

**Butler Development PUD**  
*Comprehensive Plan Text Amendment*  
*Justification Report*

***Prepared for Submittal to:***  
The City of Gainesville, Florida

***Prepared on Behalf of:***  
Butler Enterprises, Inc.

***Prepared by:***



April 2013

PN 12-0296

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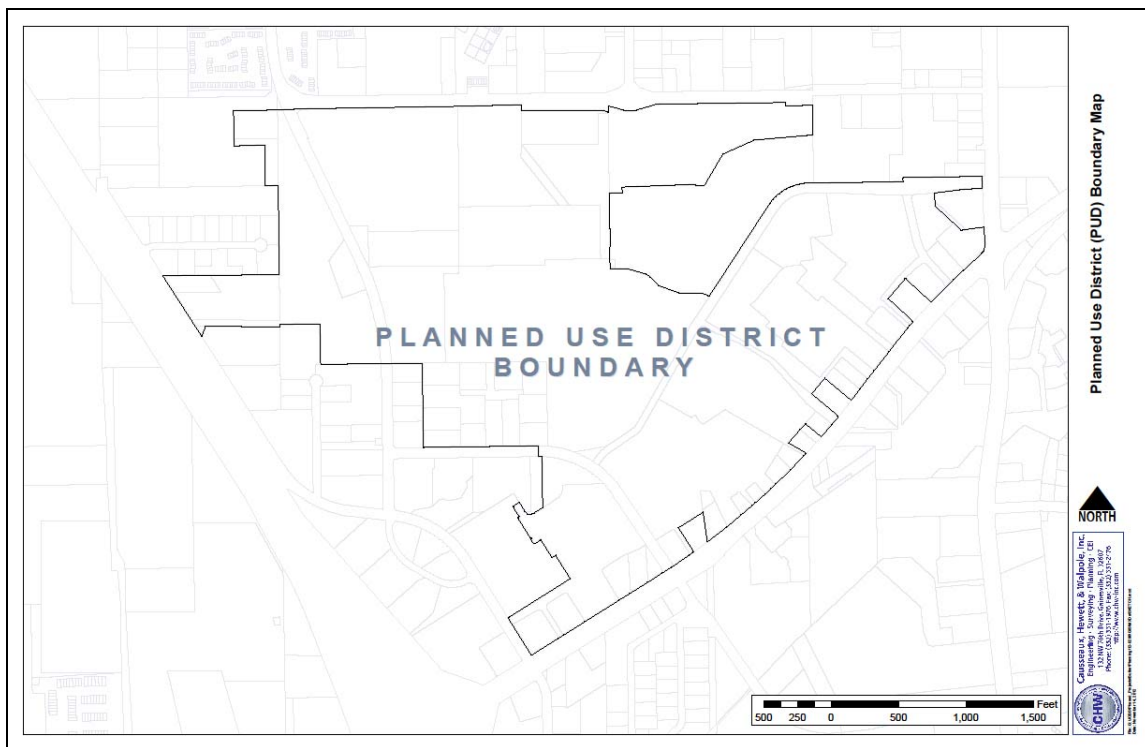
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## JUSTIFICATION SUMMARY

