

TO: City Plan Board

Item Number: 1

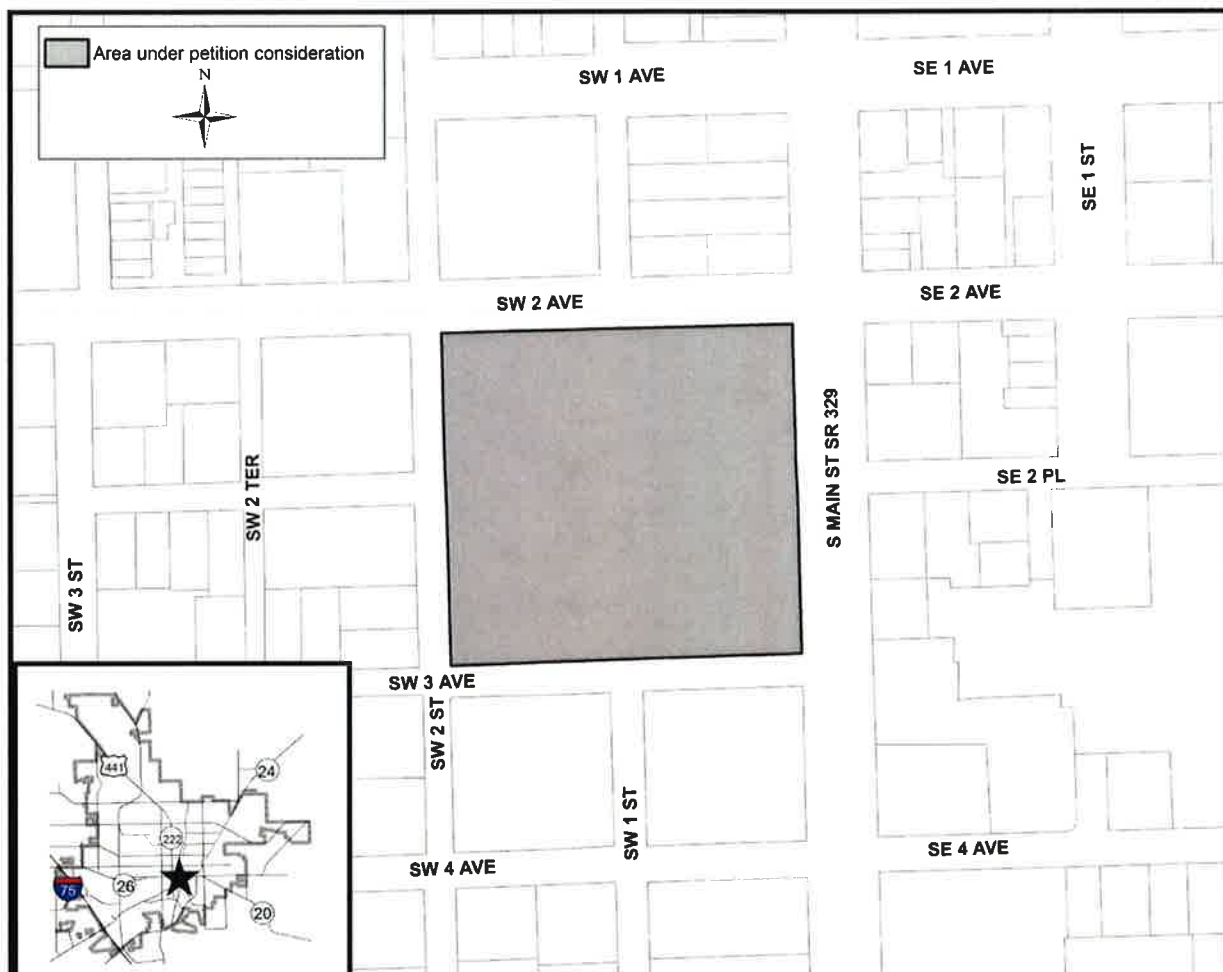
FROM: Planning & Development Services Department Staff

DATE: June 25, 2015

SUBJECT: **Petition PB-15-31 SPL.** JBrown Professional Group, Inc., agent for Alachua County Board of Commissioners. Intermediate development plan review for the construction of the Alachua County Public Defender's office building. Zoned: PD (Planned Development district). Located at 151 SW 2nd Avenue.

Recommendation

Staff recommends approval of Petition PB-15-31 SPL with the Technical Review Committee conditions.



Description

This petition requests site plan approval for the construction of a new two story office building within the Alachua County court complex located on the west side of north Main Street between SW 2nd Avenue, SW 3rd Avenue, and SW 2nd St. The new, approximately 21,000 square foot building, will house the offices of the Alachua County Public Defender. The court complex currently is zoned Planned Development (PD) and is subject to the development conditions in the associated PD Ordinance (001607) adopted on September 24, 2001 (Exhibit A-1).

