



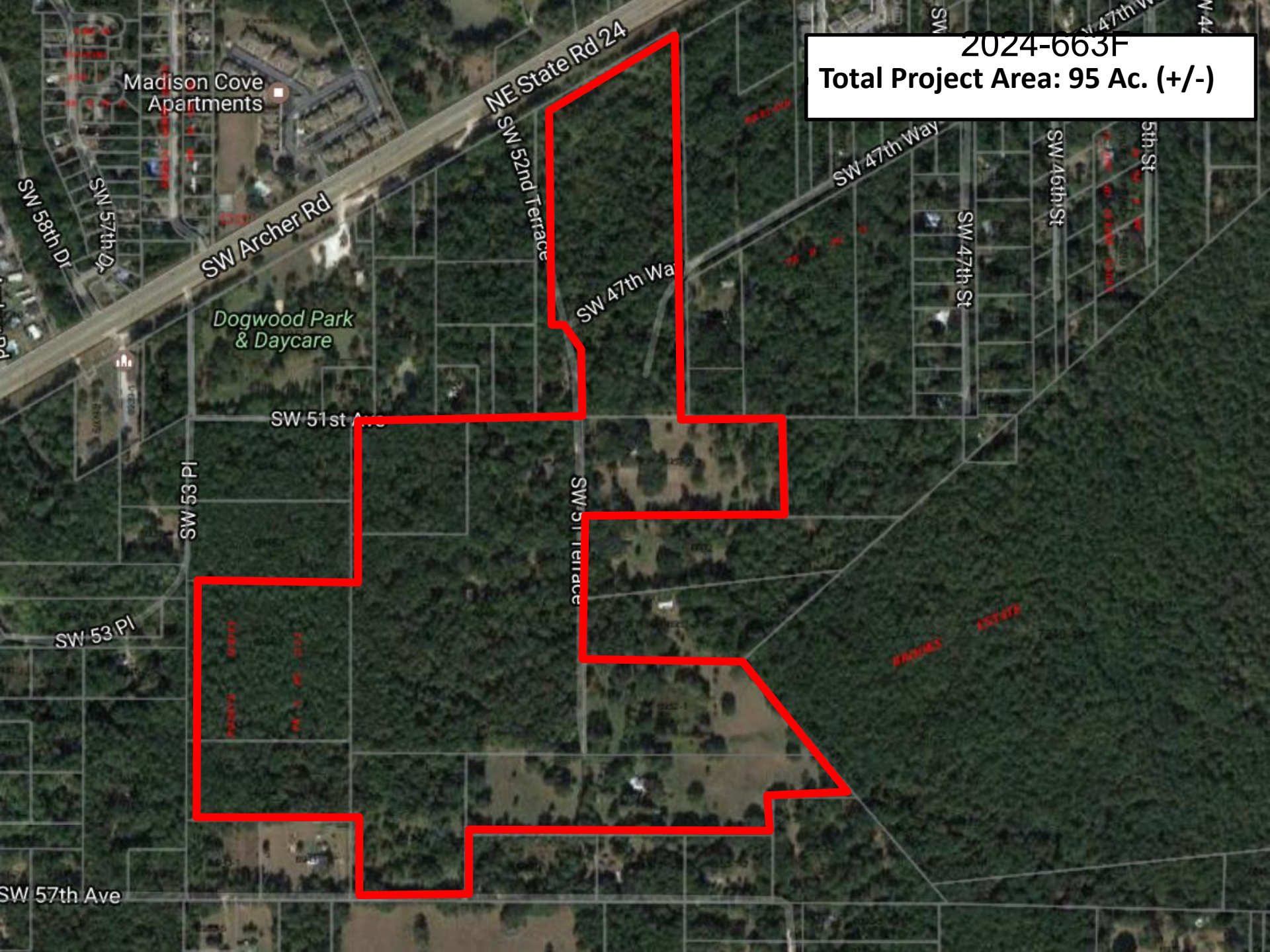
Oaks Preserve Design Plat

City Commission

June 21, 2018

Legistar # 171022

2024-663F
Total Project Area: 95 Ac. (+/-)



