

Petition 149PDA-06 PB, Legislative Matter No. 060734
City Plan Board and Staff Conditions
November 16, 2006

Condition 1. The maximum building height permitted on site shall be limited to 95 feet to the top of plate.

Condition 2. The maximum number of mixed-use building stories allowed shall be limited to eight (8) stories above grade level.

Condition 3. The site shall be developed and regulated by the College Park Special Area Plan design standards, except where the PD Plan Report, PD Layout Plan and PD Elevations deviate from those development guidelines; the uses are those allowed in the PD report.

Condition 4. Prior to final site plan approval, the owner/developer shall provide the City Manager or designee with a copy of a recorded cross-access and parking agreement between the Place of Religious Assembly and owner/developer.

Condition 5. There shall be no building encroachment (above ground) into any rights-of-way except for the encroachment of raised balconies, up to a maximum of 4 feet beyond the property line. All projections shall comply with Chapter 32, Construction in the Public Right of Way, of the Florida Building Code; or as may be amended or superseded from time to time.

Condition 6. Minor shifts in building location, up to 5 feet, may be authorized by City staff during site plan review, as long as the first floor building lot coverage is not increased by more than 1%, as shown on the PD Layout Plan.

Condition 7. An application for final Concurrency Certification must be filed with the final development plan application submittal.

Condition 8. The site plan submitted in association with this development must comply with all relevant Transportation Concurrency Exception Area (TCEA) requirements in the Concurrency Management Element of the City's Comprehensive Plan.

Condition 9. Fire wall separation between the Place or Religious Assembly and mixed-use building ~~and their structured parking areas~~, separate means of ingress and egress for each building, and separate systems of conditioned air shall comply with the Florida Building Code requirements, or as may be amended or superseded from time to time, that must be considered, related to separate parcels for the place of religious assembly and mixed-use building/s.

Condition 10. The maximum building height of the parking garage located at north and west property lines, shall be limited to 85 95 feet measured from grade level to the top of the 9 8-story guard rail.

Condition 11. The exterior building materials for the University Corners shall be as follows:

South Block:

1. The Retail levels will be a combination of brick, precast, or cast stone and/or other materials with aluminum storefront, entrances, terrace and balcony railings. The retail glass is clear.
2. The upper levels will be a combination of brick, stucco, precast or cast stone or other durable materials with aluminum windows and balcony railings.
3. The roofing material will be either, metal, cementitious roof tile or other material to simulate a natural stone pattern.

Middle Block:

4. The Retail levels will be a combination of brick, precast, or cast stone and/or other durable materials with aluminum storefront, entrances, terrace and balcony railings. The retail glass is clear.
5. The upper levels will be a combination of brick, stucco, precast or cast stone or other durable materials with aluminum windows and balcony railings.
6. The roofing material will be either, metal, cementitious roof tile or other material to simulate a natural stone pattern.

North Block:

7. The Retail levels will be a combination of brick, precast, cast stone and/or other durable materials with aluminum storefront, entrances, terrace and balcony railings. The retail glass is clear.
8. The upper levels will be a combination of brick, stucco, precast or cast stone or other durable materials with aluminum windows and balcony railings.
9. The roofs will be flat with built-up, modified bituminous roof membrane system or single-ply roofing system.

Condition 12. The façade of the garage and/or other retail/commercial use, should be designed so that it (façade) replicates the general design, texture, and color of the principal structures. Streetscape shall include canopies, street shade trees and pedestrian scale lighting.

Condition 13. The loading/mechanical/service area/s shall be screened or made less obtrusive, by utilizing a combination of decorative screening walls, wrought-iron type fences or gates, vegetation and textured or painted materials.

Condition 14. There shall be no vent or exhaust openings allowed along Northwest 14th Street from the mechanical-chiller room/s that have been relocated to the first floor of the parking garage building in the third block.

Condition 14a. The owner/developer shall insulate all of the machinery, as necessary, that is located within the mechanical-chiller rooms to help prevent/lessen vibrations throughout the third block building/s. The mechanical-chiller room/s shall be soundproofed to the greatest extent possible utilizing "Best Construction Practices" and additional insulation materials.

Condition 15. No commercial uses shall be permitted fronting Northwest 14th Street and Northwest 3rd Avenue.

Condition 16. There shall be no drive-through facilities (banks, fast-food, etc.) allowed within this planned development.

Condition 17. There shall be no communication towers (transmitting or receiving) that extend beyond the highest point of the roof system of the planned development. Any and all towers shall be located internally on the site, at least 25 feet from the nearest property line. Where possible, communication transmitters and receivers shall be mounted on the building itself.

Condition 18. The maximum building lot coverage for the site shall be 75%.

Condition 19. The maximum impervious area of the site shall be 98%.

Condition 20. Useable open space (open air plaza, open air arcades on the ground level, and open air pool/rec. areas on multiple building levels) shall not be less than ~~35%~~ 31% of the site area, or ~~67,000~~ 60,000 square feet.

Condition 21. The owner/developer represents to the City that the proposed development does not and will not exceed the thresholds of a development of regional impact (DRI) as defined in Chapter 380, F.S. All pertinent development thresholds (e.g., number of residential dwelling units, office square footage, retail/service square footage) shall be confirmed by the City Manager or designee at the time of 'Development Plan Review' that the thresholds have not been exceeded. The owner/developer shall include those thresholds in the final Planned Development Report, under 'Statistical Information', and also include a statement that the development does not exceed any thresholds that requires the development to undergo development of regional-impact review. This ordinance does not permit or allow any development that would constitute a development of regional impact or any development that would require a development-of-regional-impact review.

