



## Planning and Development Services

# BUTLER PLAZA

## PB-12-150

### Planned Development (PD)

5/29/13

# Butler Plaza PD

- 267 acres total (including new parcels)
  - 1,000,000+ sq ft of existing development
  - Maximum development amounts:
    - 2,500,408 sq ft of commercial
    - 250,000 sq ft of office
    - 500 hotel rooms
    - 1000 multifamily units
- (total development limited to 37,591 average daily trips)

121108F

SW 24th Avenue

SW 42nd Street

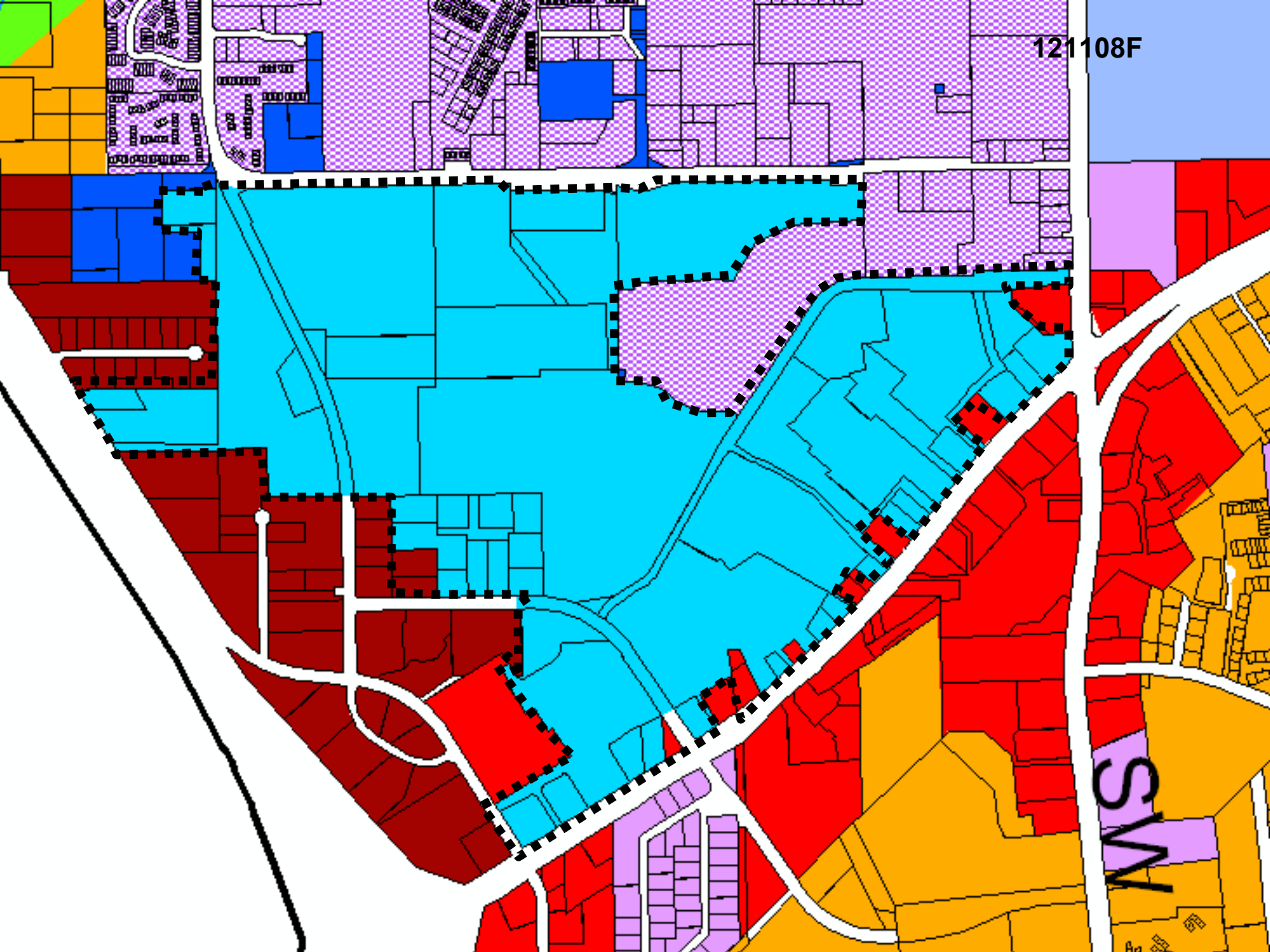
SW 34th Street

Interstate 75

Archer Road



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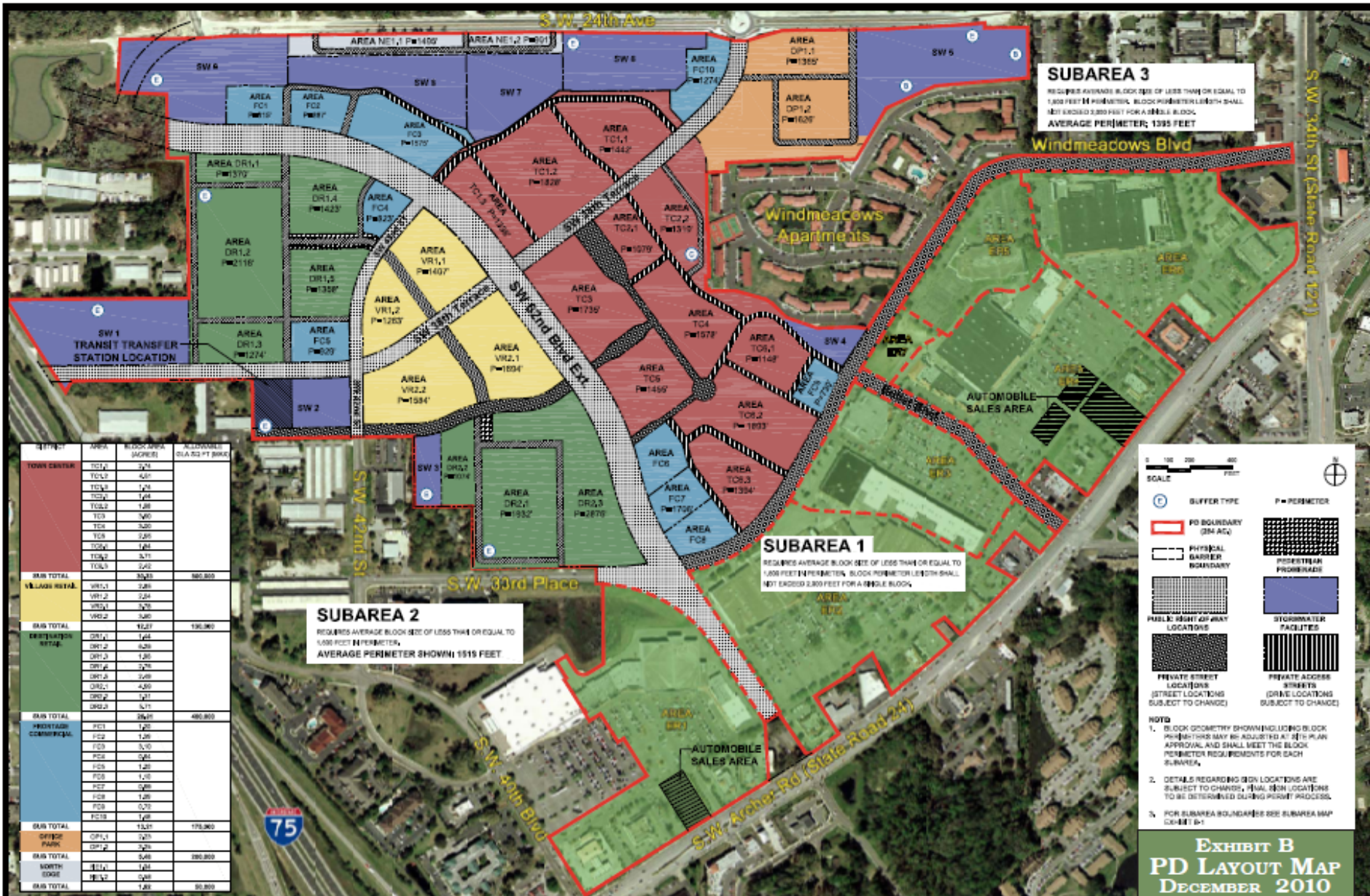
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# Fundamental Components of PD

1. PD Layout Map and Public Streets
2. Private Street Grid
3. Redevelopment of Existing Retail Areas
4. Permitted Uses
5. Design Standards
6. Timing of Infrastructure
7. Signage

# Existing PD Layout Map

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**SUBAREA 3**  
REQUIRES AVERAGE BLOCK SIZE OF LESS THAN OR EQUAL TO 1,000 FEET IN PERIMETER. BLOCK PERIMETER LENGTH SHALL NOT EXCEED 2,000 FEET FOR A SINGLE BLOCK.  
AVERAGE PERIMETER: 1395 FEET

**SUBAREA 1**  
REQUIRES AVERAGE BLOCK SIZE OF LESS THAN OR EQUAL TO 1,000 FEET IN PERIMETER. BLOCK PERIMETER LENGTH SHALL NOT EXCEED 2,000 FEET FOR A SINGLE BLOCK.

