

0706220

CITY  
-----OF-----  
GAINESVILLE

INTER-OFFICE COMMUNICATION

Item No. 8

**TO:** City Plan Board

**DATE:** October 18, 2007

**FROM:** Planning Division Staff

**SUBJECT:** Petition 097PDA-07PB Eng, Denman & Associates, Inc., agent for M & P Shopping Centers, LLC. Planned development amendment to allow construction of a 100,000 square-foot retail establishment. Zoned: PD (Planned Development) district. Located at 3501 Southwest Archer Road.

Recommendation

Staff recommends that the proposed Planned Development Amendment with associated PD Plan Report, PD Layout Plan and PD Elevations, Petition 97PDA- 07PB, be approved with staff conditions.

Explanation

This is a request to amend the Old Archer Road Planned Development consisting of approximately 10.77 acres and located at 3501 Southwest Archer Road. The subject property commonly known as the "Winn Dixie" shopping is owned by M & P Shopping Centers, LLC consisting of approximately, 81,541 square foot shopping center was approved by the Alachua County Commission in 1977. The 10.77 acre PD site, being presented to the City of Gainesville Plan Board and City Commission for amendment, is just a portion of a much larger 26 acre PD site originally known as Archer Square that was approved by the Alachua County Commissions in 1974 for a large shopping center that included a department store and grocery store as the main anchors (see exhibit - 1). Over the past (20-30) years, that original 26 acre site has been split into numerous (8-10), smaller commercial parcels, all under separate ownership, with all but one or two retaining a PD zoning designation and Commercial land use.

The requested PD amendment is necessary to allow for the redevelopment of this site as a new stand-alone department store, having a maximum of 100,000 square feet. The proposed improvements include the complete demolition of the existing 81,541 square foot Winn-Dixie shopping center and parking lot and the redevelopment of the site as a stand-alone department store with a newly redesigned parking lot, updated landscaping, stormwater areas, and enhanced open space. The redevelopment of this site will creating a new presence on Southwest 34<sup>th</sup>

090622b

Street and revitalize a struggling shopping center with vacant storefronts. The redevelopment of this existing commercial site with a new commercial project is compatible with the adjacent properties and current land uses.

### **Conformance with the Comprehensive Plan**

#### **Land Use**

A land use plan change is not necessary because the existing land use designation for the entire area and subject parcel is Commercial, (C).

#### **Zoning**

The petitioner is requesting a PD amendment/rezoning of approximately 10.77 acres of land presently developed with a deteriorating/aging 81,541 square foot "Winn Dixie" shopping center. The development site is located at 3501 Southwest Archer Road between the convergence of Archer Road and Southwest 34<sup>th</sup> Street. This PD amendment will allow for the construction of a maximum 100,000 square foot, stand-alone department store, a newly redesigned parking lot, updated landscaping, stormwater areas and enhanced open space. Under their proposal, the petitioner is requesting a parking reduction of up to 20%. The plan as propose will provide that up to 50% of the parking provided may be compact parking spaces and that up to 15% of the required parking may be motorcycle or scooter parking.

The planned development zoning amendment is consistent and compatible with the surrounding developments along the Archer Road and Southwest 34<sup>th</sup> Street corridors.

Condition 1. The PD Plan Report, PD Layout Plan, and PD Elevations may have to be revised per conditions stipulated by staff, Plan Board or City Commission. The revised PD Layout Plan must also include additional building-envelop dimensions and distances to the "Jiffy Lube" site.

Condition 2. The detailed site plan drawing(s), provided in the PD packets, shall not be adopted as part of the PD amendment ordinance.

Condition 3. The PD shall provide vehicular and pedestrian access(easements), over and across all existing private roadways or drives, to all adjacent properties that are currently provided access.

070622b

Condition 4. The proposed department store building shall not be constructed within 60-feet of any internal property line per the Florida Building Code.

Condition 5. The Building Area location on the PD Layout Plan may be shifted up to 10 feet except that the Southwest 34<sup>th</sup> Street side of the department store building shall not be greater than 80-feet from the face of the curbing.

