

Petition 22PDV-05 PB, Legislative Matter No. 041052
City Plan Board and Staff Conditions
May 19, 2005

Condition 1. Except for the development standards included in this document, subdivision and development of the property shall be in accordance with the Land Development Code and the RSF-3 zoning district of the land development regulations.

Condition 2. The proposed development shall comply with the requirements of the Historic Preservation District in which it is located.

Condition 3. The maximum allowable density on the subject property shall be 6.4 dwelling units per acre.

Condition 4. Development on the site shall proceed in a manner that does not allow silt run-off to the creek system to the south.

Condition 5. Treatment of streetscape, sidewalks design and pedestrian circulation shall be consistent with the intent of the Historic District.

Condition 6. In areas where existing sidewalks are deficient or deteriorated, the development shall repair or provide sidewalks to meet code requirements.

Condition 7. The PD shall be valid for a period of two (2) years. During that period the property must obtain subdivision approval to create the lots allowed under this Planned Development. Once the lots are created and recorded, the Planned Development shall be considered implemented. Where no conflicts exist the created lots shall continue to exist and be subject to the adopted planned development ordinance and applicable Land Development Code.

Condition 8. A one-time, one-year extension of the valid dates of the Planned Development may be approved by the city commission.

City of
Gainesville

Inter-Office Communication

Planning Division
X5022, FAX x2282, Station 11

Item No. 6

TO: City Plan Board
FROM: Planning Division Staff
SUBJECT: Planning Division Staff

DATE: May 19, 2005

SUBJECT: Petition 22PDV-05 PB. Joe Montalto, Jr., P.E., agent for Mark and Mary Barrow, Trustee. Rezone property from RSF-3 (single-family residential, 5.8 du/acre) to PD (planned development-Single-family Residential) and to create a minor subdivision of 4 lots. Located at 204, 210 and 216 Northeast 10th Avenue in the Northeast Historic District.

Recommendation

Planning staff recommends approval of Petition 22PDV-05 PB with conditions.

Explanation

This petition addresses a request to change the zoning on the subject property from RSF-3 (Single-family Residential, 5.8du/ac) to Planned Development, Residential. The subject property is located in the Northeast Historic District and comprises 0.634 acres. The parcel is located at the Northeast corner of Northeast 2nd Street and Northeast 10th Avenue, having 179 feet along Northeast 2nd Street and 153.75 feet along Northeast 10th Avenue. It is bounded on the north and east by existing single-family dwellings. Immediately south is the 154 feet wide right-of-way of Northeast 10th Avenue, through which runs a 94-foot wide conservation zoning and the creek bed. Lying to the west is a multi-family/office development, across Northeast 2nd Street. The subject parcel is currently developed with three separate single-family buildings, each facing Northeast 10th Avenue. North of the existing single-family units is a vacant, undeveloped area which stretches approximately 88 feet northwards to the north property boundary. The property owner intends to create a lot in that area, plus three others to match the footprint of the three existing single-family structures.

The RSF-3 Zoning District allows one single-family dwelling per lot. In order to obtain additional dwelling units, lots must be created based on allowable density. The subject property has an allowable density of 5.8 dwelling units per acre, which will allow a total of 3.654 dwelling units. Although that would round up to 4 allowable units, the existing placement and orientation of the existing structures would not allow the creation of lots that conform to the standards of the RSF-3 Zoning District. To accomplish the objective, the property owner is requesting a PD zoning which has the built-in flexibility to allow the creation of lots based on

the as built standards. Item VII, in the Planned Development Report, shows how the intended lots and development standards compare with the requirements of the RSF-3 Zoning District.

