



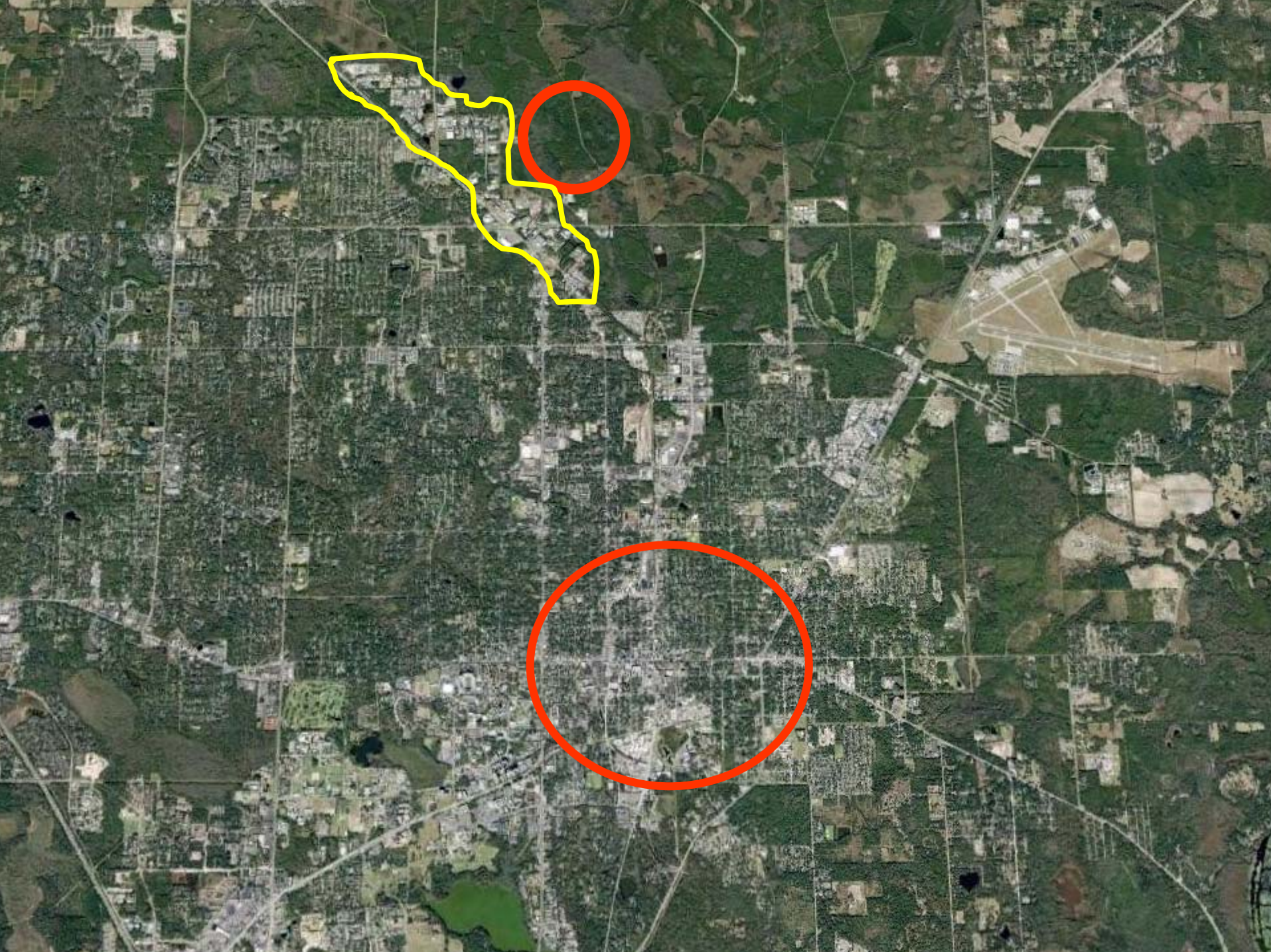
Planning & Development Services

PB-09-161 PDV

Rezone property from I-2 to PD to allow construction of a One-stop Homeless Assessment Center with residences, health care and food distribution center for the needy.

3/4/2010

(City Legistar No. 090763)





North American
Van Lines

N.W. Commercial
Center

25

NW 50th Ave

NW 30th Ave

NW 20th St

Existing and Proposed Parcels

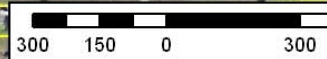
Project Site
+/- 9.78 Acres
A portion of
Parcel 07877-001-004

General Geography of surrounding areas

Legend

-  Project Site
-  Alachua County

NW 53rd Avenue



**SUBJECT
PARCEL**

PARENT PARCEL)

