use	Units	Elem.		Middle		High	
		Rate	Total	Rate	Total	Rate	Total
Proposed							
Single-Family	321	.15	48	.07	22	.09	28
Multi-Family	150	.08	12	.03	5	.03	5

Portion of Approved PD Layout Plan

LAND USE CLASSIFICATION	ALLOWABLE USES (Open Space, Stormwater Management, Infrastructure Elements, and Landscaping may exist in any land use classification)	DIMENSIONAL STANDARDS	AC.	(%) OF SITE
'A' RESIDENTIAL	SINGLE FAMILY DETACHED AND ATTACHED, MULTI-FAMILY, AND CUSTOMARY ACCESSORY USES	<p>DETACHED Min. Lot Area = 3,000 sq. ft. Max. Bldg. Height = 35 ft. Front Setback = 10 ft. Rear Setback = 0 ft. Side Setback, Interior or Street = 0 ft.</p> <p>MULTI-FAMILY Min. Area = 20,000 sq. ft. Max. Bldg. Height = 5 Stories</p>	66.58	57%
'B' RESIDENTIAL	SINGLE FAMILY DETACHED AND ATTACHED, MULTI-FAMILY, AND CUSTOMARY ACCESSORY USES	<p>DETACHED Min. Lot Area = 3,000 sq. ft. Max. Bldg. Height = 35 ft. Front Setback = 10 ft. Rear Setback = 0 ft. Side Setback, Interior or Street = 0 ft.</p> <p>ATTACHED Min. Lot Area = 2,500 sq. ft. Max. Bldg. Height = 45 ft. Front Setback = 10 ft. Rear Setback = 0 ft.</p>	8.53	7%
'B' RESIDENTIAL	SINGLE FAMILY DETACHED AND ATTACHED, MULTI-FAMILY, AND CUSTOMARY ACCESSORY USES	<p>DETACHED Min. Lot Area = 3,000 sq. ft. Max. Bldg. Height = 35 ft. Front Setback = 10 ft. Rear Setback = 0 ft. Side Setback, Interior or Street = 0 ft.</p> <p>MULTI-FAMILY Min. Area = 20,000 sq. ft. Max. Bldg. Height = 5 Stories</p>	8.53	7%
RESIDENTIAL	SINGLE FAMILY DETACHED	Front Setback = 15 ft. Rear Setback = 0 ft. Side Setback, Interior = 0 ft. Side Setback, Street = 15 ft.	8.69	7%
'E' OPEN SPACE	A. WETLANDS AND THEIR BUFFERS B. MULCHED WALKING TRAILS OUTSIDE OF WETLAND BUFFERS C. USES AS MAY BE PERMITTED IN AN APPROVED CONSERVATION MANAGEMENT PLAN D. STORMWATER MANAGEMENT SYSTEMS	N/A	19.79	17%
'F' MAJOR CIRCULATION	PEDESTRIAN, BICYCLE, AND VEHICULAR CIRCULATION, INFRASTRUCTURE ELEMENTS, SIGNAGE, LANDSCAPING	N/A	8.52	7%
TOTAL PROJECT AREA			118	100%

Site Aerial

Property is undeveloped-
has been used for
construction staging for
development within
Finely Woods.



Proposed Site Plan



Proposed Buildings

TWO BEDROOM.

2 1/2 BATH UNIT.

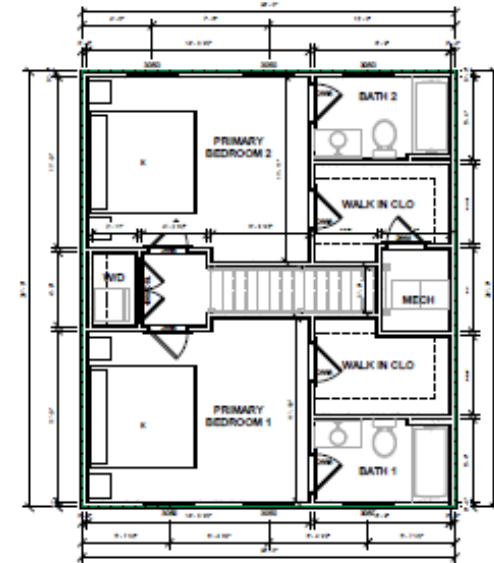
1 FL: 640 SF

2 FL: 592 SF

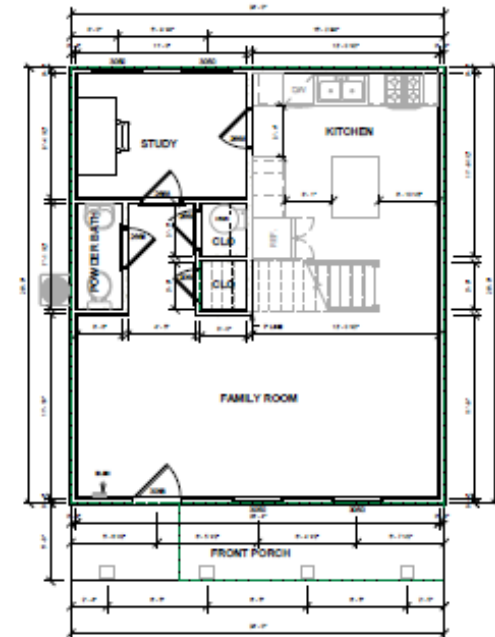
TOTAL: 1232 SF



FRONT ELEVATION-TWO
BEDROOM - (1ST OPEN)-
CRAFTSMAN
1/4" = 1'-0"



