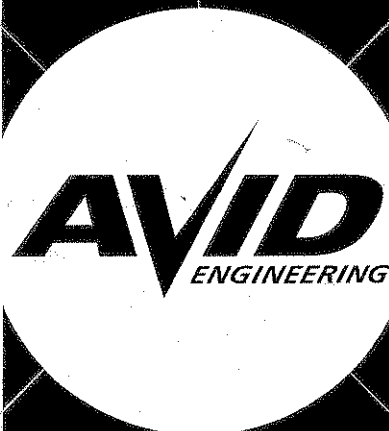


B

060413

# PD REPORT FOR HUNTER'S WALK



Prepared for: **RAM Development Group**

By: **Avid Engineering**

Date: **June 5, 2006**

Revised: **July 11, 2006**

Revised: **July 27, 2006**

AEI Project No.: **416-002**

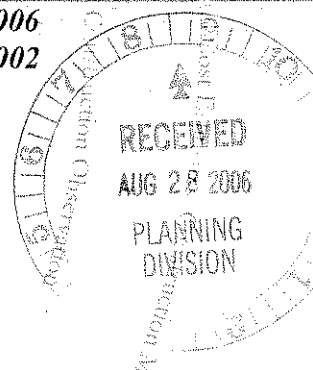


EXHIBIT B

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***Prepared for: RAM Development Group***

***By: Avid Engineering***

***Date: June 5, 2006***

***Revised: July 11, 2006***

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## EXECUTIVE SUMMARY

**Jurisdiction:**

City of Gainesville

**Intent of Development:**

Planned Development

**Address of Project:**

TBD

**Acres:**

7.11±

(Source: Approximated from GIS Database))

**Parcel Number:**

06070-002-000	06070-003-000
06070-004-000	06070-003-002
06070-001-000	06070-000-000
06070-003-001	06071-003-000

**Current Future Land Use Classification:**

SF (Single Family) 8 units per acre

**Proposed Future Land Use Classification:**

Retail/Commercial

**Current Zoning Category:**

RSF (4)

Established for the purpose of providing areas for low density single-family residential development with full urban services at locations convenient to urban facilities, neighborhood convenience centers, neighborhood shopping centers and activity centers. Intensity will be controlled, in part, by adopting land development regulation that establish height limits of 5 stories or less.

**Proposed Zoning Category:**

PD (Planned Development)

It is the purpose of this district to provide a method for landowners or developers to submit unique proposals that are not provided for or allowed in the zoning districts otherwise established by this chapter, but are compatible with the character of the surrounding land uses and environmental conditions of the subject land.

**Current Maximum Dwelling Permitted:**

7.11 AC x 8 dwelling units (du) /acre = 56.88 du

**Maximum Dwellings Permitted by PD:**

NA

### **Purpose and Intent:**

The project site is located on the southeast corner of NW 43<sup>rd</sup> Street and Possum Creek Road (private road), one block south of the intersection at NW 53<sup>rd</sup> Avenue, in the City of Gainesville, Florida Section 19, Township 09 S and Range 20 E. Proposed activities include constructing a mixed-use center with supporting appurtenances. The site area is 7.11 acres (+/-). The PD will be comprised of 4.91 acres (+/-). The left over 2.2 acres will remain residential. Proposed gross floor area will be 32,620 square feet and may include a Drug Store with a drive through, a retail store (may include some restaurant space), and a financial institution with drive-through.

The surrounding uses include a Chevron gas station and retail/commercial establishments to the north, Possum Creek Park to the east, single family residential to the southeast, an office complex (Millhopper) to the south, and the Hunter's Crossing shopping center to the west, across NW 43<sup>rd</sup> Street. Hunter's Crossing is a retail shopping center consisting of a food store, drug store, fast food, office/ bank, and local retail establishments.

The subject property is presently zoned RSF (4) with a Land Use Designation of SF(Single Family). The Future Land Use designation for this site is SF (single family: up to 8 units per acre), as outlined in the attached Generalized Future Land Use Map of the 2000-2001 Comprehensive Development Plan (Figure 1, pg 7). The PD zoning category was chosen in consideration of Policy 2.1.1 of the City of Gainesville, Future land Use Element (FLUE) which allows PD zoning for developments which require unique provisions not found or allowed under current zoning, but are "compatible with the character of the surrounding land uses and environmental conditions of the subject land."

