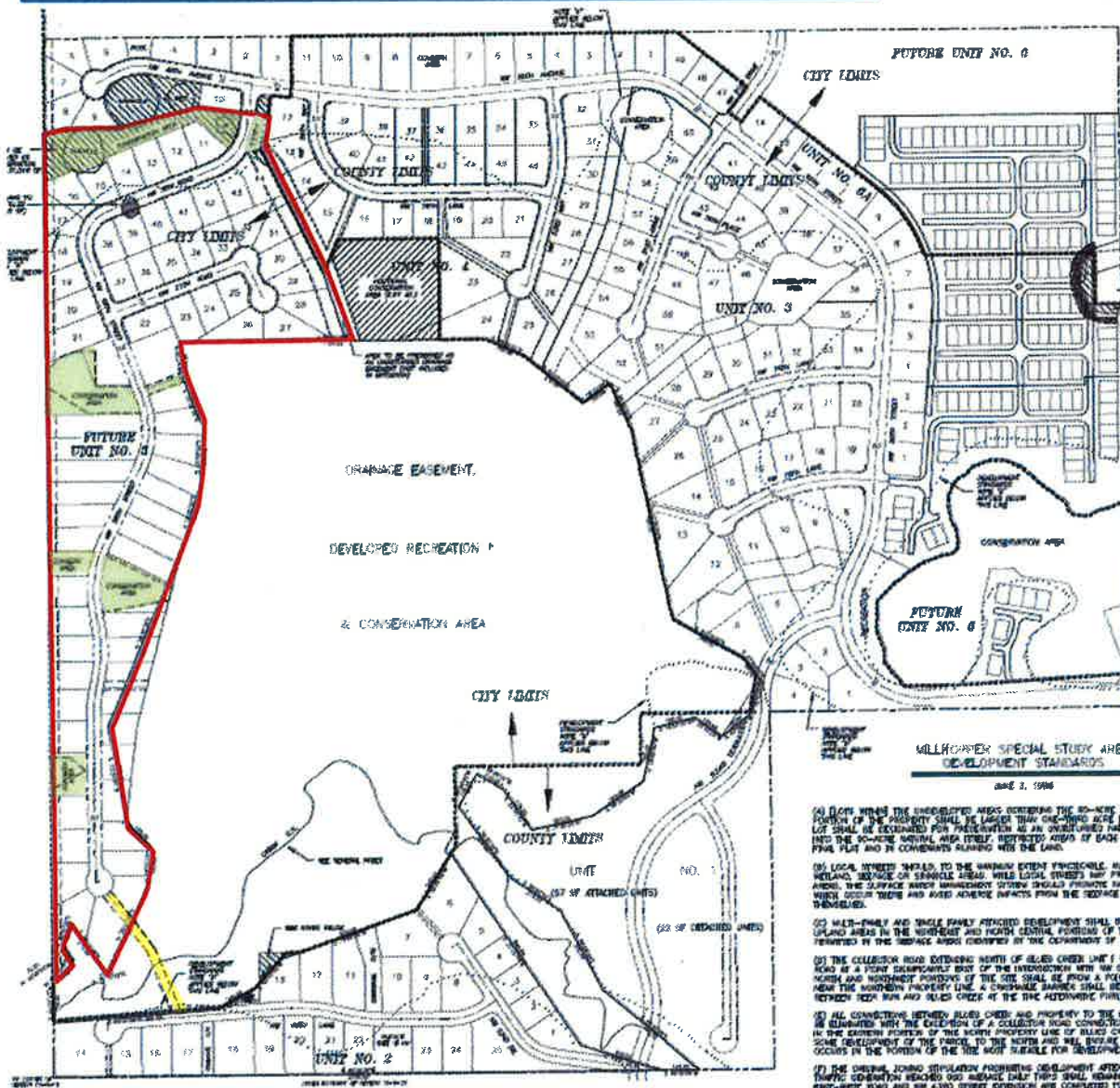




Blues Creek – Unit 5, Phase 2
Petition PB-15-115 PDA

August 4, 2016

EXISTING BLUES CREEK MASTER PLAN



BLUES CREEK

GENERAL NOTES

DESIGN AND CONSTRUCTION CONTINGENCIES OF THE TRANSPORTATION AND SURFACE WATER MANAGEMENT SYSTEMS WILL BE INTEGRATED WITH SITE SPECIFIC ENVIRONMENTAL REQUIRES, SUCH AS WETLANDS, CREEKS, TRAILS, AND STEEP AREAS. DETAILS WILL BE INDICATED WITH EACH SITE PLAN SUBMITTAL.