Madison Cove
Apartments

Dogwood Park
& Daycare

RADFORDS
ESTATE

NE State Rd 24

SW Archer Rd

SW 47th Way

SW 51st Ave

SW 53 Pl

SW 52nd Terrace

SW 47th Way

SW 47th St

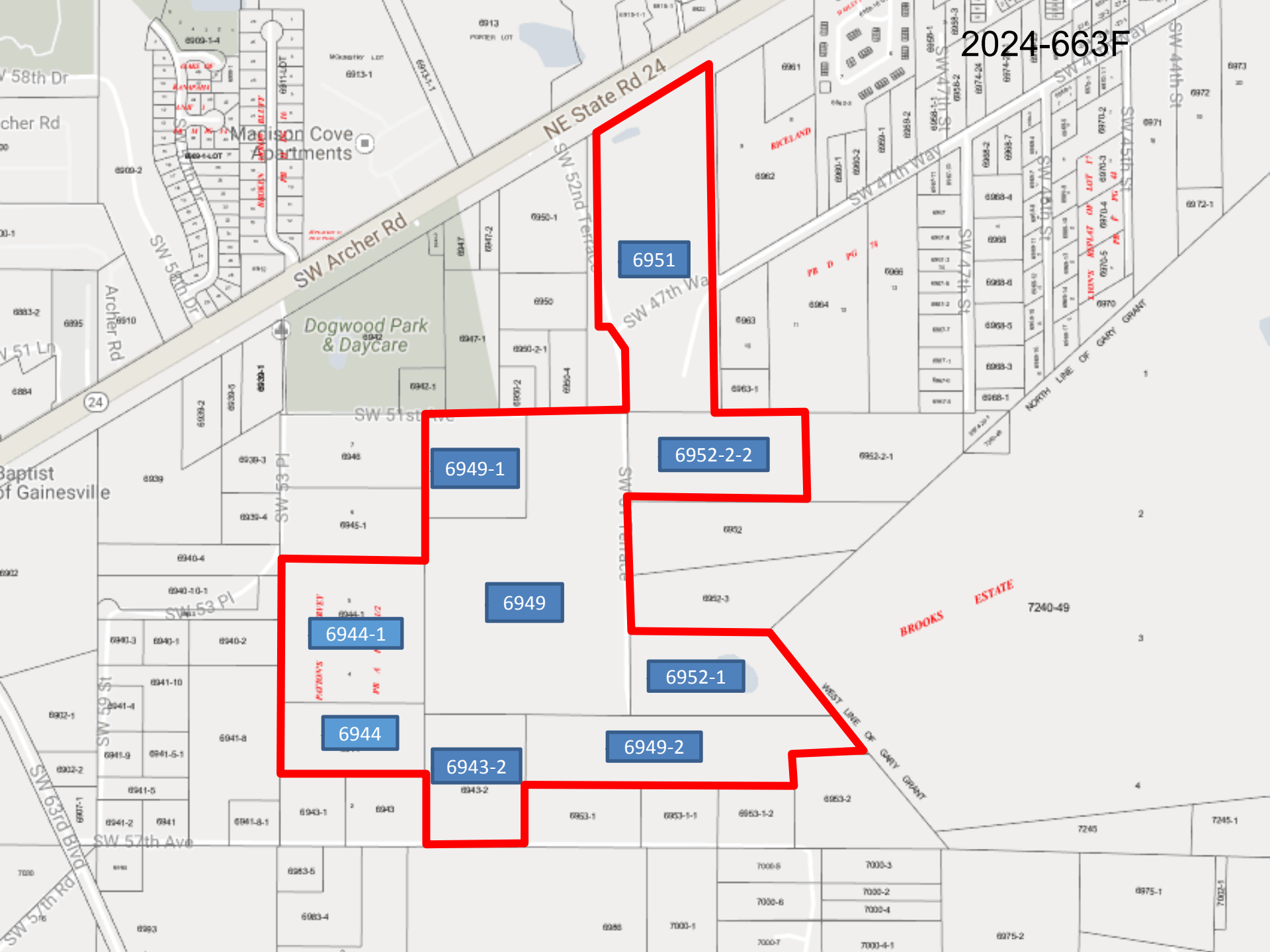
SW 46th St

5th St

SW 53 Pl

SW 57th Ave

2024-663F



6951

6949-1

6952-2-2

6949

6944-1

6952-1

6944

6943-2

6949-2

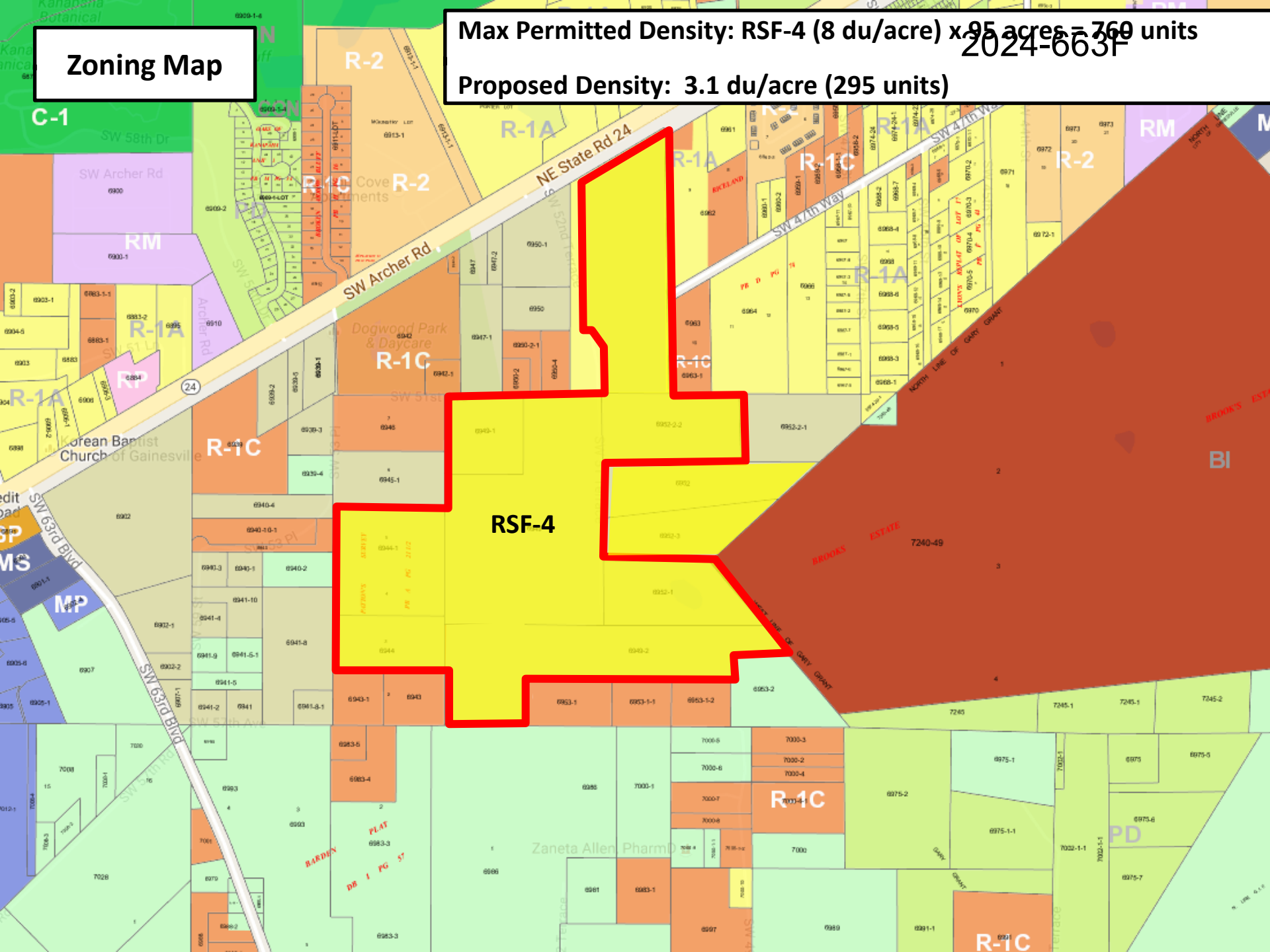
Design Plat Summary

Proposed Cluster Subdivision – Oaks Preserve

- Proposed cluster subdivision with 295 lots (3.1 du/acre)
- Tax Parcels: 06951, 06949, 06949-1, 06952-2-2, 06944-1, 6943-2, 06944, 06949-2, 06952-1
- 95 Acres (+/-)
- Future Land Use: Single Family (8 du/acre)
- Zoning: RSF-4 (8 du/acre)
- Proposed Subdivision Density: 295 lots (3.1 du/acre)
- Environmental Set-asides & Green Space: 43 Acres (45%)

Zoning Map

Max Permitted Density: RSF-4 (8 du/acre) x 95 acres = 760 units
2024-663F
Proposed Density: 3.1 du/acre (295 units)



Proposed Design Plat

2024-663F

Project Data

Total Area: 95 Ac. (+/-)