According to the Land Development Regulations, the minimum requirements for rezoning to planned development are as follows:

- 1. Unique and Promoted by comprehensive plan. The proposed development is unique. Although it does not fit within an existing zoning district, it is consistent with the City Comprehensive Plan, except it may require a land use change. Other options available under the existing zoning district(s) in the city land development code would not allow the use and associated design elements of the proposed project.*

The proposed development is unique in that the style, pattern and configuration of the uses do not fit neatly within the standards of other existing zoning districts. The proposed development is also consistent with the type of development encouraged by the Comprehensive Plan. Internal pedestrian circulation, and pedestrian connectivity to the different surrounding uses, such as commercial, office & residential, is best accomplished through a PD.

2. *Size, scale, complexity and design. The proposed development is of such size, scale, complexity, and/or unique design that it would be inconvenient and inefficient to process such a proposal outside the PD process.*

As discussed above, the complexity and design of the project in relation to buffers, setback, and drive thru facilities is such that it is best considered through the PD process.

3. *Specialized compatibility and design characteristics. The nature of the proposed use at a specific site requires specialized design characteristics to preserve and protect neighborhood character, environmental concerns, and other concerns unique to the immediate area, consistent with comprehensive plan policies.*

The proposed development will allow transition between the surrounding properties and their uses.

**TABLE 1: STATISTICAL INFORMATION**

<b>Total Site Area:</b>	<b>±7.11 AC or ±309,711 SF</b>
<b>PD Area:</b>	<b>±4.91 AC or 213,879 SF</b>
<b>Bldg. Area:</b>	<b>32,620 SF (15.25%)</b>
<b>Max. Imp. Area:</b>	<b>171,103 SF (80.0%)</b>
<b>Min. Open Space Area:</b>	<b>42,775 SF (20%)</b>
<b>Max. Dwelling Units:</b>	<b>None Proposed</b>
<b>Non-Residential Uses:</b>	
Financial Institution	4,000 – 6,000 SF
Retail/Restaurant	10,000 – 16,000 SF
Drug Store	13,000 – 15,000 SF
<b>Max. Acreage of Uses:</b>	
Financial Institution	0.09 - .13 AC
Retail/Restaurant	0.22 - .36 AC
Drug Store	0.29 - .34 AC
<b>Publicly Owned Land:</b>	<b>None Proposed</b>

