

**Appendix E**

**Technical Review Committee Conditions**

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**Petition PB-15-69 PDV**  
**(McDonald's @1206 University Avenue)**

**Current Planning** (Approvable with conditions)

1. Please revise the PD report by listing and responding to the requirements in Division 4 of the LDC. The applicant must address any item missing from the PD report, as required by the LDC, with an explanation as to why it is inapplicable or irrelevant to the proposed PD.

*Please address the following in the PD Report:*

1. *Maximum building height description should read: "up to 6 stories; up to 8 stories";*
  2. *Correct site acreage to match remaining documents (i.e., .64 acres);*
  3. *A strikethrough is required for maximum lot coverage, since 80% is proposed;*
  4. *The proposed language for streetscape dimensional requirements should be changed for local streets to say "may";*
  5. *It is recommended that the applicant consult with the Public Works Department and Building Inspections Division staff on the proposed 5 ft. and 6 ft. sidewalk widths to ensure that, with street trees or a landscape strip, there is adequate space to also meet accessibility requirements along W. University Avenue and the abutting City right-of-way;*
  6. *Sidewalk construction w/n the abutting right-of-way is subject to City and State design guidelines. Please correct;*
  7. *Staff recommends that an opaque, decorative wall that is designed to match the principal building, and is at least 3 ft. in height, be required in lieu of landscape material along W. University Avenue. Street trees alone will not screen vehicular use areas from the ground up;*
  8. *There is no need to reference alternate signage requirements, if the signage is consistent with City requirements. Please correct;*
  9. *Staff recommends that the phasing of associated development plans be allowed;*
  10. *Greater clarity is needed in expressing how and where the landscape zone, sidewalk zone and build-to-lines are permitted relative to the property line and back of curb;*
  11. *Staff recommends that the applicant propose regulations that will govern development of the subject property, except as the adopted PD Report and PD Layout Plan allows (e.g., definitions; lighting; development review; etc.)*
2. ~~As per Sec. 30-213(3) of the LDC, the application packet shall include a signed and sealed **survey or map** accurately portraying the boundaries of the subject property, and documents substantiating ownership of each person(s) owning an interest in any part of the site. Please include copies that are 24" x 36" in size and 11" x 17" in size (for inclusion in City Plan Board meeting packet).~~
  3. ~~The application packet shall include an **existing conditions map**, drawn to a scale no smaller than one inch equals 100 feet, along with the information listed in Sec. 30-213(3)b. Please include copies that are 24" x 36" in size and 11" x 17" in size (for inclusion in City Plan Board meeting packet).~~
  4. The PD packet shall include a **PD layout plan map** that is prepared in accordance with Sec. 30-213(3) c. 1.
    1. *The building envelope does not match the conceptual development plan provided to staff for review. There is a setback of 0' along NW 12<sup>th</sup> Street;*

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2. *The PD layout plan map shall be consistent with the maximum number of driveway connections that will be allowed on each abutting right-of-way by the adopted PD;*
5. All sheets of the development plan shall be signed and/or sealed, where required, prior to the plan receiving staff's signature.
6. Please be aware that modifications to the adopted PD shall be in accordance with Sec. 30-224 of the City Land Development Code. Please modify where this is addressed in the PD report accordingly.
7. Within the text of the PD report, please make reference to current sections and requirements of the LDC. For example, reference is made to allowable uses within Transect Zones, which have not yet been adopted by the City. The date of adoption will likely not precede the adoption of the requested PD zoning. However, the uses, dimensional requirements and design standards proposed within the Transect Zones may still be proposed as part of the proposed PD zoning.
8. Within the text of the PD report, please address how the proposed development shall be regulated, other than as stated in the PD report. For example, how will building height be measured?
9. ~~Staff recommends that the size of landscape islands be based upon the standards of the adopted LDC, as opposed to the size of a standard parking space.~~
10. Staff recommends that dumpster enclosures be required to have latching gates, and that the material used to construct the enclosure must match the exterior of the principal structure on the development site. *The PD Report shall include a standard for dumpster/recycling enclosures, or mandate compliance with a standard currently within the City Land Development Code.*

