

**CITY OF GAINESVILLE PLANNING DIVISION
DEVELOPMENT PLAN REVIEW
SUMMARY OF COMMENTS**

090389A

Petition Number: PZ-09-53

Reviewed By: Scott Wright

Reviewing Body: City Plan Board

Date: July 23rd, 2009

Project Name/Location: Possum Creek Park; 4009 NW 53rd Avenue

Project Description: PS zoning amendment and development plan for construction of a skate park facility, off-leash dog area, and nature trail with associated parking and stormwater facilities.

I. Department Comments

- | | |
|--------------------------|-----------------------------------|
| 1. Planning: | Approvable with conditions |
| 2. Concurrency: | Approvable with conditions |
| 3. Arborist: | Approvable with conditions |
| 4. Public Works: | Approvable with conditions |
| 5. Environmental: | Approvable with conditions |
| 6. Building: | Approvable |
| 7. G.R.U.: | Approvable with conditions |
| 8. Fire: | Approvable |
| 9. Solid Waste: | Approvable |
| 10. HAZMAT: | Approvable |

II. Overall Recommendation: City staff recommends that this petition, PZ-09-53, be approved with staff conditions.

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SITE PLAN EVALUATION SHEET

DEVELOPMENT PLAN & SUBDIVISION REVIEW EVALUATION

CURRENT PLANNING ROOM 158, THOMAS CENTER "B"

306 Northeast 6th Avenue 352-334-5023

Petition No. <u>PZ-09-53</u> Review For: <u>Plan Board</u> Project Description: Possum Creek Park. PS zoning and development plan review for construction of a skatepark facility, off-leash dog area, and walking trail with associated parking and stormwater facilities. Location: 4009 NW 53 rd Avenue	Date Plan Rec'd: <u>6/10/09</u> Review Date: <u>6/24/09</u>	Review Type: <u>Preliminary Final</u> Property Owner: City of Gainesville Project Agent: LJ&B Development, Inc.
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<input type="checkbox"/> Plan meets LDC and Comp Plan requirements and is approvable <input checked="" type="checkbox"/> Plan is approvable with revisions recommended by staff <input type="checkbox"/> Plan does not meet requirements and is not approvable	Comments By:  <hr style="width: 80%; margin: 0 auto;"/> Scott Wright Planner
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RECOMMENDATIONS/REQUIREMENTS/COMMENTS

1. On the cover sheet, show the actual number of parking spaces that are being provided – there are 79 vehicular parking spaces provided for this development (including the four ADA spaces).
2. The building setbacks listed on the cover sheet should reflect the proposed requirements for this PS zoning district.
3. On Sheet C1.00, show the distance of the closest extents of the trail to the southern property line. Please coordinate with the City Arborist to ensure that the trail is located an appropriate distance from the existing trees on the site.
4. The sidewalk system that ends at the south end of the parking area should be extended to provide paved access to the pavilion, which is only about 30 feet away.
5. The scale on Sheet C1.00 seems to be incorrectly labeled. Please correct.
6. Please correct the typo error on Sheet Z1.00 under the 'Minimum Yard Setbacks for Structures and Active Recreational Areas'.
7. Please remove item K from the list of permitted uses, since this describes a general category and the specific proposed uses under this category are already covered by the other items in the list.
8. The reference to a land use map on Sheet Z1.00 should be removed, since no land use change is being proposed. The title for this sheet should be simply 'PS Zoning Master Plan'.
9. Please add a statement to the standards on the PS Zoning Master Plan as follows: "The requirements of the Land Development Code shall apply where unique specific standards for this PS zoning district are not expressly provided."
10. The standards on the PS Zoning Master Plan prescribe a street Buffer Type E along NW 53rd Avenue, and a Buffer Type B where the site is adjacent to residential areas to the south. No additional landscaping is proposed for these areas, and so it is unclear from the landscape plan whether or not these buffers are being provided. Existing trees within these locations may be used to help meet the buffer requirements, but shrubs are also required within these standard buffer types. These shrubs are particularly important along the southern property line to screen the residential properties there. However, since this is a public park, it does not make sense to screen it from the public street with a line of shrubs. The PS Zoning Master Plan should be amended to reflect that the buffer along NW 53rd Avenue is not required to include shrubs.

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CONCURRENCY REVIEW
PLANNING DIVISION - (352) 334-5022

Sheet 1 of 1

Petition	<u>PZ-09-53 PSZ PB</u>	Date Received	<u>06/10/09</u>	<input checked="" type="checkbox"/>	Preliminary
<input type="checkbox"/> DRB	<input checked="" type="checkbox"/> PB	<input type="checkbox"/> Other	Review Date	<input checked="" type="checkbox"/>	Final
Project Name	<u>Possum Creek Skate Park</u>			<input type="checkbox"/>	Amendment
Location	<u>4009 NW 53rd Avenue</u>			<input type="checkbox"/>	Special Use
Agent/Applicant Name	<u>City of Gainesville Parks, Rec& Cul. Afrs</u>			<input type="checkbox"/>	Planned Dev.
Reviewed by	<u>Jason Simmons</u>			<input type="checkbox"/>	Design Plat
				<input type="checkbox"/>	Concept

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

RECOMMENDATIONS/REQUIREMENTS/COMMENTS


- Please delete the word "flood" from note number 1 on sheet C1.00 concerning the property location within Zone B of the City's Transportation Concurrency Exception.

