



Rezoning & Small-Scale Land Use Map Amendment

Neighborhood Workshop November 30, 2022

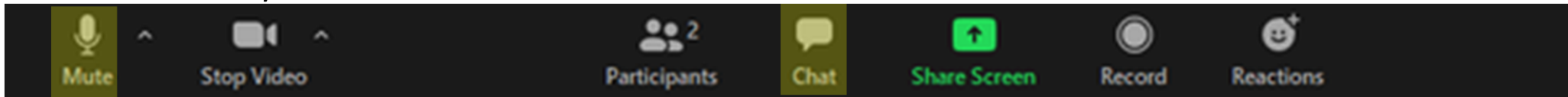
Meeting Guidelines

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



Agenda

- Introductions
- Property Location
- Property Description
- Existing Zoning & Land Use
- Proposed Zoning & Land Use Changes
- Next Steps
- Contact Information
- Questions

Property Location Map



Property Size:	36.7 Ac. (+/-)
Parcel Number:	06006-052-000

Proposed Land Use & Zoning Changes

- Land Use Map

- From: Single Family 36.7 Ac. (+/-)
- To: Planned Use District 4.2 Ac. (+/-)
Conservation 32.5 Ac. (+/-)

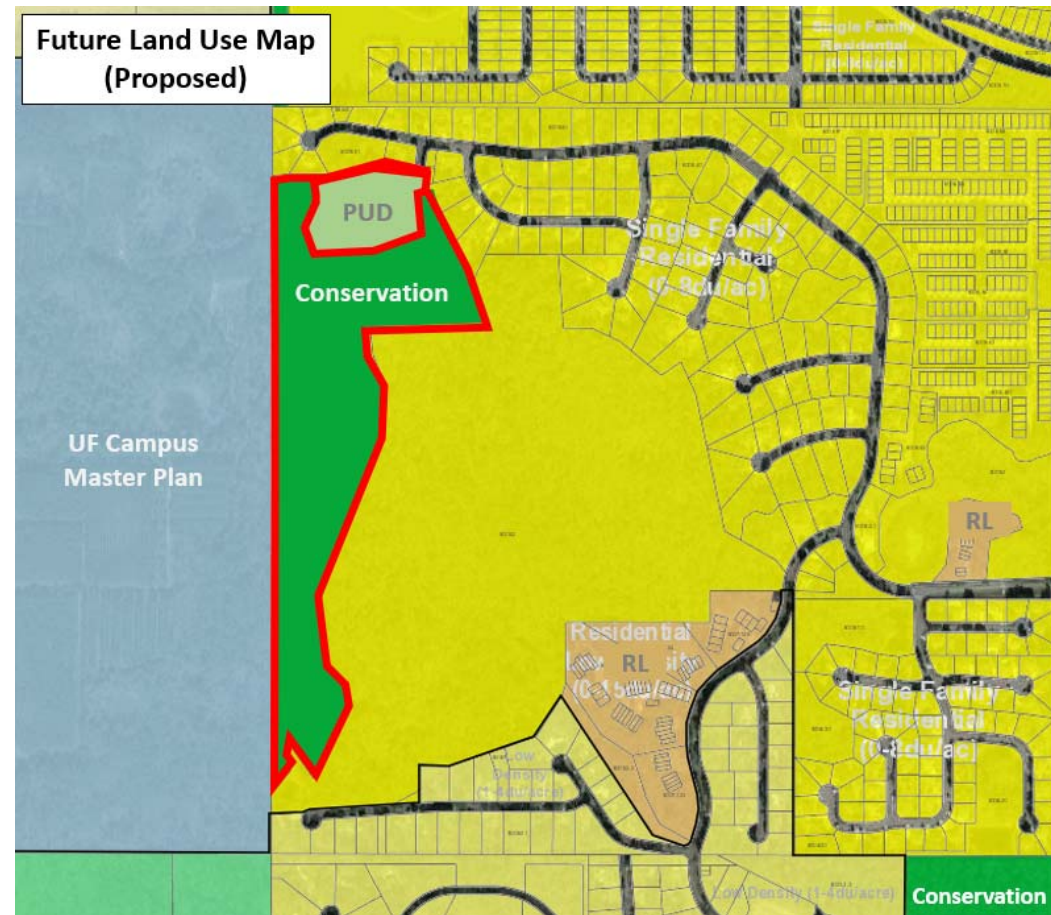
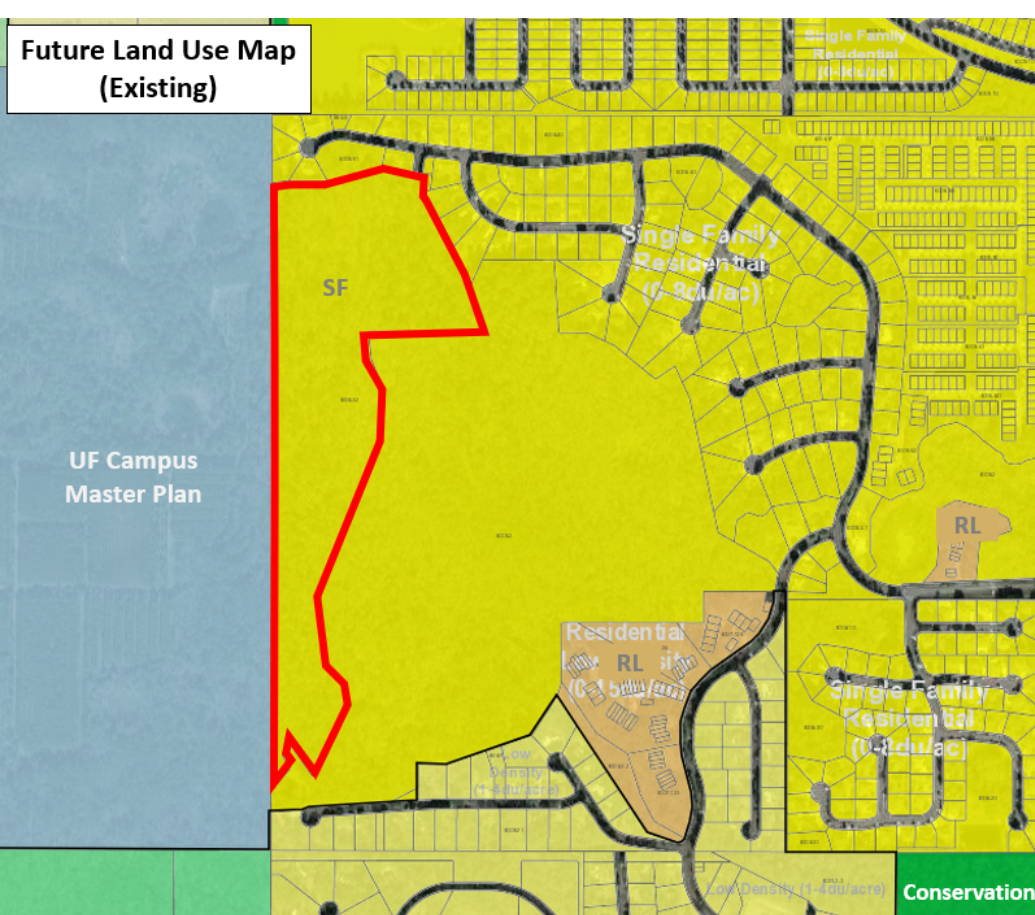
- Zoning Map

