

2024-227F



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**Blues Creek Unit 5 Phase 2  
Subdivision  
Design Plat  
Petition SUB23-27**

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**Tax Parcel: 06006-052-000 (portion of)**

**City Commission: July 18, 2024**

# City Subdivision Approval Process

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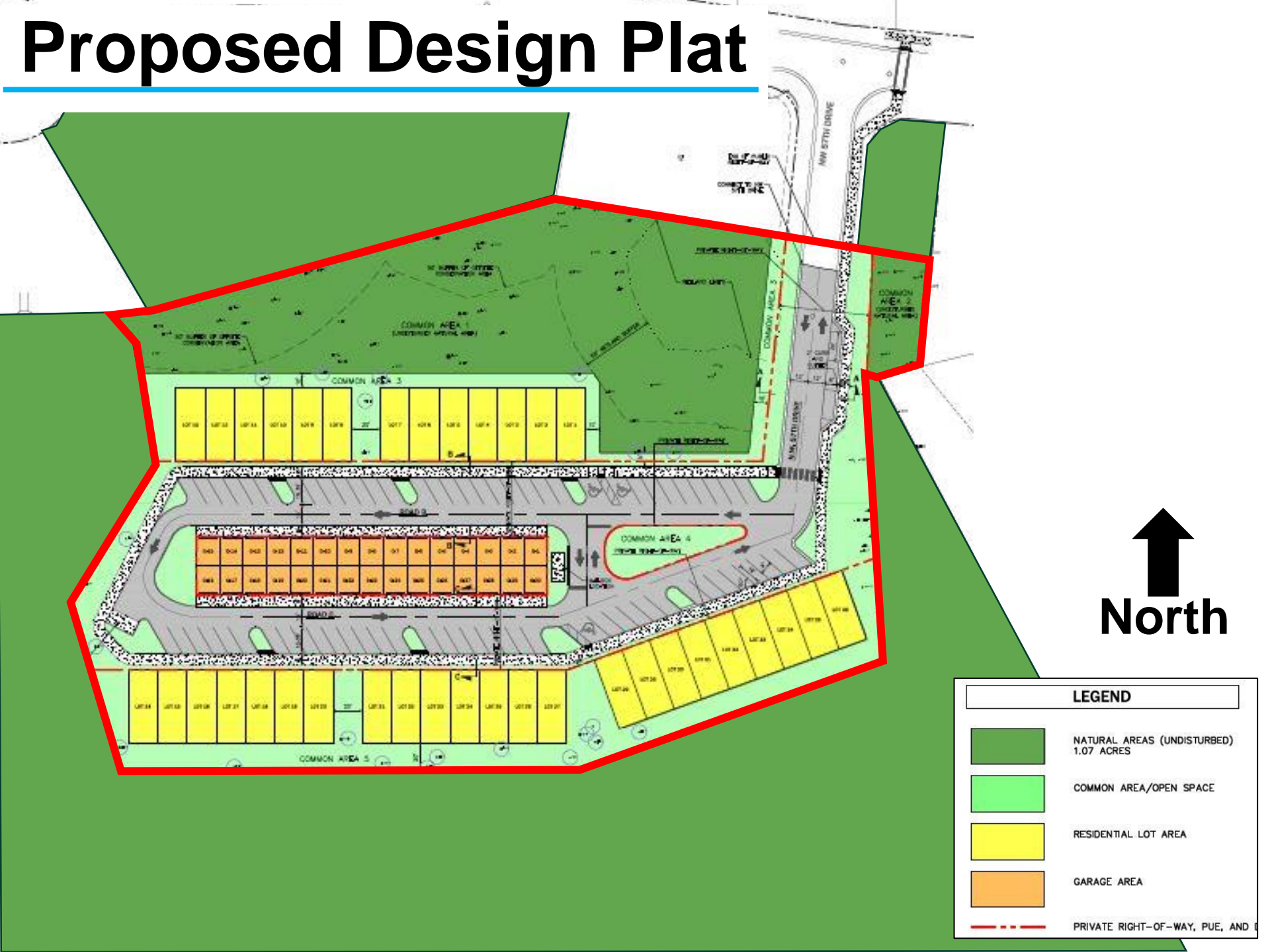
## Four Primary Applications:

1. Land Use & Zoning Map Changes (Approved)
2. Design Plat (Current Proposed Application)
3. Construction Plans (Next Step)
4. Final Plat (Final Step)

