

# DEVELOPMENT REVIEW STAFF REPORT

PLANNING & DEVELOPMENT SERVICES DIVISION

THOMAS CENTER BUILDING "B"

306 NE 6<sup>TH</sup> AVENUE (352)334-5023

The form listed below is submitted as a template for staff reports addressing applications scheduled for review by the Development Review Board. It is intended that the elements listed will act as a checklist for petition review but all may not be necessary for the review of every petition.

Issues of Concern are: Extra Time and greater TRC involvement

Each report shall include the following components:

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  3. A table of Land Use and Zoning of properties surrounding the subject development.
  4. An analysis of the issues related to the project: Those should include factors specifically related to:

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    - a. *Issues specific to the subject property;*
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5. Overall Technical Review Committee Recommendations
  6. A listing of comments provided by members of the Technical Review Committee
  7. Attachments which may include siteplans, maps and other drawings.
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THOMAS CENTER BUILDING "B"

306 NE 6<sup>TH</sup> AVENUE (352)334-5023

Petition Number: DB-10-##

*Preliminary Development Plan for (Name of Project)*

PROJECT NAME:

PROJECT DESCRIPTION:

AGENT/APPLICANT:

PROPERTY OWNER:

PROPERTY DESCRIPTION:

Address:

Parcel Numbers:

Land Use:

Zoning:

Acreage:

CHRONOLOGY:

Application Submittal:

Sufficiency Determination:

1<sup>st</sup> TRC Meeting:

2<sup>nd</sup> TRC Meeting:

Development Review Board Hearing:

STAFF RECOMMENDATION:

Approval of the Preliminary Development  
Plan with Staff Conditions

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## DESCRIPTION OF PROPOSED PLAN:

*(Narrative with pertinent details of development plan, and any necessary background information)*

## COMPREHENSIVE PLAN CONSISTENCY:

Following is an analysis of the consistency of the proposed plan with the applicable policies of the Comprehensive Plan.

### FUTURE LAND USE ELEMENT

*Is proposal consistent with the general policies for new development and redevelopment within the City? (Policies 1.1.1 – 2.1.5)*

*Are the proposed density or intensity consistent with the future land use designation? (Policy 4.1.1)*

*Is the character of the development consistent with the designation? (Policy 4.1.1)*

*Are all proposed uses permitted within the designation? (Policy 4.1.1)*

*Is the development compatible with surrounding existing land uses? (Policy 4.2.3)*

### URBAN DESIGN ELEMENT

*Does the proposal meet applicable policies for general urban design? (Policies 1.1.1 – 1.1.9)*

*Is the proposal consistent with policies promoting urban livability and aesthetics? (Policies 1.2.1 – 1.2.12)*

*Does the proposal contribute to an interconnected street network and promote different modes of travel? (Policies 1.3.1 – 1.3.4)*

*Is the development consistent with policies promoting a walkable environment? (Policies 1.4.1 – 1.8.1)*

*Are there certain design policies that apply to the area in which the development is*

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*located? (Policies 3.2.1 – 3.16.7)*

## TRANSPORTATION MOBILITY ELEMENT

*Does the design of the development provide for safe and convenient pedestrian travel and a park-once environment? (TME 2.1.1 – 2.1.16)*

*Does the development retain or create livable streets? (TME 6.1.1 – 6.1.8)*

## CONSERVATION AND OPEN SPACE ELEMENT

*Does the proposed development adequately protect environmentally significant resources? (Policies 1.1.1 – 1.1.3, 2.4.1 – 2.4.6)*

## LAND DEVELOPMENT CODE:

Following is an analysis of the proposed plan and its adherence to regulations within the different sections of the Land Development Code.

### ZONING DISTRICT

*Is the development consistent with the purpose and objectives of the zoning district?*

*Does the development meet the dimensional requirements for the district?*

*Are all proposed uses allowed within the zoning district?*

*Are the standards for any specially regulated uses met?*

*Are the general provisions for the district being met?*

*Is the development consistent with specific conditions and maps adopted as part of an approved planned development or PS rezoning? (see ordinance for rezoning)*

### OVERLAY DISTRICT

*Is the property within an overlay district? If so, provide a description of the primary applicable regulations and ensure that they are being met.*

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*Are there architectural guidelines for the district and are the proposed buildings meeting them?*

*Are there any waivers being requested? Include a summary of waiver requests, if any.*

## **CONCURRENCY MANAGEMENT**

*What TCEA Zone is the development within? What special requirements apply within that zone? Is a TCEA agreement required?*

*Do Central Corridors design standards apply through the TCEA?*

## **STREETS, SIDEWALKS, AND ACCESS**

*Do new streets meet the appropriate street type based upon traffic counts and are they designed according to City standards?*

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*Are direct pedestrian connections provided to building entrances and, where possible, to adjacent properties?*

*Are drive-throughs, loading zones and garbage/recycling areas appropriately located?*

## **PARKING**

*What are the vehicular parking requirements for the various proposed uses and what is the number of vehicle spaces being proposed? If parking calculations are deficient or excessive, what is the justification for the difference in the number of spaces?*

*If impervious parking is permitted, is it properly located and designed?*

*Are ADA spaces appropriately located and are there adequate routes of travel?*

*Is parking lot lighting within the required range of illumination?*

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*Are bicycle parking spaces sufficient and appropriately located and distributed?*

## LANDSCAPING

*Is the required landscaping provided for vehicular use areas (interior and exterior)?*

*If compatibility buffers are required, are they the correct width and are they sufficiently landscaped?*

*Are street trees provided at the required intervals?*

*Do the stormwater basins on the site include the required trees and landscaping on the basin slopes?*

*Are outdoor storage areas, dumpsters, and loading areas properly screened?*

## ENVIRONMENTAL RESOURCES

*Are wetlands, regulated creeks and surface waters being preserved and buffered according to requirements, or are there impacts being proposed on the site?*

*Where impacts are proposed, have efforts for avoidance and minimization been adequately demonstrated?*

*If impacts should be approved, is there an appropriate mitigation plan?*

*Where there are significant uplands located on the site, are the required set-aside areas protected?*

*If the project is located within the wellfield, are appropriate measures being taken?*

## GENERAL PROVISIONS

*Are general lot and building requirements met, such as minimum building separations?*

*Are concerns related to waste, odor, air pollution, and sound adequately addressed with the design of the development?*

UC 0465

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*Are light trespass standards met at the property lines and are full cut-off fixtures utilized?*

## STAFF RECOMMENDATION:

Staff recommends **denial/approval** of Petition ## with the Staff Conditions listed below.

**Staff Conditions to be addressed with the Final Development Plan:**

### Planning

- 1. ...
- 2. ...
- 3. ...

### Concurrency

- 1. ...
- 2. ...
- 3. ...

### Arborist

- 1. ...
- 2. ...
- 3. ...

### Public Works

- 1. ...
- 2. ...

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3. ...

## Environmental

1. ...

2. ...

3. ...

## RTS

4. ...

5. ...

6. ...

## Building

1. ...

2. ...

3. ...

## Utilities

1. ...

2. ...

3. ...

## Fire

1. ...

2. ...



000465

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3. ...

## Solid Waste

1. ...

2. ...

3. ...

## HAZMAT

1. ...

2. ...

3. ...

## Attachments:

Exhibit 1 – ?

Exhibit 2 – ?

Exhibit 3 – ?

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**OTHER AREAS**

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AGENT/APPLICANT:

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