

# D R A F T

2/11/2009

ORDINANCE NO. \_\_\_\_\_  
0-08-14

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4       **An Ordinance of the City of Gainesville, Florida; amending**  
5       **Ordinance Nos. 991267 and 020948, by adopting a new**  
6       **Development Plan for the undeveloped portion of the property,**  
7       **as more specifically described in this ordinance, commonly**  
8       **known as “Walnut Creek Planned Development Phase II”;**  
9       **generally located in the vicinity of the 2500 block of Northwest**  
10       **39<sup>th</sup> Avenue; adopting new development plan maps and a**  
11       **planned development report; adopting additional conditions and**  
12       **restrictions; providing for penalties; providing a severability**  
13       **clause; providing a repealing clause; and providing an**  
14       **immediate effective date.**

15  
16       **WHEREAS**, on October 9, 2000, the Gainesville City Commission adopted  
17       Ordinance No. 991267 that rezoned the subject property of this Ordinance to  
18       Planned Development District and adopting the Development Plan; and

19       **WHEREAS**, on March 24, 2003, the Gainesville City Commission adopted  
20       Ordinance No. 020948 that extended the time periods for obtaining final or  
21       conditional plat approvals; and

22       **WHEREAS**, the development order approved by Ordinance No. 991267 as  
23       amended by Ordinance No. 020948 has expired, and the owner/petitioner desires to  
24       develop and construct the undeveloped portion of the property known as Walnut  
25       Creek Planned Development, Phase II; and

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1           **WHEREAS**, by initiation of a petition by the property owner, publication of notice of a  
2 public hearing was given to adopt a new Development Plan on certain real property that is zoned  
3 “Planned Development”, commonly known as “Walnut Creek Planned Development Phase II”; and

4           **WHEREAS**, notice was given and publication made as required by law of a public hearing  
5 which was then held by the City Plan Board on February 21, 2008; and

6           **WHEREAS**, notice was given and publication made of a public hearing which was then  
7 held by the City Commission on April 14, 2008; and

8           **WHEREAS**, the City Commission finds that the amendment of the Planned Development  
9 District ordinance is consistent with the City of Gainesville 2000-2010 Comprehensive Plan; and

10           **WHEREAS**, at least ten (10) days notice has been given once by publication in a  
11 newspaper of general circulation prior to the adoption public hearing notifying the public of this  
12 proposed ordinance and of a Public Hearing in the City Commission Meeting Room, First Floor,  
13 City Hall, in the City of Gainesville; and

14           **WHEREAS**, notice has also been given by mail to the owner whose property will be  
15 regulated by the adoption of this Ordinance, ten days prior to the adoption of this ordinance; and

16           **WHEREAS**, Public Hearings were held pursuant to the published and mailed notices  
17 described above at which hearings the parties in interest and all others had an opportunity to be and  
18 were, in fact, heard.

19           **NOW, THEREFORE, BE IT ORDAINED BY THE CITY COMMISSION OF THE**  
20 **CITY OF GAINESVILLE, FLORIDA:**

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1           **Section 1.** A new Development Plan for “Walnut Creek Planned Development, Phase II” is  
2 approved on certain real property that is zoned “Planned Development District” as provided in  
3 Chapter 30, Land Development Code of the City of Gainesville, as more fully described in this  
4 Ordinance as follows:

5           See Exhibit “A” attached hereto and made a part hereof as if set forth in full.

6  
7           The new Development Plan consists of the following:

8           1) the development plan report entitled “Walnut Creek Planned Development Phase II” last  
9           revised date December 10, 2008, is attached hereto as Exhibit “B” and made a part of  
10           this ordinance as if set forth in full; and

11           2) development plan maps, identified as Sheet CO.00 “Walnut Creek Phase II A Planned  
12           Development, Cover Sheet”; Sheet ECM1.00 “Walnut Creek, A Planned Development  
13           Phase II Existing Conditions Map”; Sheet PD1.00 “Walnut Creek Phase II Planned  
14           Development Layout Map”; and Sheet SV1.00 “Boundary Survey & Legal Description”  
15           are attached hereto as Exhibit “C” and made a part of this ordinance as if set forth in full.

