

4. Petition 183SUB-00 DB Eng, Denman and Associates, Inc., agent for Townsend TND LLC. Design plat review for 105 lots on 52.54 acres MOL. Zoned: PD (planned development district). Located in the 2300 block of NW 39th Avenue (south side).

Ms. Carolyn Morgan was recognized. Ms. Morgan indicated that the Planned Development Zoning was adopted in August of 1999 and the design plat review was now before the board. She presented the plan and described it in detail. She pointed out that the design plat, while consistent with the PD Ordinance, was slightly different in its geometric configuration.

Mr. David Coffey, agent for the petitioner, was recognized. Mr. Coffey indicated that he had reviewed staff's comments and conditions and had no objections. He noted that the land use and zoning were approved by the City Commission and provided detail about the development. He explained that the plan before the board implemented that land use and zoning. Mr. Coffey presented slides showing the design of the proposed project and described it in detail. He offered to answer any questions from the board.

Ms. Morgan discussed the PD Ordinance for the development and noted that it would be developed at a density of 312 and 416 residential units. She noted that many things specified in the PD Ordinance were not shown on the design plat. She reviewed planning staff's comments and conditions. Ms. Morgan indicated that staff recommended approval of the design plat with the stated conditions.

Mr. Borden asked about the intersection on Glen Springs Road.

Ms. Morgan explained that it was intended to be a round-a-bout at the intersection of NW 23rd Terrace. She noted that the second intersection on NW 31st Avenue was to be a minor intersection and had no round-a-bout.

Chair Polopolus opened the floor to public comment.

Mr. Fredrick Peterkin was recognized. Mr. Peterkin indicated that he had watched the plan as it developed and the version before the board was the first one that had two exits onto Glen Spring Road. He asked when the second exit came about.

Ms. Morgan indicated the two exits on NW 31st Avenue were always part of the Planned Development from the PUD stage, which was adopted in 1998, and the Planned Development Ordinance adopted in 1999. She explained that the plan before the board was the layout plan adopted in August 1999.

Mr. John McBride, resident of Coventry Subdivision, was recognized. Mr. McBride indicated that the only exit onto NW 31st Avenue all the previous plans he had seen displayed one exit on NW 31st Avenue with a round-a-bout.

Mr. Coffey indicated that there had always been two exits required at NW 31st Avenue and NW 39th Avenue. He stated that the petitioner was prohibited from having less than two. He explained that the earlier plans through the PUD stage were round-a-bouts at both intersections of the streets on Glen Springs Road. He indicated that the only change he was aware of was that Public Works would not permit both round-a-bouts.

These minutes are not a verbatim account of this meeting. Tape recordings from which the minutes were prepared are available from the Community Development Department of the City of Gainesville.

Mr. Peterkin reiterated that the residents of that area had not seen a plan with two intersections on Glen Springs Road;

Mr. Lawrence Calderon was recognized. Mr. Calderon indicated that the PD was coming to the board as development plan approval and the standards for implementation were set in the PD Ordinance. He explained that there were hearings before that ordinance was adopted.

Ms. Morgan indicated that the design plat would go before the City Commission after approval by the DRB. She explained that the plat approval had to be based on the PD Ordinance.

Chair Polopolus read the text of the PD Ordinance indicating, "the developer is responsible for making appropriate intersection improvements at the two intersections created at NW 31st Avenue, Glen Springs Road, subject to City approval."

Mr. Peterkin suggested that the ordinance was written after the public hearing.

Ms. Jillian Anderson was recognized. Ms. Anderson indicated that she owned property abutting the site of the development. She asked what the buffer zone would be between her property and the development.

Ms. Morgan indicated that the design plat did not show buffers. She discussed the types and sizes of buffers required by the Code. She noted that buffers were required between commercial and residential development but only a fence was required between two residential developments in the portions where the alleys is located between lots.

Mr. McBride cited concerns about the traffic, the second entrance on Glen Springs Road, and the density of the proposed development. He indicated that, while the language might have been written into the Ordinance, no drawings presented had two entrances.