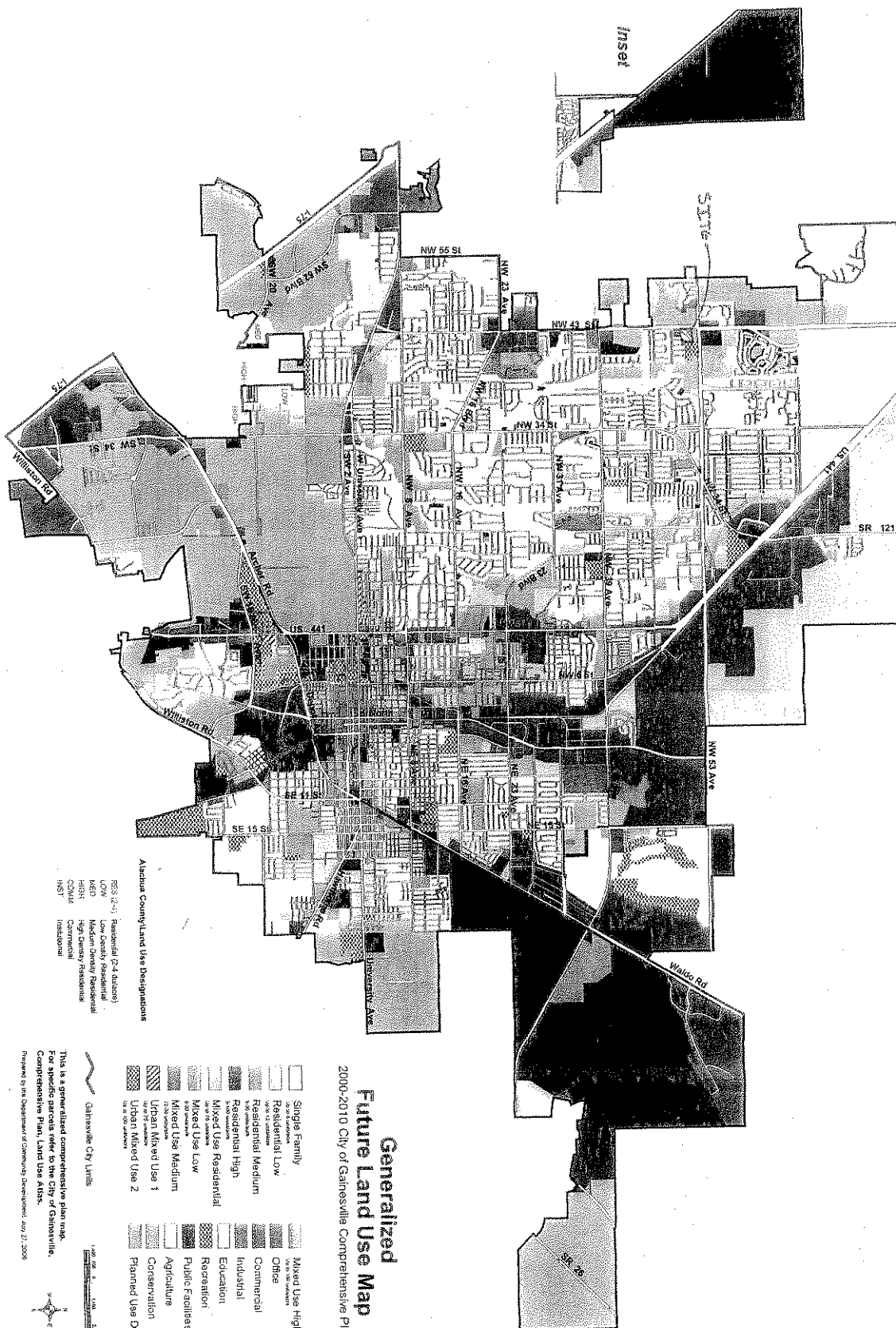
Non specific uses, subject to traffic equivalency, include but are not limited to: Gas Station, Eating Place, Outdoor Café, Veterinarian Services, Food Stores, and Health Services.

The parcels surrounding the project have a Future Land Use designation of Mixed Use Low and Recreation. Table 2 illustrates the Future Land Use designations surrounding the entire project site. Refer also to Figure 1, page 7 for Future Land Use Map.

**TABLE 2: SURROUNDING FUTURE LAND USE**

<b>DIRECTION</b>	<b>FUTURE LAND USE</b>
<b>North</b>	<b>Mixed Use Low</b>
<b>East</b>	<b>Recreation</b>
<b>South</b>	<b>Single Family</b>
<b>West</b>	<b>NW 43rd Street</b>





This is a generalized comprehensive plan map. For specific parcels refer to the City of Gainesville, Comprehensive Plan, Land Use Atlas.