16           The new Development Plan shall regulate the use and development of the land, as shown and  
17           described in the aforesaid Exhibits, and as further provided in this Ordinance. In the event of  
18           conflict between the new Development Plan (Exhibits “B” and “C”) and the conditions Section 2,  
19           3, and 4, the conditions of Sections 2, 3 and 4 shall govern and prevail. In the event of conflict  
20           between the provisions of the development plan report (Exhibit "B") and the development plan

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1 maps (Exhibit "C"), the provisions, regulations, and restrictions of the development plan maps  
2 (Exhibit "C") shall govern and prevail.

3 **Section 2.** Condition 9 of Section 4 of Ordinance No. 991267 is amended by this  
4 Ordinance as follows:

5 Condition 9. There shall be ~~three~~ two roadway connections from the Planned Development to  
6 existing public streets, as shown on Sheet 6 PD1.00. Planned Development Layout Map  
7 of Exhibit "C", more specifically described as follows:

8 a. The intersection of NW 26<sup>th</sup> Terrace and A new intersection with Northwest 39<sup>th</sup> Avenue,  
9 approximately 420 feet from the northeast corner of the subject property; and

10 b. ~~A new intersection with Northwest 31<sup>st</sup> Boulevard, approximately 100 feet from the~~  
11 ~~southeast corner of the subject property; and~~ The intersection of NW 26<sup>th</sup> Street and NW  
12 31<sup>st</sup> Avenue, as approved by the City Commission during final plat review.

13 e. ~~A continuation of the Northwest 27<sup>th</sup> Street at the northern end of the Hidden Pines~~  
14 ~~development.~~

15 **Section 3.** Condition 5 as provided in Section 1 of Ordinance No. 020948 is amended as  
16 follows:

17 5. A design plat ~~shall be~~ for Phase I was adopted within one year from the adoption of  
18 approval of the planned development ordinance. A final plat or conditional plat for Phase I  
19 ~~shall be~~ was adopted on or before March 25, 2004. The design plat for Phase II was  
20 approved by the City Commission on April 14, 2008. A final plat or conditional plat for

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1 Phase II shall be adopted ~~within 18 months from the date of final or conditional plat~~  
2 ~~approval on Phase I~~ on or before June 30, 2010. The design plat and final plat process shall  
3 implement requirements consistent with this Ordinance. All proposed streets shall be  
4 dedicated to the City of Gainesville as right-of-way on the subdivision plat. Bonds for  
5 public improvements shall be in accordance with § 30-186 of the Land Development Code.

6 The owner/developer shall dedicate an easement over, across and through the alleys in the  
7 development for emergency access, maintenance of public utilities and garbage collection. (  
8 For Phase II, See Sheet PD1.00 of Exhibit "C"). All public roadways shown on the Planned  
9 Development Layout Plan Map (for Phase II, See Sheet PD1.00 ~~3~~ of Exhibit "C" shall be  
10 fully constructed and accepted by the City within ~~18~~ 24 months from final or conditional  
11 final plat approval of any part of the proposed planned development.

12 **Section 4.** The following additional conditions, restrictions and regulations shall also apply  
13 to the development and use of all the land as described in Exhibit "A" of Section 1 of this  
14 Ordinance:

- 15 1. The stormwater management facilities shall comply with the requirements of the St.  
16 Johns River Water Management District, the adopted Ordinance, and the Engineering  
17 Design Guidelines of the City of Gainesville as well as sound professional practices  
18 employed in the design construction and maintenance of stormwater management  
19 facilities subject to the approval of the Public Works Department of the City. The wet  
20 stormwater retention pond as shown on sheet PD1.00 of Exhibit C shall have a fountain  
21 or other mechanism acceptable to the Public Works Department of the City for mosquito  
22 control.
- 23  
24 2. The developer shall apply and obtain from the City a Certificate of Final Concurrency  
25 prior to the City Commission hearing on the final or conditional plat for Phase II. The

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1 developer shall amend the TCEA Zone "B" Agreement concerning Transportation  
2 Concurrency prior to final plat or conditional final plat approval.  
3

4 3. During the subdivision review process, lots shall be designed to facilitate and preserve the  
5 maximum number of Heritage Trees designated for preservation on Sheet PD1.00 of the  
6 planned development map. In the event of conflict arising from the preservation of Heritage  
7 Tree(s) and development of a specific lot, the developer shall be required to redesign or  
8 reduce the number of lots to save the designated Heritage Tree(s).  
9