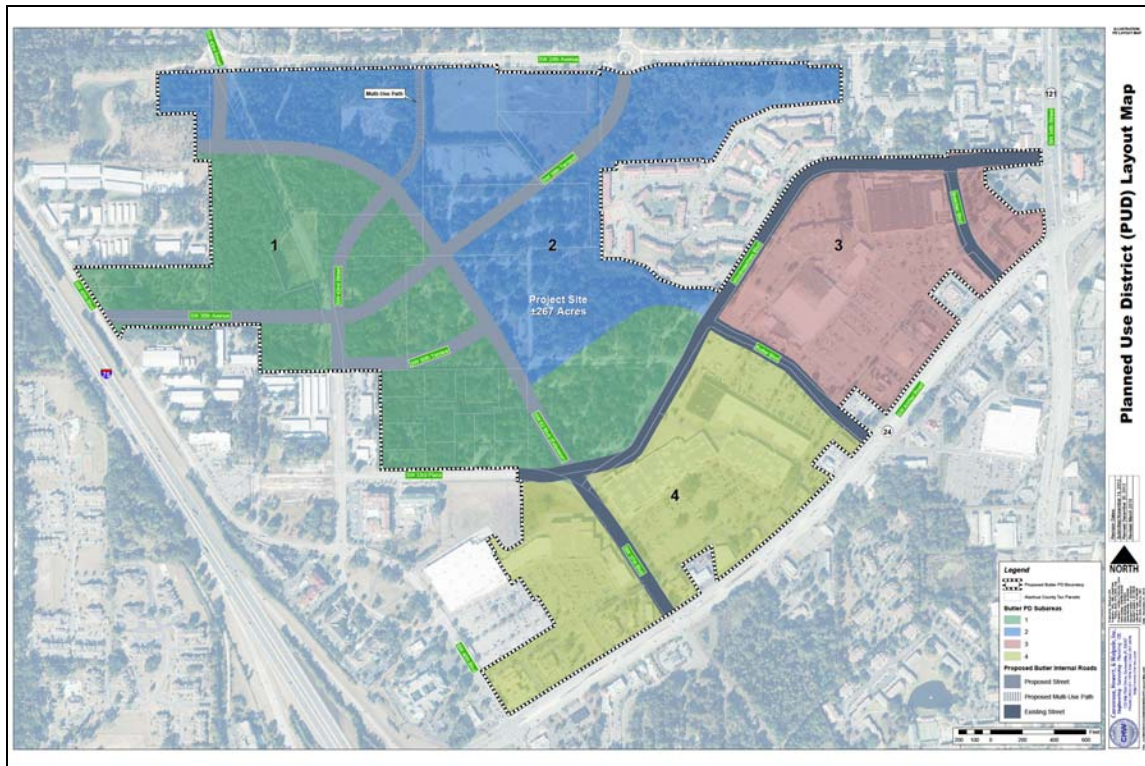
This comprehensive plan text amendment is submitted in conjunction with a small-scale comprehensive plan amendment that adds additional parcels to the Butler Development Planned Use District (PUD). This text amendment revises Future Land Use Element (FLUE) Policy 4.3.6. This policy was adopted to regulate the Butler Development PUD. FLUE Policy 4.3.6 was adopted by Ordinance 090537 on August 5, 2010. The related Butler Development Planned Development (PD) Ordinance was not adopted until January 2012. Therefore the original version of Policy 4.3.6 contained many more specific development standards and requirements for improvements that would not normally be included in a comprehensive plan.

Since the Butler Development PD is now adopted, the applicant is proposing to streamline Policy 4.3.6. by removing very specific language and place the specificity in the PD Ordinance and/or PD Justification Report. The total Butler Development PUD entitlements will remain the same. No new entitlements are being requested as part of this application and the existing entitlements will be extended to the additional ±3.20 acres added by the small-scale comprehensive plan amendment submitted in conjunction with this text amendment application. The new PUD boundary is shown in Figure 1.



**Figure 1. Butler Development PUD Boundary**

The proposed text amendment establishes new subareas for the Butler Development PUD that specifically relate to logical infrastructure development patterns and development standards set forth in the related PD Amendment. The new subareas are shown in Figure 2.