SITE PLAN EVALUATION SHEET

Urban Forestry Inspector 393-8171 – Sta. 27-Second Review

Petition: PZ-09-53 PSZ PB Review For: Technical Review Committee Agent: City of Gainesville (Pat Byrne) for Possum Creek Skate Park located at 4009 NW 53rd Avenue.	Review date: 6/11/09 Review: Preliminary/Final Planner: Scott
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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:  Earline Luhrman Urban Forestry Inspector
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Retention Area

- Please indicate shrubs and a groundcover for the proposed basin.
- Is the basin a wet or dry basin?
- Propose the appropriate plant materials as to function for a wet or dry basin.

Parking Lot Island and Conflicts with Utilities

- Indicate shade trees in all landscape islands and a shade trees in the parking terminal islands of each end of the parking rows.
- Relocate the proposed utilities from the landscape islands or ensure a 7-10' separation is provided from the utilities in the islands.
- Transformer boxes should not be located within a required parking lot islands. Where transformer boxes are located with in such islands, the island should be designed so the required tree will still have the minimum of 140 square feet.
- There are three conflicts with utilities and landscapes islands with this proposal.

NW 53rd Avenue Street Buffer

- Please indicate the existing street buffer along 53rd Avenue.
- I realize there is an existing buffer but it needs to shown on the landscape sheet.

Private Street Buffer

- Please indicate the private street buffer on the landscape sheet.

Plant Schedule

- Please replace the 'Allee' Elm trees for Winged Elm trees beneath the plant schedule.

General Notes

- Update note number nine to call Nature Operations at 352-393-8171 for a pre-site visit before purchasing any landscape materials.
- Add note to call Nature Operations for a tree barricade inspection at 352-393-8171 before clearing and grubbing work begins.

Tree Barricades

- Indicate tree barricades on the landscape plan and the demolition plan.
- Barricades shall be placed at or outside the drip line for all Heritage trees.
- Barricades shall be placed at a minimum of 2/3 of the area of the drip line for all other regulated species.
- A continuous tree barricades can be provided for NW 53rd Avenue, the private street and the adjacent use buffer near the neighborhood.

Neighborhood screening (north side)

- Please ensure there is a heavy screening of landscaping proposed from the activities of the skate park. Existing landscaping may be counted towards this request.
- A suggestion is to propose a double row of evergreen shrubs in order to cut down on the noise from the park.

Impact on the Urban Forest: Trees to be removed = 0

Trees to be protected = 100+

Trees to be planted = 54

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SITE PLAN EVALUATION SHEET

PUBLIC WORKS DEPARTMENT 334-5070 M.S. 58

Petition No. <u>PZ-09-53PSZ</u>	Review Date: <u>6/24/09</u>	Review Type:
Review For: <u>Technical Review Committee</u>	Plan Reviewed: <u>6/25/2009</u>	<u>Preliminary Final</u>
Description, Agent & Location: <u>Possum Creek Skateboard Park</u>	Project Planner:	
<u>LBJ</u>	<u>4009 NW 53rd Ave.</u>	<u>Scott Wright</u>

APPROVED
(as submitted)

APPROVED
(subject to below)

DISAPPROVED

- Alachua County Public Works approval required.
- F.D.O.T. approval required.
- SJRWMD permit is required.
- 100 Yr. critical duration analysis required.
- Treatment volume must be recovered within 72 Hrs. (F.S. of 2)
- Approved for Concurrency.

Comments By:



Rick Melzer P.E.

Development Review Engineer

REVISIONS / RECOMMENDATIONS:

1st Submittal Comments – 5/26/09

1. Please contact appropriate Public Works staff to discuss alternate designs for the parking lot layout and basin discharge.
2. The City of Gainesville requires the 100 critical duration storm analysis which consists of the 1,2,4,8 and 24 Hour events.
3. How is the proposed 6 Ft. paved trail being treated for stormwater?
4. What is the purpose of the proposed fence around the basin?
5. The bicycle racks should be dispersed throughout the site and closer to the skate park.

2nd Submittal Comments – 6/24/09

1. Please contact appropriate Public Works staff to discuss the stormwater management report.
2. A stop sign with stop bar must be placed at the exit of the proposed parking area.
3. The proposed load/unload area should be striped and labeled as loading/unloading area.