US HWY 441

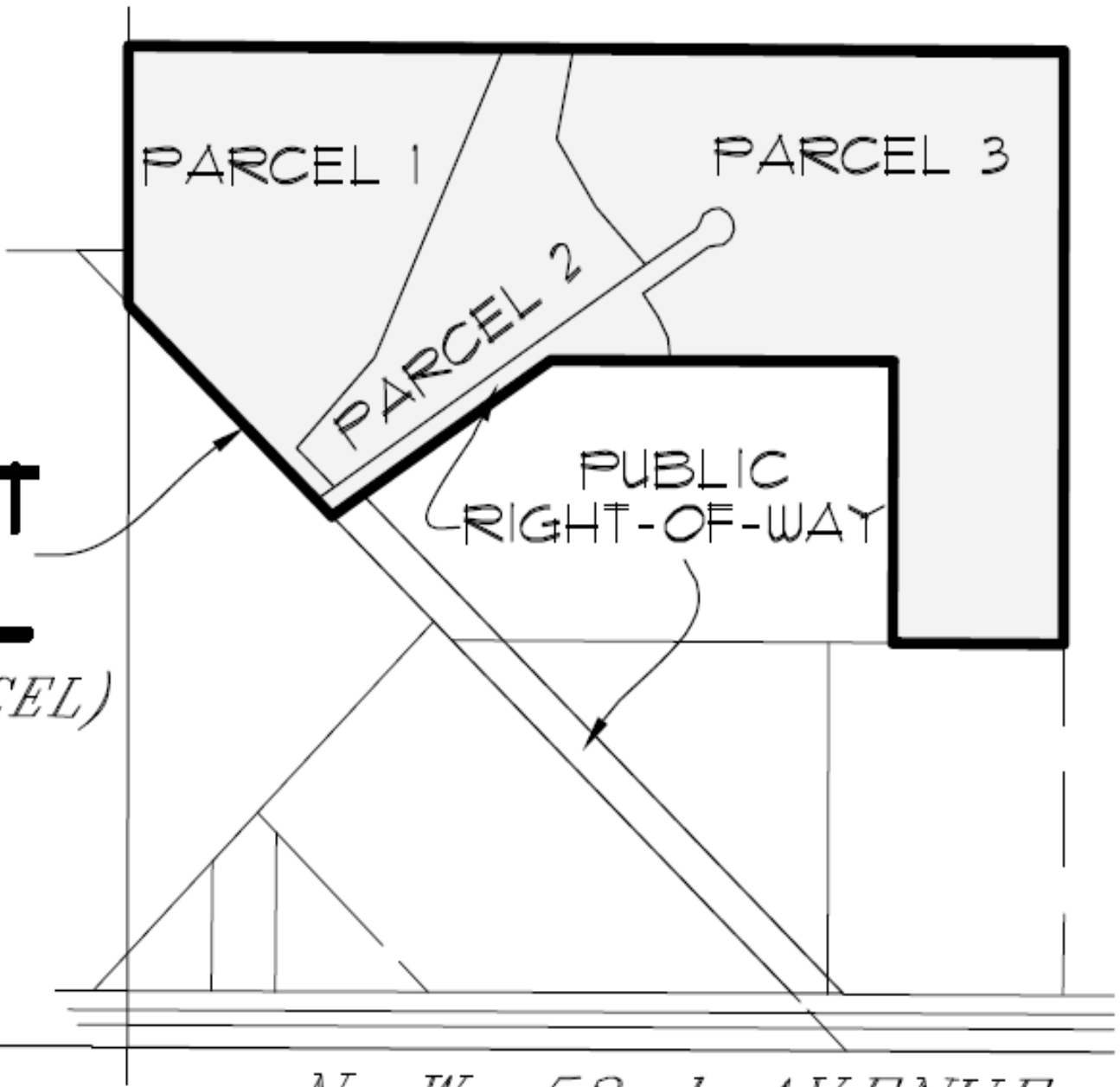
PARCEL 1

PARCEL 3

PARCEL 2

PUBLIC
RIGHT-OF-WAY

N. W. 53rd AVENUE


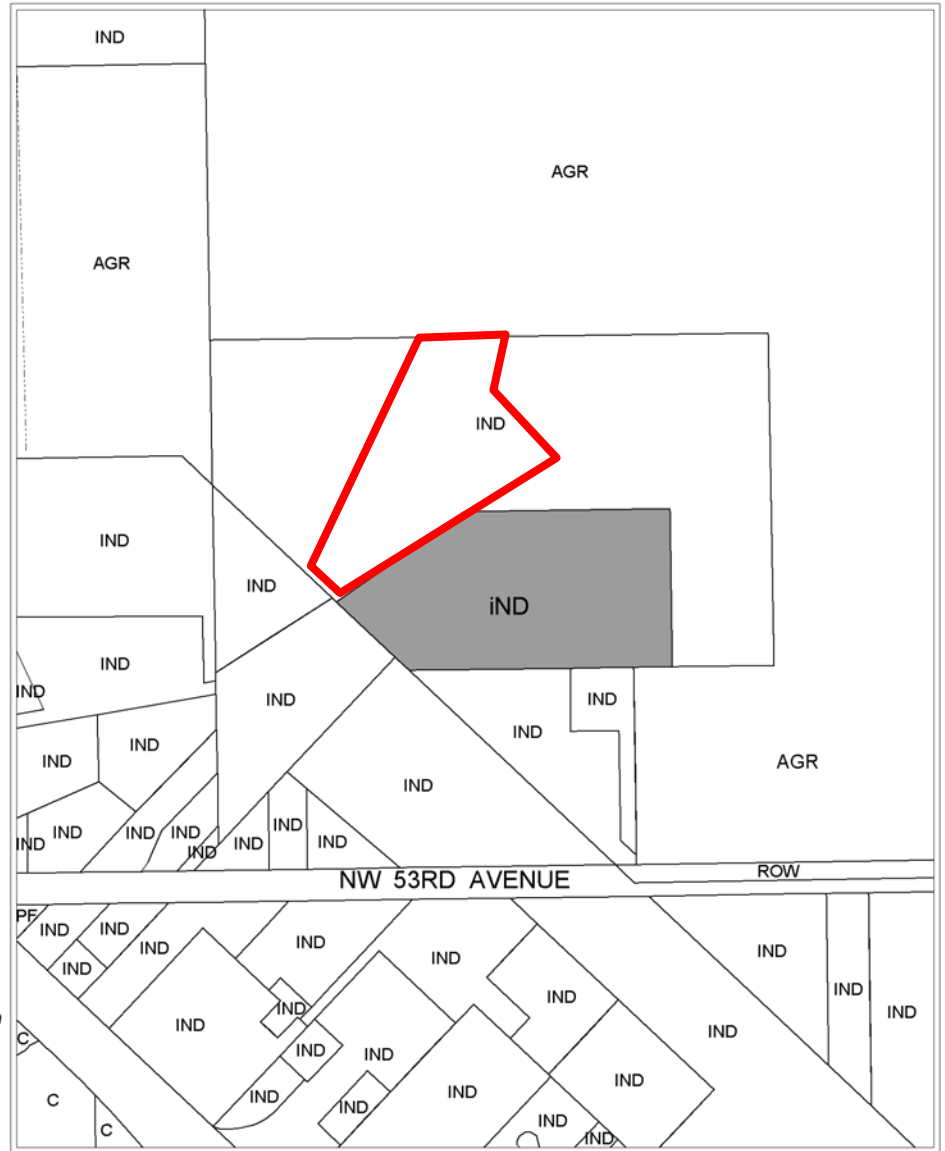


Land Use Designations

- SF Single Family (up to 8 du/acre)
- RL Residential Low Density (up to 12 du/acre)
- RM Residential Medium Density (8-30 du/acre)
- RH Residential High Density (8-100 du/acre)
- MUR Mixed Use Residential (up to 75 du/acre)
- MUL Mixed Use Low Intensity (8-30 du/acre)
- MUM Mixed Use Medium Intensity (12-30 du/acre)
- MUH Mixed Use High Intensity (up to 150 du/acre)
- UMU1 Urban Mixed Use 1 (up to 75 du/acre)
