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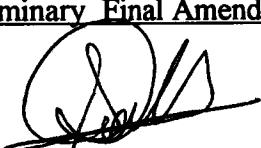
SITE PLAN EVALUATION SHEET

DEVELOPMENT PLAN & SUBDIVISION REVIEW EVALUATION

CURRENT PLANNING ROOM 16, OLD LIBRARY

222 East University Avenue 334-5023

SUMMARY OF COMMENTS

Petition No. <u>10PDV-04PB</u> Review Date: 3/12/2004	Review Type: <u>Preliminary</u> <u>Final Amend.</u> 
Review For: <u>Causseaux & Ellington</u> Reviewed: 3/12/2004 <u>Rezone the subject property from OF, MU-1 and RMF-8 to Planned</u> <u>Development to allow 225 Multi-family Residential dwelling Units.</u> <u>Located in the 1200 to 1300 Block of NW 13th Street, Between NW 7th</u> <u>and 8th Avenues.</u>	Project Planner: <u>3/11/04</u> <u>Lawrence Calderon</u>

I. Department Comments

1. **Planning -** Approved with conditions.
2. **Public Works Dep. -** Approved as submitted
3. **G.R.U.-** Approved as submitted
4. **Police -** No Comments
5. **Fire -** Approved with conditions
6. **Gas -** No Comments
7. **Building -** Approved as submitted
8. **Arborist -** Approved with conditions
9. **Other - ACDEP -** Approved as submitted
10. **Concurrency** Approved with conditions

II. Overall Recommendation

Staff recommends approval of the petition with the attached conditions.

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Petition No. 10PDV-04PB & 9LUC-04PB Review Date 2/19/2004
Review For: Causseaux & Ellington. Plan Reviewed: 3/12/2004
Causseaux & Ellington, Inc., agent for Park Central Holdings.
Rezone property from OF, MU-1 and RMF-8 to Planned
Development to allow 225 Multi-family Residential dwelling units.
Located in the 1200 - 13- Block of NW 13th Street, between NW 7th and 8th Avenues.

Review Type: Preliminary Final Amend.
Project Planner: 
Lawrence Calderon
3/11/04

RECOMMENDATIONS/REQUIREMENTS/COMMENT

1. The development as proposed, anticipates construction of 225 dwelling units. This appears to be based on a unified land use of residential on a 7.5 acre parcel at the maximum allowable density of 30 Dwelling Units per acre.
2. Under the current zoning, this is the maximum allowable units, after gaining 148 density bonus points. This is a Planned Development, in which the maximum land Use density is possible. However, staff is generally guided by the current development patterns. It is therefore anticipated that the petition would demonstrate positive contributions, equivalent to or above those outlined in the density bonus manual.
3. Given that the overall 225 units may be distributed over two separate areas, it would be convenient to allocate the uses so that staff would be able to review the distribution.
4. In summary, concerning the Land Use, Density, Total number of units and the distribution of units: The allowable units must be based on the area south of the Rattlesnake Creek in accordance with the Land Use density.
5. The actual creek run should be clearly delineated on the plans, preferably on the PD Layout Plan.
6. The lines shown on the plans for creek setbacks, wetlands, flood plain, flood channel and developable areas need to be verified by staff.

7. **SIGNAGE:**
Signage for the development shall be in accordance with the sign ordinance of the Land Development Regulations

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DEVELOPMENT STANDARDS

8. Except as specifically provided in the list of development conditions, the development shall be regulated in accordance with the Traditional City Standards. All exceptions and modifications shall be in accordance with the criteria listed in the Traditional City Overlay. A PD amendment is not required to address those issues listed in the overlay district.
9. Uses permitted on the subject property shall be those allowed in the RMF-8 Zoning District.
10. The development shall be allowed to conduct an office operation for management of the units on site.
11. The maximum setbacks and build-to line for the development shall be in accordance with those outlined in the Traditional City Special Area Plan.
12. Along NW 12th Street, building setbacks shall be established in a manner that will preserve the existing non-invasive trees, which are greater than eight (8") inches. During development review, the development review board and/or the city manager or his designee, may allow removal of trees based on safety and health of the specific tree/s in question.
13. Along NW 7th Avenue, building setbacks shall be established in a manner that will allow placement of a 6' to 8' wide sidewalk, allow tree planting and a street entrance along that Avenue.
14. Building must provide a front façade and individual entrances for all ground level units, off NW 7th Avenue.
15. Along NW 13th Street, building setbacks shall be established in a manner that will allow placement of a 6' to 8' wide sidewalk, allow tree planting, a street entrance and building front orientation along that Street.
16. Treatment of streetscape, street and sidewalk design and building orientation shall be consistent with the intent of the Traditional City and Central Corridor Overlay.