Prepared by the Department of Community Development, July 27, 2006

See Inset

### **Unique Characteristics:**

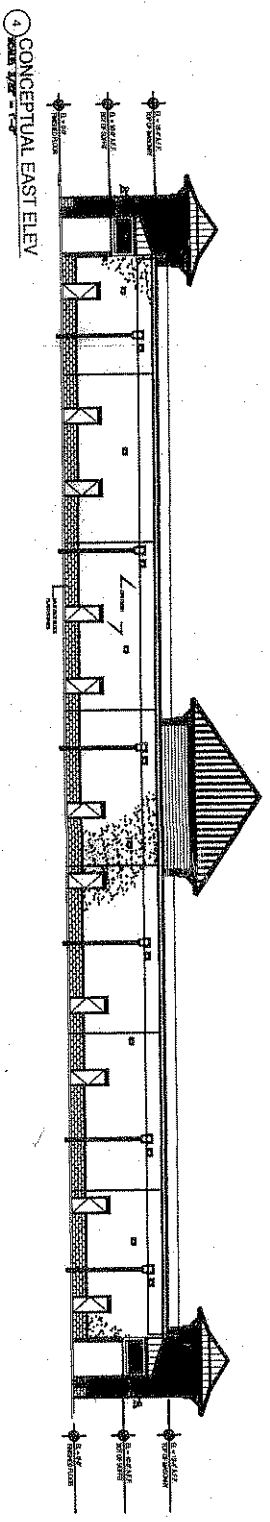
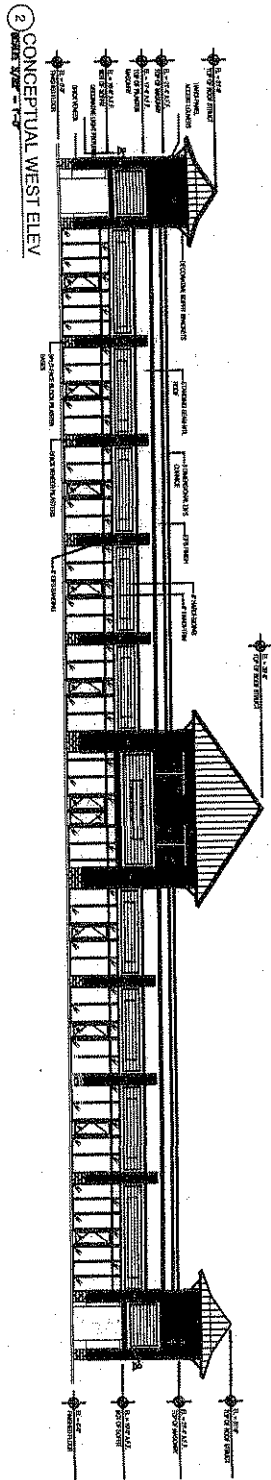
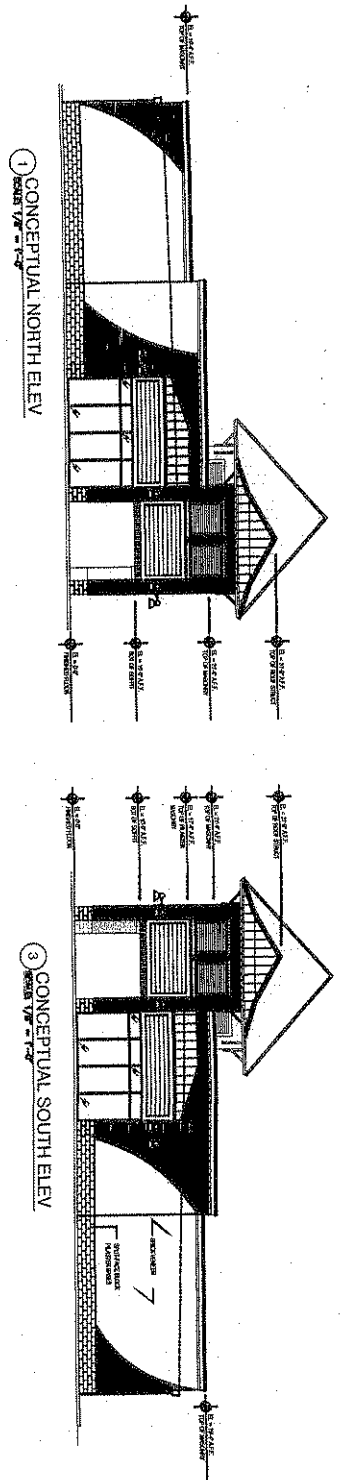
Characteristics unique to this proposed development that will enhance the internal and external compatibility are:

- a. The buildings will be tied together with a unified architectural theme known as Old Florida consisting of common building materials, roof lines, and style. Refer to attached Architectural Elevations, Figure 2 and 3, pages 10 and 11, respectively.
- b. The fronts of the buildings adjacent to NW 43<sup>rd</sup> Street will conform at a minimum to the front build-to line requirements of the City of Gainesville Central Corridors overlay district, such as longest side of building oriented towards 43<sup>rd</sup> Street (longest side must be greater than 20% of shorter side), and may conform to the front build-to line requirements of the Traditional City Overlay District. The front build-to line shall be a minimum of 20' and a maximum of 35'.
- c. Integrated pedestrian and traffic circulation pattern through out the project.
- d. Preservation of significant natural buffers, and/or enhanced landscaping and fencing together with building setbacks from the existing single family subdivision located to the southeast will be provided.
- e. Limited access to NW 43<sup>rd</sup> Street (one access point to align with existing drive across the street).
- f. Location flexibility percentage must be a maximum 20% of distance from building setback.

