

TO: City Plan Board

Item Number: 7

FROM: Planning & Development Services Department
Staff

DATE: October 22, 2015

SUBJECT: Petition PB-15-102 CPA. Causseaux, Hewett, & Walpole, Inc., agent for S. Clark Butler Properties Land Trust. Amend the Future Land Use Element Policy 4.3.6 of the Gainesville Comprehensive Plan to modify conditions related to FDOT requirements, and amend the Butler PUD Future Land Use Overlay Map to include tax parcel 06810-001-020. Related PB-15-91 LUC and PB-15-93 ZON.

Recommendation

Approve Petition PB-15-102 CPA.

Description

This is a request to delete the requirement that the S. Clark Butler Properties Land Trust construct improvements to the Archer Road/I-75 interchange. Based on a letter to Mayor Ed Braddy from Greg Evans, FDOT District Two Secretary, FDOT determined that they will complete the work necessary to the address this issue. Based on the attached letter from FDOT the language shown below as stricken should be deleted from the Comprehensive Plan.

Policy 4.3.6

This policy shall regulate the Planned Use District (PUD) known as the "Butler Development." The Butler Development PUD, including its division into four (4) subareas, is depicted on the map titled "Butler Development PUD Future Land Use Overlay" in the Future Land Use Map Series located in this element. The properties within the Butler Development PUD have underlying future land use categories as shown on the map titled "Butler Development Underlying Future Land Use" in the Future Land Use Map Series located in this element.

Comprehensive Plan policies of general applicability shall apply to the Butler Development PUD. In the event of express conflict or inconsistency between the general Comprehensive Plan policies and any specific policies as set forth below, the specific policies shall govern.

- a. The following conditions shall apply to the entirety of the Butler Development PUD:
 28. The PD zoning ordinance shall allow the Gainesville Regional Transit System to review all development plans affecting transit routes for the potential addition of new transit stops or improvements

to existing transit facilities. In addition, the PD zoning ordinance or a Transit Transfer Station Agreement shall specify the requirements (including design, size, cost, timing of completion and location) for S. Clark Butler Properties, LTD., and its successors and assigns, to construct, at its expense, a transit transfer station and a park and ride lot within the Butler Development PUD, as approved by the Gainesville Regional Transit System. The park and ride lot shall provide at least 50 park-and-ride spaces in one location for transit users. The transit transfer station shall include restroom facilities, bicycle storage, a route map kiosk, and bays for a minimum of six (6) buses. Upon completion, the park and ride lot and the transit transfer station improvements and associated land shall be conveyed to the City at no cost.

29. In accordance with the PD zoning ordinance, S. Clark Butler Properties, LTD., and its successors and assigns, shall coordinate with FDOT to address transportation impacts that affect FDOT facilities ~~and satisfy the FDOT requirements listed below~~. Proof of satisfying these requirements shall be provided to the City in the form of a letter or other written documents issued by the FDOT.

~~(a). — The PD zoning ordinance shall establish thresholds and a timeframe for the completion of an Interchange Modification Report (IMR) consistent with FDOT IMR typical procedures. This IMR would evaluate alternatives and determine a feasible long term plan for the Archer Road (SR 24)/I-75 interchange. The cost of the IMR shall count toward meeting the agreed upon transportation requirements in the TCEA Zone M Agreement executed on January 3, 2012 (as modified by the Addendum executed November 29, 2012).~~

~~(b). — Prior to issuance of the first certificate of occupancy (CO) for any new building in Subarea 1 or 2 or issuance of certificates of occupancy for net, new additional square footage associated with development or redevelopment in Subareas 3 or 4 that cumulatively result in 500 net, new p.m. peak hour trips of adjacent street traffic as calculated using the latest edition of the ITE Trip Generation Manual, S. Clark Butler Properties, LTD., and its successors and assigns, shall:~~

~~(i) — Construct a third southbound left turn lane at the Archer Road / I-75 interchange, subject to review and approval by the Florida Department of Transportation (FDOT); or~~

~~(ii) — Execute an agreement with FDOT that includes payment from S. Clark Butler Properties, LTD., and its successors and~~

~~assigns, to the FDOT to construct or have constructed the appropriate Archer Road / I-75 interchange modifications as determined by FDOT staff.~~

~~This improvement is a site-related operational and safety modification.~~

30. Future connectivity between the Butler Development PUD and the area west of I-75 is in the MTPO adopted Long Range Transportation Plan. The PD zoning ordinance shall specify details regarding the timing, dedication of right-of-way to the City and roadway design and construction (including sidewalks, bike lanes, or a multi-use path) for SW 30th Avenue from SW 40th Boulevard to SW 42nd Street. The PD zoning ordinance shall also include design and timing requirements for connection of this road segment to the proposed SW 30th Avenue bridge street system east of I-75. S. Clark Butler Properties, LTD., and its successors and assigns, shall dedicate at least 90 feet and up to 100 feet of right-of-way to the City for SW 30th Avenue between SW 40th Boulevard and SW 42nd Street along the Butler Development PUD's southern boundary, except where it is contiguous to the Transit Transfer Station parcel in which case it shall be along that parcel's northern boundary. S. Clark Butler Properties, LTD., and its successors and assigns, shall obtain an appraisal at its expense and shall provide a copy to the City for its review and approval within 90 days of the date of final adoption of the PD zoning ordinance. The dedication of right-of-way and construction costs for the SW 30th Avenue improvements between SW 40th Boulevard and SW 42nd Street shall count toward meeting the agreed upon transportation requirements specified in the TCEA Zone M Agreement executed on January 3, 2012 (as modified by the Addendum executed November 29, 2012

Respectfully Submitted,



Ralph Hilliard,
Planning Manager

Exhibit 1 FDOT Letter

Exhibit 2 Application