This petition must be reviewed by the Plan Board due to condition 1 of the PD, which states that future phased development plans require approval from the Plan Board and the City Commission. The PD layout plan identifies five phases within the overall court complex. The Public Defender's building is contained within Phase III of the complex and is located at the southeast corner of SW 2nd Avenue and SW 2nd Street. The development plan consists of the demolition of the existing surface parking lot and the construction of the building, nine parking spaces, and associated landscaping. The main entrance to the building is located on SW 2nd Avenue and includes a 48'x 30' hardscape plaza adjacent to the public sidewalk. Landscaping improvements include the retention of the existing Allee Elm trees along SW 2nd Avenue and the provision of 6 new Tulip Poplar trees along the southern edge of the building. Shrubs have also been provided between SW 2nd Street and the proposed parking area for visual screening. The site plan, landscape plan, and elevations have been provided within Exhibit A-3 of the staff report.

The required stormwater facilities and other associated infrastructure improvements necessary to support future phases were constructed in conjunction with the courthouse development in 2001 and subsequent parking lot improvements in 2002.

The PD report includes the general development standards for the overall courthouse complex and are included in Exhibit A-1. The proposed development plan meets the requirements of the PD conditions and PD report. The applicant has requested a lighting related waiver of Land Development Code Sec 30-344(e)(4)(f), which requires the automatic shut-off of fixtures after business hours. The applicant has requested the waiver in order to light the site between dusk and dawn in order to provide enhanced security during after-hours. The photometric plan complies with the requirements regarding the use of LED lights, light intensity, and light trespass. Additionally, the site will be utilizing GRU rental lighting which cannot accommodate the automatic shut off feature.

Key Issues

- This petition is for site plan approval for a phased office building to house the Alachua County Public Defender's office.
- The building is located within the Alachua County court complex on South Main Street.
- The site is zoned PD and future phased development plans require Plan Board and City Commission approval.
- The development plans are in conformance with the PD conditions and PD report development criteria.

Basis for Recommendation

In considering this proposed planned development amendment for approval, the City Plan Board and the City Commission shall evaluate the proposal in consideration of the following criteria:

1. Conformance with the PD Objectives and Comprehensive Plan

The proposed building is in conformance with the adopted PD conditions, PD layout plan, and PD report development criteria. The project area constitutes Phase III of the Alachua County court complex.

2. Concurrency

All of the required infrastructure improvements were previously constructed with the existing courthouse building and subsequent parking lots on the southern portion of the site. The site is located within Zone A of the Transportation Mobility Program Area. The site includes an existing bus shelter constructed with the courthouse complex. Sidewalks have been provided along all public streets.

3. Internal and External Compatibility

The project is located on a developed site within the Alachua County court complex. The proposed development plan includes the demolition of an existing surface parking lot along SW 2nd Avenue and the construction of a 2 story office building within the footprint of the existing surface lot. Surrounding development includes the existing courthouse to the east, courthouse parking to the south, office development across SW 2nd Avenue to the north, and a restaurant to the west.

4. Intensity of Development

The proposed plan includes the construction of a 21,000 square foot building. The increase in building area is part of the master phasing plan included with the original PD approved in 2001. The increase in building area will be served by existing infrastructure constructed in conjunction with the courthouse development in 2001.

5. Useable Open Spaces, Plazas and Recreation Areas

The site plan includes the provision of a hardscape plaza to serve as the primary entry feature for the new building along SW 2nd Avenue.

6. Environmental Constraints

There are no environmental constraints that pertain to the proposed site plan and the plan has been approved as submitted by the City's Environmental Coordinator as part of the TRC review process.

Petition PB-15-31 SPL
June 25, 2015

7. Internal and External Transportation Access

Access to the site includes a driveway entrance on SW 2nd Street and sidewalks along SW 2nd Avenue and SW 2nd Street. Internal sidewalks provide access within the court complex.

8. Provision for the Range of Transportation Choices

The proposed development plan includes the provision of bike parking within the hardscape plaza and sidewalks connecting the site to the external public sidewalk network.

Impact on Affordable Housing

This site plan will have no impact on the supply of affordable housing in Gainesville.

Respectfully submitted,



Ralph Hilliard
Planning Manager

Prepared by:



Andrew Persons, LEED GA
Senior Planner

Petition PB-15-31 SPL
June 25, 2015

Table 1

Adjacent Existing Uses

North	Office buildings
South	Existing parking lot
East	Alachua County Courthouse
West	Restaurant

Adjacent Zoning and Land Use

	Land Use Category	Zoning Category
North	Mixed-Use High	Central City District (CCD)
South	Mixed-Use High	Central City District (CCD)
East	Mixed-Use High	Central City District (CCD)
West	Mixed-Use High	Central City District (CCD)

List of Appendices

Appendix A Site Plan and PD documents

- Exhibit A-1 Planned Development documents
- Exhibit A-2 TRC approval conditions
- Exhibit A-3 Site plan, landscape plan, and elevations

Appendix B Supplemental Documents

- Exhibit B-1 Aerial Photograph
- Exhibit B-2 Existing Zoning
- Exhibit B-3 Existing Land Use

Appendix C Application and Neighborhood Workshop information

- Exhibit C-1 Application and neighborhood workshop information