The proposed layout calls for two buildings to be located relatively close to NW 43<sup>rd</sup> Street with the parking primarily in the rear and along the sides and the third building to be offset towards the rear. The majority of the parking will be located in the center of the project to allow for easy access to each building yet still be shielded from view. This will also allow easy access for pedestrian and bicycle traffic. Proposed retail uses shall exclude: direct selling establishments (IN 5963) and fuel dealers (Industry Group No. 598); and liquor stores (IN 5921).

This project with the proposed buffers, building setbacks, and front building orientation will have a limited impact on the existing single family subdivision located to the southeast.





BUILDING B  
CONCEPTUAL ELEVATIONS  
A4.0

**TABLE 3: BUILDING SETBACKS**

<b>Front / West</b>	<b>20' Min – 35' Max</b>
<b>Side / North</b>	<b>15' Min</b>
<b>Side / South</b>	<b>15' Min</b>
<b>Rear:</b>	<b>35' Min</b>

**TABLE 4: LANDSCAPE BUFFERS**

<b>Front / West</b>	<b>20 Min – Type C/Option Z</b>
<b>Side / North</b>	<b>0' (Commercial to Commercial)</b>
<b>Side / South</b>	<b>15' (From SW Corner to Access Point) 5' (From Access Point to SE Corner of Site)</b>
<b>Rear / East</b>	<b>15' – Type C, Option Y</b>
<b>Rear / West: Natural Buffer</b>	<b>30' – Type C, Option Y</b>

**Pedestrian, Bikeway & Vehicular Circulation Plan:**

Pedestrian access point(s) shall be provided to NW 43<sup>rd</sup> Street. The new access location, amount, and configuration shall be determined at the development plan review. Cross access connections with the commercial developments to the north, via Possum Creek Road, and south are being proposed to help improved traffic circulation, especially traffic flow that will want to proceed east on NW 53<sup>rd</sup> Avenue. Cross access easements will be provided to allow for the movement of traffic between these sites. Three access points are being proposed in an effort to separate truck traffic from the vehicular and pedestrian traffic, which will be concentrated within the interior of the development.

There shall be pedestrian connectivity between all proposed buildings within this project, as well as between properties to the north, south, and east of project via sidewalks of minimum 5 feet in width. Bicycle racks will be provided for all proposed uses.

The owner proposes to pay for the cost for a new traffic signal on NW 43<sup>rd</sup> Street, across the proposed full access located on the SW portion of the site (Refer to PD Layout Plan).

### **Proposed Signage:**

Except as provided herein, wall mounted and monument signs shall be in accordance with the City of Gainesville Land Development Regulations (Article IX).

There is one monument sign being proposed, located at the southwestern access to the property along NW 43<sup>rd</sup> Street. The sign will be landscaped. Materials and design for the monument sign shall be consistent with the unified architectural theme of the proposed buildings.

Building signage for all proposed structures shall be in compliance with the City of Gainesville Signage Code. Refer to attached Figure 4, page 14, for Architectural Signage Details.

Electrical signs will not be permitted.

Window signs can not obscure the glazing required by the Central Corridors.

### **Utilities:**

Water, sewer and electric utilities will be provided by Gainesville Regional Utilities (GRU), and are readily available to this site. Per conversations with GRU capacity will not be a concern.

### **On Site Parking, Loading and Drives:**

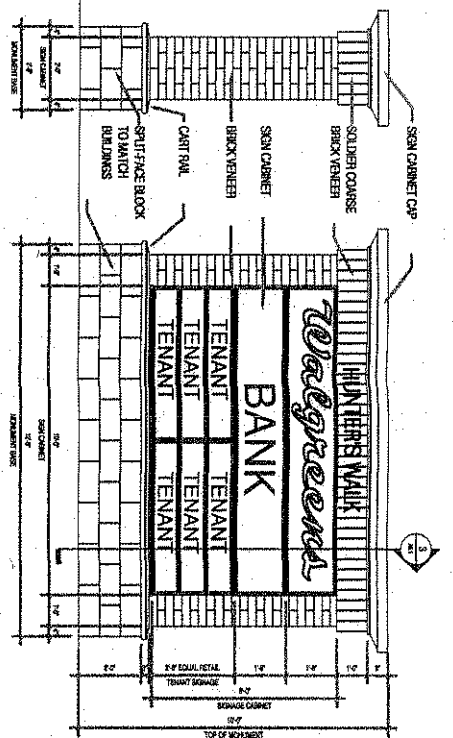
On site parking and loading will be constructed per city of Gainesville Standards LDC requirements, except where PD states otherwise.