- UMU2 Urban Mixed Use 2 (up to 100 du/acre)
- O Office
- C Commercial
- IND Industrial
- E Education
- REC Recreation
- CON Conservation
- AGR Agriculture
- PF Public Facilities
- PUD Planned Use District

- Division line between two land use districts
- City Limits

Area under petition consideration

EXISTING LAND USE




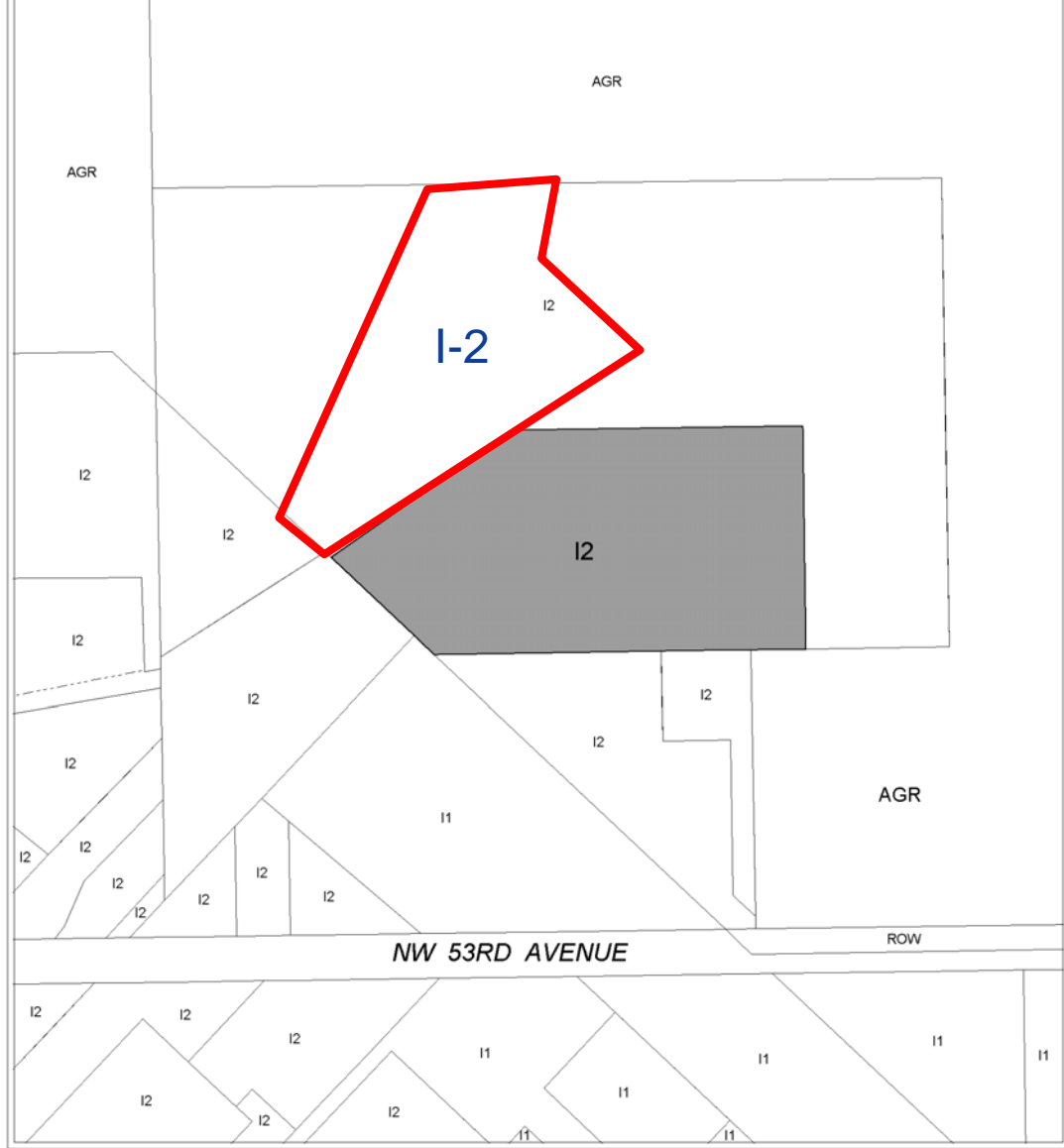
Name	Petition Request	Map(s)	Petition Number
Causseaux, Hewett & Walpole, agents for ADC Development & Investment Group, LLC	Rezone from I2 to PD to Establish Uses and Development Standards for a Proposed One Stop Homeless Shelter	3250	PB-09-161PDV