Condition 6. The materials, textures and colors illustrated on the color elevations shall be the materials, textures and colors utilized in the actual construction of the department store. Actual samples of the materials to be utilized in the construction of the department store must be provided to the City prior to the second reading of the PD ordinance.

#### **Certificate of Concurrency**

An application for Preliminary Concurrency Certification has been submitted to the City of Gainesville Planning and Development Services Department and approved for this proposed PD. This development is located within Zone 'C' of the Transportation Concurrency Exception Area (TCEA). The development must meet all relevant Concurrency Management Element Policy 1.1.4 and 1.1.7 Standards. Policy 1.5.5 of the Concurrency Management Element requires the planting of 65-gallon shade trees along all public or private streets for the required landscaping for new development. Redevelopment sites shall be required to meet the landscaping policy at a 50 percent rate. The plant material in the proposed linear park should offer sufficient landscaping to help make up for the deficient existing landscaping along Southwest 34<sup>th</sup> Street. Although this is a redevelopment site, all of the trees to be planted as part of the street buffer along Southwest 34<sup>th</sup> Street should be 65 gallon-sized trees, including evergreen, deciduous and Live Oak species.

Condition 7. An application for final Concurrency Certification must be submitted with the final development plan application submittal.

Condition 8. The site plan submitted in association with this development must comply with all relevant TCEA requirements in the Concurrency Management Element.

Condition 9. All of the trees planted as part of the street buffer along Southwest 34<sup>th</sup> Street shall be 65 gallon-sized trees, including evergreen, deciduous and semi-deciduous trees such a Live Oaks.

0706220

### **Internal Compatibility**

The existing shopping center is comprised of different commercial uses, which over the life span of the shopping center have been deemed compatible with each other. The requested PD amendment will allow for the construction of a single-use, stand-alone department store, having normal operating hours for that type of use.

### **External Compatibility**

The petitioner has indicated that the proposed department store should be compatible with the existing commercial establishments surrounding the project. They state that the proposed use (department store) should have no undue or negative impact on any of the existing or planned businesses surrounding the subject property. Many of the surrounding uses are either drive-thru restaurants or banks. There is also a new Walgreens located to the northwest, a Goodwill facility to the south and a multi-family residential complex southwest of the subject property. The closest residential structure is located approximately 200 feet from the edge of the existing parking lot and appears to be screened by a heavily wooded buffer. With the subject property being surrounded on all sides or across the street with the above mentioned businesses, the public utilizing one facility can easily access another local business without having to drive there.

Condition 10. The site plan shall comply with the Central Corridors Special Area Plan design standards, except where the PD Plan Report, PD Layout Plan and PD Elevations deviate from those development guidelines. The maximum build-to line (setback) shall be 80-feet from the face of curb for Southwest 34<sup>th</sup> Street. The minimum amount of glazing allowed along the east elevation (34<sup>th</sup> Street side) façade of the department store shall equal the glazing (size & location) indicated on the colored elevations provided to the City as part of the PD. The building elevations and PD shall provide either a separate pedestrian entrance, on either the Southwest 34<sup>th</sup> Street side of the building or at the southeast corner of the building. A sidewalk from the public sidewalk system shall lead directly to the pedestrian entrance located along the east (34<sup>th</sup> Street) side of the department store.

Condition 11. The petitioner shall create a minimum 65-foot wide linear park like area in front of the east building elevation facing Southwest 34<sup>th</sup> Street with several sidewalks penetrating into the park from the public sidewalk system and a walkway provided along the east facade of the building to view store merchandise in the display windows.

070622B

Condition 12. A 25-foot wide construction (building and signage) setback shall be maintained along Southwest 34<sup>th</sup> Street as in the original or amended PD ordinances.

Condition 13. The service area(s) shall be screened or made less obtrusive, where possible, by utilizing decorative screening walls or vegetation or a combination of each.

Condition 14. All mechanical equipment shall be located on the roof (screened by parapet wall) of the facility or to the side or rear of the building that is screened from public view by use of decorative masonry walls and vegetation.