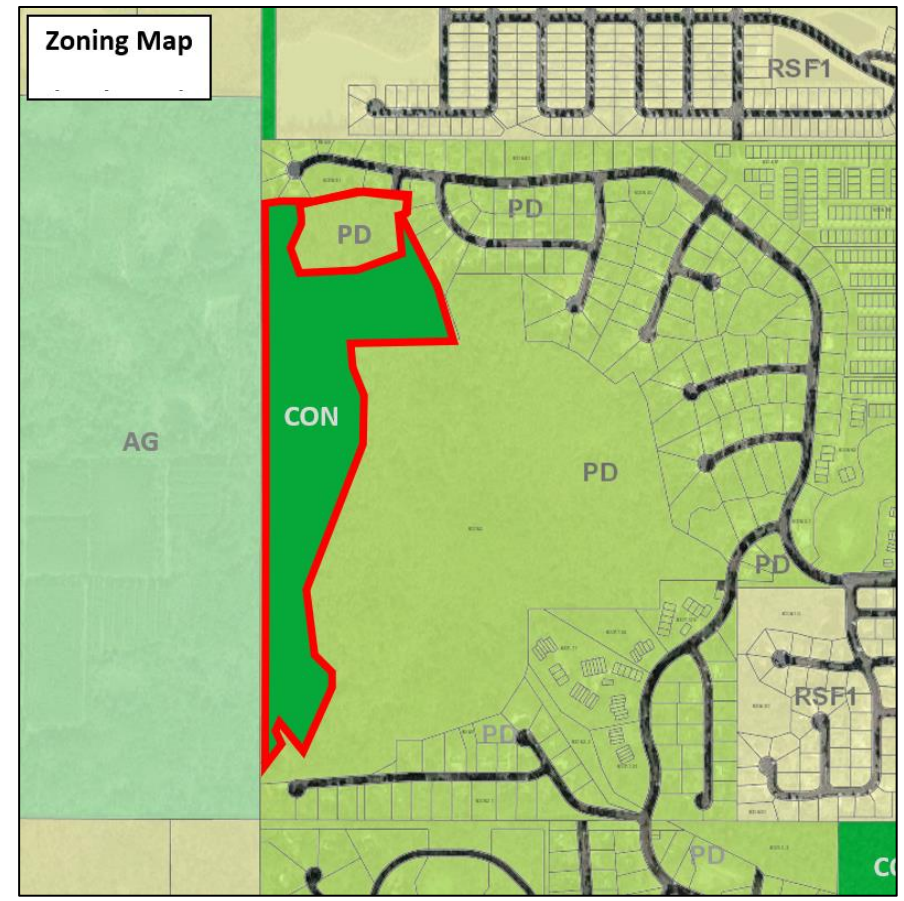
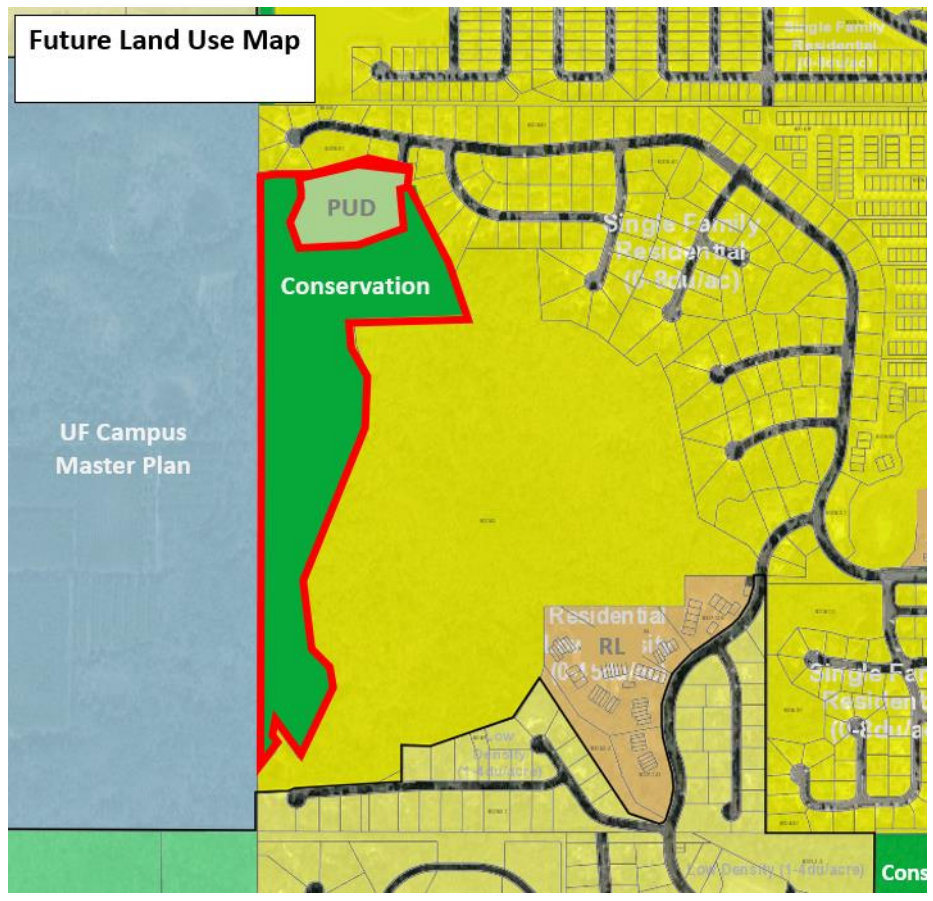
# Property Location Map



