

Exhibit A-1

Proposed PD Amendment as recommended by Staff

The applicant's proposed changes (with City staff revisions shown in shaded text) to the University Towne Center PD Conditions are shown below. Staff supports the changes as shown in this exhibit.

Resolution Z-99-48, University Towne Center PD Conditions:

- ~~1. This non-residential PUD shall comply with Future Land Use Element policy Section 2.6.4., Activity Center Plan/Special Area Study Retail Archer Road/34th Street.~~
1. 2. The development shall be limited to a maximum of 155,000 square feet of commercial uses or a Floor Area Ratio of 0.20, whichever is less.
2. 3. A minimum 25-foot high-density buffer (a high-density combination of canopy and understory trees, shrubs, and evergreens/conifers) with screening (stockade fence, concrete block wall, or natural existing vegetation with sufficient opacity as determined by the ~~Development~~ Technical Review Committee) shall be maintained along the east property line.
3. 4. The developer shall maintain and integrate the existing tree canopy into the overall design of the ~~PUD~~ PD as much as possible, as agreed upon with the Office of Planning and Development. This includes the preservation of live oaks and cedars, identified during a site inspection with Planning and Environmental Protection staff. These trees are to be preserved, through orientation and design of buildings, roundabouts, street frontage setbacks and landscaped areas, unless the ~~Development~~ Technical Review Committee determines that the final development plan provides a layout that better implements the design criteria, set forth in these conditions, which requires removal of any of these trees. The applicant shall demonstrate how this development will meet these requirements during the development review process.
4. 5. Tree plantings and islands shall be provided at a minimum of an average of every 7 parking spaces. Up to an average of 10 unseparated spaces may be allowed where a landscaped, treed linear island is provided between head-to-head parking rows. However, the overall intent to provide islands an average of every 7 spaces in order to break up large areas of parking shall be maintained (islands an average of every 10 spaces with the use of a landscaped, treed linear island). The ~~Development~~ Technical Review Committee, at time of final site plan approval, may reduce the frequency or number of planter islands, and may eliminate the requirement for a treed, linear island between head-to-head parking rows, for the purpose of preservation of existing tree canopy and tree clusters, while maintaining 50% tree canopy coverage of the parking area within 20 years of

development. Parking lots shall be landscaped with xeric, non-invasive species canopy trees and shrubs, a majority of which are native species. Tree canopy coverage of 50% of the parking area shall be required within 20 years of development.

5. ~~6.~~ Parking for the easternmost and largest commercial/retail/office building, shown on the Zoning Master Plan as an approximately 72,800 square feet building, and excluding outparcels, shall not exceed 5 spaces/1,000 gross square feet of retail sales or actual retail use, per Section 393.26(1)d. of the Alachua County Unified Land Development Code. Parking in excess of 5 spaces/1,000 gross square feet of retail sales or actual retail use, as shown on the Zoning Master Plan, shall be removed from the ~~PUD~~ PD. Parking for outparcels shall also be limited to 5 spaces/1,000 gross square feet of retail sales or actual retail use. Up to 10% of the parking requirements may be substituted with permeable or grassed parking. Stormwater requirements shall be reduced accordingly. Any permeable or grassed parking may be paved at such time as it is shown to create a maintenance problem as a result of normal use and site conditions. ~~The Department of Public Works~~ City of Gainesville staff Manager or designee may determine that stormwater provisions need to be reevaluated at this time.
6. ~~7.~~ ~~Parking lot lighting shall consist of lighting not to exceed a specified number of foot-candles to be determined by the Development Review Committee prior to final site plan approval, and shall be designed and installed so as to reflect the light away from any contiguous residentially zoned property. Parking lot lighting in place at the time this the ordinance implementing Petition PB-14-21 PDA is approved adopted shall be allowed to remain in its current form. New parking lot lighting shall be consistent with the City of Gainesville Lighting Ordinance in effect at the time of permit issuance for such lighting when a development plan is submitted for review.~~
7. ~~8.~~ ~~An Architectural and Landscape Design Review committee consisting of the Director of Growth Management, a Planning and Development representative, a Landscape Architect/Architect appointed by the Director of Growth Management, the developer, and the developer's architect or appointee shall review, evaluate, and approve by majority the final architectural renderings and landscape design for the project prior to final site plan approval. Deeds and covenants reflecting these requirements shall be recorded and enforced by the developer.~~
7. ~~9.~~ The layout and construction of the shopping center shall be designed and oriented such that walking and biking trips are encouraged, and convenient pedestrian and bicycle access from surrounding properties to the east and south is ensured. This shall include, but shall not be limited to, the following strategies:

- a. Locating parking facilities behind the buildings. Where off-street parking areas are not screened by buildings, the parking areas shall be screened from adjacent streets by a combination of trees, understory vegetation, and earth berms.
 - b. Linking buildings to the adjacent roadways with sidewalks/bicycle facilities designed to maximize pedestrian comfort, security, and convenience.
 - c. Providing ample bicycle-parking facilities in accordance with Section 393.25(5) Bicycle Parking standards of the ~~Alachua County Unified~~ City of Gainesville Land Development Code.
8. ~~10.~~ The design of outparcels shall create a pedestrian-friendly scaled streetscape along SW 34th Street, Old Archer Road, and all entrances to the ~~PUD PD~~. These design features shall include, but are not limited to signage, lighting, provision for screening of adjacent land areas such as loading and service areas, clearly defined entrances, and the use of walls, arches, columns and change of pavement type to signify a change in use, function, or ownership. The applicant shall demonstrate how this development will meet these requirements during the development review process. This shall include, but shall not be limited to, the following strategies:
- a. All buildings in outparcels along SW 34th Street or Old Archer Road shall be oriented toward the street and utilize pedestrian scale architecture, massing, and forms that convey a clear sense of entry, organization, uniform style, and pedestrian scale and level of detail.
 - b. A 25' landscaped setback shall be provided between outparcel buildings and SW 34th Street and Old Archer Road.
 - c. There shall be no parking areas between outparcel buildings and SW 34th Street, Old Archer Road, and entrances to the ~~PUD PD~~.
 - d. Sidewalks shall be provided along SW 34th Street, Old Archer Road, and all entrances to the ~~PUD PD~~. Canopy street trees located a maximum of 40 feet apart shall be provided adjacent to the sidewalks along SW 34th Street, Old Archer Road, and entrances to the ~~PUD PD~~. The internal sidewalk system serving the east side of the outparcels, shown on the ~~Zoning Master Plan PD Layout Map~~, shall be within a minimum 15 feet wide landscaped area to provide separation from vehicle use areas, including canopy street trees located a maximum of 40 feet apart. This sidewalk system shall connect the outparcels to the RTS bus pull-off area and shelter and park-and-ride facilities, and be integrated into the main entrances to the ~~PUD PD~~, in a manner consistent with the ~~Zoning Master Plan PD Layout Map~~. The ~~Development Technical Review~~ Committee, prior to final site plan approval, may modify sidewalk and landscape requirements in order to preserve existing tree canopy.

9. ~~11.~~ The main entryway from SW 34th Street shall be designed to provide a pedestrian-friendly entry clearly oriented to the main entrance of structures within the development. This shall include, but shall not be limited to, the following strategies:

- a. A landscaped area including canopy street trees located a maximum of 40 feet apart shall be provided along both sides of the entryway as it passes through the parking area. A sidewalk shall be provided through one side of the landscape entryway, separated from the vehicle entry area by landscaped area. This side of the landscaped entryway shall be a minimum of 20 feet wide and an average of 30 feet wide. The ~~Development~~ Technical Review Committee may reduce these minimum widths based on overall pedestrian design. This sidewalk shall connect to the SW 34th Street entrance to the ~~PUD PD~~ by means of a landscaped roundabout system, and to structures within the development by means of a change in pavement texture and color.
- b. The architecture of the commercial/retail/office building shall utilize pedestrian scale architecture, massing, and forms that convey a clear sense of entry, pedestrian scale, and level of detail. This shall include use of a series of smaller, proportional forms to create facades and features that are related to the adjacent smaller buildings. A pedestrian area shall be provided along the front of the building separated from the vehicular use area (including head-in parking, if any) by landscaped planters or islands. In addition, the building shall be designed to provide a façade feature oriented towards the Old Archer Road entrance to the ~~PUD PD~~.