10 4. Trees designated to be saved based on the development plan maps shall be provided with  
11 the most effective barriers during construction, ensuring protection of at least 50% of the  
12 canopy drip line from construction activity. The type of tree protection technique shall be  
13 determined by the City Arborist during subdivision plat review.  
14

15 5. During subdivision plat review, each lot shall be given detailed consideration as to its ability  
16 to accommodate a dwelling unit and preserve Heritage Trees designated to be saved, based  
17 on Sheet PD1.00 of the development plan maps, in accordance with section 30-264(1) of  
18 the Land Development Code. The reviewing body may allow up to 50% encroachment into  
19 the area of the drip line, based on a determination that the specific tree will not be harmed,  
20 as a result of the specified encroachment, subject to final plat approval by the city  
21 commission. If the encroachment will be greater than 50%, the appropriate reviewing board  
22 may allow removal of a tree with inch for inch replacement equaling the basal area of the  
23 Heritage Tree to be removed. The mitigation trees shall be planted on the subject lot or in  
24 nearby areas where the impact will be positive to the overall urban forest.  
25

26 6. The stormwater basins within Phase II shall be landscaped in accordance with the  
27 requirements of Section 30-251(2) of the Land Development Code.  
28

29 7. Sidewalks and facilities to ensure safe and efficient pedestrian circulation shall be  
30 incorporated within the development. The location, layout and type of facilities shall be  
31 determined during subdivision review, subject to approval by the appropriate reviewing  
32 board.  
33

34 8. Except as shown on Sheet PD1.00 of Exhibit C, there shall be a minimum 80 feet  
35 separation between lots in Walnut Creek and those in Hidden Pines as shown on Sheet  
36 PD1.00 of Exhibit C. Along the east boundary with Palm Grove, the alley areas shall be  
37 separated by fencing which is durable and a minimum 90% opaque and maintained in good  
38 and attractive condition by the homeowners association. The separation for Phase II shall  
39 be in accordance with Sheet PD1.00 "Planned Development Layout Map" of Exhibit C.

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2 9. The maximum number of residential lots in Phase II shall not exceed 55 lots, as further  
3 restricted in Condition 10 below.  
4
- 5 10. Prior to receiving final plat approval by the City Commission, the owner/developer shall  
6 submit to the Planning and Development Services Department a tree preservation and  
7 maintenance plan showing the Heritage Trees that will be saved through this planned  
8 development. The preservation of these trees shall take precedence over the ability to attain  
9 the full number of lots as provided in Condition 9.  
10
- 11 11. Prior to any clearing or grubbing or development on the site, a gopher tortoise mitigation  
12 plan shall be approved by the Florida Fish and Wildlife Conservation Commission and  
13 submitted to the Planning and Development Services Department. The approved mitigation  
14 plan/mitigation report shall be submitted to the Department prior to approval of the final  
15 plat by the City Commission.  
16
- 17 12. Wherever feasible, as determined by the appropriate reviewing body, alleys shall be  
18 incorporated into the subdivision plat to provide consistency of service throughout the  
19 subdivision and to maintain the separation from adjacent developments.  
20
- 21 13. All proposed streets excluding alleys, shall be dedicated to the City of Gainesville as right-  
22 of-way. Bonds for public improvements shall be in accordance with Section 30-186 of the  
23 Land Development Code. The owner/developer shall dedicate to the City an easement over,  
24 across and through the alleys for emergency access, maintenance of public utilities and solid  
25 waste collection. All public roadways shown on Sheet PD01.00 of Exhibit C shall be fully  
26 constructed and accepted by the City within 24 months from the date of final or conditional  
27 final plat approval of any part of the proposed planned development.  
28
- 29 14. Additional alleys may be allowed as part of the design plat approval process. Alleys that  
30 abut property outside the planned development shall have a six-foot wooden fence along  
31 such alley, except where such six-foot fence currently exists on an adjacent property line. In  
32 order to maintain a continuous unbroken line of fence along the alley, the homeowner  
33 association shall maintain in good and attractive condition all fences provided to satisfy this  
34 condition.  
35 If any of the existing fences are removed or dilapidated, said fence shall be replaced by the  
36 homeowners association.  
37
- 38 15. Sidewalks shall have a minimum width of five feet. Timing, construction and placement of  
39 sidewalk shall be in accordance with the Land Development Code.

