



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.


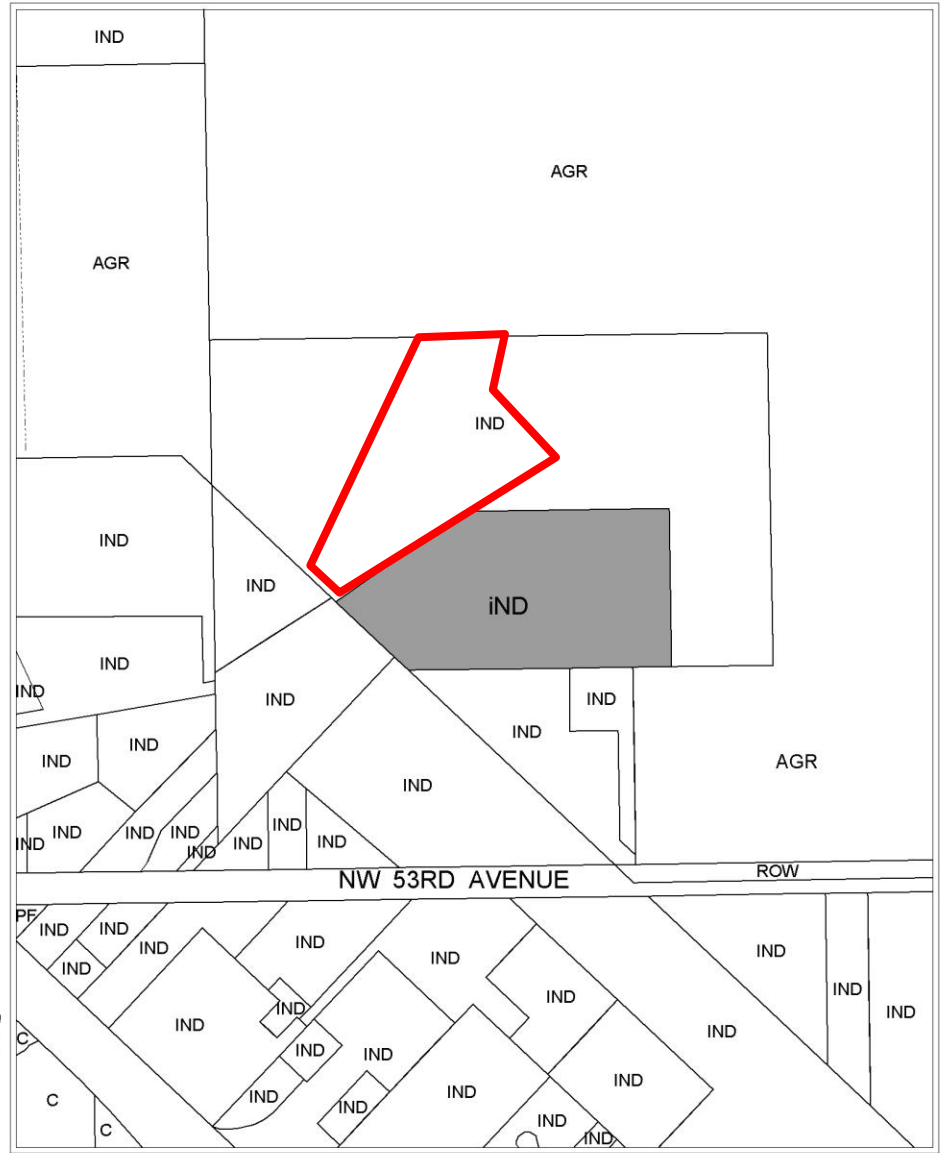
10/7/2010

Land Use Designations

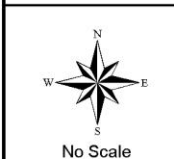
- SF Single Family (up to 8 du/acre)
- RL Residential Low Density (up to 12 du/acre)
- RM Residential Medium Density (8-30 du/acre)
- RH Residential High Density (8-100 du/acre)
- MUR Mixed Use Residential (up to 75 du/acre)
- MUL Mixed Use Low Intensity (8-30 du/acre)
- MUM Mixed Use Medium Intensity (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