10. ~~12.~~ Signage for the PUD PD shall consist of the following:

All signage shall be regulated by the sign regulations of the Land Development Code except as specified below:

- h. Special PD Directional Signs: These signs shall be limited to the name of the development and/or the names of the occupants of the development, and shall comply with the following conditions:
 - i. The signs shall not be located within 100 feet of any public right-of-way line.
 - ii. A single business or activity shall be limited to two (2) square feet per individual sign face.
 - iii. The directional sign shall not exceed a total area of 50 square feet.
 - iv. The maximum height of a directional sign shall not exceed six (6) feet.
 - v. A maximum of five (5) directional signs internal to the development is allowed in the PD and these signs may be sited only at the locations identified on the map entitled University Towne Center PD – Special PD Directional Signs.
- d. ~~Monument-type signs at the two main PUD PD entrances on Old Archer Road and SW 34th Street, limited to 6 feet in height and 10 feet in width, including~~

coordinated signage for the outparcels. No pole-mounted signs shall be permitted. No movable readerboard-type signs shall be permitted. No internally lit signs shall be permitted.

- e. Total building signage for each commercial building shall not exceed 1 square foot per lineal foot of the longest side of the building, with no individual sign to exceed 90 square feet. Building signs may be oriented to each street or vehicular use frontage of each building.
- f. A 30 square foot monument type sign for the PUD PD may be provided at the 2 secondary PUD PD entrances along Old Archer Road and SW 34th Street.
- i. Legally permitted signs in place at the time this Ordinance is adopted shall be exempt from this condition and permitted to continue in their current form.
- j. Signage in areas visible from the public right of way, as shown on the PD Signage Plan Map adopted as Attachment _____ to the PD Ordinance, shall be regulated by the City of Gainesville Land Development Code.
- k. Amendment to the PD Signage Plan Map shall be approved administratively by the City Manager, or designee, without requiring an amendment to the University Towne Center PD Ordinance.
- l. Internal signage not visible from the public right of way shall be consistent with the City of Gainesville Land Development Code, except as described in Condition 10.e., f., and g.
- m. Temporary Signs: A new business or business in a new location that has not yet installed a permanent sign, or a business which has its permanent signs destroyed may obtain a permit for a temporary sign of up to 300 square feet in sign area for a period of not more than 90 days, or until installation of permanent signs, whichever occurs first. The sign may have a border up to six inches in width, and shall not exceed twelve (12) feet in height if freestanding. The sign may be attached to the building at a height not to exceed the roofline and/or parapet.
- n. Building mounted signs: Single or Multiple Occupancy Buildings and Developments — 2 Stories or Less:
 - I. Primary Signs:
 - i. Each occupant shall be allowed one (1) primary sign.
 - ii. The sign shall be installed on the primary entrance side of the building, within the limits of the occupant's leased space.
 - iii. The sign shall be no greater than 300 square feet in size.
 - iv. The sign must comply with all applicable building and electrical codes.
 - IV. Secondary Signs:
 - i. Each occupant shall be allowed one (1) secondary sign.
 - ii. No secondary sign shall be allowed to be located on any face of a building or any roof which would be directly opposing any property having a single-family land use designation or zoned for single-family use.
 - iii. The secondary sign shall be no greater than 200 square feet in size.
 - iv. The sign must comply with all applicable building and electrical codes.
 - V. Accessory Signs:
 - i. Each occupant shall be allowed up to four (4) accessory signs.