Ms. Alice Bojanowski was recognized. Ms. Bojanowski commended the petitioner for the interconnectivity of the project and recommended that the board approve the petition.

<u>Motion By:</u> Mr. Cameron	<u>Seconded By:</u> Mr. Bailey
<u>Moved To:</u> Approve Petition 183SUB-00 DB, with staff conditions.	<u>Upon Vote:</u> Motion Carried 4 - 0 Yeas: Bailey, Borden, Cameron, Polopolus

**CITY OF GAINESVILLE PLANNING DIVISION
SUMMARY OF COMMENTS**

Petition Number 183SUB-00 DB	Development Review Board
Review Date 1/9/01	Reviewed By Carolyn R. Morgan
Project Name/Description Townsend Design Plat	

I. Department Comments

- | | |
|-----------------------------------|----------------------------|
| 1. Planning | Approvable with conditions |
| 2. Public Works | Approvable with conditions |
| 3. Gainesville Regional Utilities | Approved as submitted |
| 4. Fire | no comments received |
| 5. Building | Approved with conditions |
| 6. Arborist | Approved with conditions |
| 7. A.C.E.P.D. | no comments received |

II. Overall Recommendation

The design plat for the Townsend Planned Development includes a total of 107 residential and non-residential lots. The specific uses, dwelling type, and design requirements for each lot are regulated by Ordinance 980726, which sets out specific regulations for each neighborhood type within the Planned Development. Sheet 3 of 13 identifies the neighborhood type that applies to each lot.

The layout of the Design Plat differs from the Planned Development Layout Plan in the geometry of the Northwest 24th Street. The Layout Plan showed a two-way curvilinear road section, whereas the proposed plat shows a one-way pair road section in the northern portion of the development that is not curvilinear. The specific geometry of the road sections and turning radii will be further evaluated prior to final plat. The typical road sections shown on sheets 3 of 13 and 4 of 13 show the location of sidewalk, parking, planting strip and travel lanes. The required connection points on Northwest 39th Avenue and Northwest 31st Avenue are consistent with the Planned Development Layout Plan. The Design Plat has a greater amount of open space, and includes a larger area of wetland. Some of the existing smaller wetland area would be destroyed and mitigated onsite in the larger common area.


Planning staff recommends approval of the design plat subject to the attached Technical Review committee conditions.

SITE PLAN EVALUATION SHEET

DEVELOPMENT PLAN & SUBDIVISION REVIEW EVALUATION

CURRENT PLANNING, ROOM 158, THOMAS CENTER "B"

306 Northeast 6th Avenue 334-5023

Petition No. 183SUB-00DB	Date Plan Rec'd: 1/02/01	Review Type: Design Plat
Review For: Technical Review Committee	Review Date: 1/09/01	 Project Planner: Carolyn Morgan

APPROVABLE
(as submitted)

APPROVABLE
(subject to below)

DISAPPROVED

Description/Location/Agent: Townsend Subdivision/ 2300 Block, NW 39th Ave south to NW 31st Ave / Eng, Denman and Associates