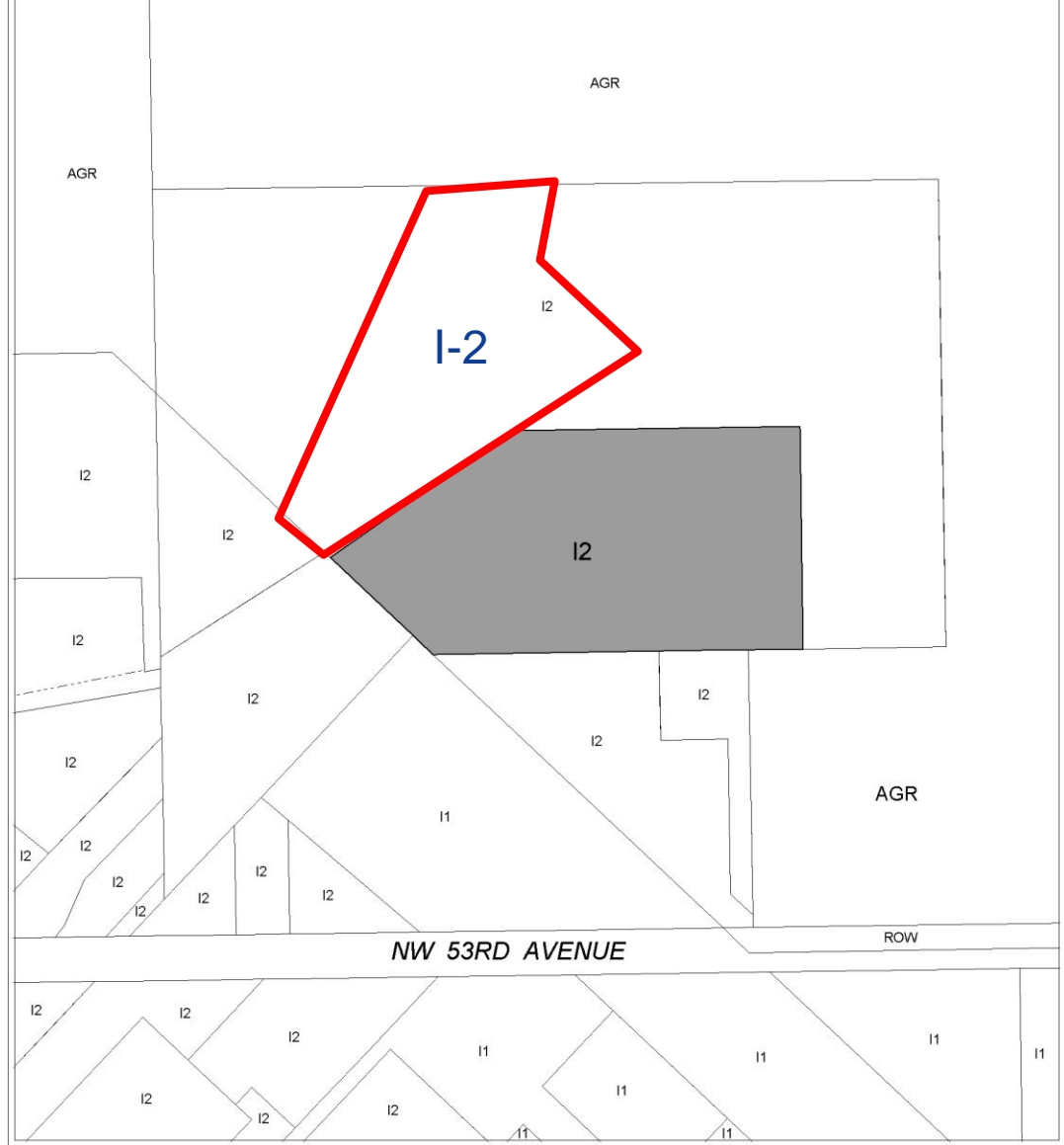
Name	Petition Request	Map(s)	Petition Number
Causseaux, Hewett & Walpole, agents for ADC Development & Investment Group, LLC	Rezone from I2 to PD to Establish Uses and Development Standards for a Proposed One Stop Homeless Shelter	3250	PB-09-161PDV