- ii. ~~The signs shall be allowed within the area leased or owned by the occupant and on a building side which is the primary entrance / exit to the occupancy.~~
- iii. ~~The total accessory sign area shall be no greater than 100 square feet.~~
- iv. ~~The sign must comply with all applicable building and electrical codes.~~

~~e. Directional Signs: These signs shall be limited to the name of the development and/or the names of the occupants of the development, and shall comply with the following conditions:~~

- i. ~~The signs shall not be located within 100 feet of any public right-of-way line.~~
- ii. ~~A single business or activity shall be limited to two (2) square feet per individual sign face.~~
- iii. ~~The directional sign shall not exceed a total area of 50 square feet.~~
- iv. ~~The maximum height of a directional sign shall not exceed six (6) feet.~~

11. ~~13.~~ Specific buffers and setbacks shall be in place prior to issuance of a certificate of occupancy. The following buffers shall be required:

- a. Frontage of Old Archer Road and SW 34th Street shall provide and maintain a 25 feet wide landscaped or existing vegetative setback (excluding access points) consisting of a variety of trees and understory vegetation.
- b. Along the eastern boundary of the site, where adjacent to existing or planned residential use: a minimum 25-foot high-density buffer (a high-density combination of canopy and understory trees, shrubs, and evergreens/conifers) with screening (stockade fence, concrete block wall, or natural existing vegetation with sufficient opacity as determined by the ~~Development~~ Technical Review Committee).

12. ~~14.~~ The developer shall mitigate new motorized vehicle trips to Old Archer Road by providing:

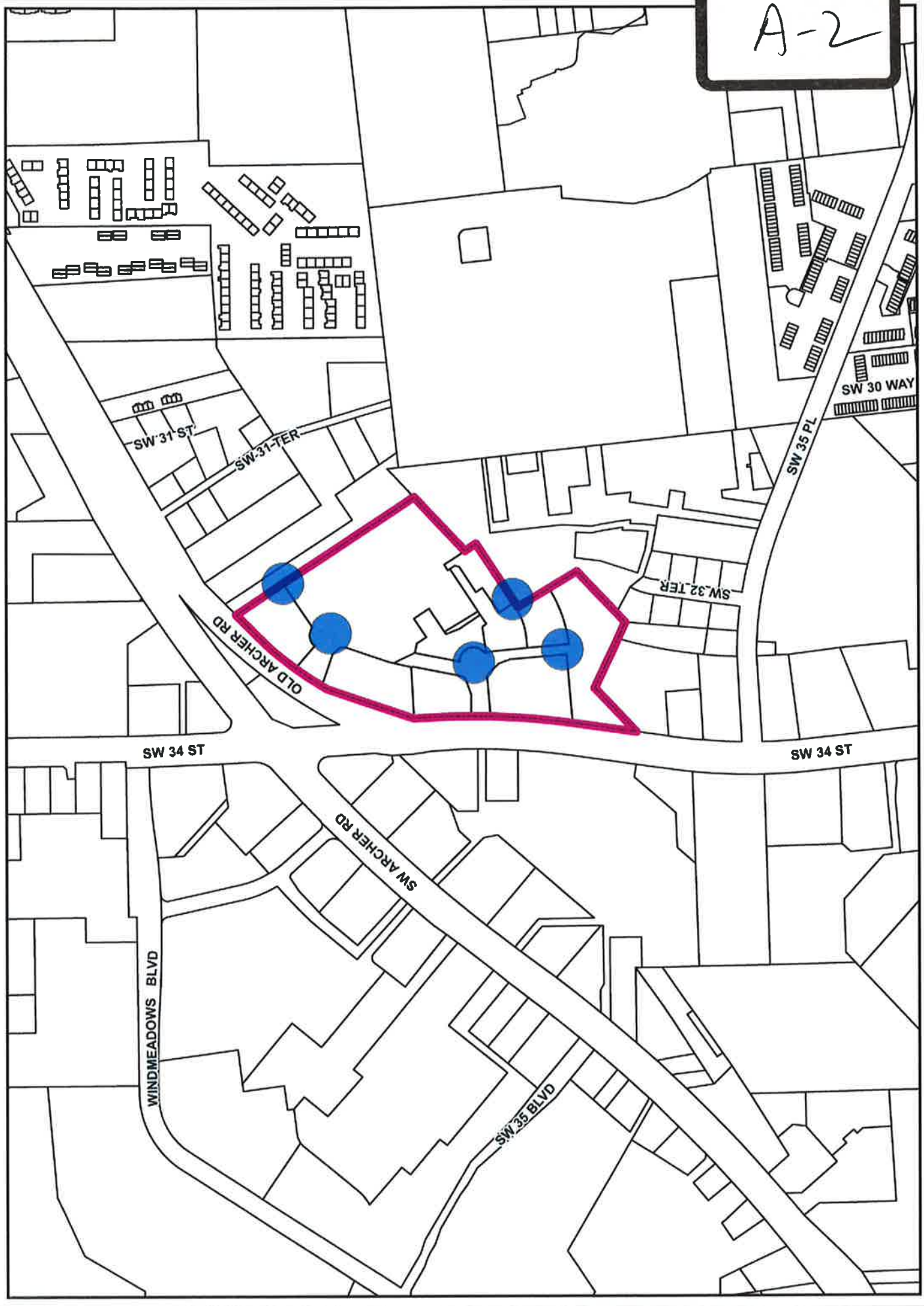
- a. An eight-foot wide paved bicycle/pedestrian trail between Archer Road/Old Archer Road from SW 34th Street to SW 16th Avenue or SW 23rd Terrace.
- b. Park-n-ride facilities for both transit linkages, as well as bicycle/pedestrian trips, using the rail linkage to campus. These facilities shall be integrated and designed as an enhancement to the overall development. Adequate pedestrian-friendly linkages from the transit facilities to the buildings shall also be provided.