17. One access point is allowed off NW 7th Avenue and one access point is allowed off NW 13th Street. The configuration and location of each access shall be determined during development review. The reviewing body shall impose standards appropriate to facilitating safe and efficient movement of traffic. All traffic improvements shall be at the full expense of the applicant. The final determination of access points shall be based on a full traffic analysis.

18. During development review, necessary equipment and physical improvements shall be implemented to facilitate safe and efficient pedestrian movement, crossing at NW 13th Street, NW 7th Avenue and NW 12th Street.

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19. During development review, design standards shall be included to ensure no cut-through traffic between adjacent streets.
20. Construction staging and the main construction access shall be off NW 12th Street. No construction activity and vehicular access shall occur south of the south limits of the designated conservation area.
21. The designated conservation area shall be surveyed and staked out so as to establish a permanent area. During construction, it shall be fenced with durable fencing materials and shall remain fenced throughout the period of construction.
22. An appropriate silt fence shall be established at a location designated by public works and the city arborist.
23. The three heritage trees shown on the PD Layout Plan, shall be preserved and incorporated as part of the development. Other trees to be preserved on the site shall be determined by the development review board, based on recommendation of the technical review committee. After development review, minor modifications may be allowed in accordance with the Land Development Regulations.
24. The land use, zoning and existing activities on the subject property is consistent and compatible with surrounding neighborhood uses. It facilitates, encourages and provides for mixed-use developments. It is therefore strongly recommended that the 13th Street commercial pattern be continued on the subject property. However, given redevelopment considerations, a strictly residential development may act as the catalyst to spur new development and encourage redevelopment of the overall area. A residential development would also shorten the segment that would end up as retail and mixed-use, which would then be from University to NW 7th Avenue.
25. The area of the subject property along NW 13th Street may be used for commercial development in accordance with uses allowed in the MU-1 Zoning District.
26. The PD shall be valid for a period of two (2) years. During that period, the appropriate reviewing board must issue development plan approval. Final development plan approval, from the TRC, must be obtained within one year of obtaining preliminary development approval from the board. A construction schedule shall be adopted during development review.

27. Application for a building permit must be filed within one year of obtaining a final development order. Construction must commence no later than one year after obtaining a final development order or one year after receiving a building permit, whichever is the later.
28. A one-time, one year extension of the valid dates of the Land Use and PD may be approved by the city commission, after review by the City Plan Board. This also includes the valid period for obtaining a building permit and commencing construction.

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29. Bicycle and motorcycle parking shall be provided within the parking structure. The amount of parking for each category shall be determined during development review. Bicycle parking shall however not be less than 10% of required parking and motorcycle parking shall not be less than 5% of required parking based on one per bedroom. Regular parking spaces may be designed to accommodate motorcycle parking.
30. All parking provided shall be contained completely on private property.
31. The PD report discusses density to some extent but no indication is given as to placement of units to allow a determination concerning concentration of uses, separation from sensitive environmental areas, adequate separation and the like. Please address those issues necessary to justify the land use modification.
32. Although no land use map is presented, it appears that some intent is expressed to pursue development along the north reaches of the Rattlesnake Creek. Staff could not find any justification for the proposal. It also appears that earlier discussions point to a preference of no development in that area. If however development is proposed, information supporting the proposal should be included.
33. There are concerns from Alachua County Department of Environmental Services, the City Arborist, Culture and Nature Operations and the Planning Departments with respect to the impacts of the development on the adjacent creek system.
34. While it seems appropriate to mention the number of access points, staff finds it less convenient to analyze the impacts without the relationship to actual buildings, parking, driveways and other buildings proposed on the site. This would have been much easier with specific development standards.
35. In considering the build-to line and placement of buildings, the relationship is strongly dependent on the type, size, orientation, height and façade of buildings. A plan showing general building placement and layout would greatly assist in making recommendations.
36. While staff understands your intent to be very general in this early stage of the development proposal, there are certain basics required by the ordinance, such as proposed vehicle, bicycle and pedestrian circulation system, building placement and their relationship to each other; open space areas and their relationship to developed areas and environmentally sensitive areas. If not shown, specific development standards must be included.
37. No parking is required in connection with this Planned Development. All parking provided in relation ship to this development shall be contained completely on site. Other off-site parking may be provided in accordance with the land development regulations. Any on-street parking created by the city shall not be exclusive to this development.