Analysis:

This planned development request includes a PD layout plan showing proposed lots, a development plan report and supporting documentation. The applicant intends to file for the appropriate subdivision review, after approval of the Planned Development ordinance. In reviewing the proposed Planned Development, staff considered the following criteria:

Conformance with comprehensive plan

The existing development is residential and is developed at a density, which is consistent with the comprehensive plan. Although the current pattern and configuration of lots are not compatible, the final implementation of the proposed planned development will render the final development consistent and in conformance with the land development regulations and the comprehensive plan. Other aspects of the proposed development such as environmental, traffic, parking, pedestrian movement, open space, and access will be either maintained or improved, consistent with the comprehensive plan requirements.

Concurrency

A concurrency review has been conducted on the development. A determination has been made that the adjacent road network has adequate capacity to accommodate the traffic, which will be generated by the development. A preliminary or final certificate of concurrency will be considered during the subdivision review process.

Internal compatibility

In terms of uses, the development is internally compatible in that the use is residential with related accessory support uses and structures. Lot configuration, size and orientation will be designed during subdivision review to meet ordinance requirements. Lots are planned to run in a north/south direction coincident with the three existing single-family units with one lot oriented in an east-west direction with frontage on Northeast 2nd Street.

Condition 1. Except for the development standards included in this document, subdivision and development of the property shall be in accordance with the Land Development Code and the RSF-3 zoning district of the land development regulations.

Condition 2. The proposed development shall comply with the requirements of the Historic Preservation District in which it is located.

External compatibility

The existing and proposed development of the subject property is residential. Developments to the north, east and south are zoned and developed as single-family residential. Immediately west, across Northeast 2nd Street is a multi-family development. The existing development, which consists of three single-family units, has existed compatibly for many years with existing surrounding development. The additional unit is expected to maintain overall compatibility.

Intensity of development & useable open spaces, plazas and recreation areas.

The land use on the subject property is Single-Family (up to 8 units per acre). The zoning is RSF-3, Single-family residential, 5.8 dwelling units per acre. The property is currently developed with 3 units, less than the allowable density of 3.67 units. Based on current procedures, four units would be allowed. In order to avoid any future questions of interpretation the applicant is requesting a density modification to 6.4 dwelling units per acre, which will yield 4 dwelling units. This density is within the allowable land use density.

The property is bounded on the south by the right-of-way of Northeast 10th Avenue, which includes a 95-foot wide conservation/recreation area, which provides accessible open space. It is also within close proximity to a city park, with a variety of active recreational facilities.

Condition 3. The maximum allowable density on the subject property shall be 6.4 dwelling units per acre.

Environmental constraints

There are no significant environmental factors directly related to rezoning and development of the site. The application shows no wetlands or wetland buffers which will be impacted by the development. South of the property runs a creek but it is well separated by existing rights-of-way and the newly created lots are not expected to significantly impact the creek.

Condition 4. Development on the site shall proceed in a manner that does not allow silt run-off to the creek system to the south.

External and Internal transportation access

The development is bounded on its south and west boundaries by existing streets capable of providing adequate access to existing and created lots. The three existing dwelling units front on Northeast 10th Avenue, which offers direct vehicular and pedestrian access to the development. The two easternmost buildings currently share a common access driveway off Northeast 10th Avenue. No official driveway currently exists for the building on the corner of Northeast 2nd and Northeast 10th Avenue. The fourth lot is intended to have access of Northeast 2nd Street. In keeping with the general access management policy of reducing the number of access points on development, staff has determined that the newly created lot 4, should create an access driveway that provides access to lot 1. That driveway should be aligned with the proposed driveway for the new development on the west side of Northeast 2nd Street. Access points for fire, emergency, utility and loading services can be attained from the two adjoining streets.

Off-street parking

Parking and bicycle parking is intended to be provided in accordance with the requirements for single-family residential developments.

Sidewalks, trails and bikeways

The development is in an area, which strongly encourages pedestrian movement. It is therefore expected that sidewalks will be provided where they do not currently exist. Adequate space shall be provided or secured for placement of the sidewalks along Northeast 2nd Street.

Condition 5. Treatment of streetscape, sidewalks design and pedestrian circulation shall be consistent with the intent of the Historic District.