**SUBAREA 2**  
REQUIRES AVERAGE BLOCK SIZE OF LESS THAN OR EQUAL TO 1,000 FEET IN PERIMETER.  
AVERAGE PERIMETER SHOWN: 1515 FEET

STREET	AREA	BLOCK AREA (ACRES)	ALLOWABLE DIA. (FT. BLOCK)
TOWN CENTER	TC1.1	325	300-350
	TC1.2	425	
	TC1.3	125	
	TC1.4	145	
	TC1.5	185	
	TC1.6	385	
	TC1.7	385	
	TC1.8	185	
	TC1.9	375	
	TC1.10	245	
<b>SUB TOTAL</b>		<b>3045</b>	
VILLAGE RETAIL	VR1.1	285	300-350
	VR1.2	235	
	VR1.3	325	
<b>SUB TOTAL</b>		<b>1245</b>	
DISTRIBUTION RETAIL	DR1.1	145	300-350
	DR1.2	285	
	DR1.3	135	
	DR1.4	325	
	DR1.5	245	
	DR1.6	435	
	DR1.7	125	
	DR1.8	375	
	DR1.9	375	
<b>SUB TOTAL</b>		<b>2675</b>	
MIXED COMMERCIAL	FC1	125	300-350
	FC2	135	
	FC3	375	
	FC4	345	
	FC5	125	
	FC6	175	
	FC7	285	
	FC8	135	
	FC9	275	
	FC10	125	
<b>SUB TOTAL</b>		<b>1765</b>	
OFFICE PARK	OP1.1	225	300-350
	OP1.2	325	
<b>SUB TOTAL</b>		<b>550</b>	
NORTH SIDE	NS1.1	145	300-350
	NS1.2	285	
<b>SUB TOTAL</b>		<b>430</b>	

0 100 200 400 FEET

**SCALE**

**LEGEND**

- ⊙ BUFFER TYPE
- ▭ PD BOUNDARY (2M AC)
- ▭ PHYSICAL BARRIER BOUNDARY
- ▭ PUBLIC RIGHT-OF-WAY LOCATIONS
- ▭ PRIVATE STREET LOCATIONS (STREET LOCATIONS SUBJECT TO CHANGE)
- ▭ P=PERIMETER
- ▭ PEDESTRIAN PROWLADE
- ▭ STORAGE TIE FACILITIES
- ▭ PRIVATE ACCESS STREETS (DRIVE LOCATIONS SUBJECT TO CHANGE)

**NOTE**

- BLOCK GEOMETRY SHOWN INCLUDING BLOCK PERIMETERS MAY BE ADJUSTED AT 30% PLAN APPROVAL AND SHALL MEET THE BLOCK PERIMETER REQUIREMENTS FOR EACH SUBAREA.
- DETAILS REGARDING SIGN LOCATIONS ARE SUBJECT TO CHANGE. FINAL SIGN LOCATIONS TO BE DETERMINED DURING PERMIT PROCESS.
- FOR SUBAREA BOUNDARIES SEE SUBAREA MAP SHEET 6-1.