Condition 16. All wireless communication facilities and antenna shall comply with the requirements of the land development code

### **Intensity Of Development**

The petitioner is proposing to construct a structure that is a maximum of 100,000 square feet in size (21.3% of lot), only slightly more than the existing, ageing shopping center that is approximately 81,541 square feet in size. The amount of impervious ground coverage (building, paving and sidewalks) being proposed is approximately 351,636 square feet (75% of lot). There is approximately 117,614 square feet (25%) of open space (linear park, landscape islands and strips and water management facilities) being proposed. The project site is located within a major commercial activity core area surrounded by two state roads. In addition, the site has been developed commercially for more than 30 years. The proposed redevelopment has a similar intensity compared to the existing conditions of the subject property and the surrounding parcels.

Condition 17. The maximum building coverage for the site shall be 100,000 square feet or 21.3%, and the maximum impervious area of the site shall be 75%. There shall be a minimum area of approximately 117,614 square feet of open space or 25% of the total site area

### **Usable Open Space**

As indicated on the PD Layout Plan, a linear park is proposed along the frontage of Southwest 34<sup>th</sup> Street which will include a mix of landscaping and pedestrian amenities. This park will provide a scenic and usable entrance for pedestrians from the street sidewalk system onto the property and department store. A direct sidewalk access will be provided from

the park to the department store, with a generalized location indicated on the PD Layout Plan.

### **Environmental Constraints**

Because the site is already intensely developed with a shopping center having numerous commercial uses, there are no significant vegetative open space areas remaining on site. There are no vegetative constraints that would limit or prohibit redevelopment of the property in question. There appears to be no soils, groundwater or drainage characteristics of the site that would create limitations to the redevelopment of the site. Alachua County's Department of Environmental Protection has indicated that they have no Hazardous Materials issues or concerns.

### **External Transportation Access**

No changes are proposed that will reduce the existing external transportation access provided to the site. The Archer Square PD has 5 total vehicular access points onto two major arterial roadways. From Archer Road (an 8-lane state road) three vehicular access points exist with the southernmost access containing a signalized intersection. From Southwest 34<sup>th</sup> Street (a 6-lane state road) two vehicular access points exist. No new driveways are proposed as part of this development.

Condition 18. Turning radii improvements as required by Public Works, FDOT or Alachua County shall be provided at the driveway entrance from Southwest 34<sup>th</sup> Street to the site that is located immediately north of the proposed linear park.

Condition 19. The petitioner must provide an easement along Southwest 34<sup>th</sup> Street (within linear park) to accommodate a future bus bay and bus shelter. Bus bay dimensions of 160 feet long (including tapers) and 11.5 feet wide must be provided. The bus shelter area must be at least 18 feet long (parallel to the bus bay) and 10 feet wide. A concrete ADA accessible sidewalk connection shall be provided between the development and the bus stop and shelter that is architecturally consistent with the department store and constructed as part of the redevelopment of the site.

Condition 20. The general location for the bus shelter/s and bus bay shall be shown on the PD Layout Plan, subject to approval by the Public Works Department and RTS.

### **Internal Transportation Access**

The internal transportation network will be redesigned with the redevelopment of the new department store. As seen on the existing conditions maps versus the PD layout Plan, the building location will be adjusted and subsequently, the parking lot will be redesigned around the new department store. The site will be greatly improved from its existing conditions both in design and overall condition. The parking lot will be newly constructed and will implement the current design standards which include a focus on pedestrian safety and increased landscape islands. The existing vehicular access points to Archer Road and Southwest 34<sup>th</sup> Street are proposed to remain unchanged except for the possibility of a resurfacing and slight realignment of an internal intersection.

Condition 21. The existing internal intersections created by the existing access roads from Archer Road and Southwest 34<sup>th</sup> Street must be modified to create safer circulation patterns if required by Public works.

Condition 22. Internal cross-access connection shall be provided between the subject property and the drive-thru restaurant located immediately to the south along Southwest 34<sup>th</sup> Street.

Condition 23. Extensive vegetative materials and other material shall be used along the main driveway from Southwest 34<sup>th</sup> Street immediately north of the building, to screen the service areas.