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- 1  
2 16. Sidewalks shall be provided along the street frontage of Lot 101 as shown on Sheet PD1.00  
3 of Exhibit C.  
4
- 5 17. A linear park/pervious trail should be constructed and planted by the owner/developer along  
6 the east side of NW 26<sup>th</sup> Street between the area south of Lot 101 and Glen Springs Road,  
7 as shown on Sheet PD1.00 of Exhibit C and it shall be maintained by the homeowners  
8 association.  
9
- 10 18. The development order approved by this Planned Development shall be valid for a period of  
11 three (3) years from the effective date of this ordinance. A final plat or conditional final plat  
12 for Phase II shall be filed by the owner/developer with the City in sufficient time to obtain  
13 approval from the City within two years of the adoption of this Planned Development  
14 ordinance. Construction of Phase II shall commence prior to the expiration of the  
15 aforementioned 3 year period. If the subdivision is implemented through the conditional  
16 final plat approval process, the final plat must be recorded no later than five (5) years after  
17 the adoption date of this Planned Development Ordinance.  
18
- 19 19. The owner/developer agrees that upon filing an application for building permits on lots 99,  
20 100, 114, 115, 116, and 117, as shown on Sheet PD1.00, of Exhibit C, the owner/developer  
21 shall submit a plot plan illustrating the footprints of the selected homes as they relate to the  
22 boundary of the site and as they relate to the existing Heritage Live Oak Trees. The  
23 owner/developer shall illustrate that 50% of the drip line of the Heritage Trees on each of  
24 those lots are protected from disturbance, or the owner/developer shall have a certified  
25 arborist or landscape architect prepare an alternate compliance plan to be reviewed and  
26 approved by the City Arborist that illustrates the means and methods of ensuring that the  
27 individual Heritage Tree will survive. Those measures may include, but are not limited to, a  
28 system which will conduct water, air and fertilizer into the deep root zone of the Heritage  
29 Trees saved. Examples of the acceptable systems are the Water Air Nutrition Exchange  
30 W.A.N.E. 3000 Series Tree system, wood decks rather than poured slab porches, lintel  
31 beams rather than stem walls, or other structural features to protect the root system. The  
32 plan for these lots shall include a grading plan prepared by a landscape architect or  
33 registered engineer to ensure that the measures above adhere to principles of saving the tree  
34 root system. During construction, all Heritage Trees on the entire site shall be protected  
35 with chain link fence barricades.  
36
- 37 20. The owner/developer shall provide first time buyers of lots with a housing pattern layout  
38 that will encourage a variety of housing types along the street. The same house design shall  
39 not be allowed on adjacent lots.

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**Section 5.** Except as expressly amended and modified by this Ordinance, the remaining provisions of Ordinance Nos. 991267 and 020948 shall remain in full force and effect.

**Section 6.** Any person who violates any of the provisions of this ordinance shall be deemed guilty of a municipal ordinance violation, and shall be subject to fine or imprisonment as provided by section 1-9 of the Gainesville Code of Ordinances. Each day a violation occurs or continues, regardless of whether such violation is ultimately abated or corrected, shall constitute a separate offense.

**Section 7.** If any word, phrase, clause, paragraph, section or provision of this ordinance or the application hereof to any person or circumstance is held invalid or unconstitutional, such finding shall not affect the other provisions or applications of the ordinance which can be given effect without the invalid or unconstitutional provisions or application, and to this end the provisions of this ordinance are declared severable.

**Section 8.** All ordinances, or parts of ordinances, in conflict herewith are to the extent of such conflict hereby repealed.

**Section 9.** This ordinance shall become effective immediately upon final adoption.

**PASSED AND ADOPTED** this \_\_\_\_\_ day of \_\_\_\_\_, 2009.

\_\_\_\_\_  
Pegeen Hanrahan, Mayor

ATTEST:

APPROVED AS TO FORM AND LEGALITY:

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Kurt Lannon,  
Clerk of the Commission

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Marion J. Radson, City Attorney

This ordinance passed on first reading this \_\_\_\_\_ day of \_\_\_\_\_, 2009.

This ordinance passed on second reading this \_\_\_\_\_ day of \_\_\_\_\_, 2009.