# Proposed PD Layout Map

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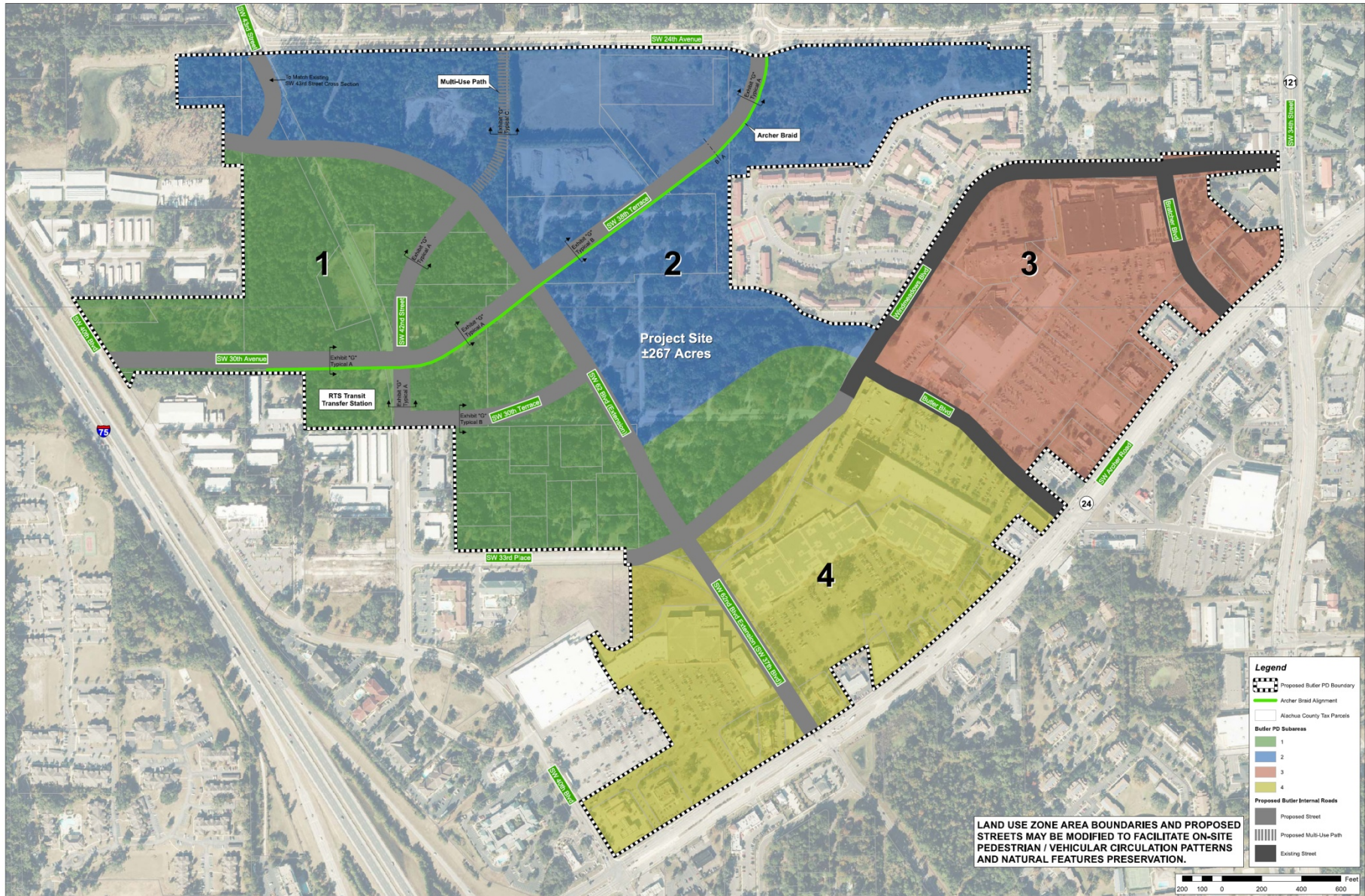


ILLUSTRATION  
PD LAYOUT MAP

**Butler Development  
Planned Development (PD) Layout Map**

Submitted Date: 12/15/21  
Submitted by: 121108F



Project No: 121108F  
Project Name: Butler Development  
Project Location: 121108F  
Project Date: 12/15/21

CAUSEMAK, HEWITT & WAJDA, INC.  
121108F  
121108F  
121108F



# Butler Plaza Subareas

**Subarea 1 – Destination retail area**

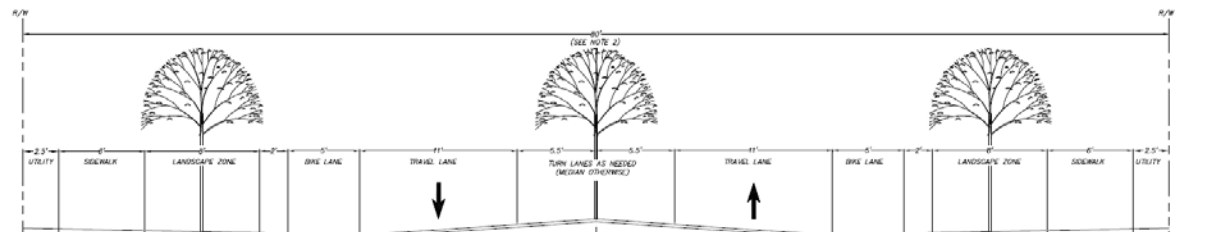
**Subarea 2 – Transition from Urban Village**

