

December 5, 2019
City Commission
Meeting
PB-17-65 PD

Submitted by
Weyerhaeuser NR Company



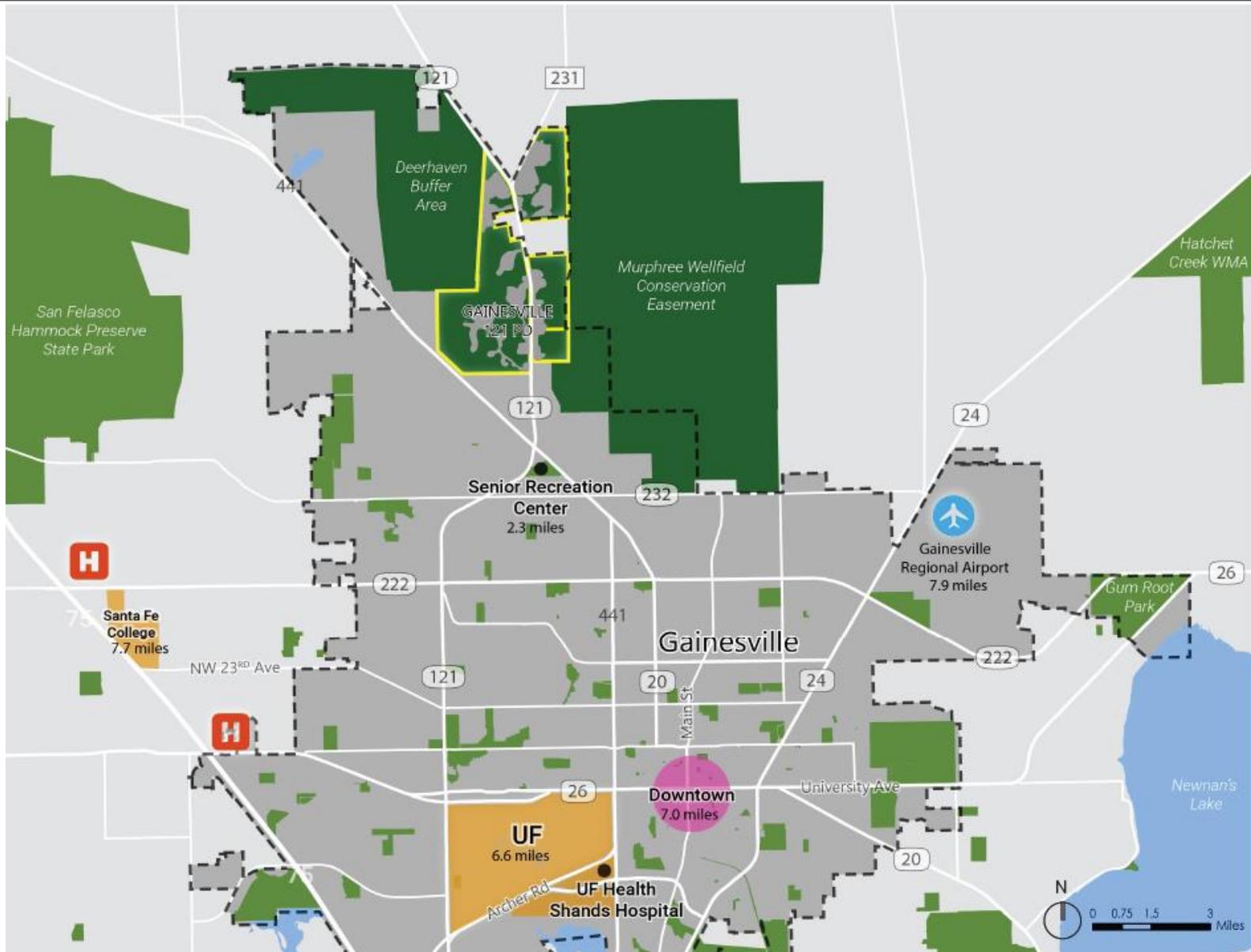
Gainesville 121

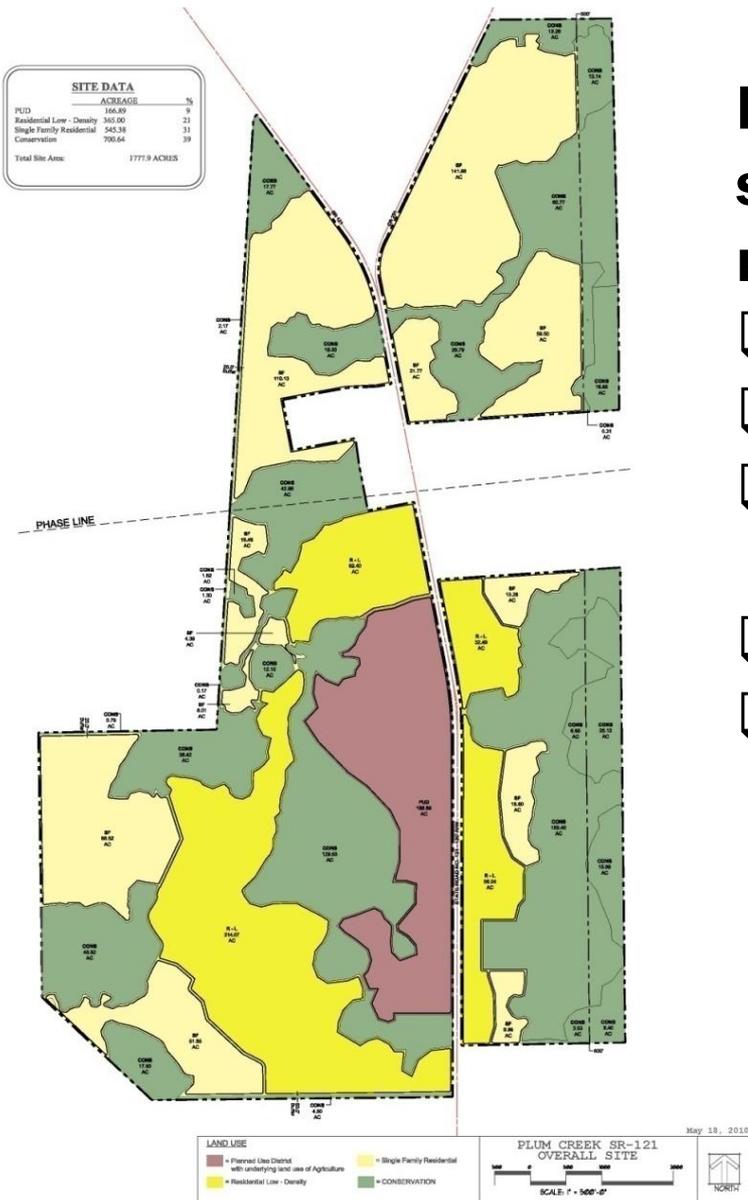
Rezoning Application to Planned Development



- **Owner Representatives**
 - **Tim Jackson, PE, Director, Real Estate, Weyerhaeuser NR Company**
 - **Greg Galpin, Senior Manager, Planning, Weyerhaeuser NR Company**
- **Planning**
 - **Frances Marino, femme by design, llc**
 - **Clay Sweger, AICP, LEED AP, eda engineers-surveyors-planners, Inc.**
 - **Stephanie Sutton, Project Manager, eda engineers-surveyors-planners, Inc.**
 - **Onelia Lazzari, AICP, Senior Planner, eda engineers-surveyors-planners, Inc.**
- **Engineering**
 - **Rory Causseaux, PE, Founder, CHW, Inc.**
- **Environmental**
 - **Peter Wallace, President, Ecosystem Research Corporation**
 - **W. Michael Dennis, PhD, President, Breedlove Dennis Associates**
- **Transportation**
 - **Amber Lee Gartner, PE, Kimley-Horn**
- **Legal**
 - **David Coffey, Esq., Coffey & Coffey**

Regional Context





Policy 4.3.4 established detailed and specific development program and requirements:

- 100,000 sq. ft. nonresidential
- 1,890 Residential Units
- Extensive Environmental Protection Requirements
- Extensive Placemaking Standards
- City & State Specifically Determined Policy 4.3.4 is not “Sprawl”

-  Conservation
-  Single-Family
-  Residential Low-Density
-  Planned Use District



Florida Supreme Court - 1993:

- Zoning is *quasi-judicial*, i.e. policy application – not policy-making.
- The question is whether zoning:
 - Is Consistent with Comprehensive Plan, and
 - Complies with all procedural requirements of the zoning ordinance

This hearing is for the Commission to “make a determination as to whether this petition meets the stated criteria in the Land Development Code and Comprehensive Plan.”