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# EXHIBIT "A"

## LEGAL DESCRIPTION:

A TRACT OF LAND SITUATED IN SECTION 25, TOWNSHIP 9 SOUTH, RANGE 19 EAST, ALACHUA COUNTY, FLORIDA, SAID TRACT OF LAND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHWEST CORNER OF THE NORTHEAST 1/4 OF THE AFOREMENTIONED SECTION 25, TOWNSHIP 9 SOUTH, RANGE 19 EAST FOR THE POINT OF REFERENCE AND RUN S.00°57'04"E., ALONG THE WEST LINE OF SAID NORTHEAST 1/4, A DISTANCE OF 50.15 FEET TO THE SOUTH RIGHT OF WAY LINE OF N.W. 39th AVENUE (100 FOOT RIGHT OF WAY); THENCE RUN N.89°34'14"E., ALONG SAID SOUTH RIGHT OF WAY LINE, A DISTANCE OF 1320.48 FEET TO A CONCRETE MONUMENT (STAMPED PRM LS #3784) AT THE NORTHWEST CORNER OF PALM GROVE SUBDIVISION AS PER PLAT RECORDED IN PLAT BOOK "T", PAGE 52 OF THE PUBLIC RECORDS OF ALACHUA COUNTY, FLORIDA; THENCE RUN S.00°56'22"E., ALONG THE WEST LINE OF SAID PALM GROVE SUBDIVISION, A DISTANCE OF 672.97 FEET TO A CONCRETE MONUMENT (STAMPED PRM LS 3784) AND THE TRUE POINT OF BEGINNING; THENCE CONTINUE S.00°56'22"E., ALONG SAID WEST LINE OF PALM GROVE, A DISTANCE OF 330.34 FEET TO A CONCRETE MONUMENT (STAMPED: PRM LS #4788) AT THE SOUTHWEST CORNER OF SAID PALM GROVE SUBDIVISION ALSO BEING THE NORTHWEST CORNER OF PALM GROVE PHASE 2 A SUBDIVISION AS PER PLAT RECORDED IN PLAT BOOK "U", PAGE 47 OF SAID PUBLIC RECORDS; THENCE RUN S.00°59'33"E., ALONG THE WEST LINE OF SAID PALM GROVE PHASE 2, A DISTANCE OF 1524.14 FEET TO A CONCRETE MONUMENT (STAMPED: PRM LS #4788) ON THE NORTH RIGHT OF WAY LINE OF SAID PALM GROVE PHASE 2, A RIGHT OF WAY); THENCE RUN S.89°35'16"W., ALONG SAID NORTH RIGHT OF WAY LINE, A DISTANCE OF 150.01 FEET TO A CONCRETE MONUMENT (100 FOOT PRM LS #3784); THENCE RUN N.00°59'33"W., A DISTANCE OF 225.01 FEET TO A CONCRETE MONUMENT (STAMPED: PRM LS #3784); THENCE RUN S.89°35'16"W., A DISTANCE OF 246.28 FEET TO A CONCRETE MONUMENT (STAMPED: PRM LS #3784); THENCE RUN N.01°00'31"W., ALONG THE SOUTHERLY PROJECTION OF THE EAST LINE OF HIDDEN PINES SUBDIVISION AS PER PLAT RECORDED IN PLAT BOOK "H", PAGE 63 AND ALONG SAID EAST LINE, A DISTANCE OF 1561.80 FEET TO A CONCRETE MONUMENT (NO IDENTIFICATION) AT THE NORTHEAST CORNER OF LOT 74 OF SAID HIDDEN PINES SUBDIVISION; THENCE RUN S.89°30'42"W., ALONG THE NORTH LINE OF SAID LOT 74 OF HIDDEN PINES SUBDIVISION, A DISTANCE OF 55.54 FEET TO A CONCRETE MONUMENT (STAMPED PRM LS 3784); THENCE RUN N.00°29'21"W., A DISTANCE OF 88.39 FEET TO A CONCRETE MONUMENT (STAMPED: PRM LS #3784) WHICH MARKS THE BEGINNING OF A CURVE CONCAVE NORTHEASTERLY, SAID CURVE HAVING A RADIUS OF 100.00 FEET; THENCE RUN SOUTHEASTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 32°57'54", AN ARC DISTANCE OF 57.53 FEET (CHORD BEARING AND DISTANCE BEING S.73°56'49"E., 56.74 FEET RESPECTIVELY) TO A CONCRETE MONUMENT (STAMPED PRM LS 3784); THENCE RUN N.89°34'14"E., A DISTANCE OF 262.54 FEET TO A CONCRETE MONUMENT (STAMPED PRM LS 3784); THENCE RUN N.00°56'22"W., A DISTANCE OF 14.97 FEET TO A CONCRETE MONUMENT (STAMPED PRM LS 3784); THENCE RUN N.89°34'14"E., A DISTANCE OF 95.19 FEET TO A CONCRETE MONUMENT (STAMPED: PRM LS #3784) WHICH MARKS THE BEGINNING OF A CURVE CONCAVE SOUTHWESTERLY, SAID CURVE HAVING A RADIUS OF 20.00 FEET; THENCE RUN SOUTHEASTERLY, ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 89°29'24", AN ARC DISTANCE OF 31.24 FEET (CHORD BEARING AND DISTANCE BEING S.45°41'04"E., 28.16 FEET RESPECTIVELY) TO A CONCRETE MONUMENT (STAMPED: PRM LS #3784) WHICH MARKS THE END OF SAID CURVE; THENCE RUN N.89°03'38"E., PERPENDICULAR TO THE AFOREMENTIONED WEST LINE OF PALM GROVE RECORDED IN PLAT BOOK "T", PAGE 52, A DISTANCE OF 20.00 FEET TO THE TRUE POINT OF BEGINNING, CONTAINING 15.784 ACRES, MORE OR LESS.