- From: Planned Development (PD) 36.7 Ac. (+/-)
- To: Planned Development (PD) 4.2 Ac. (+/-)
Conservation 32.5 Ac. (+/-)

- Summary of Proposed Changes

- Allows attached single family (townhouse) units to cluster density and preserve land from development impacts.
- Units will be platted & sold to homeowners (not a rental development)
- Places approximately 32.5 Ac. of development area into Conservation (89% of property)
- Reduces potential impacts to environmentally sensitive areas, including wetlands, floodplains, trees and creek crossing
- Reduces number of residential units from 44 units to 36 units
- Increased landscape buffers & setbacks from Blues Creek phases to north and east

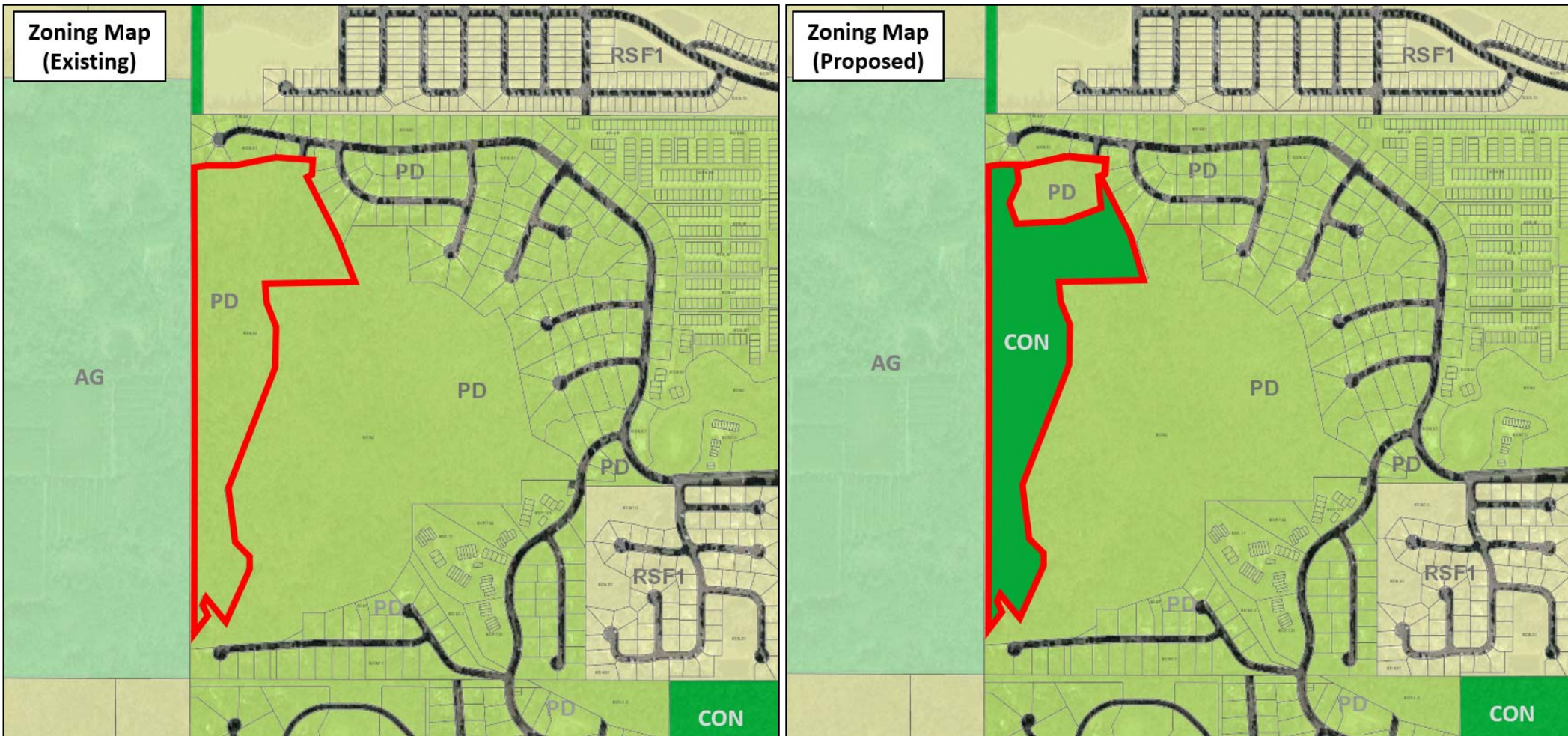
Proposed Land Use Map Change



Proposed Land Use Map Change:

- From: Single Family (36.7 Ac. +/-)
- To: Planned Use District (4.2 Ac. +/-)
- Conservation (32.5 Ac. +/-)