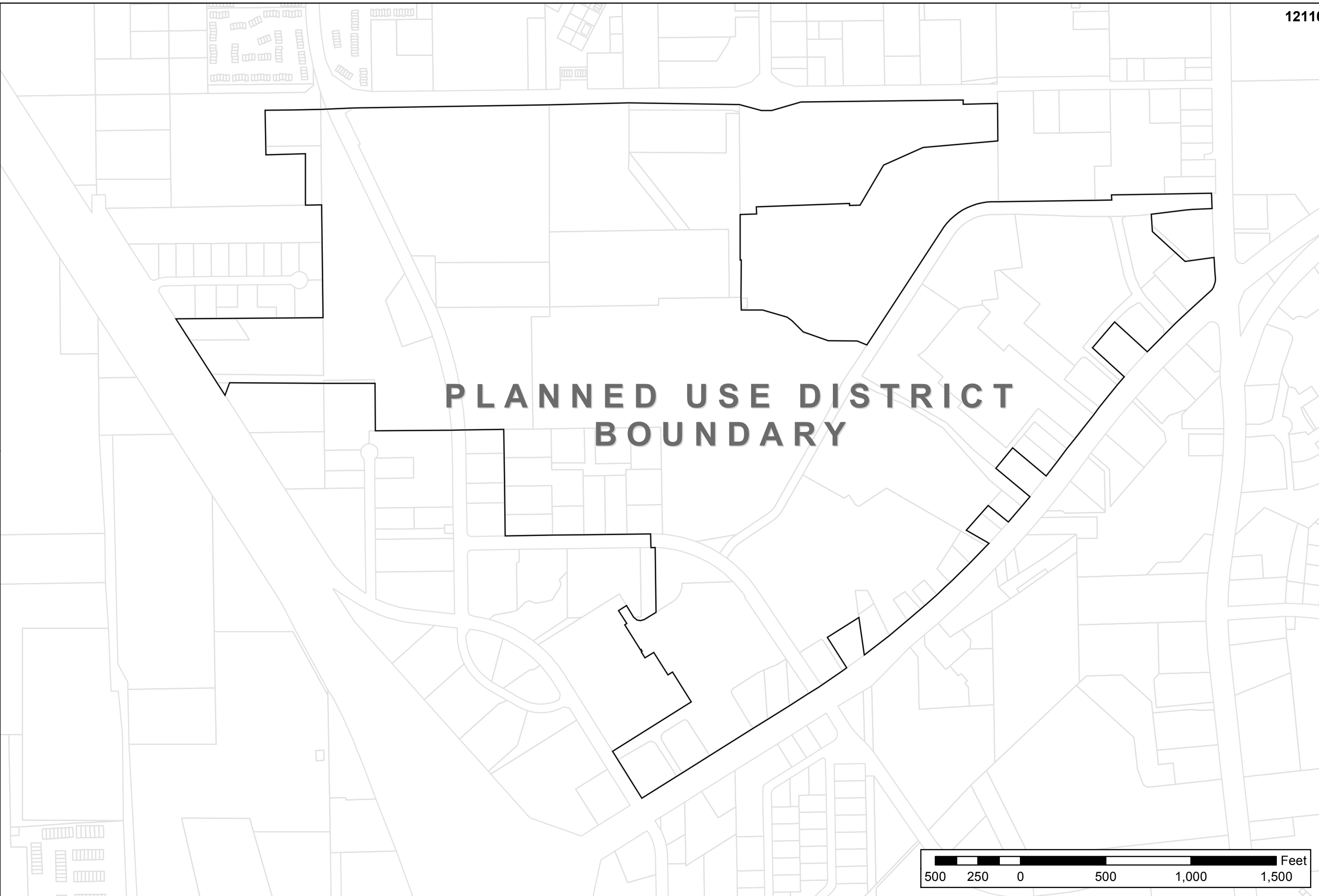


**Figure 2. Butler Development PUD Subareas**

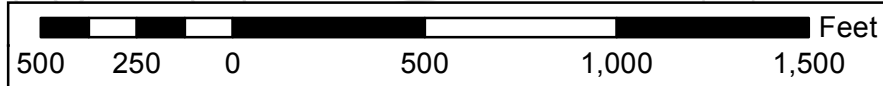
The following bullet points summarize the intent of the remaining revisions to Policy 4.3.6:

- Removal of specific required improvements and specific development standards to reduce duplication with the proposed PD ordinance;
- Create flexibility which will ensure that the PUD can respond to an ever changing retail market and financial world;
- Reduce the need for additional text amendments in the future;
- Require that the PD designate a specific amount of entitlements that must be developed consistent with the Town Center development standards established in the Butler Development PD;
- Shift the required Town Center to Subarea 3;
- Require the PD to create a measurable trigger for consistency with the Town Center development standards within Subarea 3; and
- Retain general development principles for the Butler Development PUD.

The SsCPA and text amendment applications are submitted concurrently with a Butler Development PD rezoning application. It is anticipated that all three applications and related ordinances will be reviewed and adopted concurrently. Therefore, City staff and City officials can be certain that specific development standards will be applied to the Butler Development PUD / PD, even though these specificities are proposed for removal from FLUE Policy 4.3.6.