ALL ORNAMENT BARRIERS INDICATED AND SPACED ARE TO REMAIN UNDISTURBED. A 30 FT. CONSTRUCTION BUFFER SHALL BE PROVIDED ON BOTH SIDES OF THE BLUES CREEK CENTERLINE.

SINGLE FAMILY ATTACHED UNITS

ALL UNITS SHALL BE EITHER TWO OR THREE BEDROOM, WITH A MAXIMUM HEIGHT OF 35 FEET. EACH UNIT SHALL BE PROVIDED WITH TWO PARKING SPACES - THREE INCLUDING A TRIPLE SPACE SHALL ALSO INCLUDE A GARAGE.

ALL INDIVIDUAL LOTS SHALL HAVE ZERO SETBACKS. SETBACKS FROM THE PROPERTY PERIMETER OR OBSERVED TREES SHALL BE AS FOLLOWS:

FRONT	25 FT.
REAR	10 FT.
SIDE	10 FT.

SINGLE FAMILY DETACHED UNITS

ALL SETBACK REQUIREMENTS OF THE 16-1A DISTRICT SHALL APPLY, WITH THE FURTHER RESTRICTION THAT ALL LOTS OCCURRING ABOVE THE MILLHOPPER STUDY AREA BOUNDARY SHALL HAVE THE MINIMUM CONDITIONS OF 10' x 10' AND A MAXIMUM AREA OF 10,400 SF. BELOW THE BOUNDARY THE LOTS SHALL MEET THE 16-1A REQUIREMENTS. HAVE THE MINIMUM REQUIREMENT OF 10' x 10' AND A MINIMUM AREA OF 14,522 SF. THE SPECIAL STUDY AREA STANDARDS A (YELLOW LINE) FOR ADDITIONAL REQUIREMENTS IN THIS AREA.

SETBACKS UNLESS OTHERWISE NOTED ON PLATS:

FRONT	25 FT.
REAR	10 FT.
SIDE	10 FT.
SETBACKS	15 FT.

MINOR / MAJOR CHANGES

1. UNIT 4 - LOT 21 - EASEL BETWEEN FROM 20 FT. TO 15'-0"
 DMC APPROVAL: 11/26/01

NOTE:
 PLEASE BE ADVISED THAT LOTS INDICATED ON THIS MASTER PLAN THAT HAVE NOT BEEN PLATTED ARE CONCEPTUAL ONLY, AND ARE SUBJECT TO REVISION IN BOTH NUMBER AND SIZE.

SITE DATA

ZONE	PUD
TOTAL ACRES	570 ACRES (80)
NUMBER OF UNITS	515 PERMITTED - 557 ACTUAL
DENSITY	2.95 PERMITTED - 1.88 ACTUAL
SINGLE FAMILY ATTACHED AREA	45.3 ACRES 15.1 %
SINGLE FAMILY DETACHED AREA	125.7 ACRES 48.2 %
WATER/CONSERVATION AREA & ORNAMENT BARRIERS	81.7 ACRES 30.8 %
TRAIL/BIKE HIGHWAYS	28.2 ACRES 10.7 %
RECREATIONAL AREA	11.0 ACRES 4.4 %

UNIT MIXTURE

	SINGLE FAMILY ATTACHED	SINGLE FAMILY DETACHED
UNIT 1	0	23
UNIT 2	0	29
UNIT 3	0	80
UNIT 4	0	48
UNIT 5	0	82
UNIT 6	240	14
TOTAL	240	252