Zoning District Categories


- 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)
- RSFR Singel-Family Rural Residential (1.0 du/acre)
- RMF5 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 Residential 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 General Office
- PD Planned Development
- BUS General Business
- BA Automotive-Oriented Business
- BT Tourist-Oriented Business
- MU1 Mixed Use Low Intensity (8-30 du/acre)
- MU2 Mixed Use Medium Intensity (12-30 du/acre)
- UMU1 Urban Mixed Use District 1 (up to 75 du/acre)
- UMU2 Urban Mixed Use District 2 (up to 100 du/acre)
- CCD Central City District
- BI Business Industrial
- 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

EXISTING ZONING


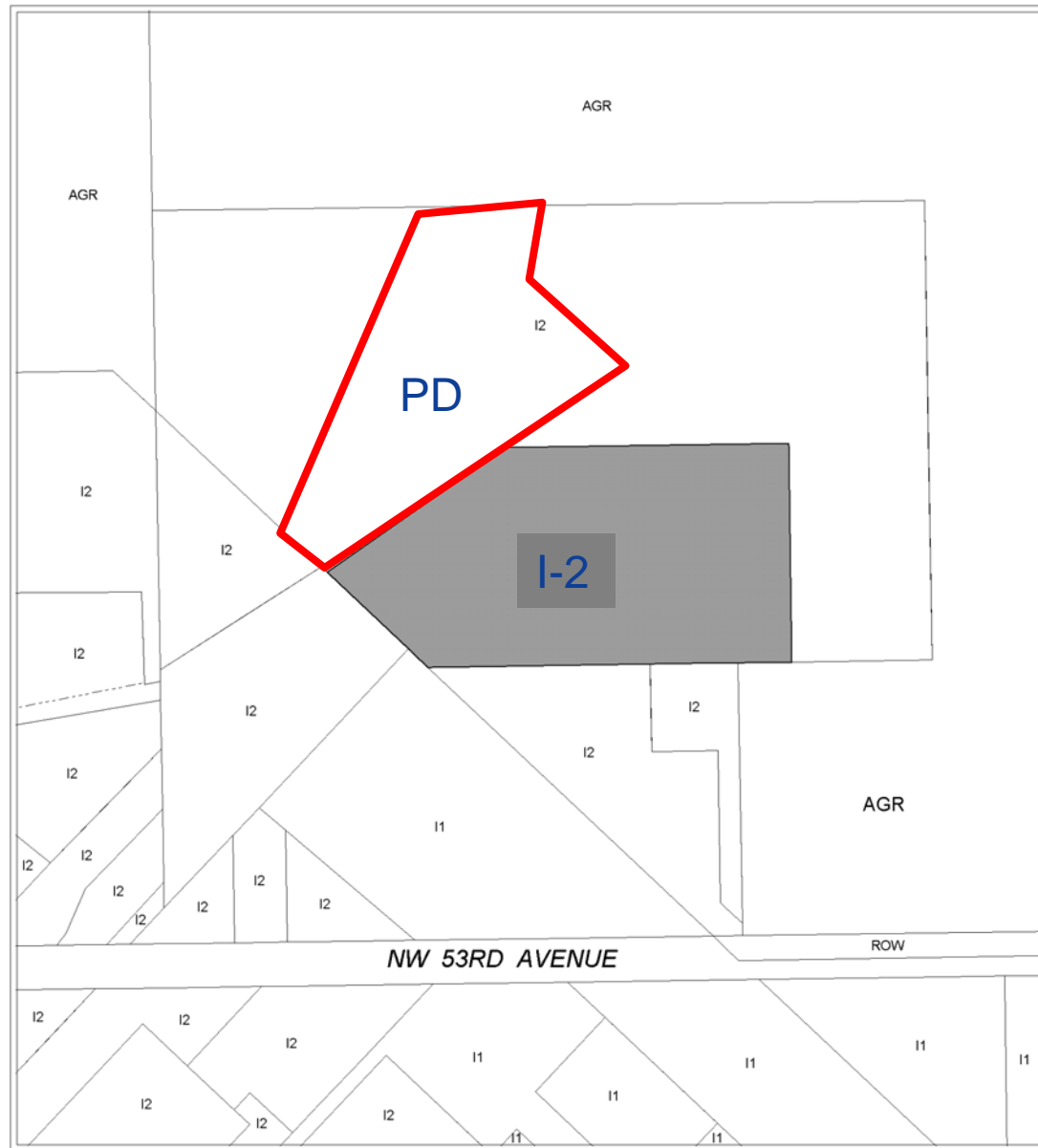
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Area
under petition
consideration

PROPOSED ZONING

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PROPOSED USES FOR THE FACILITY

- Residence for Destitute People
- Social Service Home
- Food Distribution Center for the Needy
- Camping Facilities
- Health Care Facilities

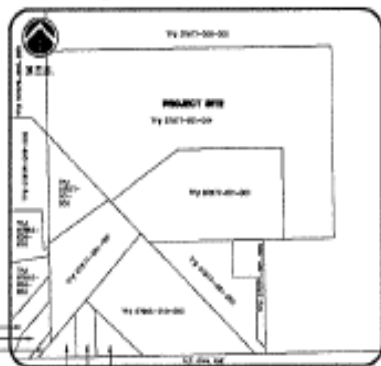
•GENERALIZED HEADING

- 1. A Residential Shelter and Associated Services for those needing meals, showers, laundry, food, clothing, mail, etc
- 2. Service for those in need of on-going case management and continuous care
- 3. Services for those requiring referrals to services for more intensive/extensive long-term assistance and/or treatment, medical and mental health care, substance abuse treatment, linkages to financial resources, employment assistance and veteran services.