All parking shall be landscaped in accordance with City of Gainesville Land Development Code regulations

The number of parking spaces will be as provided in Table 6 – Requested Parking.

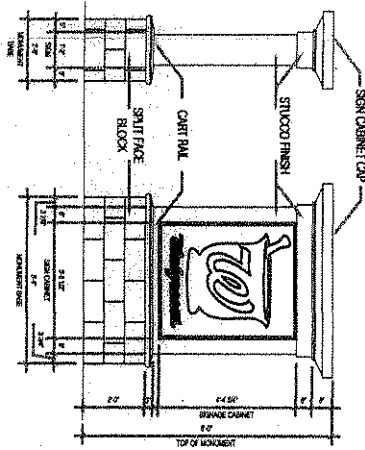
Streets, parking facilities, and loading facilities will be designed in conformance with all applicable regulations for the City of Gainesville set forth in the Land Development Code.

Dumpsters shall be screened and buffered.



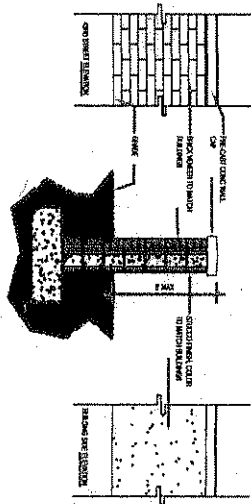
PRIMARY  
MONUMENT ELEVATION  
SCALE 1/8" = 1'-0"

PRIMARY SIGN CABINET AREA: 69 S.F.  
WALGREENS SIGN CABINET = 16.67 S.F.  
BANK SIGN CABINET = 16.67 S.F.  
TENANT SIGN CABINET = 19 @ 4.4 S.F.



SECONDARY  
MONUMENT ELEVATION  
SCALE 1/8" = 1'-0"

WALGREENS SECONDARY SIGN CABINET:  
WALGREENS SIGN CABINET = 16.67 S.F.



GARDEN WALL DETAILS  
SCALE 1/8" = 1'-0"

MONUMENT SIGN DETAILS

A5.1

**TABLE 5: REQUIRED PARKING (PER CODE)**

USE	RATIO
Financial Institution	1SP/300SF
Retail/Restaurant	1SP/200 SF
Drug Store	3 SP + 1 SP/3 Seats

**TABLE 6: REQUESTED PARKING**

USE	RATIO
Financial Institution	1SP/300SF
Retail/Restaurant	1SP/250 SF
Drug Store	3 SP + 1 SP/3 Seats

**Reduced Parking:**

The request to reduce the parking from 5 per 1000 sq. ft. to 4 per 1000 sq. ft. is predicated on an extensive study titled Parking Requirements for Shopping Centers, 2nd edition, conducted under the direction of the Urban Land Institute and the International Council for Shopping Centers. This extensive study concludes, among other things, that most shopping centers have too much parking for their customers even at peak times.

In addition, this reduction in parking will also help increase green space for the overall site.



### **Access Easement Agreement:**

South: Proposed Access Easement Agreement via approved plans for the south development; Millhoper Office Park Association.

East: Proposed Access Easement Agreement with current Owner of East Parcel, Mr. William Walker.

North: Proposed Access Easement Agreement with Possum Creek is currently being requested.

- a) Where access crossed existing stormwater management area (SMA), existing volume shall be maintained or compensated.

Refer to attached Preliminary Access Easement Agreements for the South, East, and North parcels.

### **Trip Generation:**

This subject property is located within Zone B of the City of Gainesville Transportation Concurrency Exception Area (TCEA). See attached Daily Trip Generation Estimates, Table 7, page 15, for trip generation and trip capture information.