- (4) LOTS WITHIN THE UNDEVELOPED AREAS CONTAINING THE 20-ACRE SHADY AREA IN THE CENTRAL PORTION OF THE PROPERTY SHALL BE LARGER THAN ONE-THIRD ACRE IN SIZE AND ONE-FIFTH OF EACH LOT SHALL BE DESIGNATED FOR PRESERVATION AS AN UNDEVELOPED PARKING AREA. NO LOT SHALL EXTEND INTO THE 20-ACRE NATURAL AREA TRAIL. RESTRICTED AREAS OF EACH LOT SHALL BE DESIGNATED ON THE FINAL PLAN AND IN COMMENTS PLANNING WITH THE LAND.
- (5) LOCAL STREET SHALLS, TO THE MAXIMUM EXTENT FEASIBLE, AVOID CROSSING FLOOD PLAIN, WETLAND, ORNAMENT OR SHADY AREAS. WALK LANE STREET SHALL PROVIDE ACCESS WITHIN THESE AREAS. THE 20-ACRE NATURAL AREA TRAIL SHALL BE PROVIDED WITH ORNAMENT BARRIERS WHICH OCCUR TREES AND ALSO AVOID ADVERSE IMPACTS FROM THE SETBACK CONDITIONS ON THE ROAD TRANSVERSE.
- (6) LOCAL, SINGLE AND SINGLE FAMILY ATTACHED DEVELOPMENT SHALL BE PERMITTED ONLY IN THE UNPAVED AREAS IN THE NORTHWEST AND NORTH CENTRAL PORTIONS OF THE SITE AND SHALL NOT BE PERMITTED IN THE ORNAMENT AREAS IDENTIFIED BY THE DEPARTMENT OF ENVIRONMENTAL SERVICES.
- (7) THE COLLECTOR ROAD EXTENDING NORTH OF BLUES CREEK UNIT 1 SHOULD INTERSECT THE EAST-WEST ROAD AT A POINT SUBSTANTIALLY WEST OF THE INTERSECTION WITH NEW KING TERRACE. ACCORDING TO THE NORTH AND NORTHWEST PORTIONS OF THE SITE SHALL BE FROM A POINT ON THIS COLLECTOR ROAD NEAR THE MIDPOINT PROPERTY LINE. A CONCRETE BARBER SHALL BE PLACED ON NEW KING TERRACE BETWEEN NEW KING AND BLUES CREEK AT THE TIME ALTERNATE PUBLIC ROAD ACCESS IS AVAILABLE.
- (8) ALL CONNECTIONS BETWEEN BLUES CREEK AND PROPERTY TO THE NORTH AND WEST SHALL BE ESTABLISHED WITH THE CREATION OF A COLLECTOR ROAD CONNECTION TO THE NORTH LOCATED IN THE EASTERN PORTION OF THE NORTH PROPERTY LINE OF BLUES CREEK. THIS WILL ALLOW FOR SOME DEVELOPMENT OF THE PARCEL TO THE NORTH AND WILL INSURE THAT ACCESS TO THAT PARCEL OCCURS IN THE PORTION OF THE SITE MOST FEASIBLE FOR DEVELOPMENT.
- (9) THE ORNAMENT BARRIERS STRIP ALONG THE PROPERTY LINE SHALL REMAIN IN EFFECT UNTIL BOTH THE EAST-WEST ROAD AND NEW KING STREET CONSTRUCTION AND COMPLETED TO COUNTY STANDARDS AND ACCEPTED FOR MAINTENANCE.

4 DEVELOPED RECREATION

CONSTRUCTION WITHIN THE 20-ACRE CONSERVATION AREA SHALL BE RESTRICTED TO FACILITIES SUCH AS WALKING TRAILS, WILDLIFE OBSERVATION, GARDENS OR OTHER SIMILAR RECREATION CONSTRUCTION WHICH IMPROVES THE AREA FOR WILDLIFE, BIRDS AND WOODS CONSTRUCTION OR OTHER WILDLIFE WORTHY HABITAT TO COEXIST WITHIN THE CONSERVATION AREA. NO CONSTRUCTION SHALL OCCUR WITHIN THE AREA. ANY CONSTRUCTION IN THIS AREA WILL REQUIRE A SEPARATE FLOOD PLANE PERMIT.