These improvements may be used as mitigation credit for the traffic mitigation required as part of this development.

13. ~~15.~~ The north access onto SW 34th Street shall be designed such that a signal will not be required. If the Florida Department of Transportation determines that a traffic signal is permissible at this location, the developer shall be responsible for all costs associated with the traffic signal installation. Modifications to the existing median opening shall be coordinated with the Florida Department of Transportation. The south access to SW 34th Street shall be restricted to a right-in/right-out connection only.
14. ~~16.~~ Access improvements to SW 34th Street, including right turn accommodations, shall be in accordance with the permit requirements of the Florida Department of Transportation.
15. ~~17.~~ Bicycle/pedestrian linkages, where possible, shall be provided to adjacent properties.
16. ~~18.~~ No out-parcel shall have direct access to SW 34th Street or Old Archer Road.
17. ~~19.~~ Left-turn storage lanes on Old Archer Road for eastbound to southbound movement into the site are required and shall be constructed at either the proposed primary driveway or the proposed shared driveway connections to Old Archer Road. Acceleration and deceleration tapers shall also be constructed.
18. ~~20.~~ If the development is directly connected to SW 32nd Terrace, the developer shall be responsible for the construction of eastbound and westbound tapers at the intersection of SW 35th Place and SW 32nd Terrace.
- ~~21. Development of this property shall conform to the criteria outlined in the County Flood Hazard Ordinance. An analysis of the adjacent pond located on the southern boundary of the property shall be performed in order to assure no increases in flood stages results from the proposed development.~~
19. ~~22.~~ This non-residential PUD PD shall comply with all applicable federal, state, and local rules, regulations, and ordinances, now and hereafter in effect, that may be applicable to the site. Any violation of the terms or conditions of this non-residential PUD PD shall be grounds for suspension or revocation by the Board of County City Commissioners. All concurrency requirements shall be addressed as part of the preliminary and final development plan review process, in order to obtain a certificate of level of service compliance, in order to obtain a certificate of level of service compliance, pursuant to Ordinance 92-7. All applicable concurrency requirements and applicable TMPA Zone A requirements shall be addressed as part of the preliminary and final development plan review process.
20. ~~23.~~ The PUD PD may be developed in phases consisting of the individual out parcels and large commercial building.

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Date: 3/17/2014
Prepared by: Planning and
Development Services Department

PD Boundary
Special PD Directional Sign Locations

University Towne Center PD Special PD Directional Sign Locations

Petition Number
PB-14 21 PDA



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