Proposed Zoning Map Change



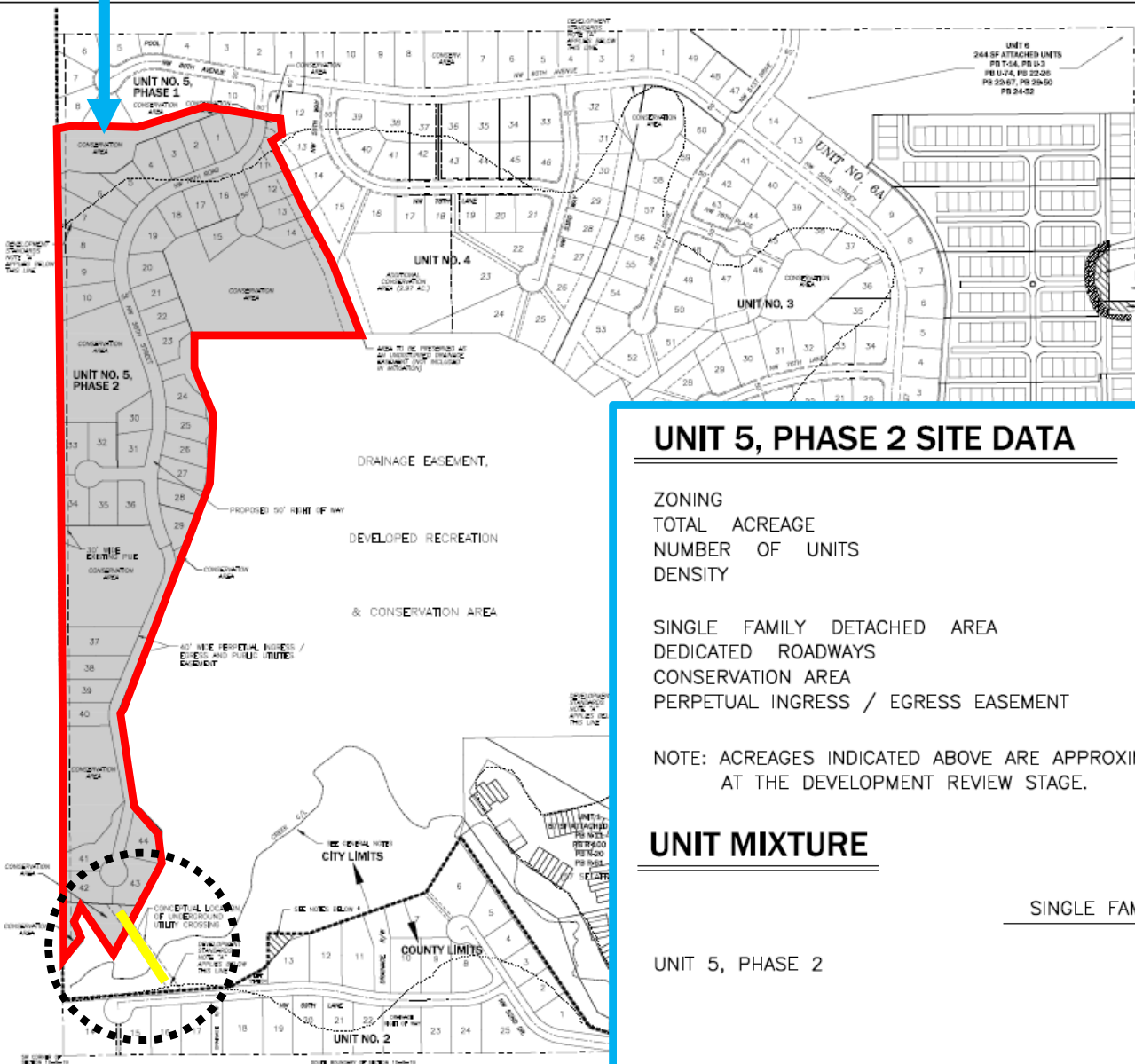
Proposed Zoning Map Change:

- From: Planned Development (36.7 Ac. +/-)
- To: Planned Development (4.2 Ac. +/-)
Conservation (32.5 Ac. +/-)

Limits of PD Zoning

Existing PD Layout Plan

BLUES CREEK UNIT 5, PHASE 2



- UNIT NO. 6F
- UNIT NO. 6E
- UNIT NO. 6D
- UNIT NO. 6C

SINGLE FAMILY DETACHED UNITS

SEEDED FOR UNIT 5, PHASE 2:
 FRONT 28 FT OR THE MINIMUM FRONT SETBACK FUTURE AT THE 10-FOOT LOT WIDTH
 REAR 15 FT
 SIDE 10 FT
 SEE OTHERS 10 FT

UNIT 5, PHASE 2 SITE DATA

ZONING	PD
TOTAL ACREAGE	36.70 ACRES (±)
NUMBER OF UNITS	44
DENSITY	1.20 UNITS/ACRE
SINGLE FAMILY DETACHED AREA	17.13 ACRES
DEDICATED ROADWAYS	2.89 ACRES
CONSERVATION AREA	15.39 ACRES
PERPETUAL INGRESS / EGRESS EASEMENT	1.29 ACRES

NOTE: ACREAGES INDICATED ABOVE ARE APPROXIMATE AND MAY BE ADJUSTED AT THE DEVELOPMENT REVIEW STAGE.