**Concurrency** (Approvable subject to below)

1. In accordance with Policy 10.4.5, drive-through facilities not developed under the provisions of Policy 10.4.6 or 10.4.7 of the Transportation Mobility Element shall not receive credit for pass-by trips in association with the drive-through facility. Criteria that must be met for any of the zones shall be based on total trip generation for the use and shall not include any net reduction for pass-by trips. However, please note that the location within Zone A of the Transportation Mobility Program Area (TMPA) does not require criteria to meet based on trip generation.
2. In accordance with Policy 10.2.5 of the Transportation Mobility Element, the city shall reduce by 25% the net, new average daily trip generation for any redevelopment project or project that expands or converts a building to a new use. Calculate the proposed trips to get the net, new daily, AM and PM peak hour of adjacent street traffic trips estimated for the project. Then reduce the net, new trips numbers by 25% to get the final total.

**Public Works Department** (APPROVABLE - Subject to Comments)

Roadway & Site Design:

1. Page 8 of the PD report should be revised to state that sidewalks will comply with guidelines provided by "City of Gainesville Public Works."
2. All proposed driveways onto public right-of-way must align or be offset 150 ft from opposing existing driveways or streets.

Stormwater Management:

- 1 - Per the City of Gainesville Engineering Design and Construction Manual (EDCM) Sec. 8.1.2, "Electronic copies of all reports, calculations, and plans shall be provided to the Public Works Department in .pdf format for all requested reviews". Please ensure that the CD is labeled for Public Works. Future submittals will be considered incomplete if this requirement is not met.
- 2 - Stormwater management shall meet requirements and criteria in the EDCM.

Transit:

NO COMMENTS

Solid Waste:

NO COMMENTS

**Building Department** (NO COMMENTS)

**Fire and Life Safety Services** (Approvable)

**Urban Forestry** (Approvable with conditions)

1. After reading the PD report it seems the site will be meeting the landscaping requirements for street trees, vehicular use buffers, and interior and perimeter requirements.
2. FDOT requires a 65-100-gallon shade tree to be proposed along West University Avenue. Along with their requirement the tree must have an eight (8') feet of clear trunk for pedestrians.
3. Please make certain that the utilities, regional transit or any others will not impact the

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shade tree requirements along West University Avenue. Please make sure all street frontages have shade trees proposed on public or private property.

4. Please make sure the residential homes are screened with heavy landscaping so the neighbors will not be impacted by the drive-thru and by regular business hours.

**GRU** (GRU comments are being provided to the applicant in the form of redline markups of the plans.)

Real Estate:

Per request from City Planning, I am submitting my comments on behalf of GRU Real Estate for the requested zoning change at McDonald's 1206 University Avenue location as approved with conditions rather than denial. They assure me that in the case of zoning requests, any GRU conditions will be addressed at the zoning board hearing and made a condition of approval. It should be noted that GRU Real Estate is not the only reviewing department and other GRU departments may have their own comments and/or concerns to submit.

My comments for GRU Real Estate: GRU Utility standards require setbacks of any permanent structures (including buildings and signs) a minimum of 10' from electric, water, communications, and gas facilities and 15' from sanitary sewer facilities with the locations of the required public utility easements to be determined during GRU Plan Review.

GRUCom:

No additional comments.

Water/Wastewater:

Comments can be found here:

<https://www.dropbox.com/sh/ltz56zlu9biscsw/AABJKHrbhFjLAXkWgG4QCg3Pa?dl=0>

Electric:

Need to show all existing electric (OH + UG) building must maintain minimum separation from electric per GRU Energy Delivery Service Guide.

Gas:

Mark-up and comments can be found here:

<https://www.dropbox.com/sh/zqppzrwac9sfe7y/AACD7SXCAcn5gMALLNET3jZra?dl=0>

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**Hazardous Materials - ACEPD** (Approvable with conditions)

Subject property is currently a vacant commercial property, previously was a regulated hazardous materials facility: ACEPD # 0005-00; Texaco # 110-0081; FDEP # 018500005. Subject site is an inactive petroleum cleanup site with documented groundwater contamination. Applicant should evaluate the impacts, if any, of the proposed stormwater management systems on the existing groundwater plume.

Contact Tim Ramsey, Petroleum and Tanks Supervisor - 352-264-6843 regarding the proper abandonment of any onsite monitoring wells and if applicable the management of any contaminated soils encountered during site redevelopment.

**Environmental** (Approvable as submitted)

**GPD Crime Prevention Unit** (NO COMMENTS)