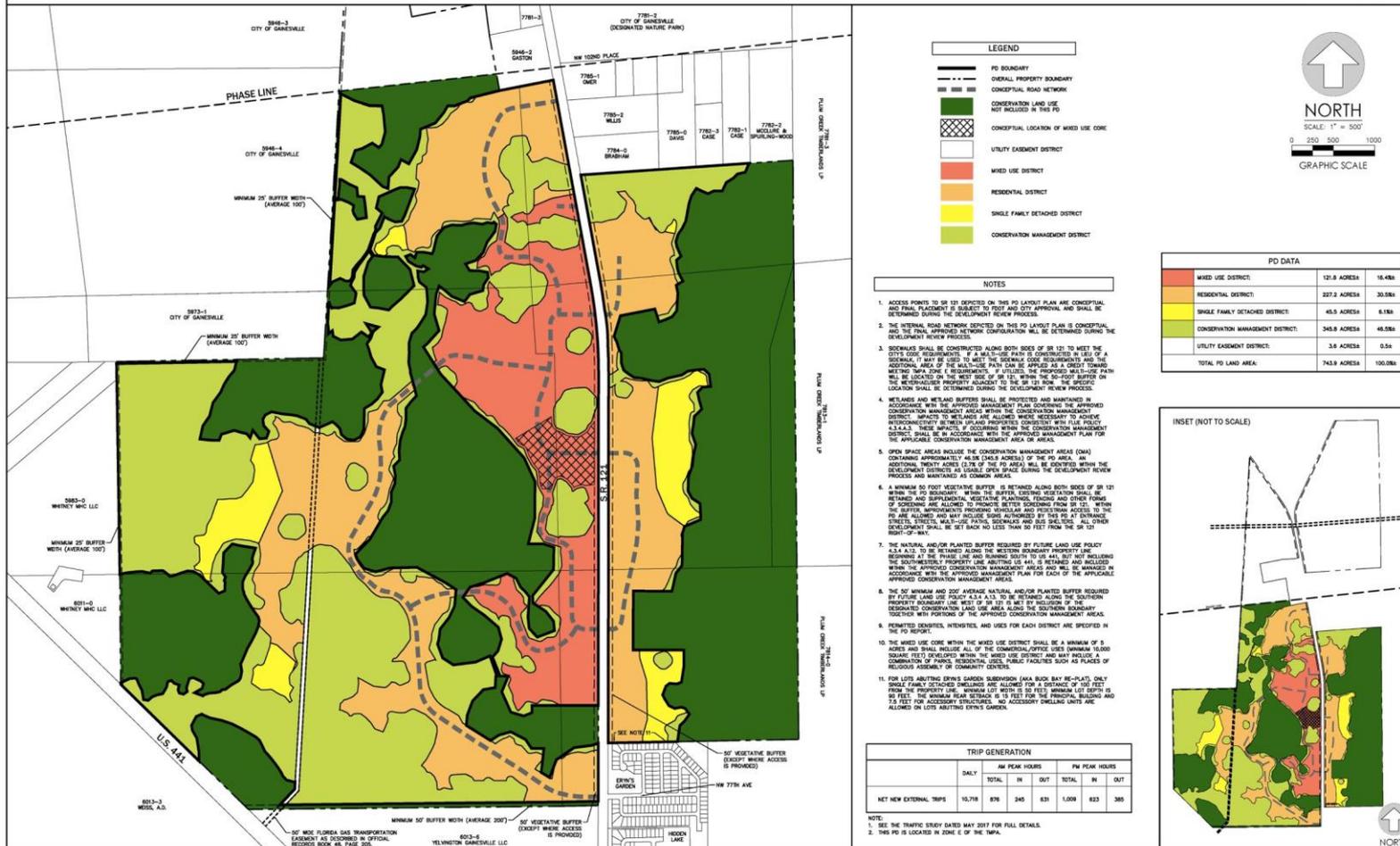


- ❑ **Proposed Zoning is Consistent with Comp Plan and Complies with Zoning Ordinance as evidenced by:**
 - **PD Application**
 - **Consistency Analysis**
 - **PD Report**
 - **PD Layout Plan**
 - **Staff Reports & Responses**
 - **Plan Board Findings**
 - **Testimony & Evidence**