Condition 6. In areas where existing sidewalks are deficient or deteriorated, the development shall repair or provide sidewalks to meet code requirements.

Public facilities

Public facilities are available within close proximity to the development site.

Unified control

Documents provided with the application indicate unified control of the property

Development time limits

The development is proposed as a single phase.

Condition 7. The PD shall be valid for a period of two (2) years. During that period the property must obtain subdivision approval to create the lots allowed under this Planned Development. Once the lots are created and recorded, the Planned Development shall be considered implemented. Where no conflicts exist the created lots shall continue to exist and be subject to the adopted planned development ordinance and applicable Land Development Code.

Condition 8. A one-time, one-year extension of the valid dates of the Planned Development may be approved by the city commission.

Bonds

This section is not applicable at this time, during subdivision review, any required bonding will be addressed.

Respectfully submitted,



Ralph Hilliard
Planning Manager
Community Development

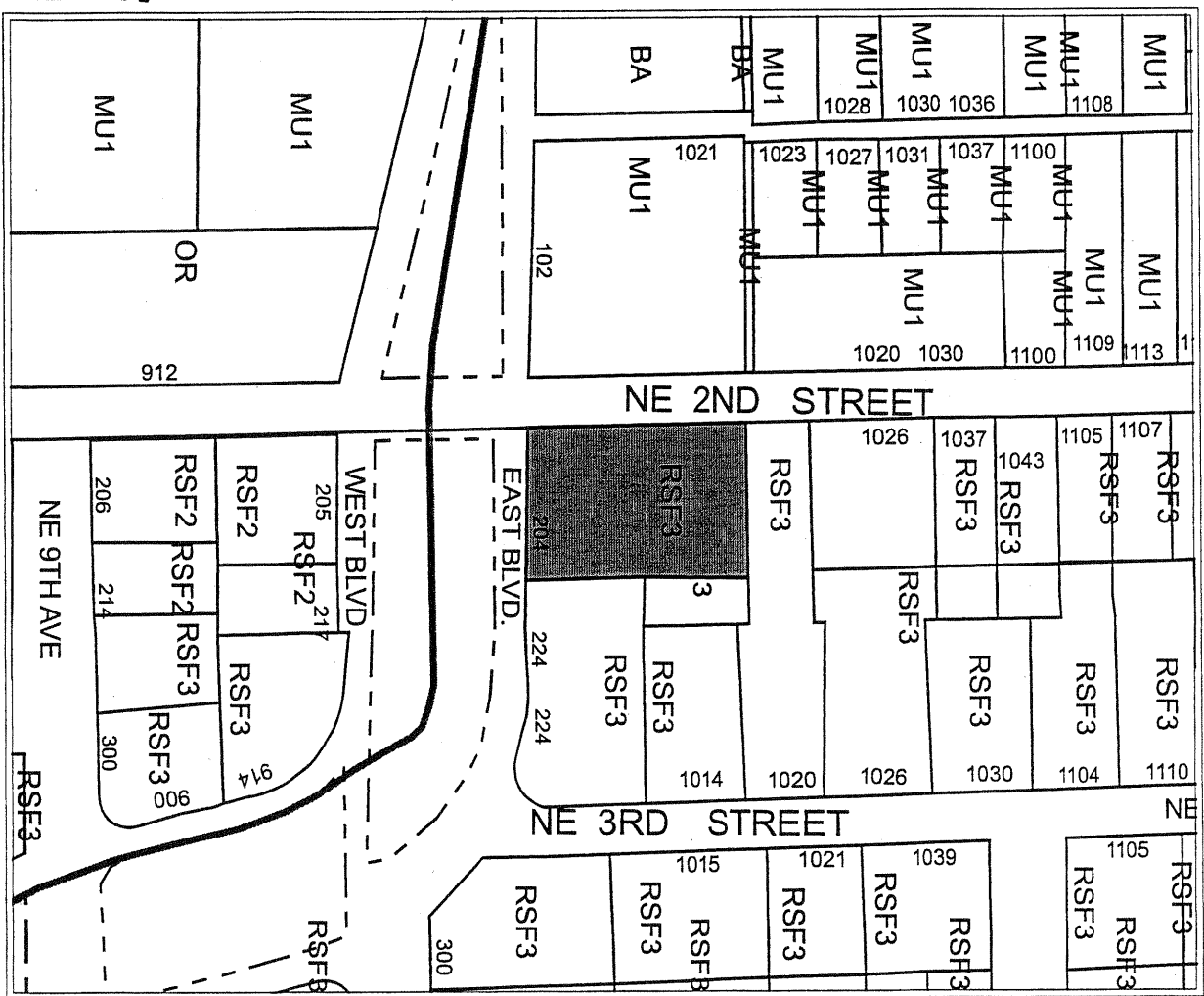
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Zoning Districts

