

Conditional Use Application for 3219 Lake Drive  
02/14/2024



### Narrative:

In 2005, a permit was approved and issued to subdivide this 10-acre property into 9 single-family parcels. However, the property was not able to be developed at that time and the prior permit expired. The property owner now wishes to renew the subdivision of the property into 11 single-family residential lots under the new/re-engineered site plan which is included within this application. The property owner also now wishes to have a uniform zoning of V-C for this 10-acre tract. Moreover, this subdivision of property is not intending to create a neighborhood or community development with common area elements – instead providing a private retreat for each separate lot is desired and will be possible using the natural variations in the topography of this property, which topography has significant elevation changes.

Although each home design would be selected by the individual purchaser of the separate lots, the Applicant projects that each building pad area will be approximately 5,400 SF (60 ft by 90 ft). Each home is expected to have 3 to 4 bedrooms, ranging between 1,800 to 2,500 sq. ft. of heated floor space, and to be built from materials such as cementitious panel and cementitious siding and/or similar durable products with a stone or brick water table as shown on the sample elevation included below, for example. No vinyl siding will be permitted. The included elevation and sample materials are only being referenced to provide the nature and feel of the homes expected to be constructed on these lots.

No mass grading, common landscaping, or significant leveling of the property is planned because such items would negatively impact the septic drain field areas, the natural privacy of the lots and require steep retaining walls. Additionally, the topography of the property is too steep in multiple areas for safe pedestrian access. The property owner intends to preserve as many trees and existing vegetation as possible for lot privacy and stability of the septic drain fields. For these reasons, Applicant hereby requests that street lighting not be required in connection with the subdivision of this property, that sidewalks be limited to on only one side of the internal road, and that the front building setbacks from the new internal road be reduced to 20 ft. for lots 4 thru 10 (note: no reduction of the front setback is being requested for lots 1-3, and 11).

### NOTES:

- Current Zoning District: R-1 & V-C (no applicable overlay districts).
- Proposed Use/Development: one (1) single-family home per each of the 11 parcels.
- Signs: No signs, except for simple entrance monument at entrance of road.
- Lighting: No lighting, except for standard house lighting.

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- Water/Sewer: City of Gainesville Water and separate Septic Tanks per lot. A Level 3 soil analysis has been completed confirming the suitability of a septic system for each lot.
- Internal Road: Center road will be constructed with asphalt and include curb and gutter. The sidewalk on one side of road would be within the 50-ft. right of way area as shown on the site plan. A site distance profile is included herewith and meets County standards for the placement of this new entrance point as shown on the site plan.
- Dock Path: As shown on the Site Plan, the Dock Path will be on a private lot and will remain privately owned by that lot owner.
- Setbacks: With the exception of a requested variance for the setbacks from the new internal road to be reduced to 20-ft. for lots 4 through 10, standard setbacks consistent with V-C zoning will be observed. As to the exterior boundaries of each new lot, a 20-foot rear setback is shown for the lots on the north side of the property and a 30-foot setback is shown for the lots adjacent to Lake Drive.
- No Access Buffer: a 10-ft. no access buffer along the lots adjacent to Lake Drive is also included with an exception for septic and stormwater installation and maintenance.
- Sample Elevation: See below.