RDECMMENDATIONS/REQUIREMENTS/COMMENTS

1. This Design plat is review based on PUD Ordinance # 980225, adopted October 12, 1998, and PD Zoning Ordinance # 980726, adopted 8/9/99.
2. Certificate of Preliminary Concurrency will allow a maximum of 2,636 ADT trips for the entire PD. A certificate of Final Concurrency is required for all final development orders. The concurrency standards required by the PD ordinance are shown on the design plat. They include:
 - a. Convey NW 24th Boulevard from 39th Avenue to NW 31st Avenue to the City and clear cut the entire ROW within 3 years from issuance of the first Certificate of Occupancy.
 - b. Construction of NW 24th Boulevard shall be fully completed within 5 years of the first certificate of occupancy
 - c. Construction of bus shelter to RTS specifications and conveyance of deed for shelter to be located on NW 39th Avenue is required within 3 years of first certificate of occupancy.
 - d. Re-stripe Northwest 24th Boulevard southbound approach as exclusive right turn lane and shared through/left turn land and re-stripe Northwest 39th Avenue at NW 24th Boulevard westbound approach to add an exclusive left turn lane. The new northbound approach at NW 39th Avenue/NW 24th Boulevard shall consist of two approach lanes which include a shared right turn lane/through lane and an exclusive left turn lane.
 - f. Install a crosswalk and sidewalk ramps, meeting applicable federal standards, on the south and east sides of the intersection of NW 39th Avenue and NW 24th Boulevard.
 - e. Intersection improvements include FDOT Signal operating Plan No. 7 with protected-permissive left turn phasing on NW 39th Avenue and permitted left turn phasing on NW 24th Boulevard.
 - f. Intersection improvements, as determined necessary by the City, at two intersections on Northwest 31st Avenue must be shown on the plat.
3. Sidewalk, meeting a minimum width of 5 ft., is shown on the plat for dedication as part of all ROW, as per PD ordinance requirement Section 4, D.
4. A Property owners association shall be formed by the developer and the association documents shall be reviewed for final plat.
5. The PUD ordinance requires a Master stormwater management plan prior to any final development order. There shall be no net loss of jurisdictional wetlands.

SITE PLAN EVALUATION SHEET
DEVELOPMENT PLAN & SUBDIVISION REVIEW EVALUATION
CURRENT PLANNING, ROOM 158, THOMAS CENTER "B"
306 Northeast 6th Avenue 334-5023

6. Two connections to Palm Grove required. The design plat shall show two-way vehicular traffic for both connections to Palm Grove.
7. Twenty percent of the site shall have final development order (at minimum final plat or site plan approval) within 36 months of effective date of PD ordinance (8/9/99).
8. Please note on the design plat that no apartments or townhomes may be located within 200 feet of Northwest 31st Avenue.
9. Two way lanes shall be 24 feet wide and one-way lanes shall be 16 feet wide.

SITE PLAN EVALUATION SHEET


PUBLIC WORKS DEPARTMENT 334-5072 M.S. 58

Petition No. <u>183SUB-00DB</u> Review Date: <u>1/8/01</u> Review For: <u>Technical Review Committee</u> Plan Reviewed: <u>01/08/01</u> Description, Agent & Location: <u>Townsend</u> <u>Eng. Denman</u> <u>2300 block of 39th Ave.</u>	Review Type: <u>Design Plat</u> Project Planner: <u>Carolyn Morgan</u>
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APPROVED
(as submitted)

APPROVED
(subject to below)

DISAPPROVED

<input checked="" type="checkbox"/> Alachua County Environmental Review Required <input type="checkbox"/> Alachua County Environmental Review Not Required <input checked="" type="checkbox"/> 100 Yr. critical duration storm event must be analyzed. <input checked="" type="checkbox"/> SJRWMD stormwater permit is required. <input checked="" type="checkbox"/> Treatment volume must be recovered within 72 Hrs. (F.S. of 2) <input type="checkbox"/> Approved for Concurrency	Comments By:  Rick Melzer, P.E. Development Review Engineer
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REVISIONS / RECOMMENDATIONS:

1. A min. 15 Ft. maintenance berm must be provided for all stormwater management facilities.
2. How will access to the stormwater facilities be provided for maintenance?
3. The proposed site lies within the Hogtown Creek watershed and therefore must not increase runoff volume from the pre-development volume for a 72 hour period as per City of Gainesville Land Development Code Sec. 30-270(b)(2)(c)(1).
4. Please provide details of the curve at NW 38th Place and NW 24th Blvd. including lanes widths and radius of curvature.
5. Please provide details of the round-about located at NW 23rd Terrace and Glenn Springs Road, it may be required to shift north in an effort to minimize impacts to the Coventry entrance.
6. Bulbouts should be proposed at all intersections that include on-street parking for the roadways. Please provide details and locations of the bulbouts.
7. Two vehicular connections with the Palm Grove subdivision should be provided with the proposed development. One is provided with the NW 36th lane connection while the other should be located near Lot 19 and align with a lot already dedicated for this use within Palm Grove. This connection should be similar to the NW 36th Lane connection providing two-way vehicular access.
8. The north bound lanes for NW 24th Blvd. at NW 39th Ave. should include one dedicated left turn lane and one shared through and right turn lane.
9. Inverted crown sections are not recommended for the alley ways, please consider a normal crown or a single cross slope section.