### **Off - Street Parking**

Off-street parking shall be provided at the rate of one parking space per 250 square feet of gross building area. The existing surface parking lot will be redesigned and re-contoured to accommodate the parking required for the new department store. With the addition of new landscape islands, 8-foot wide landscape median strips between rows of parking, a linear park and additional retention basins, the petitioner may be required to request a reduction in automobile parking spaces. With the number of existing commercial establishments surrounding the subject property, it is not out of the question that there will be adequate parking in the area to allow a possible reduction in the number of required parking spaces. The petitioner may wish to increase their parking space numbers by providing up to 50% compact parking spaces. Because of its location near 50,000 students at the University of Florida, and the fact that many more students drive compact cars than standard size vehicles, the petitioner should take advantage of that statistic. In addition, the number of students riding bikes, motor scooters and motorcycles is expanding exponentially each

070622B

year. For that reason, it would be wise for the petitioner to provide greater space for those increasing modes of transportation. The Regional Transit System has indicated that an additional or expanded bus line will be added shortly that will serve the immediate area along Southwest 34<sup>th</sup> Street next to the proposed linear park area.

Condition 24. The petitioner may request up to a 20% reduction in the number of required parking spaces, and shall consider providing compact parking spaces for up to 50% of the total provided.

Condition 25. The number of bike, motor scooter and motorcycle parking spaces should be enhanced above the minimum required by allowing up to 15% of required parking being motorcycle or scooter parking spaces.

### **Sidewalks, Trails and Bikeways**

Sidewalks are required and currently exist along all rights-of-way/property lines (Archer Road and Southwest 34<sup>th</sup> Street) associated with the subject property. Internal sidewalks will lead from the public sidewalk system and parking lot to the pedestrian entrance to the department store. Where possible, an internal sidewalk system will lead from the new department store to the existing commercial establishments surrounding the subject property. There are numerous locations where there is not sufficient space for an interior sidewalk system to be installed. There are currently bike lanes that exist along Archer Road and Southwest 34<sup>th</sup> Street in the area of the subject property.

Condition 26. The petitioner shall be required, if possible, to install a minimum, 5-foot wide sidewalk from the department store to the Archer Road sidewalk system. All access sidewalks must be ramped and ADA accessible.

### **Public Facilities**

There are no public facilities in the proposed development.

### **Unified Control**

The entire 10.77 acre property included in this PD is under the complete control of a singular ownership entity and shall be developed and managed by this entity.

Condition 27. Cross-access easements for each adjoining property requiring access to their property shall be granted and recorded in the



public record prior to final development plan approval. City staff shall be provided with a copy of each cross-access easement required.

### **Phasing and Development Schedule**

The petitioner is proposing to develop the project in one phase with construction scheduled to begin immediately following issuance of all required City permits.

Condition 28. The petitioner shall raze the entire "Winn Dixie" shopping center (building and parking) at one time only. For safety reasons and others, the shopping center shall not be demolished in stages as existing tenant's leases expire and they move out.

### **Development Time Limits**

The petitioner plans to commence construction of the entire project immediately following the issuance of all required City permits. Construction is anticipated to take no longer than one year from commencement of the development.

Condition 29. The development order approved by the adoption of the Planned Development Zoning Ordinance will be valid for a period of three years from the date of adoption. A building permit must be issued prior to expiration date. The City Commission may grant an extension of time for a period of one year, only if the request is submitted in writing to the Commission at least one month prior to the 3-year expiration date. If the original approval period expires with no action being taken, the development order approved by the Planned Development Zoning Ordinance shall be void and of no further force and effect. The City has the option to designate other appropriate zoning consistent with the Comprehensive Plan. The petitioner shall revise their PD Plan Report to reflect the development time limits.

### **Bonds**

None.

### **Signage**

Site signage shall be permitted and installed in accordance to the City's sign ordinance. Signage will be limited to those allowed for a single-occupancy development having frontage on two streets. Signage is permitted only after the Development/site Plan Review process has been completed.

0706220

Condition 30. All signage indicated on PD or site plan building elevations shall be identified as being "For Illustrative Purposes Only".

Condition 31. Sign setbacks shall be consistent with the original PD building/sign setbacks of 50 feet from the Archer Road right-of-way and 25 feet from the Southwest 34<sup>th</sup> Street right-of-way.