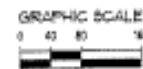
VICINITY MAP



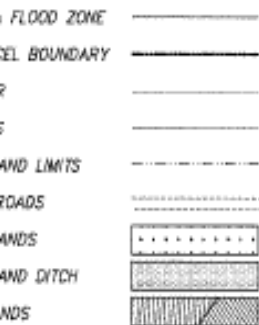
LOCATION MAP



TX 200-00-00
TX 200-00-00
TX 200-00-00



LEGEND

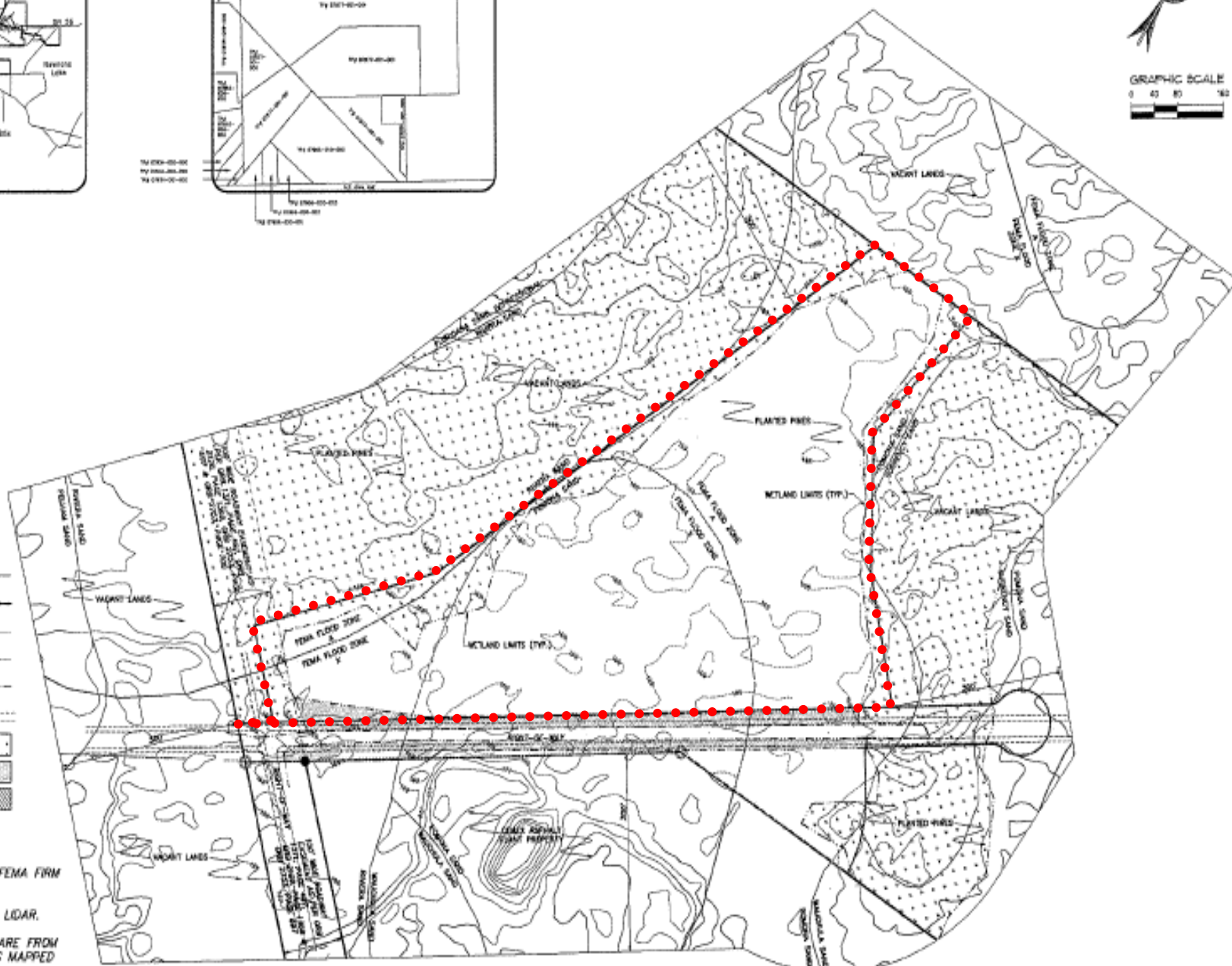


MAP DATA

FLOOD PLAIN LIMITS ARE FROM FEMA FIRM PANEL # 0305D

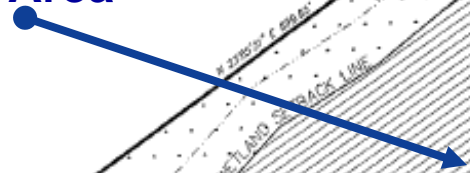
TOPOGRAPHIC DATA IS FROM GIS LIDAR.

JURISDICTIONAL WETLAND LIMITS ARE FROM FIELD DELINEATION BY ECKO, AS MAPPED



A PORTION OF
PARCEL #
07877-001-004

Tent and Camping Area



Area "B"

Area "A"



Area for Shelter and Social Services

PARCEL #
07877-001-000

A PORTION OF
PARCEL #
07877-001-004

LEGEND

- PLANNED DEVELOPMENT (PD) BOUNDARY
- WETLAND LINE
- DEVELOPMENT AREA 'A'
- DEVELOPMENT AREA 'B'
- CONCEPTUAL CIRCULATION
- WETLAND / BUFFER

DEVELOPMENT DATA

ALL NUMBERS ARE A MAXIMUM UNLESS OTHERWISE NOTED:
 SITE AREA = 5.78 ACRES
 BUILDING COVERAGE = UP TO 40%
 PERVIOUS GROUND COVERAGE = UP TO 15%
 BUILDING/SQUARE FOOTAGE = 34,000 SQ. FT.
 BUILDING HEIGHT = 3 STORES
 NUMBER OF BEDS (PREPARED) = 200 BEDS
 BRAND ALONE MEDICAL OFFICE = 3,000 SQ. FT.
 ADMINISTRATIVE OFFICE = 3,000 SQ. FT.
 RETAIL/THREAT = 500 SQ. FT.
 NUMBER OF CARRIAGES = 100 TENT PADS
 FACILITIES STORAGE AREA = 500 SQ. FT.
 MEALS SERVED PER DAY (NON RESIDENTS) = 500

