



ALACHUA COUNTY DEPARTMENT OF GROWTH MANAGEMENT

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MEMORANDUM

Steve Lachnicht, AICP
*Director
Growth Management*

July 23rd, 2009

Richard Wolf
*Assistant Director
Growth Management*

To: Steve Lachnicht, AICP
Growth Management Director

Phil Dunnington
Building Official

From: Jonathan B. Paul, AICP, MA²
Concurrency & Impact Fee Manager

Benny Beckham
Zoning Administrator

Subject: Example of TND using policies in CPA 01-09

Ken Zeichner, AICP
*Principal Planner
Comprehensive Planning*

Tom Webster
*Housing Programs
Manager*

Juna Papajorgji
GIS Manager

Jonathan Paul, AICP
*Concurrency &
Impact Fee Manager*

County Staff has been actively working with engineers, planners, developers and various stakeholder groups in the development of the policies for the Future Land Use Amendment. Many individuals and organizations, at no cost to the County, have provided their time and expertise to assist Staff in the development of the future land use polices in CPA 01-09. It is in the best interest of the Community and all those involved in land development activities that the policies developed will result in projects that can actually be constructed and that implement the goals, principals, objectives and policies of the Comprehensive Plan.

Jarvis & Folsom, a local engineering and planning firm that has been working with Staff and providing input and feedback on CPA 01-09, has prepared a conceptual example of how a development would look utilizing the policies proposed in the Future Land Use amendment. This type of feedback has enabled Staff to develop policies that will eventually result in multi-modal supportive Transit Oriented Developments and Traditional Neighborhood Developments.

Principals
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Memorandum

To: Jonathan Paul
From: Walter Jarvis, P.E. *WJ*
Date: 7/13/2009
Re: General TND Conceptual Plan

Per your request, attached is a "General TND Conceptual Plan" based on proposed Policy 1.6 "Traditional Neighborhood Developments" of the Alachua County Future Land Use Element (FLUE) (CPA 01-09). In addition to the proposed policies of the FLUE, the following design parameters and assumptions were utilized in the generation of the attached conceptual plan:

Design Parameters:

1. **Location:** The northeast corner of Newberry Road and C.R. 241 was chosen for the application of the proposed policies due to the following reasons:
 - A. Located within an existing Activity Center
 - B. Frontage along Newberry Road, which is a road of concern regarding capacity.
 - C. The area is already developed, therefore there is no bias in regards to undeveloped tracts of land that could benefit or be harmed by the presentation of the conceptual site plan.
2. **Acreage:** The total area for the conceptual project site is approximately 16.75 acres. The shape of the property is a rectangle with 1,000 L.F. of frontage along Newberry road and 730 L.F. of frontage along C.R. 241.

Note: The property limits shown on the conceptual site plan do not consist of any one particular Alachua County Parcel. The aforementioned shape and size were chosen to provide a minimum 15 acres, as required by Policy 1.6.1.1, and to allow for a straightforward approach regarding a gridded roadway network.

Assumptions:

1. **Future Land Use:** Medium Density Residential (4-8 Dwelling Units/Acre)
2. **Zoning:** R-1b (4-8 Dwelling Units/Acre)

Density and Non-Residential Limits:

The following section details the minimum and maximum density and non-residential uses that could, theoretically, be allowed on such a property based on the proposed language of the Alachua County FLUE Policy: 1.6 "Traditional Neighborhood Developments".

Note: The entire conceptual project site is located within the 1/8 mile (660 ft.) Village Center limits (Policy 1.6.4.4)

Minimum Density Required:

Policy 1.6.5.1:

1. Within the transit supportive area, a minimum of four (4) units per acre, or the minimum density of the underlying land use category, whichever is greater:

$$(4 \text{ units/acre}) * 16.75 \text{ acres} = 67 \text{ units}$$

Minimum Non-Residential Square Footage Required:

Policy 1.6.5.2:

1. Provide at least 10,000 square feet of non-residential uses, plus
2. A minimum of 50 square feet of non-residential uses for every 1 residential unit:

$$10,000 \text{ S.F.} + (50 \text{ S.F./unit} * 67 \text{ units}) = 13,350 \text{ S.F.}$$

Maximum Allowable Density (Not Contiguous to a Rapid Transit Corridor):

Policy 1.6.5.1:

1. Within the transit supportive area, a minimum of four (4) units per acre, or the minimum density of the underlying land use category, whichever is greater,
2. For TNDs that are not contiguous with a planned Rapid Transit or Express Transit Corridor, an additional two (2) units per acre within the transit supportive area are allowed:

$$(8 \text{ units/acre} + 2 \text{ units/acre}) * 16.75 \text{ acres} = 167 \text{ units}$$

Maximum Allowable Non-Residential Square Footage (Not Contiguous to a Rapid Transit Corridor):

Policy 1.6.5.2:

1. Provide at least 10,000 square feet of non-residential uses, plus
3. A maximum of 150 square feet of non-residential uses for every 1 residential unit is allowed
4. For projects that provide 100% of the allowable density, an additional 5,000 square feet of non-residential development is allowed:

$$10,000 \text{ S.F.} + (150 \text{ S.F./unit} * 167 \text{ units}) + 5,000 \text{ S.F.} = 40,050 \text{ S.F.}$$

Maximum Allowable Density (Contiguous to a Rapid Transit Corridor):

Policy 1.6.5.1:

1. Within the transit supportive area, a minimum of four (4) units per acre, or the minimum density of the underlying land use category, whichever is greater,
4. For TNDs contiguous with a Rapid Transit or Express Transit Corridor, an additional six (6) units per acre within the village center and four (4) units per acre within the transit supportive area outside of the village center are allowed:

$$(8 \text{ units/acre} + 6 \text{ units/acre}) * 16.75 \text{ acres} = 234 \text{ units}$$

Maximum Allowable Non-Residential Square Footage (Contiguous to a Rapid Transit Corridor):

Policy 1.6.5.2:

1. Provide at least 10,000 square feet of non-residential uses, plus
3. A maximum of 150 square feet of non-residential uses for every 1 residential unit is allowed
4. For projects that provide 100% of the allowable density, an additional 5,000 square feet of non-residential development is allowed
5. For projects contiguous with a Rapid Transit or Express Transit Corridor, an additional 20,000 square feet of non-residential development is allowed:

$$10,000 \text{ S.F.} + (150 \text{ S.F./unit} * 234 \text{ units}) + 5,000 \text{ S.F.} + 20,000 \text{ S.F.} = 70,100 \text{ S.F.}$$

Note: This memo and attached conceptual site plan is not intended to represent any actual or proposed developments within Alachua County. The purpose of this memo and attached conceptual site plan is to assist in understanding and visualizing the implementation of the proposed Alachua County FLUE: Policy 1.6 "Traditional Neighborhood Developments".