Walnut Creek Planned Development  
Phase II

*Purpose and Intent*

This proposed Residential Planned Development (PD) is submitted as a neo-traditional neighborhood development of single family detached homes. The development follows the guidelines set forth in the Land Development Code under Sections 30-211, 30-213, and 30-216. The development will be named Walnut Creek Phase II and is in conformance with the current comprehensive plan which proposes unique designs that are not currently available in the Gainesville area. The majority of the homes will be directly across from each other to offer a more traditional neighborhood theme. This concept will provide moderately priced homes with brick and stucco exteriors and modern elevations with approximately 70 % of the homes having front porches with a minimum depth of 8 feet that will be oriented to the neighborhood tree lined streets and approximately 50% with rear alley access. Garages, which are accessed from the front, shall be set back a minimum of 20 feet to the rear of the front porch or the front façade of the house, whichever is closer to the street. All other garages shall be accessed from the alley. Trees will also be planted along sidewalks to compliment the existing heritage oaks to further enhance the appearance. There will be residences that have on street parking; however, most of the homes will have access their garages from the rear to further eliminate congestion of vehicles. Common areas have been carefully positioned to further preserve tree canopies and road layouts.

- A. We have addressed the efforts of tree preservation by varying the lot widths and depths by overlaying the trees on the site plan. The lot sizes and setbacks are as follows:

Lot Widths	36 Feet to 40 Feet	Above 40 Feet
Minimum yard setback:		
Front	10 Feet	10 Feet
Side	3.5 Feet	4 Feet
Rear	10 Feet	10 Feet
Minimum lot depth	100 Feet	100 Feet

- B. The subdivision plat submittal will address the regulated trees and any additional buffers and preservation.
- C. A minimum lot dimension would be 36'x100'.

### *Concurrency*

Walnut Creek development meets the Concurrency requirements of the newly adopted Transportation Concurrency Exception Area (TCEA) and will fund the eight (8) mitigation requirements as set forth in The Concurrency Management Element Goals, Objectives and Policies under policy 1.1.6 items (A through W).

### *Internal compatibility*

Each home will have a garage that is accessible from the front street or rear alley way. Alleys have been designed with a 20' width of which there will be a 10' asphalt roadway and a 5' clear area on the side abutting the homesites. Alleys will have one-way traffic and have accommodated the turn radius for the trash pick up vehicles. A 6-foot pressure treated fence shall buffer alleys from any adjacent residential lots that are not within the planned development. The design of alleys will maximize the preservation of trees along the boundaries of the PD. On street parking is proposed and one-way traffic in the alley ways will be necessary to allow for safety and positive flow patterns through alleys and rear access to homes. Two lane traffic will provide the main circulation from NW 39<sup>th</sup> Avenue to NW 31<sup>st</sup> Avenue by way of 60' right-of-way. There is a connection of two-way traffic from NW 39<sup>th</sup> Avenue to the Hidden Pines Subdivision on NW 27<sup>th</sup> Street. Residents from surrounding subdivisions can enjoy bicycle and pedestrian access to common areas and improvements through the internal roadway and sidewalk system. The main entrances at NW 39<sup>th</sup> Avenue and NW 31<sup>st</sup> Avenue will be professionally planned, landscaped, and maintained so as to maintain consistency with the adjacent communities.