UNIT MIXTURE

	SINGLE FAMILY ATTACHED	SINGLE FAMILY DETACHED
UNIT 5, PHASE 2	0	44

TRIP GENERATION NOTE FOR UNIT 5, PHASE 2

AVERAGE DAILY TRIPS: 44 UNITS X 9.52 = **418.9**; 50% ENTERING, 50% EXITING
 A.M. PEAK HOUR OF ADJACENT STREET TRAFFIC: .75 X 44 UNITS = 33; 25% ENTERING, 75% EXITING
 P.M. PEAK HOUR OF ADJACENT STREET TRAFFIC: 1.0 X 44 UNITS = 44; 63% ENTERING, 37% EXITING

NORTH
SCALE 1" = 200'

GRAPHIC SCALE

edsa40
engineers + planners + architects

BLUES CREEK - GAINESVILLE FLORIDA

PD LAYOUT PLAN

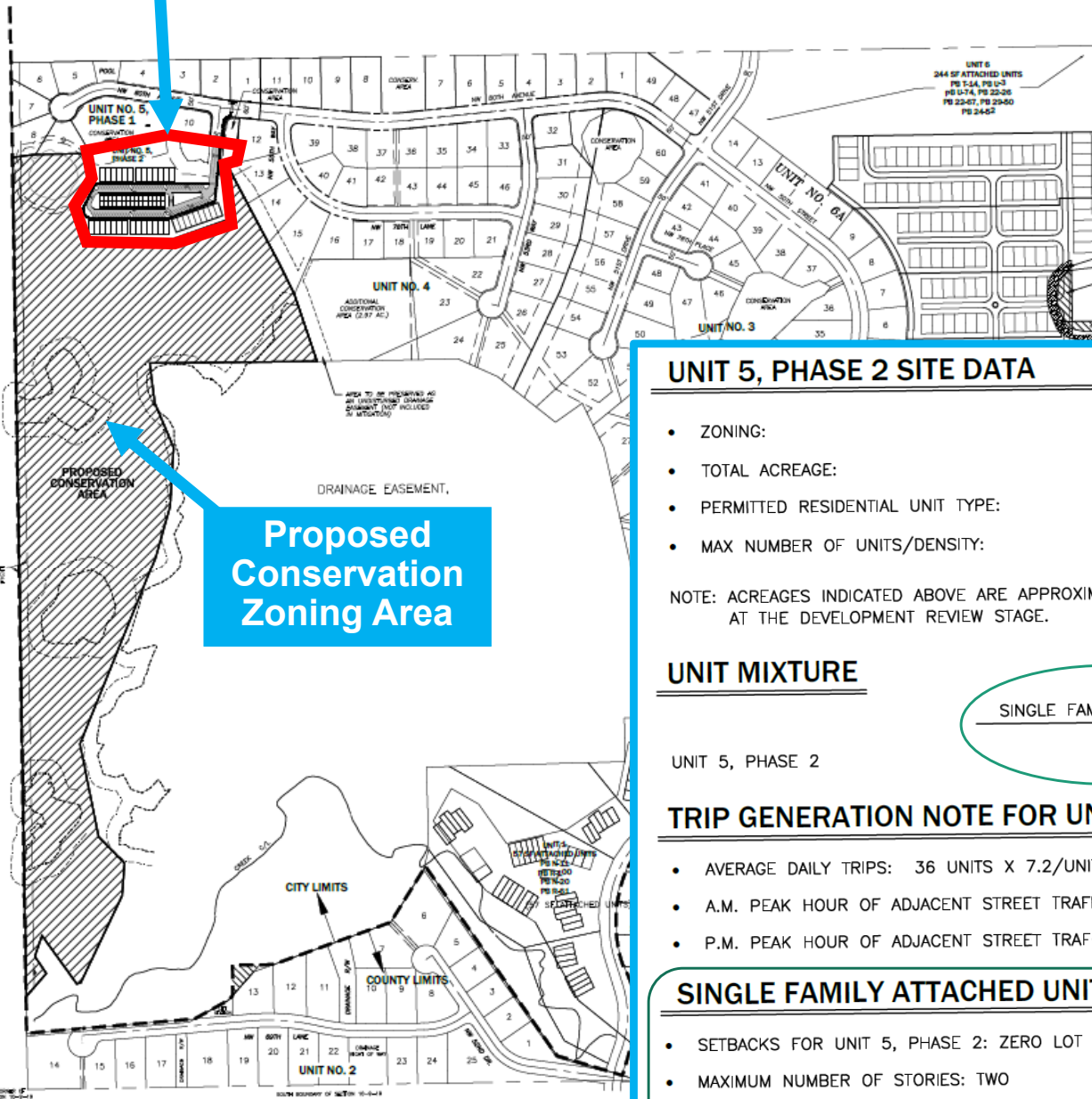
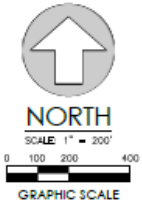
Project: ZONING
 Issued: 08/20/18
 Date: 07/27/18