SECOND FLOOR PLAN - TWO
BEDROOM - OPEN PLAN
1/4" = 1'-0"



Proposed Buildings

THREE BEDROOM

3 1/2 BATH UNIT:

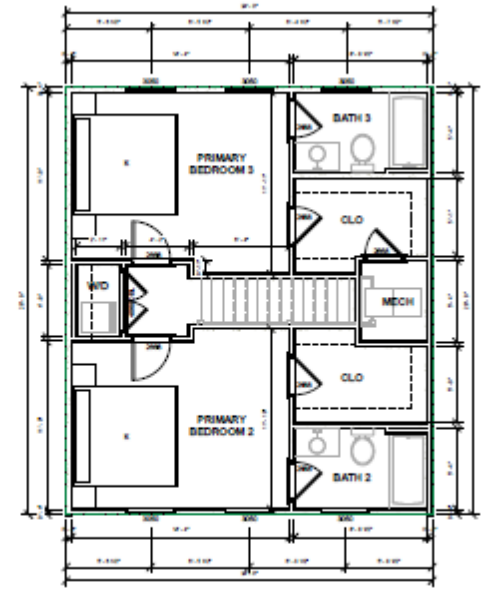
1 FL: 640 SF

2 FL: 592 SF

TOTAL: 1232 SF



3 FRONT ELEVATION - THREE BEDROOM - CRAFTSMAN 1/8" = 1'-0"



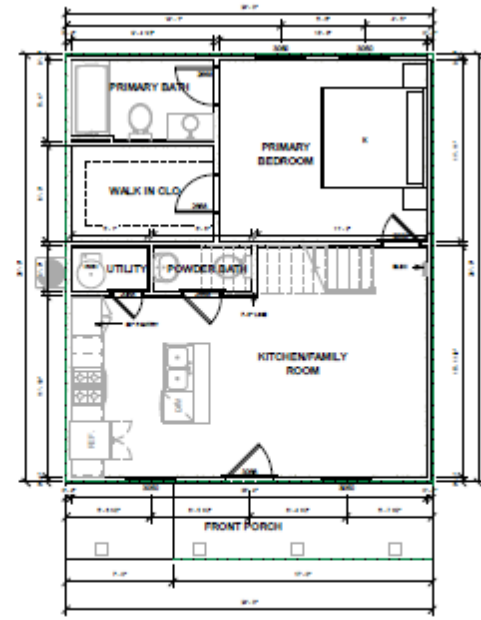
2 SECOND FLOOR PLAN - THREE BEDROOM 1/8" = 1'-0"



4 FRONT ELEVATION - THREE BEDROOM - ARTS AND CRAFTS 1/8" = 1'-0"



4 FRONT ELEVATION - THREE BEDROOM - COASTAL 1/8" = 1'-0"



1 FIRST FLOOR PLAN - THREE BEDROOM 1/8" = 1'-0"

Proposed Buildings



2 FRONT ELEVATION - COASTAL
1/8" = 1'-0"



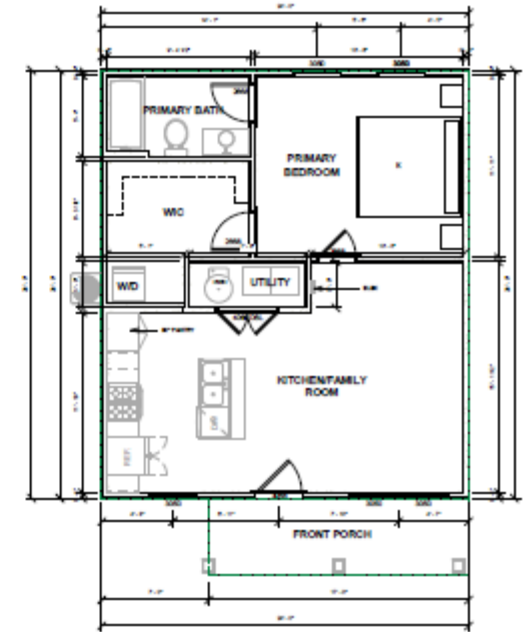
4 FRONT ELEVATION - COTTAGE
1/8" = 1'-0"



3 FRONT ELEVATION - COASTAL
w/ Garage
1/8" = 1'-0"



5 FRONT ELEVATION - COTTAGE
w/ Garage
1/8" = 1'-0"



1 FIRST FLOOR PLAN - ONE
BEDROOM
1/8" = 1'-0"

ONE BEDROOM,
ONE BATH UNIT:
1FL : 640 SF



Next Steps

- Neighborhood Workshop
 - Today – April 7, 2021
- Site Plan Submittal and Review Process
 - April – August 2021
- Project Approval and Construction
 - Fall 2021