# Proposed Design Plat



# Existing Land Use & Zoning Maps



PD  
Zoning  
Area

# Approved PD Layout Plan

## BLUES CREEK UNIT 5, PHASE 2



eda  
consultants inc.

300 S.W. 2nd St., Suite 200  
Gainesville, Florida 32601  
Tel: 352-225-2247  
www.edaconsultants.com



**NORTH**  
SCALE: 1" = 200'

0 100 200 400  
GRAPHIC SCALE

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

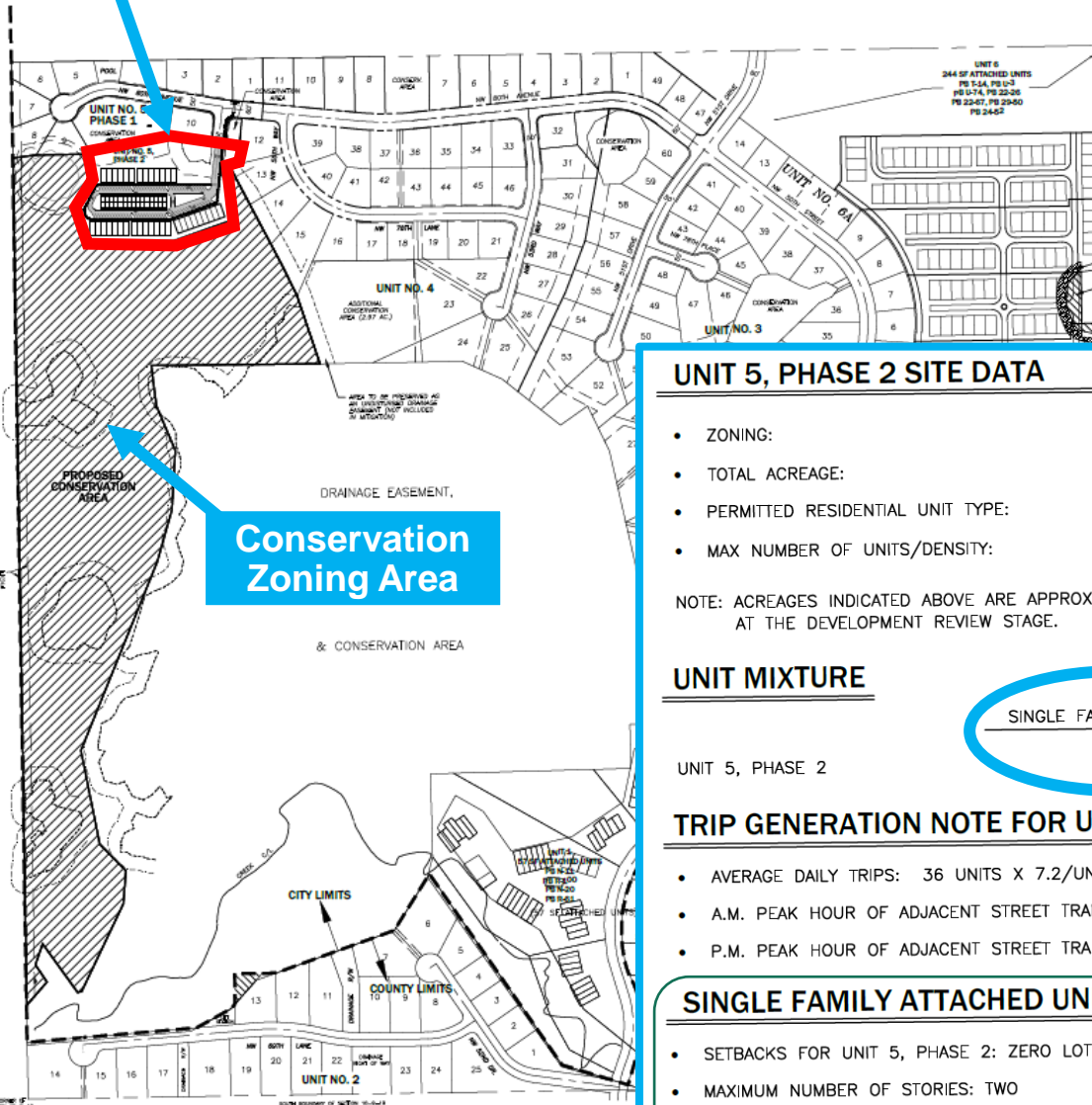