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


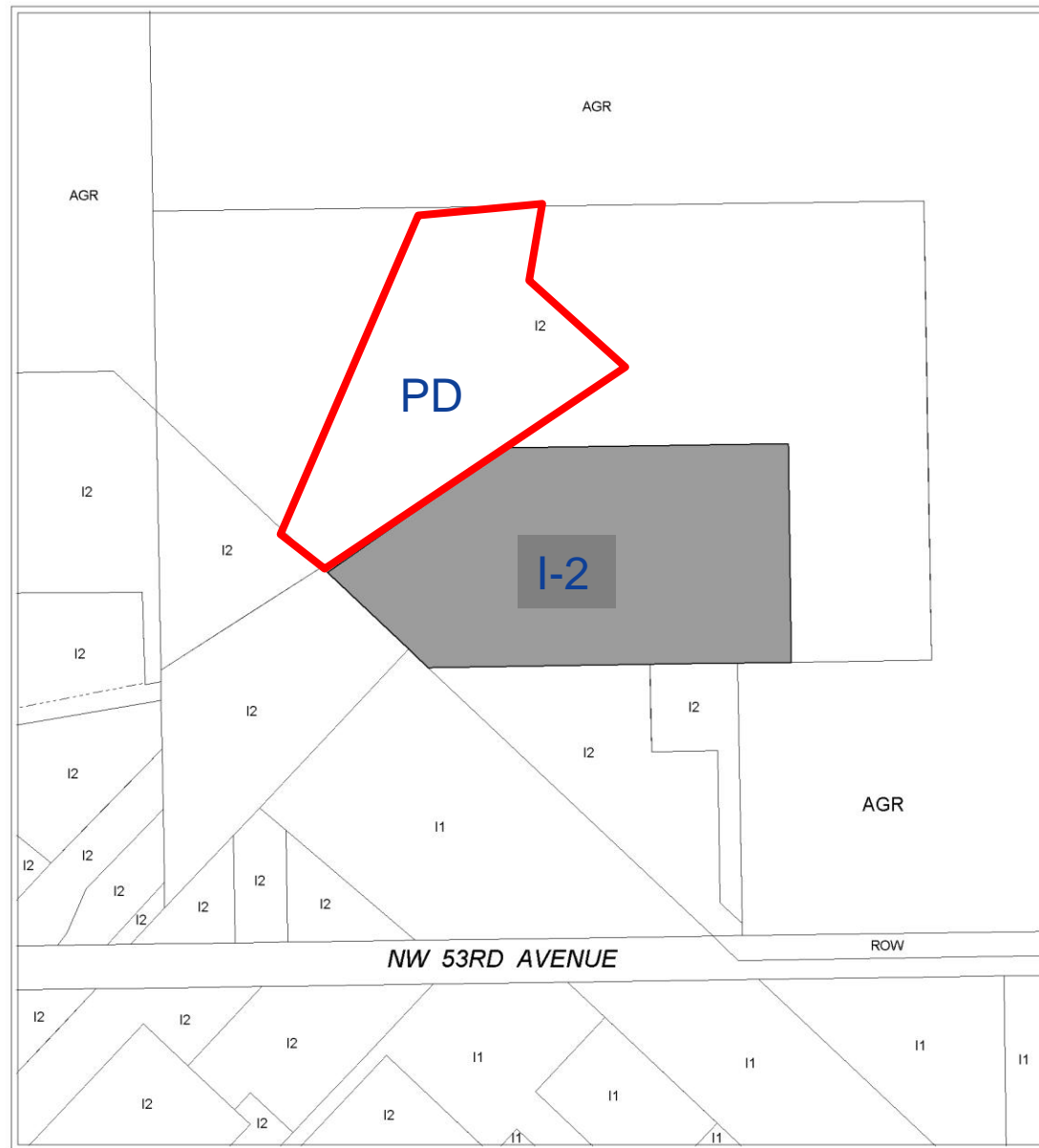
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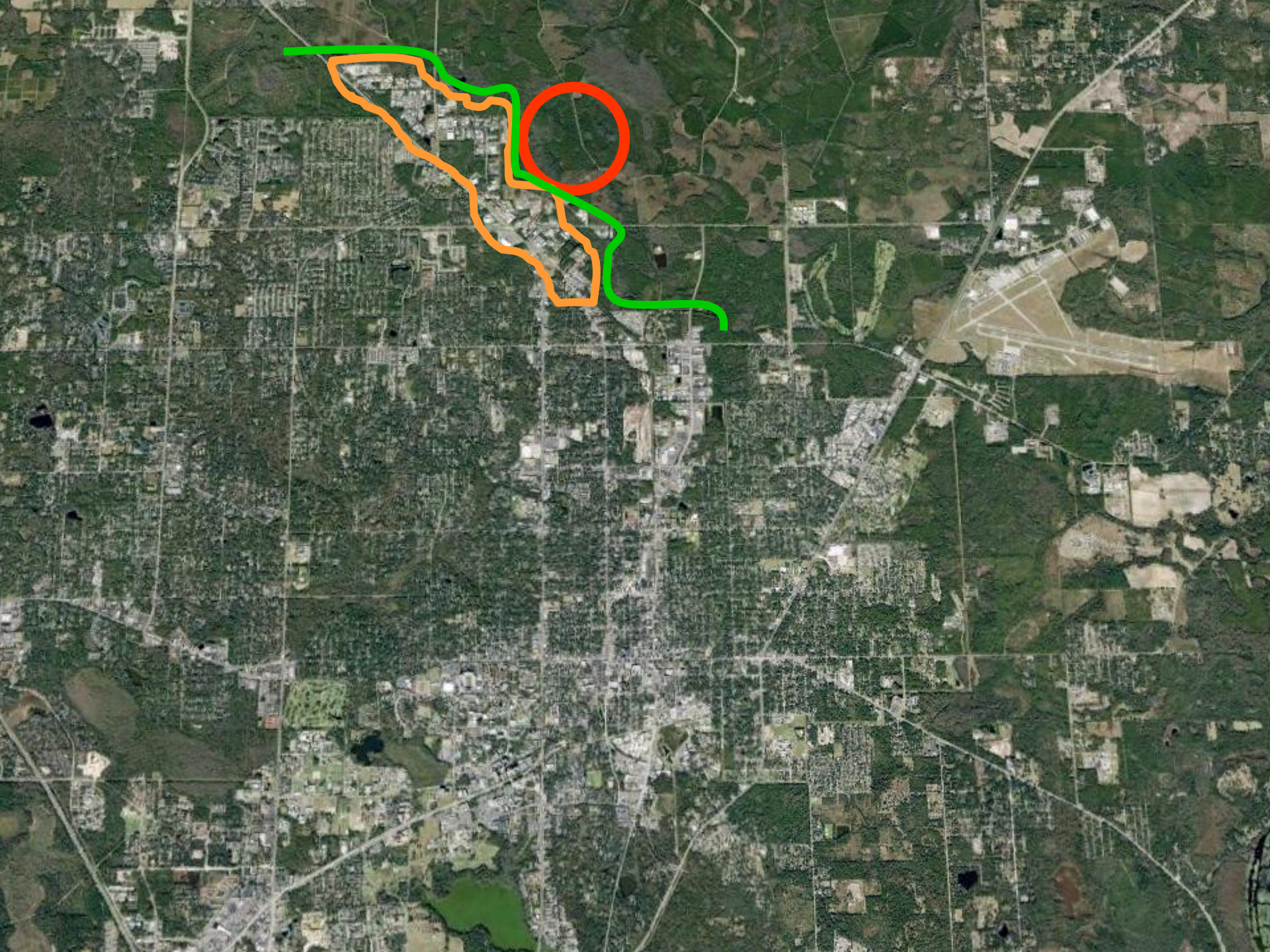
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PROPOSED ZONING