**Subarea 3 – Town Center**

**Subarea 4 – Existing retail area**

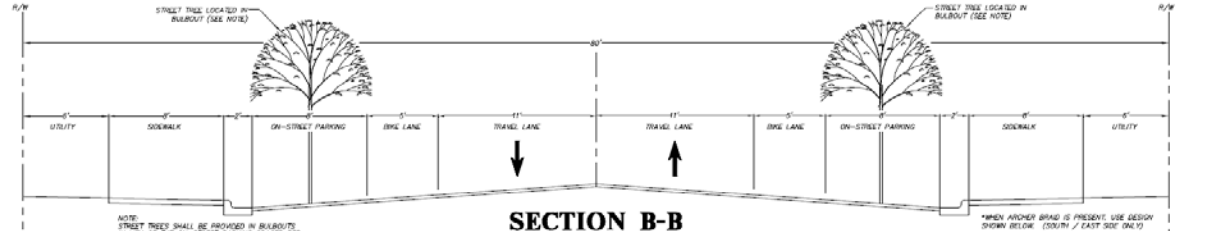
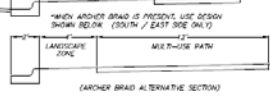






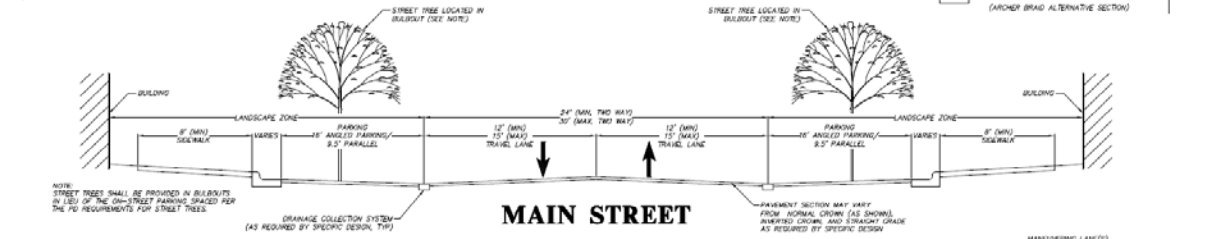
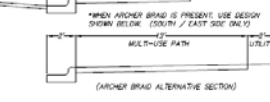
NOTES:  
1. ON-STREET PARKING IS ALLOWED IN LANDSCAPE ZONE WITH TREES SPACED IN HALF-WIDE BAYS.  
2. RIGHT-OF-WAY IS BUILT ON 5% SLOPE FROM SW TO NE. 20' TO 24' 4" SLOPE. EACH UTILITY STRIP 20'-0" MIN. ARCHER BRAID TERMINATED WITHIN THIS RIGHT-OF-WAY SECTION AND WILL BE EXTENDED BY OTHERS OFF-SITE.

**SECTION A-A**  
**80' RIGHT-OF-WAY**  
(30 MPH DESIGN - POSTED 25 MPH)



NOTE: STREET TREES SHALL BE PROVIDED IN BULBOUTS IN LIEU OF THE ON-STREET PARKING SPACED PER THE PD REQUIREMENTS FOR STREET TREES.

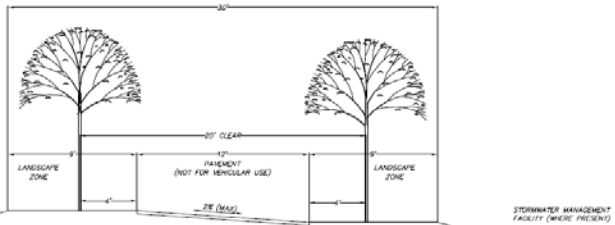
**SECTION B-B**  
**80' RIGHT-OF-WAY**  
(30 MPH DESIGN - POSTED 25 MPH)



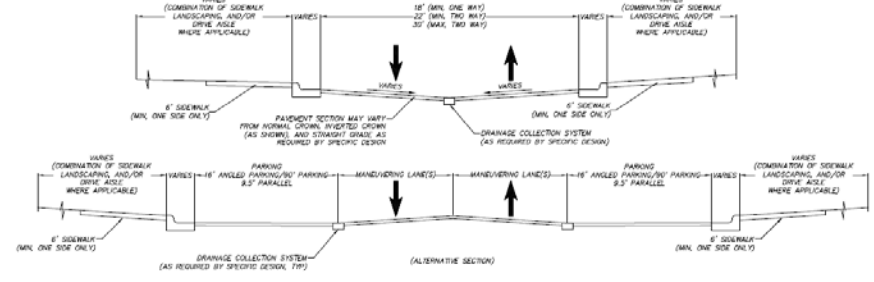
NOTE: STREET TREES SHALL BE PROVIDED IN BULBOUTS IN LIEU OF THE ON-STREET PARKING SPACED PER THE PD REQUIREMENTS FOR STREET TREES.