Total Lots : 295

Density: 3.1 du/acre

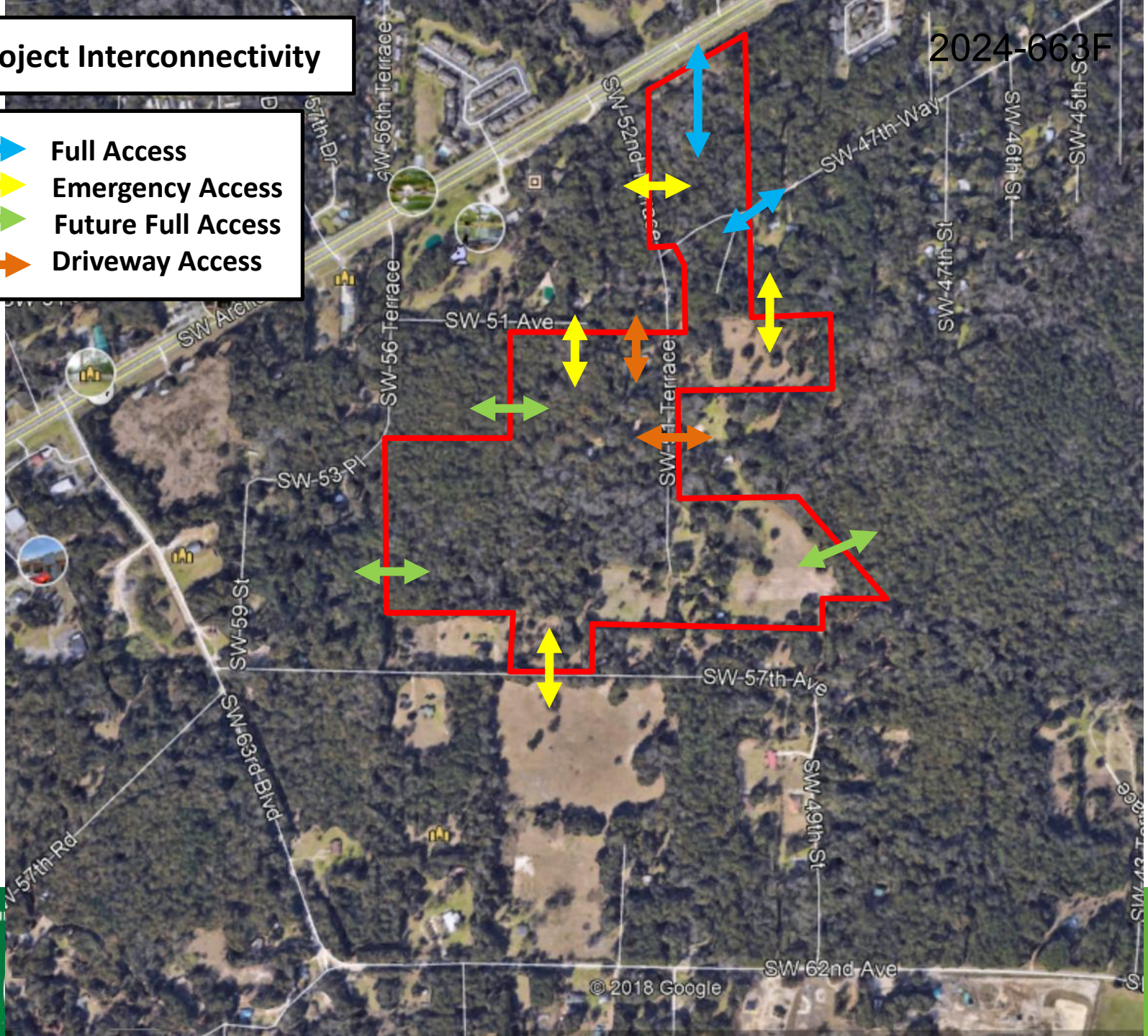
Total Green Space: 43 Ac. (45%)



Project Interconnectivity

2024-663F

-  Full Access
-  Emergency Access
-  Future Full Access
-  Driveway Access



Future Conceptual Connection to Archer Road Parallel Corridor

CELBRATION POINTE
TOD

2024-663F

DOGWOOD PARK
TND

ARCHER ROAD PARALLEL CORRIDOR
(PER ALACHUA COUNTY MOBILITY PLAN)