- NOTES**
1. LAND USE AREAS AND CIRCULATION ARE GENERALLY LOCATED AS SHOWN ON THE PD LAYOUT MAP AND SHALL NOT BE INTERPRETED AS AN EXACT LOCATION. LAND USES 'A' & 'B' ARE DELINEATED BY THE LINES OF THE ZONE 'A' AREA AS ILLUSTRATED ON FIRST PANEL. BOUND. ADJUSTMENTS TO FIRST PANEL BOARD MAY IMPACT THE ACRES OF EACH LAND USE AREA AND SHALL BE SHIPPED UPON CITY'S REQUEST. IN ADDITION, LAND USE BOUNDARIES MAY SHIFT UP TO 25 FT BY ADMINISTRATIVE STAFF APPROVAL.
 2. INFRASTRUCTURE ITEMS SUCH AS STORMWATER MANAGEMENT FACILITIES, UTILITIES, AND/OR VEHICULAR USE AREAS THAT BE PLACED IN ANY LAND USE AREA CONSISTENT WITH THE CITY'S COMPREHENSIVE PLAN AND LAND DEVELOPMENT CODE.
 3. DEVELOPMENT ACTIVITIES WITHIN WETLAND AND BUFFER SHALL BE IN ACCORDANCE WITH THE CITY'S LAND DEVELOPMENT CODE.
 4. DEVELOPMENT AREA 'A' THAT INCLUDE PRIMARY AND ACCESSORY USES ALLOWED IN THE PD PLAN REPORT. DEVELOPMENT AREA 'B' THAT INCLUDE LOW INTENSITY USES ONLY, SUCH AS CONSERVATION, RECREATION, CARRIAGE, ACCESSORY STORAGE, AND WETLAND BUFFERS.
 5. OPEN SPACE THAT INCLUDE: PERVIOUS LANDSCAPING, RECREATIONAL AMENITIES, UTILITIES, WETLAND BUFFERS, GARDENING AREAS, AND STORMWATER MANAGEMENT FACILITIES.
 6. PARKING REQUIREMENTS SHALL BE PER THE PD REPORT. PARKING REDUCTIONS SHALL BE PERMITTED BY 25% AT THE OF DEVELOPMENT PLAN REVIEW BASED ON SUFFICIENT DATA REGARDING PARKING DEMANDS. GRASS PARKING SHALL BE PERMITTED WITHIN AN AREA DESIGNED TO ACCOMMODATE SAID ACTIVITY AS PART OF DEVELOPMENT PLAN APPROVAL.
 7. THE DEVELOPMENT IS IN TOTAL ZONE B AND SHALL MEET THE APPLICABLE CITY OF GAINESVILLE COMPREHENSIVE PLANS CONCURRENTLY MANAGEMENT ELEMENT REQUIREMENTS.
 8. TRIP GENERATION IS AS DISTRIBUTED IN THE PD REPORT.
 9. THE PROPOSED DEVELOPMENT WILL CONSIST OF A VARIETY OF PREPARED AND ACCESSORY USES BUILT BASED ON THE GOALS OF ALACHUA COUNTY, THE CITY OF GAINESVILLE, AND AVAILABLE FUNDING. INFRASTRUCTURE REQUIRED TO SERVE THE DEVELOPMENT OF A PORTION THERE OF SHALL INSURE THE PROTECTION FOR THE HEALTH, SAFETY, AND WELFARE OF FUTURE CLIENTS.
 10. PAVILIONS AND/OR STRUCTURES ACCESSORY TO A PERMITTED USE SHALL NOT GO ON TOWARD THE MAXIMUM BUILDING AREA.