**MAIN STREET**

PAVEMENT SECTION MAY VARY FROM NORMAL CROWN (AS SHOWN) INVERTED CROWN AND STRAIGHT GRADE AS REQUIRED BY SPECIFIC DESIGN.



**SECTION C-C**  
**"MULTI-USE PATH"**



**MANEUVERING LANES**

**Causseaux, Hewitt, & Waipole, Inc.**  
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Construction Engineering Inspection  
ES: 14177, 7801 • Dave, Gwyneth, Robin, SEB, L7  
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**CHW**  
Causseaux, Hewitt, & Waipole, Inc.  
11000 NW 11th St., Suite 100, Gainesville, FL 32609  
PH: 352.333.5098

DATE: 11/10/2015  
BY: JAW  
CHECKED BY: JAW  
SCALE: AS SHOWN  
PROJECT: 121108F  
SHEET: 1 OF 1

# Private Street Grid

- 1. Requires a 'main street' in Town Center (Subarea 3)**
- 2. Defines connectivity standards (Block Perimeter):**
  - Subareas 2, 3, 4 – 2000 foot maximum
  - Subarea 1 – 3200 foot average
- 3. Identifies streets that contribute to connectivity:**
  - Cross sections for main street, maneuvering lanes
  - Maneuvering lanes definition – includes sidewalks, street trees and limited access on one side



# Maneuvering Lanes

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# Maneuvering Lanes

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# Block Perimeter Standards

## Why we should care about block size:

1. More street connections disperse vehicular traffic
2. Smaller blocks are more conducive to walking

**Accepted block sizes for areas with high pedestrian activity have a perimeter of 1200-2000 feet.**

**“Generally the number of intersections should be kept to a minimum but should meet land use needs and flow requirements.”**  
*- Florida Greenbook. May 2011 ed., FDOT.*

## SmartCode (Version 9.2):

- 2000-2400 feet maximum in more urban areas
- 3000 feet maximum in suburban areas
- No specified standard for special districts



# Block Perimeter Standards

## Gainesville context:

- **Downtown blocks are generally 800-1600 feet**  
(block with the Hippodrome is 2350 feet)
- **Early residential blocks are typically 1800-2200 feet**  
(University Heights, College Park, Grove Street)
- **Later residential blocks are typically 2000-3400 feet**  
(Florida Park, Anglewood, Woodland Terrace)
- **Commercial shopping center blocks are larger**  
(Main Street shopping center is 3700 feet)

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Big Island Swamp

Eaton Ln

Town Center Pkwy

Gate Pkwy

Big Island Drive



# Redevelopment of Existing Retail

In Subarea 3, a Town Center Master Plan is required with any development plan that removes and replaces an existing building. This plan will show:

- **Streets meeting block standards**
- **Buildings meeting build-to lines and frontage**
- **Parking meeting location requirements**

In Subarea 4, a similar master plan must be submitted when 50% of building area will be removed, or when 25% new building area is proposed.

# Permitted Uses

## Allowed Uses in Table in PD Report (pp. 7-8)

### Some uses are limited according to subarea

- Clarify some uses in the table (limited auto services)
- Limit to two gasoline stations in Subarea 4
- Temporary automobile sales are divided into three categories: 1) Tent sales; 2) Showcase; 3) Show events
- Some uses have specific design standards (outside storage and drive-throughs)

# Design Standards

## PD Design Standards Table (p. 13)

- Maximum building footprint: 120,000 sq ft in Subarea 2; 150,000 in Subarea 3; 200,000 in Subareas 1 and 4
- Build-to Lines (in Subareas 2 and 3)
- Building Frontage (% of building along street)
- Building Orientation (main entrances facing the street)
- Minimum sidewalk widths: 8 feet wide in Subareas 2, 3; 6 feet wide in Subareas 1, 4
- Limit to double-loaded row of parking on public streets
- Glazing: 25% in Subareas 1, 2, 4; 40% in Subarea 3

## GLAZING REQUIREMENTS DIAGRAM

Glazing shall first be applied within the 3' to 8' Glazing Calculation Zone. The City Manager or their designee may grant a waiver to allow glazing placed within 0' to 10' AFF to count towards satisfying the minimum glazing requirement.