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Existing and Proposed Parcels

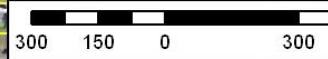
Project Site
+/- 9.78 Acres
A portion of
Parcel 07877 001-004

General Geography of surrounding areas

Legend

-  Project
-  Alachua

NW 53rd Avenue



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.

Asphalt Plants



Aggregate and Cement Plants









Planning & Development Services.

Staff recommends
approval of Ordinance 0-10-09 for
Petition PB-09-161 PDV
with conditions.

Legistar # 090763

1. This Ordinance does not eliminate the necessity to obtain any required federal, state, local and special district authorizations prior to the start of any development activity.
2. Except as expressly provided herein, the use, regulations and development of the property shall be governed as if this land were zoned “OF: General office district”, all development shall be in conformance with and regulated by the Land Development Code.
3. In order to operate and use this subject property for food distribution, a management and operations plan shall be prepared by the owner/operator.
4. At the time of development plan review, the owner/developer shall provide, at its own cost and expense, a traffic study prepared by a licensed professional engineer acceptable to the City. Any traffic modifications required due to operational or safety issues are the owner/developer’s responsibility, and these shall not count towards meeting Concurrency Management Element Policy 1.1.6 standards. If the Planned Development is developed in phases, each development phase will require submittal of a traffic study for development plan approval.