- RSF1 Single-Family Residential (3.5 du/acre)
- RSF2 Single-Family Residential (4.6 du/acre)
- RSF3 Single-Family Residential (5.8 du/acre)
- RSF4 Single-Family Residential (8 du/acre)
- RSF5 Residential Low Density (12 du/acre)
- RC Residential Conservation (12 du/acre)
- MH Mobile Home Residential (12 du/acre)
- RMF6 Multiple-Family Medium Density Residential (8-15 du/acre)
- RMF7 Multiple-Family Medium Density Residential (8-21 du/acre)
- RMF8 Multiple-Family Medium Density Residential (8-30 du/acre)
- RMU Multiple-Family Mixed Use (up to 75 du/acre)
- RH1 Residential High Density (8-43 du/acre)
- RH2 Residential High Density (8-100 du/acre)
- OR Office Residential (up to 20 du/acre)
- OF Office Office
- PD Planned Development
- BUS General Business
- BA Automotive-Oriented Business
- BT Tourist-Oriented Business
- MU1 Mixed Use Low Intensity (10-30 du/acre)
- MU2 Mixed Use Medium Intensity (14-30 du/acre)
- CCD Central City District
- W Warehousing and Wholesaling
- I1 Limited Industrial
- I2 General Industrial
- AGR Agriculture
- CON Conservation
- MD Medical Services
- PS Public Services and Operations
- AF Airport Facility
- ED Educational Services
- CP Corporate Park

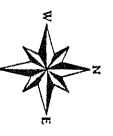
- Historic Preservation/Conservation District
- Special Area Plan
- Division line between two zoning districts
- City Limits

Area under petition consideration



ZONING

Name	Petition Request	Map(s)	Petition Number
Joe Montalto, Jr., P.E., agent for Mark & Mary Barrow, Trustee	From RSF3 to PD	3851	22PDV-05PB

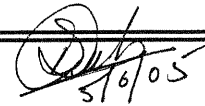


No Scale

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

Petition Number: 22PDV-05PB

By: Lawrence D. Calderon



City Plan Board: Rezone property from RSF-3, Single-family Residential, 5.3 du/ac to Planned Development to allow creation of four single-family lots.

Review For: Joe Montalto, Jr. P.E.,

Plan Reviewed: 5/6/2005

Joe Montalto, Jr. P.E., agent for Mark and Mary Barrow, Trustee for the Barrow Family.

Rezone property from RSF-3, Single-family Residential, 5.3du/ac to Planned Development to allow one additional lot and a total of 4 single-family Residential dwelling units. Located at 204, 210, 216 NE 10th Avenue.

I. Department Comments

- | | |
|--|--------------------------|
| 1. Planning: | Approved with conditions |
| 2. Public Works & Traffic Engineering: | Approved as submitted |
| 3. G.R.U & Gas: | Approved as submitted |
| 4. Police: | Approved as submitted |
| 5. Fire: - | Approved as submitted |
| 6. Building: - | Approved as submitted |
| 7. Arborist: - | Approved with conditions |
| 8. Other:- ACDEP - | Approved as submitted |
| 9. Other: Airport: | No comments |
| 10. Concurrency Review: | Approved as submitted |

II. Overall Recommendation


Staff recommends Approval of Petition 22PDV-05PB with staff conditions.