GAINESVILLE 121 PLANNED DEVELOPMENT PD LAYOUT PLAN

AUGUST 7, 2017



H:\Projects\2017\Gainesville 121 Planned Development\121 PD Layout Plan.dwg, PD Layout Plan, 8/7/2017 10:44:42 AM, 1:1



**Staff to City Plan Board
October 15, 2017**

Recommends Approval with Conditions

**City Plan Board to City Commission
October 26, 2017**

Recommends Approval with Conditions

**Staff to City Commission
January 18, 2018**

Recommends Approval with Conditions

Quasi-Judicial Determination—Staff Reports



PD Rezoning Criteria Analysis (Sec. 30-3.17)

Criteria	Analysis Red Text Indicates Non-compliance		
A. Consistent with Comprehensive Plan. A PD application may only be approved if it is consistent with the Comprehensive Plan.	The PD proposal is largely in compliance with the Comprehensive Plan, particularly Policy 4.3.4. However, proposed perpetual silviculture activities in areas designated as wetlands, wetland buffers, and Conservation land use areas are in direct contrast to several elements of Policy 4.3.4 and the definition of Conservation areas in the Comprehensive Plan. See details on Policy 4.3.4 criteria in the Comprehensive Plan Consistency Analysis below.	development meets the criteria and standards of this Policy 4.3.4 and the Land Development Code.	district while still limiting the total number to 1,890. Final number of units allocated in each district can be determined at the development plan stage. The 30,000sf of non-residential is in compliance with this policy.
B. Conformance to PD purpose. A PD application may only be approved if it is in conformance with the purpose of PDs as articulated in Section 30-3.15.	The integration of a variety of uses, including silviculture, the transitional character of the property, and the proposed traditional neighborhood design elements meet the intended purpose in the PD context. The PD also promotes planned diversification and integration of uses and cannot accommodate.	4.3.4(a)(2) Development shall be clustered to inhibit encroachment upon the environmentally significant features of Plum Creek	Development density is clustered towards the center of the property and near SR 121. This will allow the majority of trips and intensity of use to be concentrated away from environmentally sensitive areas.
C. Internal compatibility. All uses proposed within a PD shall be compatible with other proposed uses; that is, no use may have any undue adverse impact on any neighboring use, based on the streetscape, treatment of pedestrian ways and circulation, motor vehicle circulation, and the separation and buffering of parking areas and sections of parking areas; the existence or absence of, and the location of, focal points and vistas, open spaces, plazas, recreational areas and common areas, and use of existing and proposed landscaping; use of the topography, physical environment and other natural features; use and variety of building setback or build-to lines, separations and buffering; use and variety of building groupings, building sizes, architectural styles, and materials; variety and design of dwelling types; particular land uses	Extensive land use compatibility is required to planning. Residential uses are buffered where scale linkage is required. Commercial uses are the focal point for the development and limiting Silviculture uses within the district are compatible with the “sustainable forestry” character of the development. Two hundred foot buffers from residential development, limitations on access by mechanical logging equipment, and other provisions limit the adverse impacts that industrial silviculture can have on more urban land uses. Continuing silviculture practices in perpetuity within wetlands, wetland buffers, and within conservation districts as is proposed is not compatible with the uses associated with passive recreation and/or environmental enhancement	4.3.4(a)(3) Wetlands shall not be impacted other than where necessary to achieve interconnectivity between wetland properties. 4.3.4(a)(5) Stormwater treatment facilities shall not be permitted within the wetland buffers established pursuant to Section 4.3.4.a.4 above, except that outfall structures shall be allowed within these buffers. 4.3.4(a)(6) Areas within the floodplain district, as defined in the City’s Land Development Code, shall be protected so that at least ninety (90%) percent of existing floodplain areas shall not be altered by	While much of the proposed property will be placed into Conservation or CMAs, the proposal to allow perpetual silviculture within portions of designated wetlands is in direct contrast with the requirements of this policy. Wetland buffers a minimum of fifty (50) feet and an average of seventy-five (75) feet wide have been proposed. However, the proposal to allow perpetual silviculture within some wetland buffers is in contrast to goals and requirements to reestablish natural habitat buffers that in turn protect the adjacent wetlands. Stormwater treatment facilities have not been proposed at this stage of development review. Stormwater will be reviewed as a part of any future development plan. Requirement is set to be demonstrated at development review stage.