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5. The development review board is the appropriate reviewing board for development plan review associated with this Planned Development.
6. The development of the subject property requires the approval of a subdivision plat which will provide for the provision and construction of rights-of-way and legal access to the subject property. On the subdivision plat, the minimum width of the right-of-way from the subject property to NW 53rd Avenue shall be 100 feet. The minimum width of the right-of-way along the south boundary of the subject property shall be 60 feet.
7. Prior to second and final reading of this Planned Development ordinance, the owner 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.
8. At preliminary development plan review, the development shall demonstrate multi-modal access to the site via transit, pedestrian, and bicycle modes.

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9. Permitted uses within the Planned Development shall be those listed in the table in section VII, pages 7-12 of the PD Report (Exhibit “B”). 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 also permitted in accordance with Section 30-72 of the Land Development Code.
10. The wetland buffer shall remain undisturbed, including during construction. During preliminary development plan review, measures shall be identified to prevent erosion, sedimentation and encroachment into the wetland buffer areas.
11. 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.

12. The maximum allowable square footage of building area for the entire project is 50,000 square feet. Except as otherwise provided in this ordinance, the square footage of all covered structures counts towards the maximum allowable square footage.
13. Driving aisles shall be the minimum that would facilitate safe and efficient movement of vehicles. The actual width will be determined during preliminary development plan review by the development review board.
14. Lighting for night operation shall be provided within all vehicular use areas. All lighting shall be consistent with the standards provided in the Land Development Code. Safety lighting shall also be provided for developed areas.
15. In order to operate and use this subject property for food distribution, a management and operations plan shall be prepared by the owner/operator.

Planning & Development Services.

16. Any area designated as campgrounds shall be adequately buffered and screened from the adjacent right-of-way. Screening shall be a minimum height of six 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 development review board during preliminary development plan review.
17. Tents and campgrounds are only permitted in Development Area B, as shown on the PD Layout Map (Exhibit “C”). A maximum of 100 tents is allowed. The maximum size of any one tent shall not exceed 10 x 12 feet or a maximum floor area of 120 square feet, however larger tents may be approved subject to development plan approval and any regulatory permits as required by Code.
18. The maximum number of meals to non-residents is 500 per day. This number shall not include meals served to residents of the facility. During preliminary development plan review, or upon independent requests, the development review board may authorize a higher limit on the maximum number of meals per day limited to ten specified two-day periods of national holidays or special occasions.

19. Development Area B, as shown on the PD Layout Map (Exhibit “C”), may be used as a camping area, including a bath house, restroom type pavilion and temporary structures, subject to approval by the development review board, and subject to review and approval of a management and operating plan by the development review board. Temporary structures do not require a permanent slab or other permanent support structures or foundations. A maximum of ten “Katrina Cottages” that meet State and local building code requirements may be permitted subject to approval by the development review board as provided in the aforesaid management and operating plan that will include provisions for operations in inclement weather and during natural events, such as flooding or hurricanes. Placement and construction of the “Katrina Cottages” is also subject to the approval by the City’s Department of Public Works which shall apply the requirements for development within the FEMA Flood Zone “A” areas.

Temporary Structures are defined to mean structures which are scheduled to be in place for no more than 90 days and do not require a building permit according to the threshold criteria maintained by the City’s Building Division.

Katrina Cottages is defined to mean a sturdy structure with a maximum square footage of 120 square feet that complies with local, State and Federal building and site regulations, including Water Management District and Federal Emergency Management Agency (FEMA) floodplain requirements.

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20. The project shall comply with all landscaping requirements of the Land Development Code. Additionally, the width of street buffers along the south part of the property for Development Area “B” shall be a minimum of 15 feet and shall include double the amount of the street buffer landscape requirement for type E buffers, as defined in Sec. 30-253, of the Land Development Code. During preliminary development plan review, the development review board may vary the street buffer requirement based on a showing that the interior design and need for buffering from adjacent industrial uses is not necessary. 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.
21. Development Area “A”, as shown on the PD Layout Map (Exhibit “C”) shall have either a minimum of 10,000 square feet of usable open space or a ratio of 50 square feet of usable open space per bed, whichever requirement is greater. Such usable open space may qualify for the required 20% open space, provided: 1) the space is within close proximity to the active areas; 2) the space is accessible to residents; and 3) the space qualifies as usable open space, subject to review and approval by the development review board.