- ON FEBRUARY, MARCH 14, 1999, THE ALABAMA COUNTY BOARD OF COUNTY COMMISSIONERS, WITH THE RECOMMENDATION OF THE 16-1A DISTRICT, APPROVED THE EXISTING BLUES CREEK RESIDENTIAL P.U.D. BY CONSIDERING APPROXIMATELY 2,138 ACRES IN UNIT 2 (2415 NEW KING LANE) FROM CONSERVATION TO SINGLE FAMILY RESIDENTIAL, BASED ON THE FOLLOWING:
- 1) THE ORNAMENT BARRIERS WATER MANAGEMENT DISTRICT HAS DETERMINED THAT THE EXISTING ORNAMENT BARRIERS WITHIN THE 20-ACRE SHADY AREA WILL NOT APPROPRIATELY AFFECT DRAINAGE PATTERNS WITH THE HOLDING CAPACITY OF THE SOILS.
- 2) THE CONSERVATION AREA MUST REMAIN IN COMPLIANCE WITH THE S.B.A.U.S. PERMIT. THE DEVELOPER CAN RECONFIGURE THE ORNAMENT BARRIERS TO ADD AN EQUIVALENT AMOUNT OF AREA TO THE EXISTANT.
- 3) APPROVAL OF THIS REQUEST WILL NOT ADVERSELY AFFECT FLOOD HAZARD AREAS. ALL NOT ALTER THE HYDROLOGY OF NATURAL SYSTEMS AND WILL NOT POSE A THREAT TO PUBLIC HEALTH, SAFETY AND WELFARE.

DUNN ENGINEERING
 OF GAINESVILLE, INC.

OWNER BY	DATE	SCALE	1" = 200'	SHEET
APPROVED BY	DATE	DATE	NO. E - 2821	
DATE	REVISION	DATE	NO. W - 2821	

BLUES CREEK
 REVISED MASTER PLAN

3 Alternative PD Layout Plans

- Alternative 1 is substantially the same as the PD Layout Plan presented on 5/19/16
- Alternative 2 shifts the southernmost 4 lots to the NE area of the proposed subdivision
- Alternative 3 shifts the 8 southernmost lots to the NE area & eliminates the perpetual ingress/egress easement (southern driveway section)

Alternative 1

- Substantially the same as the May 19, 2016 PD Layout Plan with the addition of a shared pedestrian facility to serve the southernmost 8 lots
- A cross section for the shared pedestrian facility would be subject to approval by Public Works and ultimately the City Commission at the Design Plat stage
- Preserves large trees and topography in NE area

Alternative 2

- Primary change is shifting the 4 southernmost lots to the NE section of the proposed subdivision
- Includes a requirement for a shared pedestrian facility to serve southernmost 4 lots; cross section to be approved at Design Plat stage
- Increases acreage in Conservation Management Areas (CMA) by 0.1 acres & adds more contiguous CMA area in the southern part of the subdivision

Alternative 3

- Shifts the southernmost 8 lots to the NE section of the proposed subdivision (clustering concept)
- Increases acreage in Conservation Management Areas (CMAs) by 1.73 acres & provides largest contiguous CMA in the southern part of the subdivision
- All streets within the proposed subdivision phase would be served by standard sidewalks

Revised Development Standards

- Text in Development Standards revised for each alternative PD Layout Plan
- Changes:
 - Minimum lot size reduced to $\frac{1}{4}$ acre from $\frac{1}{3}$ acre
 - Development activity in the “drainage easement, developed recreation, & conservation area” must be consistent with SRWMD Permit
 - If a lift station is used, location must be shown as a separate lot on the design plat

Development Standards changes cont.

- Alt. 1 & 2 include provisions for a shared pedestrian facility; cross section to be approved by Public Works at the design plat stage
- In Alt. 3, the perpetual ingress/egress easement is eliminated; sidewalks on all streets
- Utility easements & facilities allowed in Conservation Management Areas in accordance with an approved CMA management plan

Shared Pedestrian Facility

- Based on shared street principles
- Applicable in low-volume traffic areas with slow speeds
- Pedestrians, bicyclists, and cars can share the same space
- Efficient use of space
- Multiple design options (changes in materials or textures; separation using landscaping; striping; signage)

Applicability to Blues Creek Unit 5, Phase 2

- Residential area; low traffic speed design
- No through traffic
- Trip volume in Alt. 1 & 2 is very low
 - Alt. 1: 76 ADT 8 p.m. peak trips
 - Alt. 2: 38 ADT 4 p.m. peak trips
- “Context sensitive” area due to environmental characteristics (consistent with TME Policy 2.1.10)

Flush pavement with landscape & materials separation & signage



engineers • surveyors • planners

eds

Summary

- 3 Alternative PD Layout Plan designs
- All alternatives are consistent with the Comprehensive Plan and Land Development Code requirements
- Applicant requests approval of any alternative with option for a lift station

- **Staff Recommendation: Approval**
- **Plan Board Recommendation: Approval, with removal of option for a lift station**