Asphalt Plants



Aggregate and Cement Plants



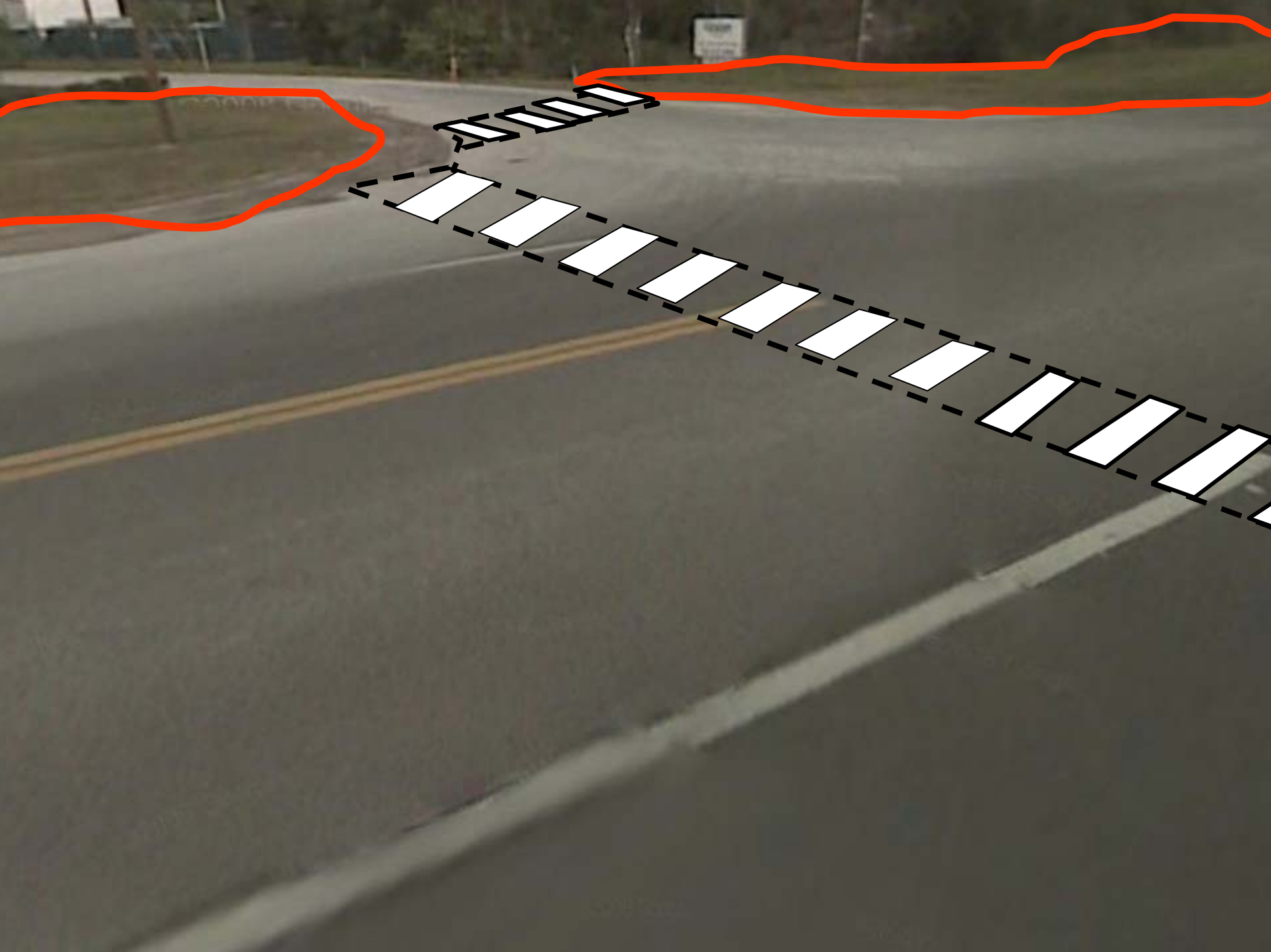






TRUCKS
ENTERING
HIGHWAY



















Looking West



Offering Top Prices
For All

Steel
Appliances
Copper
Brass
Aluminum
Stainless
Radiators

U-PULL 'N SAVE
OPEN DAYS
MON-FRI 9:00-4:30
SAT 9:00-4:30
MUST BE 18 YRS OLD TO ENTER. BRING YOUR OWN TOOLS.
NOT RESPONSIBLE FOR ACCIDENTS.

26th
Days
PM

NO UTRUCKS
DEAD END

Aluminum - Copper
Stainless Steel
Enter Here
←

STOP





City Plan Board
recommends
approval of Petition
PB-09-161 PDV
with conditions

PLAN BOARD CONDITIONS

Condition 1

Approval of the PD is subject to final approval of the subdivision and construction of all rights-of-way required to establish the parcel as a legal lot. The ordinance adopting the PD shall not be ~~executed~~ adopted on second and final reading until the associated subdivision creating the PD parcel is approved ~~and construction on all required rights-of-way has commenced or completed.~~ as a conditional plat or final plat. The minimum width of the right-of-way from the subject property to NW 53rd Avenue shall be 100 feet wide. The minimum width of the right-of-way along the south boundary of the subject property shall be 60 feet. The required minimum paved surface shall be in accordance with the Public Works Design Manual and subject to approval by the reviewing body during development plan review.

Condition 2

At the development plan stage, the development shall submit an application for a Certificate of Final Concurrency.

Condition 3

Prior to the second reading of the Planned Development ordinance, the development shall sign a TCEA Zone B Agreement or TCEA Memorandum of Agreement for the provision of the required Concurrency Management Element Ordinance Policy 1.1.6 standards. At a minimum, the Agreement shall provide for meeting the Phase I standards.

PLAN BOARD CONDITIONS

Condition 4

At the development plan stage, the development shall provide a traffic study for all phases of the development that is acceptable to the Public Works and Planning Departments.

Condition 5

At the development plan stage, the development shall demonstrate multi-modal access to the site via transit, pedestrian, and bicycle modes.

Condition 6

Allowable uses within the PD shall be those listed in the table in section VI, page 8 of the PD Report. Agricultural uses and the Sale of agricultural products and commodities which are raised exclusively on the premises, including retail roadside sales of such products and commodities are allowed in accordance with Section 30-72

PLAN BOARD CONDITIONS

Condition 7

Except as provided within the PD, all development shall be in conformance with and regulated by the Land Development Code.

Condition 8

~~All development shall maintain a 10 foot setback from the limits of the wetland buffers~~ The wetland buffer shall remain undisturbed, even during construction. During development plan review, measures shall be implemented to prevent erosion, sedimentation and encroachment into the wetland buffer areas.

Condition 9

An internal sidewalk system shall be provided to facilitate internal pedestrian circulation. The sidewalks system shall provide convenient access to all internal active and passive areas and shall be integrated with the external roadway sidewalk system. Alternative paving surfaces shall be allowed for all non-accessible routes.

PLAN BOARD CONDITIONS

Condition 10

The maximum allowable square footage for the entire project shall be 50,000. Except as provided in the PD, the square footage of all covered structures shall count towards the allowable square footage within the project.

Condition 11

Driving aisles shall be reduced to the minimum that would facilitate safe and efficient movement of vehicles. This decision will be determined during development plan review by the development review board.

Condition 12

Lighting for night operation and safety shall be provided within the vehicular use area. All lighting shall be consistent with the standards provided in the Land Development Code. The area designated for temporary parking shall be lit to address safety requirements. Safety lighting shall be provided for all areas of the development.

PLAN BOARD CONDITIONS

Condition 13

Excepted as provided within the PD, the development shall be regulated in accordance with the OF Zoning District.