Planning & Development Services.

22. 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. The City Commission finds that the Planned Development meets the standards for avoidance through minimization as provided in § 30-302.1 of the Land Development Code. The owner/developer shall submit a mitigation plan that complies with §30- 302.1, subject to approval by the development review board during development plan review.
23. Wetland impacts on the subject property are addressed in the Development Plan and Condition 22 but impacts may extend to wetlands outside the boundaries of this Planned Development. Any wetland impacts or considerations of wetland issues outside the boundaries of the subject property shall be addressed separately at the time of development plan review as provided in the Land Development Code. Prior to undertaking any development involving off-site wetland impacts, the owner/developer shall obtain appropriate approvals and development permits subject to approval by the development review board.

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24. During preliminary development plan review, the owner/operator shall present a plan illustrating internal access to the site and internal circulation addressing vehicle, bicycle and pedestrian circulation. The plan shall be subject to review and approval by the development review board.
25. In order to accommodate this planned development, the rights-of-way serving the subject property shall include bicycle and pedestrian circulation facilities up to NW 53rd Avenue, provided at the sole cost and expense of the owner/developer. The minimum width of the sidewalk shall be six feet.
26. The number of required parking spaces for the uses related to housing, food distribution and social service uses is based on one parking space for every two employees plus one per six beds. Parking for the medical and office uses is one per two employees. All other uses shall provide parking based on the proposed use and the standards required in the Land Development Code. Bicycle and motorcycle parking shall be in accordance with the Land Development Code. During preliminary development plan review, the development review board may require additional bicycle and motor cycle parking based on compatibility with the uses and operational demands of the planned development.

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27. Required off-street parking for the planned development shall be paved hard surface in accordance with the Land Development Code. During preliminary development plan review, the owner/developer 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 reduce the infrastructure commonly required for normal operations. The driveway aisles for all unpaved parking may be required to be paved by the development review board during preliminary development plan approval. Overflow or temporary parking may be provided on stabilized pervious areas, subject to approval of the development review board. Such parking shall be accessible by impervious driveway aisles unless otherwise approved by the development review board. If the overflow or temporary parking degrades the surface, the development review board may require the temporary unpaved parking to be hard surface parking. The landscaping requirements, specifically the buffering and street buffers, shall apply to such temporary parking areas. The location of temporary parking spaces shall not be permitted where such spaces may damage or impede the growth of regulated trees.

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28. At preliminary development plan review, the owner/developer shall coordinate with the Regional Transit System for the construction and maintenance of a bus shelter to serve the development. The management and operating plan shall include a transportation program to provide transit service for persons utilizing the planned development. The planned development shall accommodate a bus stop at the entrance to the property on NW 53rd Avenue, at such time as transit service is available to the site. The bus shelters associated with this development shall be architecturally consistent with the development and shall be designed to provide shelter from the elements.
29. At the time of preliminary development plan review, the owner/developer shall file with the City an application for a Certificate of Final Concurrency.

- 30. The planned development approved by this ordinance is valid for a period of five years from the date of final adoption of this Ordinance. The City Commission may grant an additional one-time extension, provided a written request, expressing the need and showing good cause, is filed in writing with the Clerk of the Commission at least 30 days prior to the expiration date. The City Commission shall be the sole arbiter of need and good cause and its decision shall be final. The development order approval by this Ordinance shall expire and be deemed null and void after the five year period unless an extension is granted by the City Commission. In the event a building permit is issued but the development or portion of the development fails to proceed to completion with due diligence and in good faith resulting in the expiration of a building permit or other development order, then this development order shall expire and be deemed null and void after the expiration of five years from the date of final adoption of this Ordinance. Preliminary development plan approval for the building(s) and related development to accommodate housing or food distribution shall be obtained within three years of the date of final adoption of this Ordinance. If any time period expires with no extension being requested or granted, then the City will initiate a petition to designate other appropriate zoning consistent with the Comprehensive Plan.**

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 also visible. The text "THE END" is overlaid in large, bold, blue capital letters across the center of the image.

THE END