Sheet No: P0.01

Proposed PD Layout Plan

Proposed PD Zoning Area

BLUES CREEK UNIT 5, PHASE 2



Proposed Conservation Zoning Area

UNIT 5, PHASE 2 SITE DATA

- ZONING: PLANNED DEVELOPMENT (PD)
- TOTAL ACREAGE: 4.2 ACRES (±)
- PERMITTED RESIDENTIAL UNIT TYPE: SINGLE FAMILY ATTACHED
- MAX NUMBER OF UNITS/DENSITY: 36 UNITS (8.57 UNITS/ACRE)

NOTE: ACREAGES INDICATED ABOVE ARE APPROXIMATE AND MAY BE ADJUSTED AT THE DEVELOPMENT REVIEW STAGE.

UNIT MIXTURE

SINGLE FAMILY ATTACHED
36

TRIP GENERATION NOTE FOR UNIT 5, PHASE 2

- AVERAGE DAILY TRIPS: 36 UNITS X 7.2/UNIT (ITE 215) = 259; 50% ENTERING, 50% EXITING
- A.M. PEAK HOUR OF ADJACENT STREET TRAFFIC: 0.55 X 36 UNITS = 20; 25% ENTERING, 75% EXITING
- P.M. PEAK HOUR OF ADJACENT STREET TRAFFIC: 0.61 X 36 UNITS = 22; 62% ENTERING, 38% EXITING

SINGLE FAMILY ATTACHED UNITS

- SETBACKS FOR UNIT 5, PHASE 2: ZERO LOT LINE
- MAXIMUM NUMBER OF STORIES: TWO
- MAXIMUM NUMBER OF BEDROOMS: 2 PER UNIT
- REQUIRED PARKING: 2 PER UNIT

Units will be platted & sold to homeowners (not a rental community)

No.	Date	Comment

Professional Engineer of Record:

Engineer: Certificate No.:

Project No: 21-184

Project phase: CITY SUBMITTAL

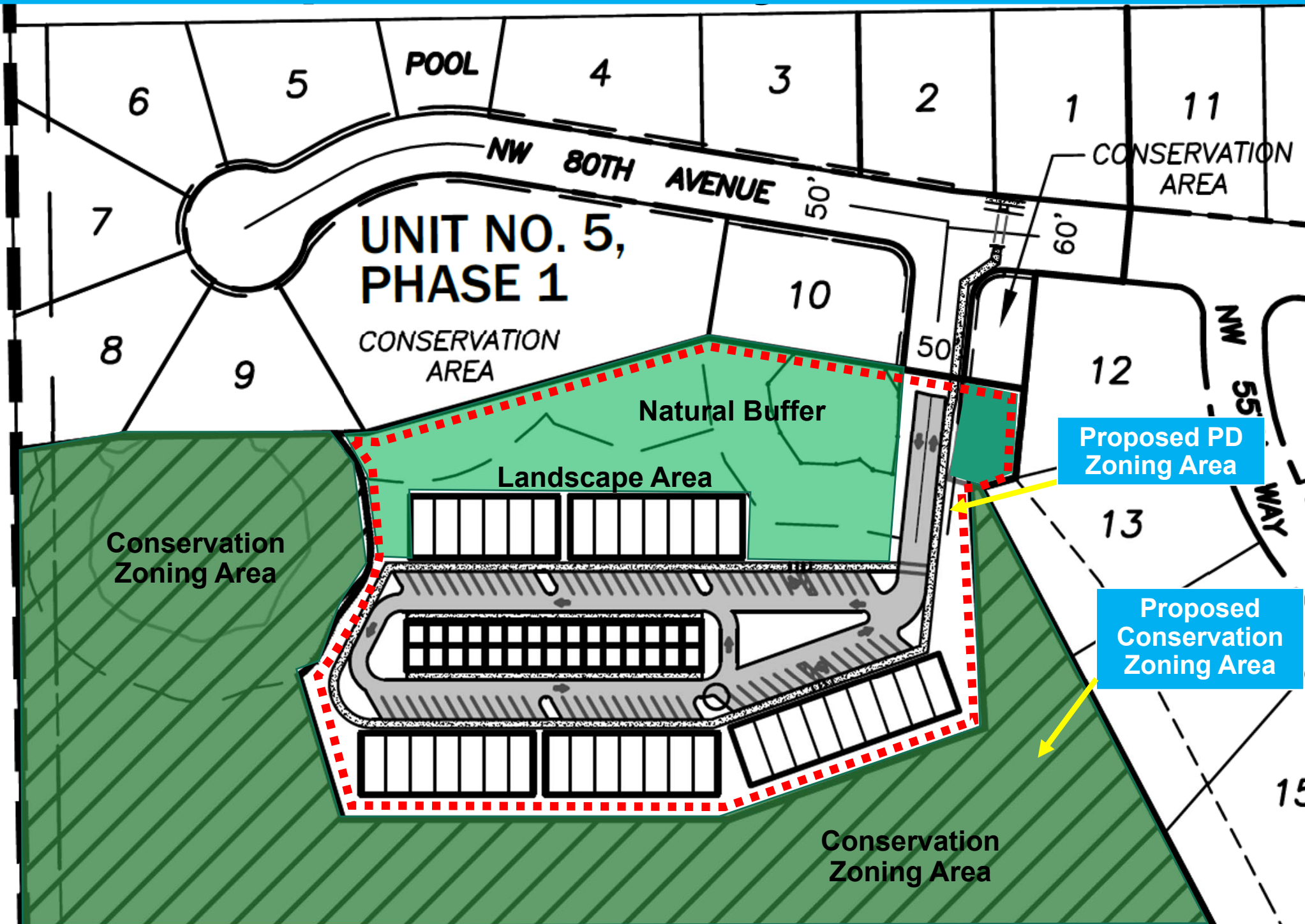
Project Title: BLUES CREEK UNIT 5, PHASE 2 GAINESVILLE, FLORIDA

Sheet Title: PD LAYOUT PLAN

Designed: SJB
Drawn: NLS/TAM
Checked: CBO
Date: 11/17/22

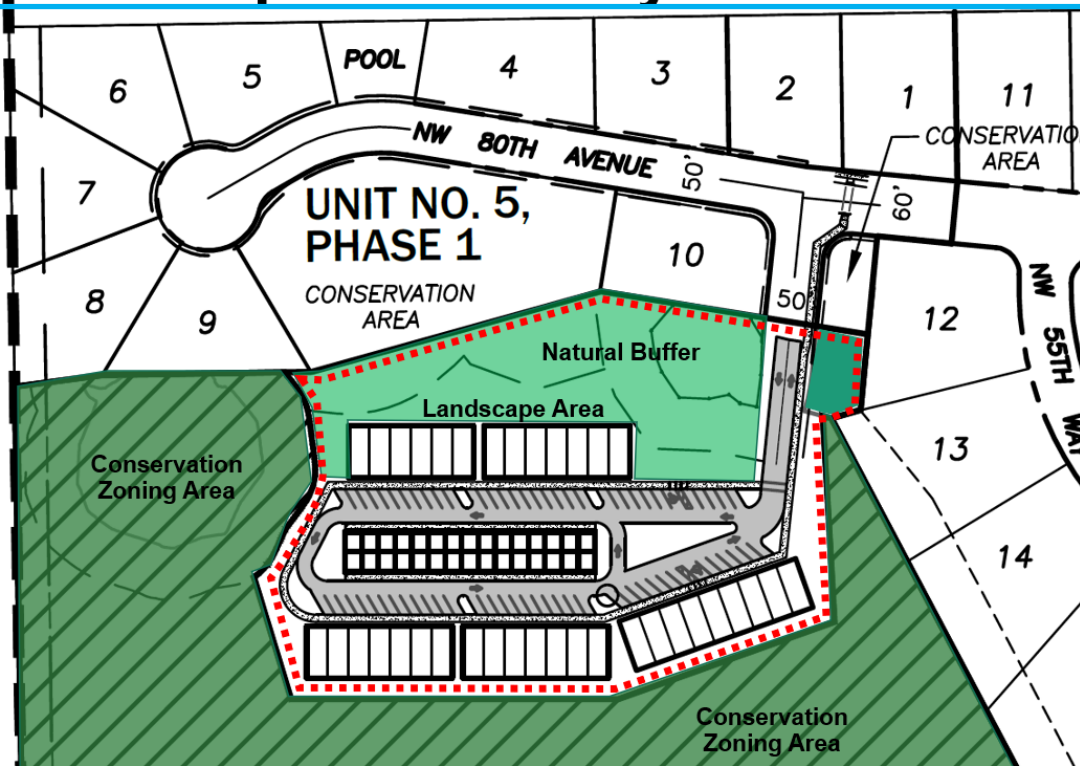
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Proposed PD Layout Plan