SITE PLAN EVALUATION SHEET

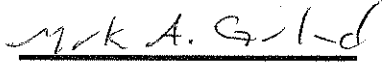
ENVIRONMENTAL REVIEW 334-5070 M.S. 58

Petition No. <u>PZ-09-53 PSZ PB</u>	Review Date: <u>6/24/09</u>	Review Type:
Review For: <u>Technical Review Committee</u>	Plan Reviewed: <u>6/25/2009</u>	<u>Preliminary Final</u>
Description, Agent & Location: <u>Possum Creek Skate Park</u>	Project Planner:	
<u>Gainesville Parks, Recreation, and Cultural Affairs 4009 NW 53rd Avenue</u>	<u>Scott Wright</u>	

APPROVED
(as submitted)

APPROVED
(subject to below)

DISAPPROVED

<input checked="" type="checkbox"/> Wetlands or wetland buffers must be shown. <input type="checkbox"/> Creeks or creek setbacks must be shown. <input type="checkbox"/> Lakes or lake setbacks must be shown. <input type="checkbox"/> Significant ecological communities on site. <input type="checkbox"/> Archaeological/historical sites on site.	Comments By:  <hr/> Mark Garland Environmental Coordinator
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NOTES/RECOMMENDATIONS:

1. The specific-purpose survey does not adequately show the boundary of the wetlands and the 50-foot buffer line around them. A site visit on June 24, 2009, showed that the 4-foot-high chain link fence approaches within 50 feet of the wetland in at least two areas: one near 53rd Avenue, near wetland flags 3 and 4, and another area farther south, near wetland flag 23. Please show the wetland boundary and the 50-foot buffer line at least in these two areas.
2. The 50-foot wetland buffer should be left in an undisturbed condition, except for the unpaved trail. If any part of the proposed off-leash dog park area encroaches on the 50-foot buffer, it should be redesigned to be moved out of the buffer.

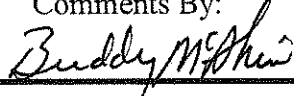
090389A

SITE PLAN EVALUATION SHEET

BUILDING INSPECTION DEPARTMENT REVIEW

Petition No. PZ-09-53 PSZ PB	Review Date: <u>5-27-09</u>	Review Type: <u>Preliminary Final</u>
Review For : <u>Plan Board</u>	Plan Reviewed: <u>5-27-09</u>	
Description, Agent & Location: <u>Possum Creek Skate Park</u> <u>4009 NW 53 Ave</u>		Project Planner: <u>Scott Wright</u>

APPROVABLE
 APPROVABLE
 DISAPPROVED
 CONCEPT
SUBJECT TO COMMENTS

This site plan has been reviewed for compliance with Chapter 5 of the Standard Building Code & for accessible routes of the Florida Accessibility Code for Building Construction. Complete code compliance plan review will be performed at Building Permitting.	Comments By:  <hr/> Buddy McGhin Plans Examiner PX0000545
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REVISIONS / RECOMMENDATIONS:

5/27/09

No Comments - OK

Note: Structures will require Building Permits to construct and an Accessible Path must be provided to each.



090389A
DEVELOPMENT REVIEW EVALUATION
GAINESVILLE REGIONAL UTILITIES

Ellen Underwood, New Development Coordinator
 PO Box 147117, Gainesville, FL 32614
 Voice (352) 393-1644 - Fax (352) 334-3480

Jun 24, 2009

3. Petition PZ-09-53 PSZ PB

City of Gainesville Parks, Recreation, and Cultural Affairs, agent for City of Gainesville. **Possum Creek Skatepark** Preliminary and final development plan review for construction of a skatepark facility, off-leash dog area, and walking trail with associated parking and stormwater facilities. Zoned: PS (Public services and operations) and CON (Conservation). Located at 4009 NW 53rd Ave. (Planner Scott Wright)

- Conceptional Comments** **Conditions/Comments**
 Approved as submitted **Insufficient information to approve**

- New Services** I did not find a utility plan. The utilities need to be added to the site plan and the landscape plan so we can check for any conflicts. The utility space allocations need to be approved before final development plan approval.
- Water** Show any existing or proposed water facilities on the site.
- Cover page indicates fire suppression water supply is GRU but inside note reads - fire protection is not required for the proposed development.
- Sanitary Sewer** Show any existing or proposed sanitary sewer facilities on the site.
- Electric** Show any existing or proposed electric facilities on the site.
- Gas** Cover page indicates natural gas is GRU. Are you using gas?
- Real Estate**

090389A

City of Gainesville
Solid Waste Division
Plan review

Date 5-27-09

Project Number; P2-09-53-P52-PB

Project Name; Possum Creek Skate Park

Reviewed by; Paul F. Alcantar Steve Joplin

Comments

Approved Approved with conditions Disapproved



Date 5-27-09