Project title: PD LAYOUT PLAN

Prepared: NUG/TAN

Checked: CDS

Date: 11/17/22

P100



### 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

Units will be platted & sold  
(Single Family Attached)

### 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

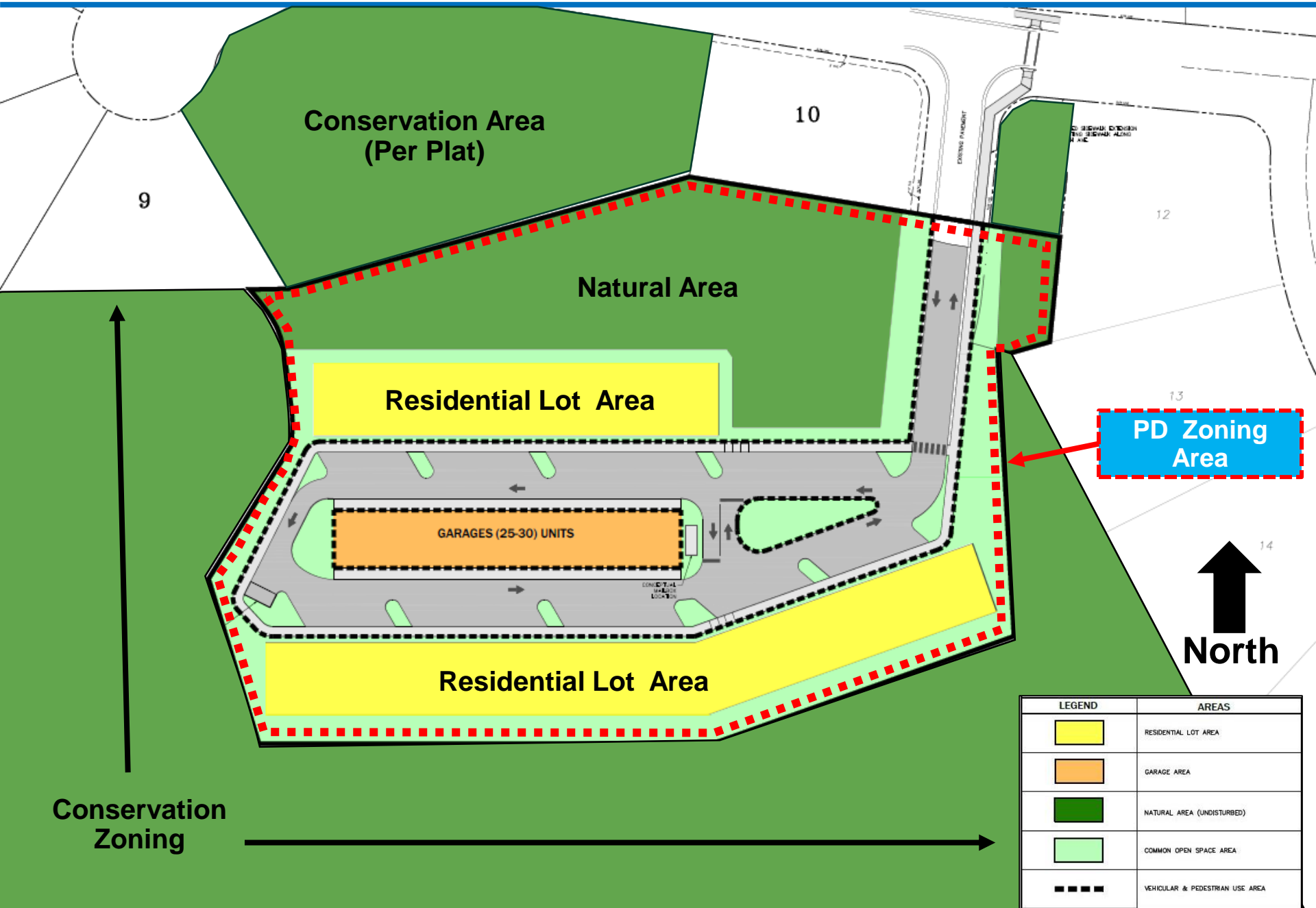
- SETBACKS FOR UNIT 5, PHASE 2: ZERO LOT LINE
- MAXIMUM NUMBER OF STORIES: TWO
- MAXIMUM NUMBER OF BEDROOMS: 2 PER UNIT
- REQUIRED PARKING: 2 PER UNIT