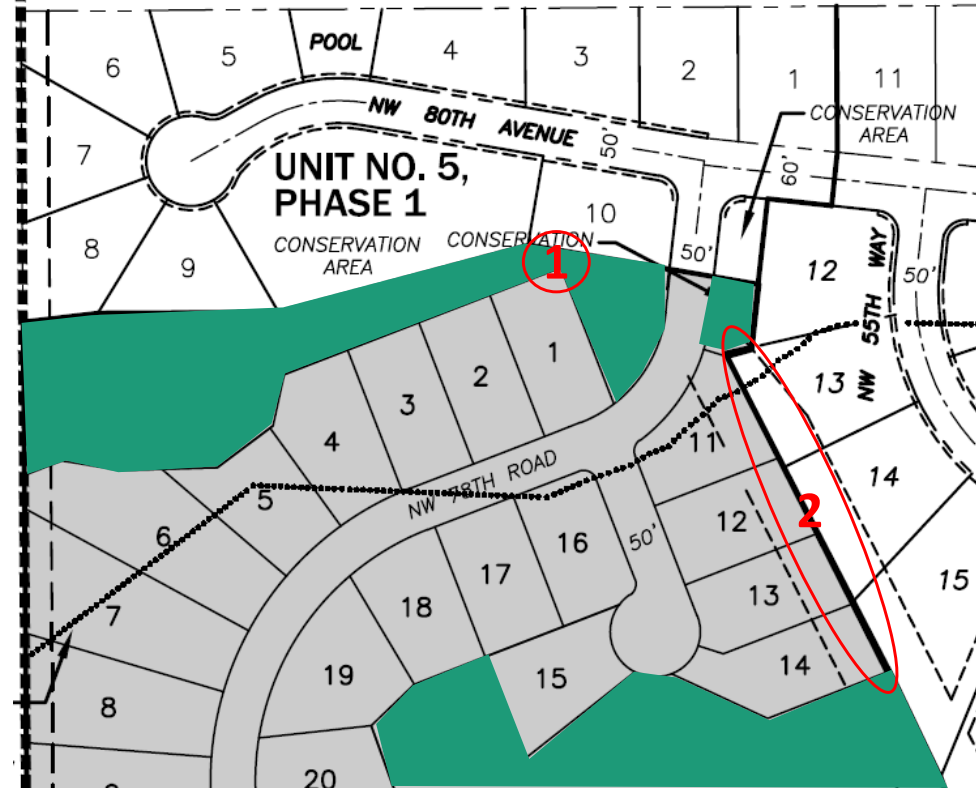
Increased Buffers & Setbacks from Blues Creek to North & East

Proposed PD Layout Plan



Area 1: Approx. 120 Feet
Area 2: Approx. 95 Feet

Existing PD Layout Plan



Area 1: Approx. 15 Feet
Area 2: Zero Feet

Next Steps

- Coordinate with HOA to have an in-person meeting
- EDA will submit the applications for rezoning and land use change to the City of Gainesville
- City of Gainesville will review the applications
- City of Gainesville will notify neighboring property owners of the public hearing before the City Plan Board
- Plan Board meeting (TBD: Approx. 3 Months)
- City Commission meeting (TBD: Approx. 5 Months)
- When future development is proposed, there will be an additional neighborhood meeting & notification process

Contact Information

- Person: Clay Sweger
- Phone: (352) 373-3541
- Email: csweger@edafl.com
- Web site: www.edafl.com/neighborhoodworkshops

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Gainesville, FL 32601