Extensive staff analysis concludes PD consistent with Comprehensive Plan and Land Development Code except for perpetual silviculture in CMAs.

Future Land Use Policy Requirements

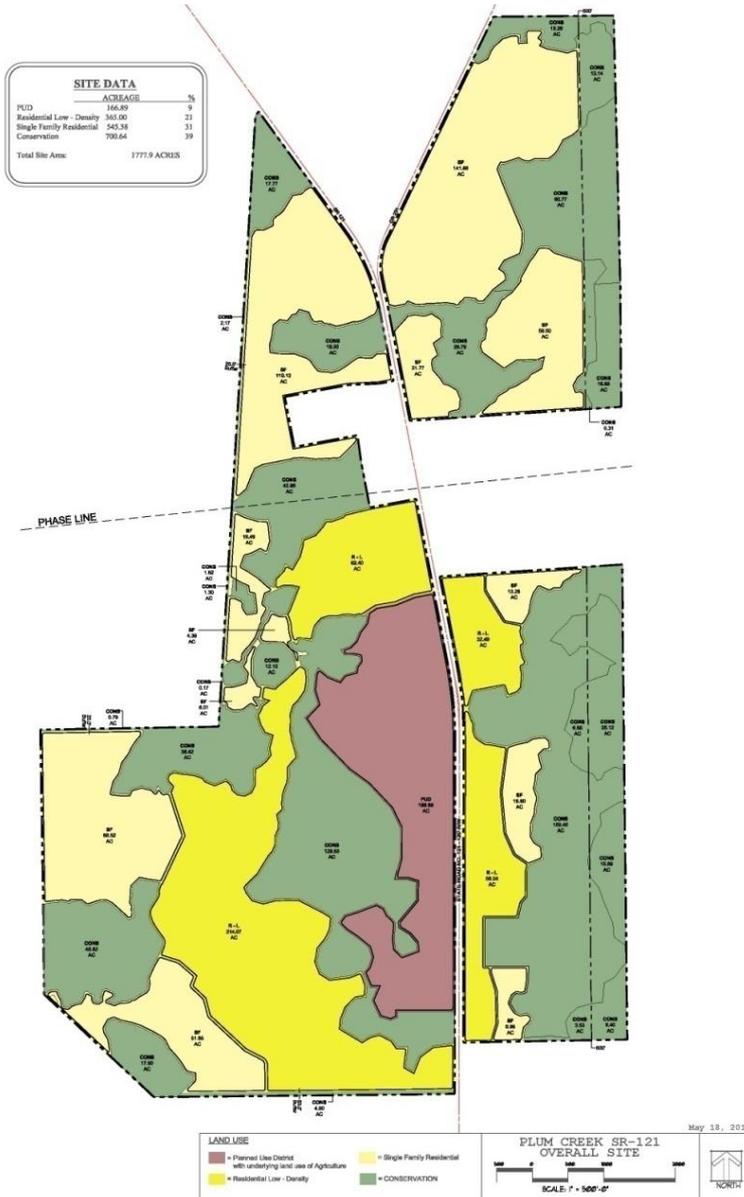


Policy 4.3.4

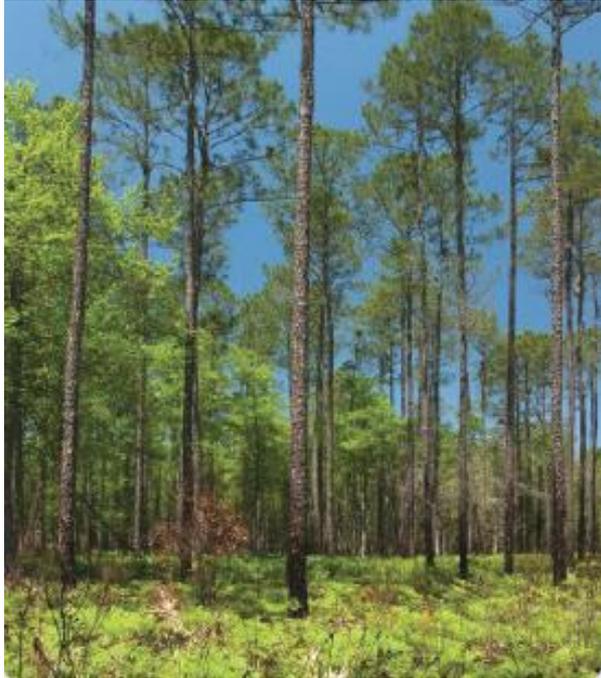
Environmental Protection

Built Environment

Affordable Housing



-  Conservation
-  Single-Family
-  Residential Low-Density
-  Planned Use District



ENVIRONMENTAL PROTECTIONS

- **40-50% Upland Set Aside**
- **Ecosystems Protected**
- **Conservation Management Areas**
- **Conservation Easements**
- **No Wetland Impacts (except crossings)**



Future Land Use Policy 4.3.4



- **Approved by City June 6, 2017 based on Natural Area Resource Assessment**

- **Includes 1,161 acres of the 1,779 acres in the Planning Parcel**
 - **100% of Wetlands (except crossings)**
 - **42% of Uplands**
 - **65% of Planning Parcel**

- **Includes Most Conservation Land Use Areas & Significant Single-Family Residential Land Use Areas**

CONSERVATION MANAGEMENT AREAS





ENVIRONMENTAL PROTECTIONS (CONTINUED)