Applicant Information

Eng Denman & Associates, Inc., agent for M & P Shopping Center LLC.

Request

PD (Planned Development) Amendment, rezoning from a County approved PUD in 1977 for an 81,500 square foot "Winn Dixie" Shopping Center, to a single, stand-alone department store having approximately 100,000 square feet of gross floor area.

Land Use Plan Classification

Commercial (C)

Existing Zoning

PD (Planned Development) allows an 81,500 square foot shopping center.

Purpose of Request

Construct a single, stand-alone department store having no more than 100,000 square feet gross square footage, redesigned parking lot, updated/increased landscaping, improved stormwater management basins and enhanced open space.

Location

3501 Archer Road, located between the convergence of Archer Road and Southwest 34<sup>th</sup> Street.

Size 10.77 acres more-or-less.

Existing Use

The subject property is currently occupied by what is commonly known as the "Winn Dixie" shopping center and associated parking, utilities and stormwater facilities.

Surrounding Land Uses

North - Restaurants, bank, drug store and auto repair.  
East - Drive-thru and sit-down restaurants, bank and gas station.  
South - Drive-thru restaurant and Goodwill collection facility.  
West - Drive-thru restaurant, retail and apartment complex.

0706220

<u>Surrounding Controls Plans</u>	<u>Zoning</u>	<u>Land Use</u>
North	PD	C
East	PD	C
South	PD & W	C & Ind.
West	PD, BUS & RMF-8	C & RM

In conclusion, staff is recommending approval of Petition 97PDA-07PB with the above-mentioned conditions, amended PD Layout Plan, PD Plan Report and revised PD Elevations based on department comments.

Respectfully submitted,



Ralph Hilliard  
Planning Manager

CITY OF GAINESVILLE PLANNING DIVISION  
SUMMARY OF COMMENTS

<b>Petition Number: 97PDA-07PB</b>	<b>Reviewed by: Gene G. Francis</b>
<b>Development Review Board Meeting: October 18, 2007</b>	
<b>Project Name/Description: Archer Square PD Amendment for Kohl's Dept. Store</b>	

**I. Department Comments**

- |                                     |                             |
|-------------------------------------|-----------------------------|
| 1. Planning -                       | Approvable with conditions. |
| 2. Public Works -                   | “ “ “                       |
| 3. Gainesville Regional Utilities - | Approvable as submitted.    |
| 4. Police -                         | .....                       |
| 5. Fire -                           | Approvable as submitted     |
| 6. Building -                       | Approvable with condition.  |
| 7. Arborist -                       | Approvable as submitted.    |
| 8. Environmentalist -               | “ “ “                       |
| 9. HASMAT                           | “ “ “                       |
| 10. Concurrency -                   | Approvable with conditions. |
| 11. Solid Waste -                   | Approvable as submitted.    |
| 12. RTS                             | “ “ “                       |

**II. Overall Recommendation** The PD Layout Plan is approvable with conditions.

070622b

# SITE PLAN EVALUATION SHEET

## DEVELOPMENT PLAN & SUBDIVISION REVIEW EVALUATION

### CURRENT PLANNING ROOM 158, THOMAS CENTER "B"

306 Northeast 6th Avenue 334-5023

Petition No. <u>97PDA-07PB</u>	Date Plan Rec'd: <u>09/04/07</u>	Review Type: <u>Planned Development</u>
Review For: <u>Technical Review Committee</u>	Review Date: <u>09/25/07</u>	Project Agent:
Description, Agent & Location: <u>Archer Square / Kohl's Department Store</u>		<u>Eng, Denman &amp; Associates, Inc.</u>

**APPROVABLE**  
(as submitted)

**APPROVABLE**  
(subject to below)

**DISAPPROVED**

<input type="checkbox"/> Plan meets ordinance requirements as submitted
<input checked="" type="checkbox"/> Revisions necessary for plan to meet ordinance requirements

Comments By:

---

Gene G. Francis  
Planner

#### RECOMMENDATIONS/REQUIREMENTS/COMMENTS

The petitioner is proposing an amendment to the existing Archer Square Planned Development on approximately 10.77 acres located at 3501 SW Archer Road. The Archer Square PD zoning was originally approved by the County in 1974 and the current shopping center containing approximately 81,500 square feet of retail space was approved by the County in 1977. The shopping center is commonly called the "Winn Dixie" shopping center. The requested PD amendment is necessary to allow for the complete redevelopment of this site as a new stand alone department store, being a maximum of 100,000 square feet in size. Parking is being provided at the rate of one parking space per 250 square feet of retail space. The petitioner is requesting a parking reduction of up to 20%. They are indicating that up to 50% of the parking spaces provided may be compact and that up to 15% of the required parking may be motorcycle/scooter spaces. They are proposing to provide a linear park along the east (SW 34<sup>th</sup> Street) side of the building that is a minimum of 65 feet in width.

This site is located in the TCEA - Zone C which generally requires the petitioner to follow the "Central Corridors" design guidelines. There are three major design guidelines that are normally required to be followed. The first is that the building should not be located more than 80 feet from the face of curb which the petitioner meets. The second is that 25% of the first floor façade, between 3 feet and 8 feet, will be transparent glass or glazing. City staff is willing to support the amount of glazing illustrated on the color elevations of the proposed building façade dated October 2, 2007 as long as the "Life Style Panels" illustrated are actually "Display Windows", 2'-3' in width and actually display store merchandise. The last major design guideline is the one that City staff is most concerned. The Code stipulates that the "Main Entrance" of buildings must be located on the first floor on the more primary street (SW 34<sup>th</sup> Street). The City planning staff has stipulated all along to the petitioner that a pedestrian entrance must be located along the east façade of the building and if that was not possible, the entrance must be located on a diagonal wall at the Southeast corner of the building. The petitioner is proposing two main entrances along the south façade of the building that fronts on the main parking lot.

**The PD Layout Plan, Plan Report and PD Elevations are approvable with the following conditions and recommendations:**

# SITE PLAN EVALUATION SHEET

## DEVELOPMENT PLAN & SUBDIVISION REVIEW EVALUATION

### CURRENT PLANNING ROOM 158, THOMAS CENTER "B"

306 Northeast 6th Avenue 334-5023

1. The petitioner must provide a pedestrian entrance along the east side (SW 34<sup>th</sup> Street side) of the department store or an entrance at a southeast diagonal corner of the store (see attached Code requirement). Because merchandise is paid for only at the main entrance locations (south side), planning staff is willing to support a one-way-in only entrance door from 34<sup>th</sup> Street. The petitioner is providing an emergency exit door right around the corner from where staff would like to see the entrance door installed. It's not like the pedestrian public would be utilizing this door every few minutes. All stores also have warning devices for when someone tries to remove merchandise illegally from the store.
2. The display windows labeled "Life Style Panels" located on the 34<sup>th</sup> Street side of the building must be actual display areas for merchandise located inside the department store (not just painted panels) and they should be a minimum of 3' - 4' in width.
3. Please indicate, in the PD Plan Report and Layout Plan, what the proposed size of the building is to be, knowing that the building may decrease or increase in size up to a maximum of 100,000 square feet.
4. The petitioner should also indicate the number of parking spaces they believe they can provide on site, with the understanding that spaces may actually increase or decrease in number.
5. The petitioner needs to provide the distance from the northeast property line (Jiffy Lube) to the building envelope which must be 60-feet or greater per the Building Code.
6. All mechanical equipment must be screened from public view (roof, rear or side of building with screening wall).
7. The preliminary site plan that the petitioner provided for review will not be made a part of the required PD Layout Plan packet. The site plan provided is a working document only to better understand the PD.
8. The petitioner will be required to abide by the City's Sign Code per the Land Development Code. The setback for signage on Archer Road, if allowed, shall be a minimum of 50 feet from the right-of-way and a minimum of 25 feet from Southwest 34<sup>th</sup> Street (old PD ordinance requirements). The current Winn Dixie pole-sign located on SW 34<sup>th</sup> Street, probably does not meet the current City of Gainesville sign ordinance. That sign is proposed to be retained for the new department store.
9. Signage for the development shall be processed separately from the PD and site plan review process. The signage must meet City of Gainesville, Land Development Code requirements. Any signage indicated on site plan elevations should be clearly identified "For Illustrative Purposes Only", and is not sign approval of any kind.
10. The PD Plan Report may require minor changes throughout the PD process based on staff, Board or Commission conditions and recommendations.