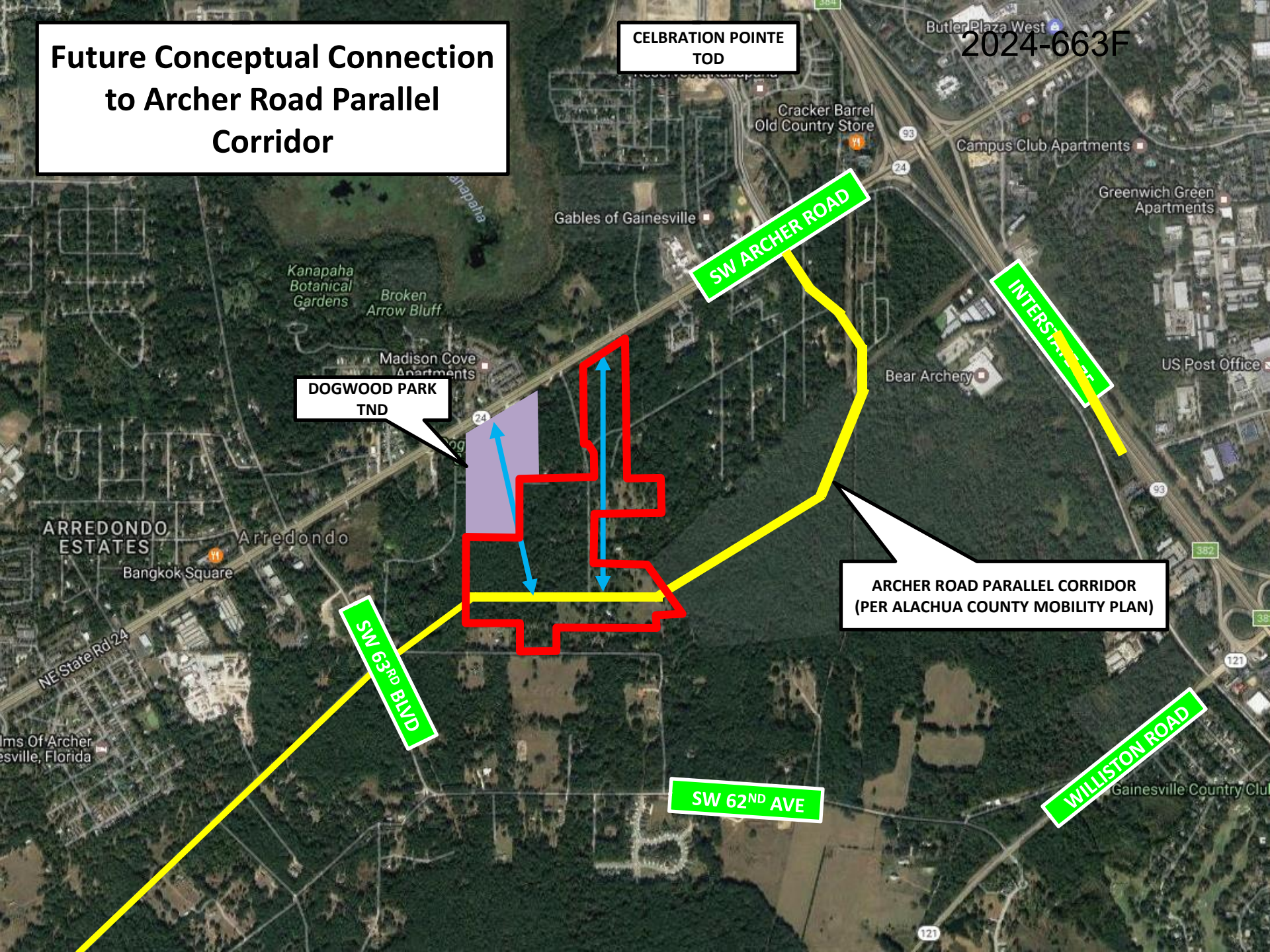
SW ARCHER ROAD

INTERSTATE

SW 63RD BLVD

SW 62ND AVE

WILLISTON ROAD



Subdivision Sidewalks

Sidewalks internal to subdivision connect to Archer Road, SW 47th Way & future road connections



5' Sidewalk



8' Sidewalk



Bicycle Connectivity



Bike Path



Bike Path shared with Sidewalk



Bike Path shared with road

Road Q →



Oaks Preserve Subdivision Design Plat ^{2024-663F}

Summary:

- Proposed project is consistent with the FLU and Zoning Maps
 - Allowed: 8 du/acre (760 units)
 - Proposed: 3.1 du/acre (295 units)
- Complies with cluster subdivision criteria
 - Protection of environmental features
 - Provision of cluster open space

Oaks Preserve Subdivision Design Plat

- Plat designed to preserve Alachua County Archer Road parallel corridor (Road Q provides future connection)
- Bicycle and pedestrian connectivity provided
- Bicycle path connects to Archer Road bike facilities

Oaks Preserve Subdivision Design Plat ^{2024-663F}

- City Staff Recommendation: Approval with Conditions
- DRB Vote: Approve 5-0 with Staff Conditions as presented at the meeting & 2 additional conditions

Applicant Request

- Applicant agrees with all conditions per the DRB recommendation
- Revised Design Plat complies with staff & DRB conditions

**Approve the Design Plat subject to
Staff and DRB Conditions**