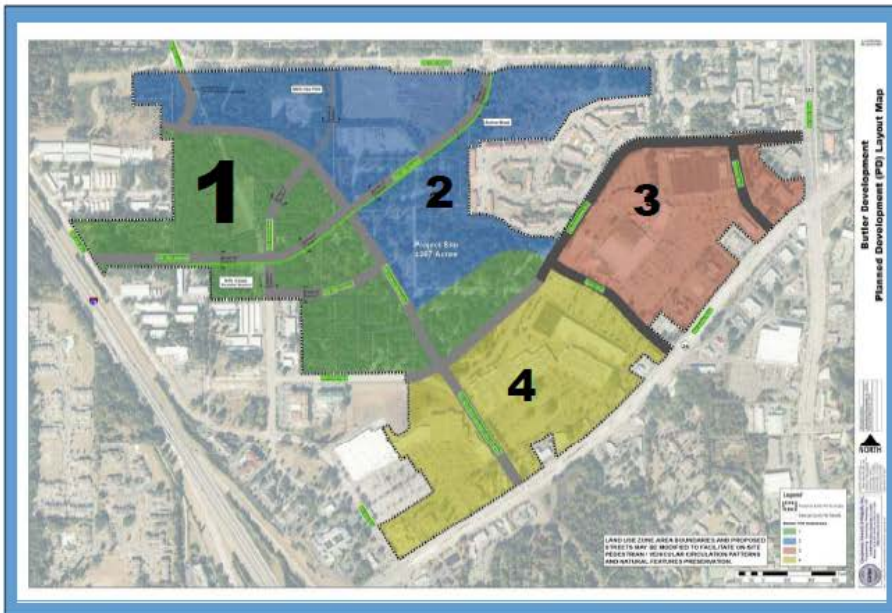
Minimum Glazing Requirement:  $(L \times 5')$  x minimum glazing %

L = Façade Length  
Minimum Glazing % varies per sub area

Shaded area = 3' to 8' AFF Glazing Calculation Zone

Figure 8: Glazing Requirements Diagram

## Subarea 1, Large-scale Retail/Destination Retail



### Subarea 1

**Facade Articulation:** This requirement applies to all building facades. The facade should be treated to avoid large expanses of uninterrupted wall area. A substantial change in material or at least a 1' change in plane is required at a spacing of 40' horizontally on the primary street frontage façade, 50' on other street frontage facades. A change in paint color does not constitute a substantial change.

**Building Materials:** Primary (75% min of wall surface) Clay masonry (brick or tile), Stone (native or synthetic), Glass storefront or curtain wall systems, Stucco, EIFS (above 12' finish floor or adjacent grade whichever is higher), Cast Stone masonry, Precast concrete.

Secondary (25% maximum of wall) GFRC (trim and accents) Metal, split-face block, Glass block  
These materials apply only to the visible portions of the exterior facades.

Visible roofs shall be constructed of one of the following materials. Clay roof tiles or standing seam metal.

**Screenwalls and Retaining Walls:** Shall be constructed of materials similar to those used on the adjacent buildings.

### Architectural Themes and Articulation



Illustrations shown are for architectural themes only including, but not limited to, the intent of articulation and materials depicted. In no way shall these illustrations be assumed to be the final elevations



# Infrastructure Timing

## **Development Schedule in PD Report (Pages 30-35):**

Public Streets (construction and dedication)