DEVELOPMENT REVIEW EVALUATION
GAINESVILLE REGIONAL UTILITIES

Ellen Underwood, New Development Coordinator
 PO Box 147117, Gainesville, FL 32614
 Voice (352) 334-3400 x 1644 - Fax (352) 334-3480

Jan 8, 2001

6 Petition 183SUB-00 DB

Eng, Denman and Associates, Inc., agent for Townsend TND LLC. Design plat review for 99 lots on 52.54 acres MOL. Townsend - A Traditional Neighborhood Development. Zoned: PD (planned development district). Located in the 2300 block of NW 39th Avenue (south side). (CAROLYN)

Conceptual Comments

Approved w/conditions

Approved as submitted

Insufficient information to approve

**New
Services**

GRU is working with the applicant to approve a utility space allocation

Water

**Sanitary
Sewer**

Electric

Gas

**Real
Estate**

SITE PLAN EVALUATION SHEET

CITY ARBORIST 334-2171 – Sta. 27

Petition: 183SUB - 0 Review For: Townsend – TND 2300 NW 39 th Ave. Agent: Eng, Denman	Review date: 12/5/01 Review: Design Plat Planner: C. Morgan
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APPROVED (as submitted)
 APPROVED (with conditions)
 DISAPPROVED

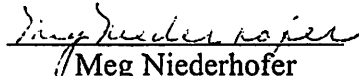
<input type="checkbox"/> Tree Survey Required <input type="checkbox"/> Landscape Plan Required <input type="checkbox"/> Irrigation system required <input checked="" type="checkbox"/> Attention to conditions (revisions/recommendations)	Comments by:  Meg Niederhofer City Arborist
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Table 1, Townsend Development Design Requirements. This was not part of the package reviewed on 12/21/00, or I would have indicated in my initial comments that the petitioner should include a row that specifies “Landscaping/Tree Planting” which would indicate the right-of-way width to be devoted to trees (with no underground utilities to interfere). The verbage would enable comparison to affirm that the Design Plat would be in accordance with the approved schematic adopted with the zoning change. At this point in the review process, the best way to handle the lack of specific address of tree matters would be to require the following conditions be implemented before the Design Plat is approved:

(1) Add these Notes on Cover Sheet:

“14. Townsend Treescape:

“Shade trees will be planted every 35’ along all streets in the Town Core, Village Center, Neighborhood Center, Neighborhood General, Neighborhood Edge.

“At a minimum, each tree will have the equivalent of 140 sq ft of surface root room. Tree wells (3’ X 6”) that reduce the amount of open surface area available to the tree, may be used, provided that a 36” layer of Structural Soil (as researched by Dr. Jason Grabowsky, UF Environmental Horticulture Department) is used in constructing sidewalks. (Structural Soil: 100 crushed limestone or granite from 3/4 to 1.5”/20 clay loam/.03 hydrogel tackifier; moisture at mixing 10%) compacted to 95% Proctor density, which meets the standards of ASHTO T-99).

“Drainage Retention/Wetland Areas shall have trees around the periphery. If sufficient native vegetation does not exist to meet the Code requirement of one tree for every 35’ of perimeter, trees shall be planted to meet this requirement. The need for trees will be determined via an inspection by the City Arborist prior to the issuance of a Certificate of Occupancy for any building constructed on this site.”

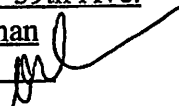
“15. Tree Barricades: Barricades that meet the criteria of Sec. 30-255 of the Gainesville Land Development Code will be constructed around all regulated trees that will be preserved. At a minimum, trees protected will include trees larger than

8" in diameter which will be preserved in the public right-of-way or legal setbacks of the properties to be developed. Tree barricades will be constructed and inspected by the City Arborist prior to any grading or clearing activities.