### *External compatibility*

Mass Transit services will be provided by the City of Gainesville's Regional Transit System (RTS) by means of Route 8 via NW 39<sup>th</sup> Avenue. RTS has an existing transfer station in front of the proposed Walnut Creek which will provide easy accessibility for residents to utilize mass transit services. This route has ample capacity to accommodate the new residents within this development.

### *Intensity of development*

The proposed overall Walnut Creek PD has an overall density of 4.3 DU/Acre is consistent with the comprehensive plan and is in line with the neo-traditional concept of an in-fill project. This project will reduce the pressures of urban sprawl by providing urban in-fill development and increase urban connectivity between NW 39<sup>th</sup> Avenue and NW 31<sup>st</sup> Avenue and is compatible with the surrounding neighborhoods.

### *Common Area*

Walnut Creek is located across NW 39<sup>th</sup> Avenue from the city's Spring Tree Park and approximately six tenths of a mile east of the city's Green Tree Park. In addition, the proposed open space and recreation areas will be available to the adjacent neighborhoods by pedestrian sidewalks and streets within its property lines. Large heritage oak trees are abundant on the property and the developer will be utilizing its best efforts of preservation for lot coverage, streetscapes, landscape buffering and open-space recreational area canopies.

### *Environmental constraints*

The heritage trees have been identified and overlaid on the site plan. All roadways have been carefully designed in an attempt to save trees and capitalize on their beauty. We have noted on the plans that the lot designs and the right of ways will address the preservation of all tree canopies where necessary. All lots directly adjacent to the Hidden Pines subdivision will have minimum 60' width. The proposed PD has common areas separating Hidden Pines and any adjoining lots. The proposed PD will have a fence and landscape buffering wherever the alleys about adjoining properties. Also we will maximize all existing foliage to further enhance the development. Walnut Creek is not in a Flood Zone and none exist on the site. The surface water and wetlands district are not affected by the proposed development and development is not located near or within a nature park, greenway, wellfield, or wetland district. The soil composition make up is consistent with millhopper sand, wachula sand and arrendondo fine sands.

Arrendondo sand is found in nearly level to gently sloping upland areas with 0 to 5 percent gradients. It is well drained soil with rapid permeability rate in the surface and subsurface layers. Moderately rapid in the upper six inches of the subsoil. The water table is at a depth of more than 72 inches.

Millhopper sand is found in gently sloping areas with a 0 to 5 percent gradient. It is moderately well drained soil with a permeability rate in the surface and subsurface layers. Moderately rapid in the upper six inches of subsoil and slow to moderately slow below this depth. The water table is at a depth of 40 to 60 inches for one to four months and at a depth of 60 to 72 inches for 2 two to four months during the year.

Wachula sand is found nearly level. Poorly drained soil in broad areas of flatwoods. Slopes are nearly smooth and range from 0 to 2 percent. This soil has a water table that is at a depth of less than 10 inches for one to four months and is at a depth of 10 to 40 inches for about six months. During the driest seasons the water table recedes to a depth of more than 40 inches. Permeability is moderately rapid to rapid in the surface and subsurface layers. Moderate to moderately rapid in the upper part of the subsoil and slow to moderately slow in the upper part. The slope on the site ranges from zero to .66% with an average off .36%.

There are no lakes, creeks, wetlands, or other prominent Topographic features on the site. The storm water drainage systems are being designed to consist of a system of dry and wet basins designed to meet the requirements and standards of the City of Gainesville and the St. Johns River Water Management District. Additional stormwater storage is provided to attenuate rainfall events. The existing topography of the site consists of very gently sloping land towards the south and west.

### *External and Internal Transportation access*

Walnut Creek has two access points. The main entrances at the north boundary from NW 39<sup>th</sup> Avenue approximately 420 feet from the northeast corner of the property line. The secondary access point is at the southern most boundary off NW 31<sup>st</sup> Avenue approximately 100 feet from the southeast corner of the property. The Overall Walnut Creek PD layout will have 128 single family detached dwelling units that will generate 1229 Average Daily Trips (ADT). Phase 2 contains 55 lots and will generate 528 ADT.

## **EXHIBIT "C"**

(Due to bulk and size, Exhibit "C" is not attached, but is on file in the Department of Community Development.)