### **Lot Split:**

A lot split will be requested between the site and the parcel located East of the site, owned by Mr. William Walker. The total site area is comprised of  $\pm 7.11$ . The lot split requested will split the  $7.11 \pm$  into two; the PD development ( $\pm 4.91$ ), and the residential development ( $\pm 2.2$ ), located east of the proposed PD.

### **Landscaping:**

Landscaping will be constructed per city of Gainesville Standards LDC requirements.

50% of the street trees shall be minimum 65-gallon, 3.5 inch caliper trees. Sufficient room shall be provided along the NW 43<sup>rd</sup> Street frontage to allow for shade trees to provide aesthetic relief along this corridor.

A 3' high maximum Garden Wall along NW 43<sup>rd</sup> Street shall be designed as to screen vehicular use areas between the two buildings along NW 43<sup>rd</sup> Street. The extent of screening and design shall be determined at development plan review.

An Urban Forestry Inspector shall verify existing significant Heritage Trees prior to construction. Existing significant Heritage Trees shall be preserved if possible. Existing Heritage Trees that can not be preserved, shall be replaced on an inch per inch basis.

TABLE 1  
HUNTERS WALK  
DAILY TRIP GENERATION ESTIMATES

Description	ITE Land-Use Category	ITE Land-Use (Code)	Independent Variable	Size	Daily Trip Rate/Formula	Daily 2-Way Trips (vpd)	Pass-By Rate	Pass-By 2-Way Trips (vpd)	Net-New 2-Way Trips (vpd)	Net-New Trips In (vpd)	Net-New Trips Out (vpd)
<b>PROPOSED DEVELOPMENT</b>											
Local Retail	Specialty Retail	814	S.q.ft	6,800	$T = 44.32(X)$	301	0%	0	301	151	150
Restaurant [1]	High-Turnover (Sit-Down) Restaurant	932	Seats	160	$T = 4.83(X)$	773	28%	201	572	286	286
Drug Store	Pharmacy / Drug Store with Drive-Through	881	S.q.ft	14,820	$T = 103.16(X)$	1,307	29%	379	928	465	464
Bank	Drive-in Bank	912	S.q.ft	4,600	$T = 182.34(X) + 256.87$	1,096	26%	285	811	407	406
<b>TOTAL</b>						<b>3,477</b>		<b>865</b>	<b>2,612</b>	<b>1,308</b>	<b>1,305</b>

PASS-BY CAPTURE TEST

Roadway	Daily Northbound volume	Daily Southbound volume	Daily 2-way volume	10 % of Adjacent Daily Traffic	Pass-By 25 % of Daily site trips
NW 43rd Street	19058	17776	36834	3683	859

TABLE 2  
HUNTERS WALK  
AM PEAK HOUR TRIP GENERATION ESTIMATES

Description	ITE Land-Use Category	ITE Land-Use (Code)	Independent Variable	Size	AM Peak Hour Trip Rate/Formula	AM 2-Way Trips (vph)	Pass-By Rate	Pass-By 2-Way Trips (vph)	Net-New 2-Way Trips (vph)	Net-New Trips In (vph)	Net-New Trips Out (vph)
<b>PROPOSED DEVELOPMENT</b>											
Local Retail	Specialty Retail	814	S.q.ft	6,800	$T = 6.84(X)$	47	0%	0	47	23	24
Restaurant [1]	High-Turnover (Sit-Down) Restaurant	932	Seats	160	$T = 0.47(X)$	75	25%	19	56	29	27
Drug Store	Pharmacy / Drug Store with Drive-Through	881	S.q.ft	14,820	$T = 2.66(X)$	39	27%	11	28	16	12
Bank	Drive-in Bank	912	S.q.ft	4,600	$T = 12.34(X)$	57	26%	15	42	24	19
<b>TOTAL</b>						<b>218</b>		<b>44</b>	<b>174</b>	<b>92</b>	<b>82</b>