- (2) **Require a Tree Planting Plan** on an additional sheet to be added to the package. This shall indicate what tree species will be planted, how many of each, planting details, provision for aftercare (irrigation system, hose bibs, or watering by water tank—trees need water during droughts for the first three years after establishment). This should include, at a minimum, all the information required in the Landscape Schedule provisions of the Code [Sec. 30.251(6)], as well as the Diversity Requirements in Sec. 30.251(2)f.
- (3) A 35" Heritage Live Oak appears to have been dropped from the plan. It is present on Sheet 5 and is due North of the 24" Heritage Live Oak on the N side of the building. The 35" tree is due east of the Palm Grove lot line between 85/86. In the current proposal, the 35" Oak appears to be in a road. However, as the plat is changed during the review process, it would be good to keep this tree in mind, as it is a very healthy, structurally sound tree which would really be an asset to the new neighborhoods being created.

CONCURRENCY REVIEW
PLANNING DIVISION - (352) 334-5022

Sheet 1 of 2

Petition	<u>183SUB-00DB</u>	Date Received <u>1/2/01</u>	<input type="checkbox"/> Preliminary
<input checked="" type="checkbox"/> DRB	<input type="checkbox"/> PB	<input type="checkbox"/> Other	<input type="checkbox"/> Final
Review Date	<u>1/5/01</u>		<input type="checkbox"/> Amendment
Project Name	<u>Townsend</u>		<input type="checkbox"/> Special Use
Location	<u>2300 block of NW 39th Ave.</u>		<input type="checkbox"/> Planned Dev.
Agent/Applicant Name	<u>Eng. Denman</u>		<input checked="" type="checkbox"/> Design Plat
Reviewed by	<u>Onelia Lazzari</u> 		<input type="checkbox"/> Concept

Approvable (as submitted) Approvable (subject to below) Insufficient Information
 PD Concept (Comments only) Concept (Comments only)

RECOMMENDATIONS/REQUIREMENTS/COMMENTS

1. Please amend the concurrency note on the cover page (Note 11) as follows:
 - a. Change the beginning of the note to read: "Per the transportation concurrency mitigation agreed upon by the developer, and as stated in the PD Ordinance 980726, the following requirements apply:"
 - b. The word should be "convey" and not "covey" in a. under Note 11. Also, after "24th Boulevard," add the word "extension"
 - c. In b. under Note 11, add "and complete to City design standards and approval" after construct; and add the word "extension" after NW 24th Boulevard.
 - d. Add a second sentence to c under Note 11, "The bus shelter shall meet Regional Transit System (RTS) and applicable federal handicap accessibility standards and shall be placed in a location acceptable to RTS."
 - e. In d. under Note 11, please change "through left" to "through/left" Please also add a second sentence, "All re-striping shall meet FDOT and City standards and the City shall have the right to change striping and traffic lanes if deemed necessary in the interest of public safety."
 - f. In e. under Note 11, please also add a second sentence, "All re-striping shall meet FDOT and City standards and the City shall have the right to change striping and traffic lanes if deemed necessary in the interest of public safety."

g. In g. under Note 11, please add “new” in front of “northbound approach”

h. In j. under Note 11, please add, “The City shall determine the appropriate intersection improvements, which may include a roundabout. Developer may contract with the City to make said improvements and reimburse the City for said costs. The City, however, is under no obligation to construct said improvements.”

i. In k. under Note 11, please amend to read as follows, “Dedicate or convey by deed an easement for public ingress/egress on any sidewalk along any collector or local public or private street within the development. Construct sidewalks, minimum of 5 feet in width, along both sides of all streets.”

2. Please annotate on the design plat cover sheet how many trips will be generated by the proposed single family residential lots and indicate what percentage of the total number of reserved trips on NW 39th Ave. (2,636 ADT) that represents.
3. When the final plat is submitted, an application for a Certificate of Final Concurrency must be submitted.

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