**PLANNED USE DISTRICT  
BOUNDARY**

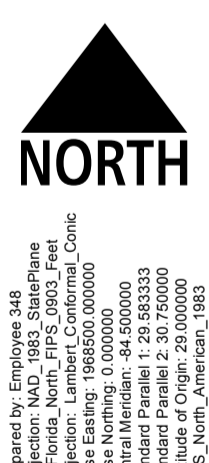


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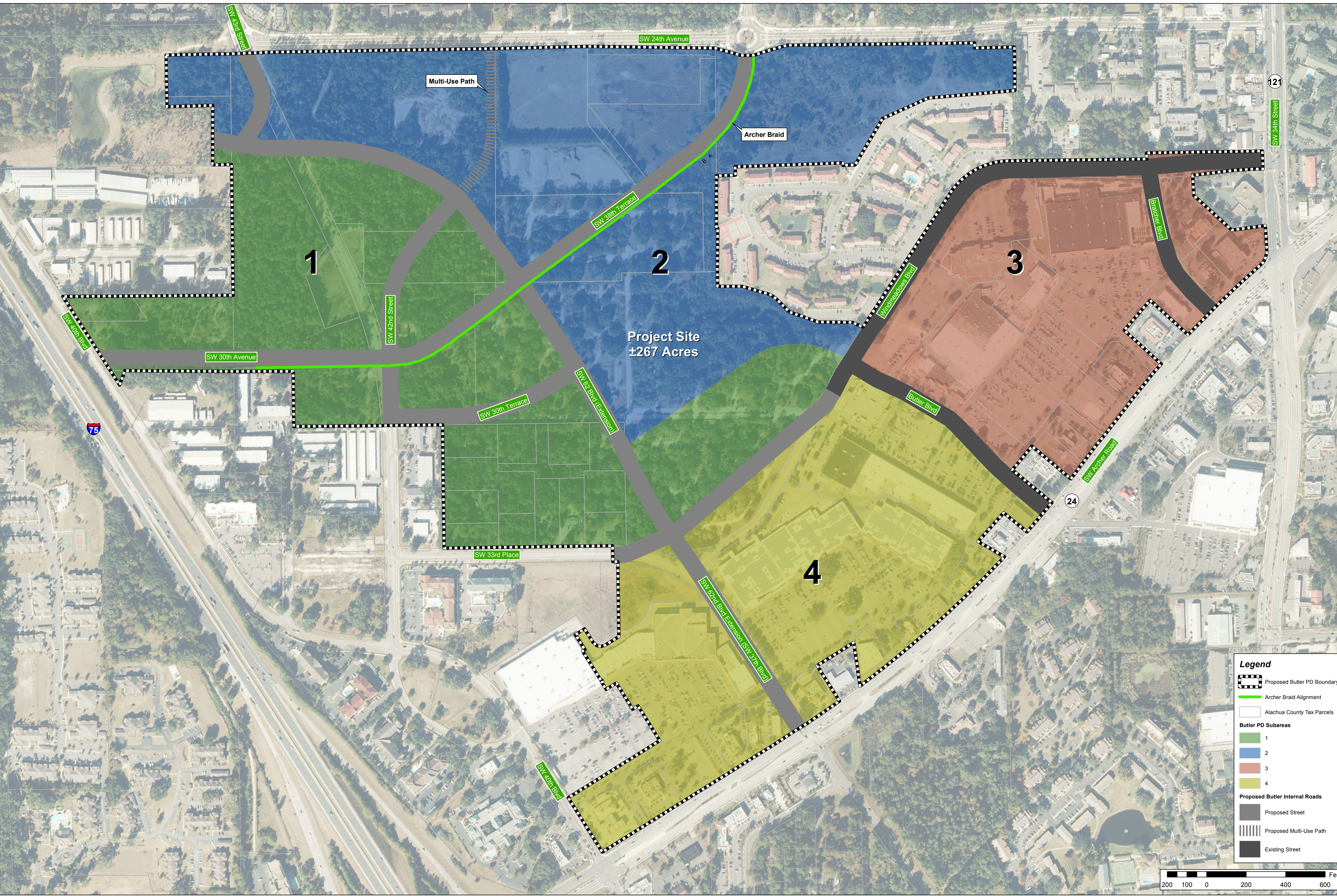


# Butler Development Planned Use District (PUD) Layout Map

Submitted Dates:  
Submitted November 14, 2012



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**Legend**

- Proposed Butler PD Boundary
- Archer Braid Alignment
- Alachua County Tax Parcels

**Butler PD Subareas**

- 1
- 2
- 3
- 4

**Proposed Butler Internal Roads**

- Proposed Street
- Proposed Multi-Use Path
- Existing Street