Transit Transfer Station and Park-and-Ride

Bus bays with shelters on Windmeadows Blvd

Sidewalk improvements in existing retail area

Operational and safety modifications

Additional turn lane on I-75 exit ramp



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HULL RD

SW 20 AVE

SW 38 TER

SW 43 ST

SW 24 AVE

**BUTLER  
PLAZA**

SW 62 BLVD

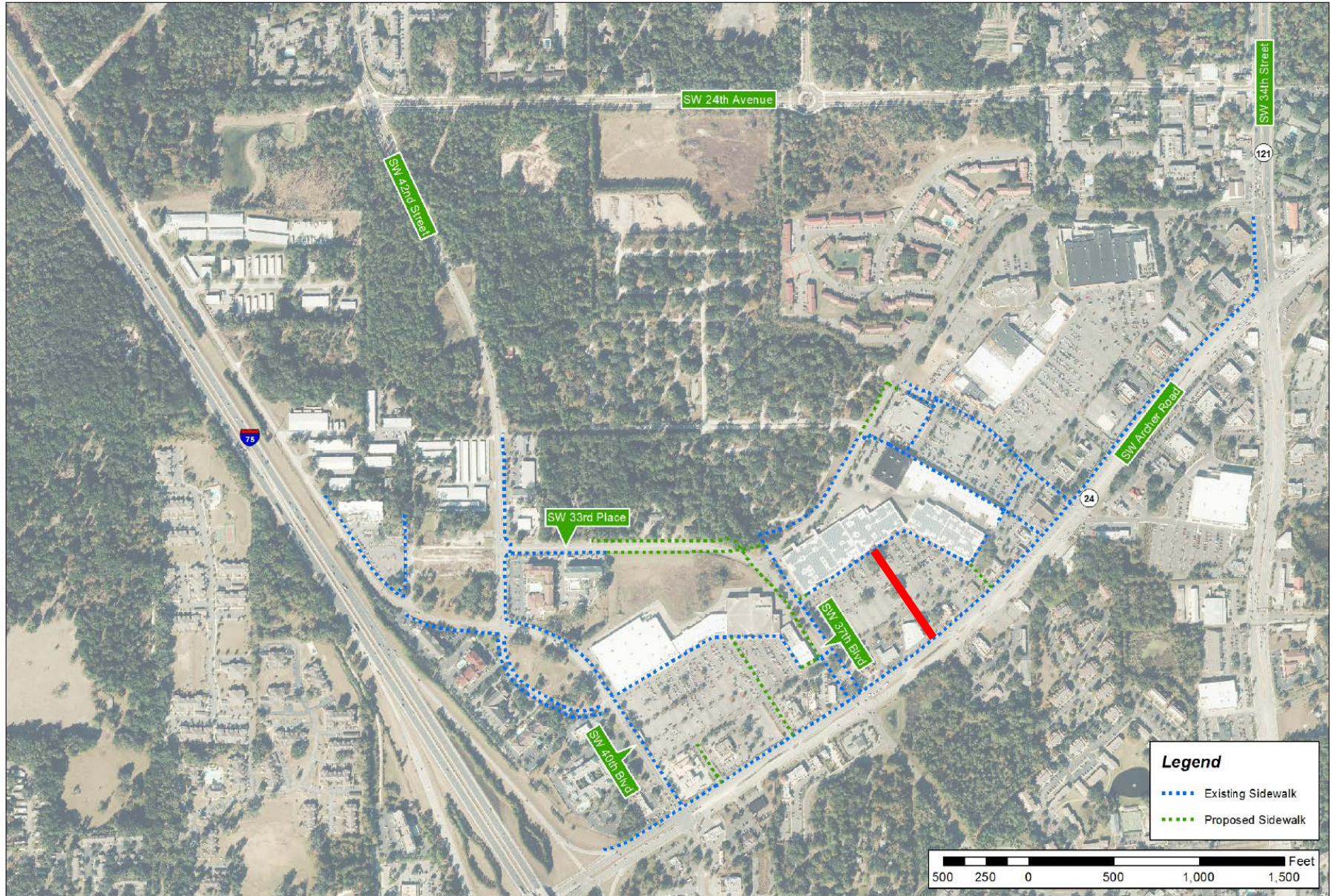
SW 40 BLVD

**CELEBRATION  
POINTE**



# Required Sidewalk Improvements

EXHIBIT 1



**Butler Development  
Subarea 3 and 4  
Proposed Sidewalk Plan**

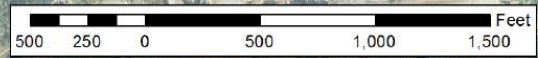


PROJECT LOCATION: SW  
PROJECT NO: 121108F  
DATE: 08/21/2013  
DRAWN BY: J. L. LITTLE, C. J. FINE, D. CLARK  
CHECKED BY: J. L. LITTLE, C. J. FINE, D. CLARK  
DESIGNED BY: J. L. LITTLE, C. J. FINE, D. CLARK  
DATE: 08/21/2013

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<http://www.chw-inc.com>



**Legend**  
 - - - Existing Sidewalk  
 - - - Proposed Sidewalk



# Required Sidewalk Improvements



## **Unique signage standards in PD Report (pp. 25-26):**

Building signs - according to LDC

Monument signs - larger architectural borders

‘Primary development signs’ at major entrances (3)

Landmark Identification Features (4)

Decorative Pole Banners

Pedestrian kiosk signs

# Criteria for PD Approval

## Land Development Code - Section 30-216

- Conformance with PD objectives and Comp Plan
- Internal and external compatibility
- Intensity of development
- Usable open spaces, plazas and recreation areas
- Environmental constraints
- Internal and external transportation access
- Provision for a range of transportation choices

# Staff Recommendation:

**Approval of Butler Plaza PD Zoning  
(PB-12-150) with changes  
recommended by CPB and staff**