TABLE 3  
HUNTERS WALK  
PM PEAK HOUR TRIP GENERATION ESTIMATES

Description	ITE Land-Use Category	ITE Land-Use (Code)	Independent Variable	Size	PM Peak Hour Trip Rate/Formula	PM 2-Way Trips (vph)	Pass-By Rate	Pass-By 2-Way Trips (vph)	Net-New 2-Way Trips (vph)	Net-New Trips In (vph)	Net-New Trips Out (vph)
<b>PROPOSED DEVELOPMENT</b>											
Local Retail	Specialty Retail	814	S.q.ft	6,800	$T = 2.71(X)$	18	0%	0	18	8	10
Restaurant [1]	High-Turnover (Sit-Down) Restaurant	932	Seats	160	$T = 0.42(X)$	67	25%	17	50	31	20
Drug Store	Pharmacy / Drug Store with Drive-Through	881	S.q.ft	14,820	$T = 8.62(X)$	128	27%	35	93	46	48
Bank	Drive-in Bank	912	S.q.ft	4,600	$T = 45.74(X)$	210	26%	55	155	78	77
<b>TOTAL</b>						<b>423</b>		<b>106</b>	<b>317</b>	<b>162</b>	<b>164</b>

PASS-BY CAPTURE TEST

Roadway	PM Peak Northbound volume	PM Peak Southbound volume	PM Peak 2-way volume	PM 10 % of Adjacent Traffic	Pass-By 25 % of PM site trips
NW 43rd Street	1516	1498	3014	301	106

Note:

[1] - The 13,200 SF of commercial building, located on east side of the property, is assumed to be 6,800 SF of local retail and 6,400 SF of restaurant. 6,400 SF of Restaurant will have 160 seats at the rate of 1 seat per 40 SF

**Stormwater Management:**

The stormwater management system will consist of an underground vault/infiltration system. The master system shall be designed to meet the current requirements of the St. Johns River Water management District and the City of Gainesville. The system will treat the entire runoff from the proposed site within the boundaries of the subject property, thereby eliminating any threat of flooding neighboring properties. Soil on site, as indicated by the USDA SCS Soil Conservation Maps is Millhopper Sand, a well drained sandy soil, with a depth to the seasonal high water of approximately 5 to 6 feet. This project is located within the Hog Town Creek Stormwater Basin. The stormwater system will provide for water quality and attenuation for the entire project. A discharge connection will be proposed to the existing storm inlet along NW 43<sup>rd</sup> Street.

There are no wetlands on this site and it is not located within a flood plain.

Permits will be necessary from the St. Johns River Water Management District, Florida Department of Transportation, and the City of Gainesville.

**Site Lighting:**

On site lighting will conform to all City of Gainesville Land Development Code requirements and Traditional City Overlay District.

**Development Schedule:**

The proposed site development will be constructed in one phase. Building phasing will be determined during Development Plan Review.

**Certificate of Concurrency:**

Based on the estimated average daily trip generation for this project, this development will meet all required Concurrency Management Element Policy 1.1.4 standards as well as 8 Concurrency Management Element Policy 1.1.6 standards. A TCEA Agreement for the provision of the required standards will be signed prior to the second reading of the PD Ordinance.

**Off-site Improvements:**

Off-site improvements will consist of the new traffic signal at the intersection of 43<sup>rd</sup> Street and the existing entrance to the Hunter's Crossing Shopping Center. The traffic signal and all other improvements to NW 43<sup>rd</sup> Street associated with the proposed development must meet the design specifications of the Alachua County Public Works Department. In addition, off-site median modifications are being proposed as a safety upgrade to the traffic along NW 43<sup>rd</sup> Street.

**Current Legal Description: (Overall)**

A parcel of land lying in the northwest quarter of Section 23, Township 9 south, Range 19 East, Alachua County, Florida, Being more particularly described as follows: Commence at the northwest corner of Section 23, Township 9 South, Range 19 East, Alachua County, Florida. Thence S00°16'00"E, a distance of 379.00 feet along the west line of section 23; thence N89°50'00"E, a distance of 50.00 feet to the east right of way line of northwest 43<sup>rd</sup> street and A the point of beginning; thence continue N89°50'00"E, a distance of 637.52 feet; thence S00°07'40"E a distance of 388.42 feet; thence S89°50'38"W, a distance of 222.05 feet; thence S00°10'27"E, a distance of 149.91 feet; thence S89°51'16"W, a distance of 415.258 feet to the easterly right of way line of northwest 43<sup>rd</sup> street; thence along the easterly right of way line of northwest 43<sup>rd</sup> street N00°09'42"W, a distance of 538.13 feet to the point of beginning. Subject Parcel Containing 7.11 acres plus or minus.