SITE PLAN EVALUATION SHEET
DEVELOPMENT PLAN & SUBDIVISION REVIEW EVALUATION
CURRENT PLANNING ROOM 16, OLD LIBRARY
222 East University Avenue 334-5023

Petition No. 22PDB-05PB Review Date: 5/20/2005
Review For: Joe Montalto, Jr. P.E., Plan Reviewed: 5/10/2005
Joe Montalto, Jr. P.E., agent for Mark and Mary Barrow, Trustee for
the Barrow Family. Rezone property from RSF-3, Single-family
Residential, 5.3du/ac to Planned Development to allow one additional
lot and a total of 4 single-family Residential dwelling units. Located
at 204, 210, 216 NE 10th Avenue.

Review Type:
Preliminary Final Amend.

Project Planner:


Lawrence Calderon
5/10/05

RECOMMENDATIONS/REQUIREMENTS/COMMENT

1. There is a note stating that all structures within 300 feet are residential. Please correct, it appears that there is an office/multi-family development to the west of the subject property.
2. Setbacks and development standards for created lots shall be in accordance with the RSF-3 Zoning District.
3. Staff would require compliance with the street buffer requirements along 2nd and 10th.
4. Access to the lots fronting NE 10th Avenue shall be as existing, one independent and one shared driveway.
5. Once the PD is approved, creation of the four lots will be through the Minor Subdivision process.
6. This process requires a current survey, reflecting placement of existing structures.
7. Sidewalks, if not existing will be required along NE 2nd Street and NE 10th Avenue.
8. Subdivision review is required for creation of the four lots. The application may be submitted concurrently with the PD or after approval of the PD.
9. Please ensure that the PD Report is consistent with the PD Layout Plan and associated documents.
10. Provisions shall be made to ensure that construction activities are conducted off the public rights-of-way.
11. Parking shall be in accordance with the Land Development Code.

SITE PLAN EVALUATION SHEET

BUILDING INSPECTION DEPARTMENT REVIEW

Petition No. 22PDV-05PB
Review For : Plan Board
Description, Agent & Location: Joe Montalto, Jr., P.E., Mark Barrow
Trustee, 204, 210, 216 NW 10 Ave.

Review Date: 2/11/05
Plan Reviewed: 2/11/200

Review Type: Planned Development
Project Planner: Lawrence Calderon

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:

Brenda G. Strickland

Brenda G. Strickland
Plans Examiner

REVISIONS / RECOMMENDATIONS:

1. The horizontal measurements from the proposed property line shall be to the closest vertical wall of the existing structure.

OK.
BSS
3-9-05

SITE PLAN EVALUATION SHEET

Urban Forestry Inspector 334-2171 – Sta. 27

Petition: 22PDV-05 PB Review For: Technical Review Committee Agent: Joe Montalto for Mark & Mary Barrow located 204, 210, & 216 NE 10 th Avenue.	Review date: 2/17/05 Review: Rezone to PD Planner: Lawrence
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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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Requirements

1. Street Buffers (large shade trees, understory trees, large shrubs, & small shrubs)
2. Indicate all regulated trees. Regulated trees are 8" in diameter 41/2 feet from the root base and all heritage trees are 20" in diameter.
3. Landscaping Notes
4. Planting Detail
5. Barricade Detail
6. Plant Material Schedule
7. Indicate trees to be removed with an "X".

Irrigation System Section 30-251 b c

An irrigation system, or a readily available water system within a distance of 100 feet, shall be supplied for all landscaped areas.

Section 30- 251 (7) h

For all new development, or redevelopment of the existing property, the applicant needs to remove all invasive nonnative plant species from the property prior to issuance of the certificate of occupancy.

Impact on the Urban Forest will be determined at a later date.