(2) *Standard.*

a. All developments must provide sidewalks along all street *frontage*. All developments must provide pedestrian connections from the public sidewalk to the principal building. Entrance sidewalks shall be a minimum of 5 feet of clear width.

b. Minimum sidewalk widths:

Street Classification	Multi-Family Residential/ Industrial (feet)	Commercial/ Institutional/ Office/ Mixed Use (feet)
Local	6	7
Collector	7	8
Arterial	7	10

The minimum unobstructed width shall be 2 feet less than the required sidewalk width, as long as at least 5 feet of unobstructed width is retained. At transit stops, the minimum width is 8 feet of unobstructed width. Minimum width for a tree strip shall be 4 feet, or such other width as may be adequate for tree placement, unless the tree strip requirement is waived by the appropriate reviewing board, city manager or designee.

c. In order to maintain a consistent street edge of adjacent buildings, the appropriate reviewing board, city manager or designee may modify the required sidewalk width and the tree strip width in order to achieve the above-stated intent. In areas where a sidewalk pattern as to materials and width has been adopted, the appropriate reviewing board, city manager or designee can allow the pattern to be continued by each new development. If the sidewalks installed are less than the minimums provided above, sufficient space shall be provided in order for these minimum sidewalk widths to be added in the future.

(n) *Building orientation.*

(1) *Intent.* A successful commercial district must have vital streetfronts. Neighborhoods with lively streetfronts become the healthiest for business. Streetfront entrances provide convenience for customers and residents by minimizing walking distances from public sidewalks and nearby buildings. Rear or side entrances, or entrances oriented toward a parking lot, when no streetfront entrance is available, make travel highly inconvenient for pedestrians and transit users, cuts the building off from street life, "turns the building's back" to the public realm, and hides architectural character from public view. When a building is located at an intersection, the most convenient entrance is usually abutting the public sidewalks at the corner of the intersection.

(2) *Standard.* The main entrance of buildings or units must be located on the first floor on the more primary street, even if the more primary street is outside of the overlay affected area. The Building Orientation standard applies if a portion of the wall along the more primary street outside of the overlay affected area is within 250 feet of the overlay affected area.

(o) *Building wall articulation.*

(1) *Intent.* All buildings shall be designed to provide streetfront vitality. Long expanses of blank walls tend to be monotonous. Windows attract pedestrians, who act as a security system for the business. Buildings without such relief and interest tend to create a "massive scale," and make the public realm impersonal.

(2) *Standard.* Building walls facing the more primary street shall have non-reflective, transparent windows or glazed area covering at least 25 percent of their surface at pedestrian level (between 3 feet above grade and 8 feet above grade) on the first floor, even if the wall faces a street outside of the overlay affected area. Operable entrance doors shall be excluded from the

090622B

DEVELOPMENT PLAN REVIEW  
PLANNING DIVISION - (352) 334-5022

Sheet 1 of 1

<b>Petition</b>	<u>97PDA-07PB</u>	<b>Date Received</b>	<u>10/02/07</u>	<input checked="" type="checkbox"/>	Preliminary	
<input type="checkbox"/> DRB	<input checked="" type="checkbox"/> PB	<input type="checkbox"/> Other	<b>Review Date</b>	<input checked="" type="checkbox"/>	Final	
<b>Project Name</b>	<u>Kohl's Department Store</u>				<input type="checkbox"/>	Amendment
<b>Location</b>	<u>3501 S.W. Archer Road</u>				<input type="checkbox"/>	Special Use
<b>Agent/Applicant Name</b>	<u>Eng. Denman &amp; Associates, Inc.</u>				<input checked="" type="checkbox"/>	Planned Dev.
<b>Reviewed by</b>	<u>Jason Simmons</u>				<input type="checkbox"/>	Design Plat
				<input type="checkbox"/>	Concept	

Approvable (as submitted)     
  Approvable (subject to below)     
  Insufficient Information  
 PD Concept (Comments only)     
  Concept (Comments only)

RECOMMENDATIONS/REQUIREMENTS/COMMENTS

- The plant material in the proposed linear park should offer sufficient landscaping to help make up for the deficient existing landscaping along S.W. 34<sup>th</sup> Street. All of the trees to be planted as part of the street buffer along S.W. 34<sup>th</sup> Street should be 65 gallon-sized trees, including evergreen and live oak species. Staff recommends that this be a condition within the revised planned development provisions.