Condition 14

In accordance with the Land Use requirements of the Comprehensive Plan, buildings shall be required to **be oriented toward the street and/or transportation facilities.**

Condition 15

During development plan review, the facility shall prepare and include a management and operations plan in accordance with Section 30-111 of the Land Development Code.

PLAN BOARD CONDITIONS

Condition 16

The tent portion of the facility shall be adequately buffered and screened from the adjacent right of way. Screening shall be a minimum height of six 6 feet and may include but is not limited to a combination of fencing, landscaping or berms. The type of screening shall be approved by the reviewing board during development plan review. Where necessary, additional landscaping may be required to adequately screen the area from the public right-of-way.

Condition 17

Per the applicant's request, the maximum number of meals served by the facility shall be 500 per day for the main services, housing, social services and food distribution center for the needy. This number shall not include meals served to residents of the facility. During development plan review, or upon request, the Development Review Board may authorize an unlimited number of meals per day to be served during 10 specified two-day periods of holidays or special occasions.

Condition 18

Tents shall only be allowed in Development Area B. A maximum of 100 tents shall be allowed.

PLAN BOARD CONDITIONS

Condition 19

The project shall be required to meet all landscaping requirements according to the Land Development Code. Additionally, the width of street buffer along the south part of the property for Development Area “B” shall be a minimum of 15 feet and shall include double the street buffer landscape requirement for type E buffers. During development review, the reviewing body may vary this requirement based on a demonstration that the interior design and need for buffering from adjacent industrial uses will be non-existent or minimized. All wetland areas shall comply with the minimum 50 foot buffer requirement. All FEMA flood plain areas shall be developed in accordance with standards established by Public Works and shall be required during development plan review.

Condition 20

Development Area “A” shall have a minimum of 10,000 square feet of usable open space or a ratio of 50 square feet per bed, whichever is greater. Such usable open space may be included in the required 20% open space, provided it is within close proximity to the active areas, is accessible to residents and qualifies as usable open space.

PLAN BOARD CONDITIONS

Condition 21

The proposal to implement wetland impacts shall only be applicable to the southwest area of the site in order to provide access to the subject parcel and surrounding parcels. If the City Commission authorizes the general request to allow mitigation, approval of the details of avoidance, minimization and mitigation shall be determined by the reviewing body during development plan review.

Condition 22

Development Area B intended as a camping area shall accommodate **only a bath house and restroom type pavilion and** a bath house and restroom type pavilion and temporary structures subject to approval by Public Works and the Building Division. Temporary structures shall be structures not requiring establishment of a permanent slab or other permanent support structures or foundations. **Katrina Cottages, meeting State and local building code requirements, shall be allowed at a ratio of one structure per ten tents, for campground supervision and appointed site managers. The management plan will include provisions for Development Area B operations in inclement weather and during natural events such as flooding, hurricanes, and similar. Placement and construction of the Katrina Cottages shall be subject to approval by Public Works and in accordance with the requirements for developing within the FEMA Flood Zone "A" areas.**

Condition 23

Wetland impacts or considerations of wetland issues outside the boundaries of the subject property shall be addressed separately through the processes established in the Land Development Code.

Condition 24

During development plan review, the project shall be required to present a plan illustrating internal access to the site and internal circulation addressing vehicle, bicycle and pedestrian circulation. Detail specification of the plan shall be subject to the land development code and approval by the reviewing body.

Condition 25

The rights-of-way serving the subject property shall be equipped with bicycle and pedestrian circulation facilities up to NW 53rd Avenue. The minimum width of the sidewalk shall be 6 feet.

PLAN BOARD CONDITIONS

Condition 26

The facility should implement a transportation program to facilitate **easy** access for clients needing the services provided by the Grace Marketplace. The facility shall make arrangements to accommodate a bus stop at the entrance to the property on NW 53rd Avenue, at such time as mass transit service is available to the site. The bus stop shall be designed to provide adequate shelter from the elements.

~~Considering the function and configuration of NW 53rd Avenue, the preferred option for the bus stop shall be a full bus space off the travel lane.~~

Condition 27

The number of required parking spaces for the shelter, the food distribution center and the social service portions of the facility shall be based on one parking space for every two employees plus one per six beds. Parking for the medical and office uses shall be 1 per two employees. All other uses shall provide parking based on the propose use and the standards required in the Land Development Code. Bicycle and motorcycle parking shall be in accordance with the Land Development Code. During development plan review, the reviewing body may require additional bicycle and motor cycle parking based on compatibility with the uses and operational demands of the facility.

PLAN BOARD CONDITIONS

Condition 28

Required parking for the facility shall be paved hard surface in accordance with the Land Development Code. During development plan review, the facility may propose a maximum of 100 parking spaces as temporary overflow unpaved parking required for special occasions or unforeseen circumstances. Such unpaved parking shall not diminish the required open space or compromise the infrastructure commonly required for normal operations. The driveway aisles for all unpaved parking may be required to be paved. Overflow or temporary parking may be provided on stabilized pervious areas subject to meeting Public Works requirements. Such parking shall be required to provide impervious driveway aisle unless waived by staff or the reviewing board. If at anytime it is determined that overflow or temporary parking has degraded the surface, the project may be required to convert the temporary unpaved parking to hard surface parking. The landscaping requirements as it pertains to buffering, including street buffers, shall apply to such temporary parking areas. Protection of regulated trees shall be given strong consideration in the placement of such temporary parking spaces.

Condition 29

The PD shall be valid for a period of five years. Prior to the expiration date, the City Commission may grant a one-time request for extension. Development plan approval for the homeless shelter and or the food distribution center shall be obtained within three years of approval of the PD ordinance.

A landscape photograph featuring a grassy field in the foreground, a road in the middle ground, and a line of trees in the background under a blue sky with wispy clouds. A large agave plant is on the right, and a utility pole with power lines is on the right side. The text "THE END" is overlaid in large, bold, blue capital letters across the center of the image.

THE END