DRI ANALYSIS UNIVERSITY CORNERS

Total Site Area (SF): 192,056 (4.409 Acres)

Building Summary

	Parking	Retail/ Rest	Meeting Rooms	Office	Res. DU	Lobby/ Condo/ Hotel	Place of Religious Assembly	Garage	Total
Spaces	1,500								1,500
Units					125	215			340
Total Gross SF		140,000	2,500	95,000	260,000	150,000	20,000	450,000	1,126,500

DRI Threshold Requirements:

	Office Development	Retail/Service Development	Residential DU	Lobby/Condo/ Hotel
Units			125	215
Total Gross SF	97,500	140,000	260,000	150,000
DRI Threshold	300,000	400,000	1,000	350
Percentage Threshold	32.5%	35.0%	12.5%	61.4%
Total Percentage:				141.4%
Total Allowable Percentage:				160.0%

PROPOSED

Total Site Area (SF): 192,056 (4.409 Acres)

10/30/2006

Building Summary:

	Parking	Commercial	Residential	Lobby/Condo/ Hotel	Place of Religious Assembly	Plaza and Open Space	Service & Loading	Garage	Total
Spaces	1,000								1,000
Units			247	243					490
Total Gross SF		115,000	325,000	225,000	30,000	60,000	80,000	350,000	1,185,000

DRI Threshold Requirements:

	Commercial	Residential DU	Lobby/Condo/ Hotel
Units		247	243
Total Gross SF	115,000	325,000	225,000
DRI Threshold	400,000	1,000	350
Percentage Threshold	28.8%	24.7%	69.4%
Total Percentage:			122.9%
Total Allowable Percentage:			160.0%

note: areas and number of residential dwelling units may vary within the table above as long as the DRI thresholds are not exceeded.

Condition 22. On information provided by the owner/developer and the Alachua County Department of Environmental Protection, the proposed project site has dry-cleaning solvent contamination on a portion of the site, and that site is currently listed in the State of Florida Dry-cleaning Solvent Cleanup Program. As a condition of development, the owner/developer agree to provide the City with a legally binding agreement that the owner/developer agree to indemnify and hold the City harmless including, without limitation its commissioners, attorneys, employees, agents, and assigns from and against any and all suits, actions, legal or administrative proceedings, demands, fines, penalties, losses, injuries, claims, damages, costs and expenses, including interest and reasonable attorney's and paralegal's fees, liabilities and all other obligations (including third party claims for personal injury or real or personal property damage) which owner/developer may incur or be exposed to which result from, are caused by, arise out of or are attributable to any claims arising out of owner/developer's development and use of the property. Furthermore, owner/developer shall agree to perform the appropriate studies to verify that the proposed development will not have a negative impact on the onsite contamination, or owner/developer shall remove the onsite contamination and/or perform the required remediation as required per state guidelines.

Condition 23. Vehicular access to the site shall be limited to ingress and egress from Northwest 14th Street, northwest 3rd Avenue and Northwest 14th Street (US 441). Pedestrian and bicycle traffic shall be able to access the site from sidewalks that surround the four sides of the property. There shall be a system of plazas, arcades and sidewalks that will provide access to all uses throughout the site.

Condition 24. All construction vehicles shall utilize Northwest 14th Street and Northwest 3rd Avenue for ingress or egress to the site during the construction process, as approved by the City Public Works Department. Construction vehicles shall not access or leave the site through the College Park Neighborhood to the north or west. Access to the site from West University Avenue and Northwest 13th Street (U.S. 441) shall be regulated by FDOT. Work on Northwest 14th Street and 3rd Avenue or construction staging on 14th and 3rd shall be regulated by the City Public Works Department.

Condition 25. The owner/developer shall provide custom-designed bus shelter/s at their mixed-use development on either West University Avenue ~~and also~~ or Northwest 13th Street (US 441), or both, at a location/s coordinated with the City Manager through the RTS (Regional Transit System) and the Gainesville Public Works Department.

Condition 26. Sidewalks abutting NW 13th Street and University Avenue shall be a minimum of 12 feet in width. Except where reduced to 9 feet for a limited 40-50 foot portion of the Northwest 13th Street sidewalk located in the southern block. The exact location will be worked out during the site plan review process.

Condition 27. Any pedestrian walkway systems that cross an entrance, driveway, or parking area needs to be painted and/or textured and identified as a pedestrian crossing on the preliminary and final site plan.

Petition 149PDA-06PB Kimley-Horn and Associates, Inc. agent for University Development of Gainesville. LLC. Amend existing mixed-use PD (planned development) Ordinance No. 040657, PD Plan Report, PD Layout Plan and PD elevations to allow for an increase in the total number of residential dwelling units from a maximum of 400 units to a maximum of 490 residential dwelling units, and to allow for an increase in the number of stories and building height for parking garage from eight (8) to nine (9) stories, and to increase the allowable garage height from 85-feet to 95-feet to top of guard rail. Located between West University Avenue and Northwest 13th Street and between Northwest 13th Street (US 441) and Northwest 14th Street. Related to Petition 148LUC-06 PB.

Please see petition 148LUC-06PB for scope and details.

Motion By: Bob Cohen	Seconded By: Adam Tecler
Moved To: Approve with Staff Conditions, recommendations and comments.	Upon Vote: 4 – 3. (Nays: P. Polshck, J. Reiskin and J. Walls)