# PD & Design Plat Conditions / Standards

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- Proposed Use: single-family attached units on platted lots with accessory garages
- 36 residential units / platted lots
- 72 bedrooms (Max.)
- 2 story buildings(Max.)
- Interconnected sidewalk network
- Natural Areas & Landscape Buffers
- Connection to GRU Utilities
- Stormwater / Drainage System
- Exterior lighting standards






# Approved PD Layout Plan



PD Zoning Area

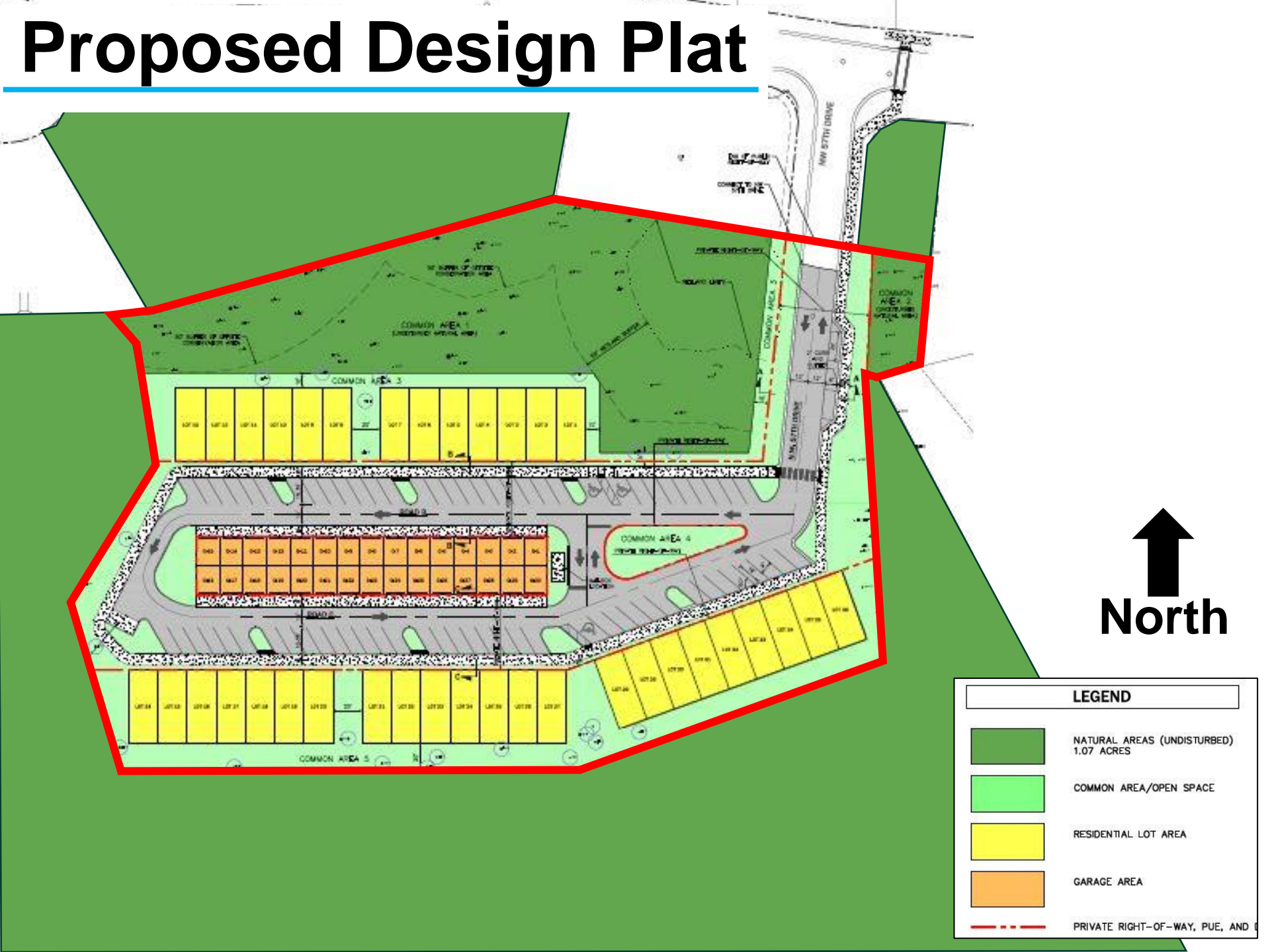
North


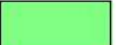



Conservation Zoning

LEGEND	AREAS
	RESIDENTIAL LOT AREA
	GARAGE AREA
	NATURAL AREA (UNDISTURBED)
	COMMON OPEN SPACE AREA
	VEHICULAR & PEDESTRIAN USE AREA



# Proposed Design Plat



LEGEND	
	NATURAL AREAS (UNDISTURBED) 1.07 ACRES
	COMMON AREA/OPEN SPACE
	RESIDENTIAL LOT AREA
	GARAGE AREA
	PRIVATE RIGHT-OF-WAY, PUE, AND E

# Project Summary

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Project Phase: Design Plat

Proposed - Subdivision

- 36 Platted Lots for Attached Units
- 36 Townhouse Units
- Homeownership (Lots / Homes Sold – Not Rental)
- 4.2 +/- Acre Site – Density is approximately 8.6 u.p.a.

# Design Plat / Residential Subdivision

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## Compatibility

- Property Surrounded by Conservation Future Land Use designation to the south, east, and west
- Large Common Area to the north remains in natural vegetated state to provide a buffer from the single-family dwellings to the north

# Design Plat / Meets LDC & PD Criteria

- Project complies with all Subdivision review criteria for Design Plat (Sec. 30-3.37)
- Design plat complies with all 14 PD criteria in Ordinance 2023-275
  - ✓ Provides minimum 50-foot buffer between wetlands & subdivision lot lines