070622B

# SITE PLAN EVALUATION SHEET


PUBLIC WORKS DEPARTMENT 334-5070 M.S. 58

Petition No. <u>97PDA-07PB</u>	Review Date: <u>10/8/07</u>	Review Type: <u>Planned Development</u>
Review For : <u>Technical Review Committee</u>	Plan Reviewed: <u>10/8/2007</u>	Project Planner: <u>Gene Francis</u>
Description, Agent & Location: <u>Archer Square.</u>		
Eng. <u>Denman</u>	<u>3501 SW Archer Rd.</u>	

**APPROVED**  
(as submitted)

**APPROVED**  
(subject to below)

**DISAPPROVED**

<input type="checkbox"/> Alachua County Public Works approval required. <input checked="" type="checkbox"/> F.D.O.T. approval required. <input checked="" type="checkbox"/> SJRWMD permit is required. <input checked="" type="checkbox"/> 100 Yr. critical duration analysis required. <input checked="" type="checkbox"/> Treatment volume must be recovered within 72 Hrs. (F.S. of 2) <input type="checkbox"/> Approved for Concurrency.	Comments By:  Rick Melzer P.E. Development Review Engineer
---	--

### REVISIONS / RECOMMENDATIONS:

#### 1<sup>st</sup> Submittal Comments 8/23/07

1. The existing internal intersections created by the access roads to Archer Rd. and SW 34<sup>th</sup> Street must be modified to create safer traffic circulation patterns. The condition of these roads are very poor in some areas and must be improved on the final site plan.
2. Attempts must be made with the owners of the existing Backyard Burger Restaurant to create interconnectivity with the proposed development. Alternative designs to accomplish this can be discussed with staff. Connectivity with the existing Goodwill site to the South may also be a possibility. This would give the proposed development access to the traffic signal on SW 34<sup>th</sup> Street and SW 35<sup>th</sup> Place.
3. How much of the site is proposed to be re-developed and much of the existing parking surfaces are proposed to be re-surfaced.

#### 2<sup>nd</sup> Submittal Comments 9/11/07

Approved – above comments still apply.

#### 3<sup>rd</sup> Submittal Comments 10/7/07

1. Please contact the Public Works Department to discuss the proposed traffic circulation patterns.

070622B

# SITE PLAN EVALUATION SHEET

## BUILDING INSPECTION DEPARTMENT REVIEW

Petition No. 97PDA-07PB

Review Date: 10/3/07

Review Type: Planned Development

Review For : Plan Board

Plan Reviewed: 10/3/07

Description, Agent & Location: Eng. Denman & Associates, Inc., PD,  
3501 SW Archer

Project Planner: Gene Francis

APPROVABLE     APPROVABLE     DISAPPROVED     CONCEPT  
SUBJECT TO COMMENTS

This site plan has been reviewed for compliance with Chapter 5 of the Standard Building Code & for accessible routes of the Florida Accessibility Code for Building Construction. Complete code compliance plan review will be performed at Building Permitting.

Comments By:

Brenda G. Strickland

Brenda G. Strickland  
Plans Examiner

### REVISIONS / RECOMMENDATIONS:

1. Due to the size of the proposed building and not knowing the proposed type of construction at this time, a permanent open space of 60 feet may be required surrounding the proposed building. This may require that the building area shown on the layout plan be shifted to accommodate the 60 feet. ***Based on this requirement, the building area may not be able to be shifted up to 10 feet as stated in note B.***

The overall site plan has not been reviewed for code compliance for the PD rezoning.

The Building Department has no problem with the proposed PD knowing that a preliminary/final site plan will be submitted for complete site plan review.