  - ✓ Private drive system minimizes wetland crossings & promotes natural drainage
  - ✓ TMPA requirements will be met at final plat approval
  - ✓ Stormwater drains to the 90-acre Drainage Easement, Developed Recreation and Conservation Area consistent with the Water Management District Permit
  - ✓ As part of the construction phase, a Conservation Management Plan & Conservation Easement will be provided to the City for CON land use areas
  - ✓ Uses shown on the Design Plat comply with allowed uses in the PD

# Design Plat / PD Criteria (continued)

- Design plat complies with all 14 PD criteria in Ordinance 2023-275
  - ✓ Access is from a private driveway and sidewalk system (includes utility easements)
  - ✓ Design plat has limited encroachment to intermittent surface water, wetlands, and wetland buffers consistent with the PD condition
  - ✓ Construction drawings (subsequent to design plat) will show the required tree barricades & landscape plantings
  - ✓ All lots comply with the minimum lot area of 1,000 SF
  - ✓ All dimensional standards on the design plat meet PD Condition K.
  - ✓ Design Plat illustrates the location of common mailboxes and dumpster
  - ✓ Construction plans subsequent to the design plat will provide a lighting plan that complies with LDC outdoor lighting requirements
  - ✓ Homeowner's Association documents provided at final plat stage

# Summary

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- Design Plat is consistent with all applicable City regulations & requirements:
  - ✓ Comprehensive Plan
  - ✓ Land Development Code
  - ✓ PD Zoning Ordinance 2023-275
- Development Review Board Recommendation – **Approval**
- Staff Recommendation – Project Complies with LDC & PD criteria and Recommends **Approval**