- **Low Impact Development (stormwater)**
- **Extraordinary Floodplain Protection**
- **Limitation on Use of Turf**
- **Reuse of Stormwater**
- **Florida Friendly Plants and Natives**
- **Use of Low-Volume Irrigation**
- **Retain Rural Character along SR 121**





□ BUILT ENVIRONMENT



- **Traditional Neighborhood Development**
 - **Mixed Use – Residential and Non-Residential**
 - **Range of Housing Types & Densities**
 - **Attached and Detached**
 - **Apartments, Townhomes, Single-Family**



- **Pedestrian “Friendly”**
 - **Safe, Traffic Calmed Streets**
 - **Network of Streets with:**
 - **Sidewalks**
 - **Street Trees**
 - **Narrow Street Widths**
 - **On-street Parking**

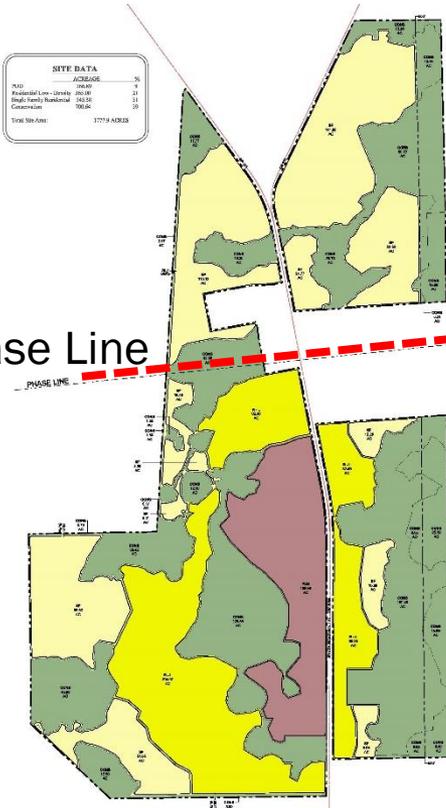


Affordable Housing

- **Accessory Dwelling Units Allowed By Right (except adjacent to Eryn's Garden Subdivision)**
- **5% of Residential Units Must Conform to Affordable Housing Standard**

Prevents “Leapfrog” Development

- **No Rezoning North of Phase Line Before 75% of Infrastructure South of Phase Line is Complete**



Phase Line

Planned Development (PD)



South of Phase Line Only

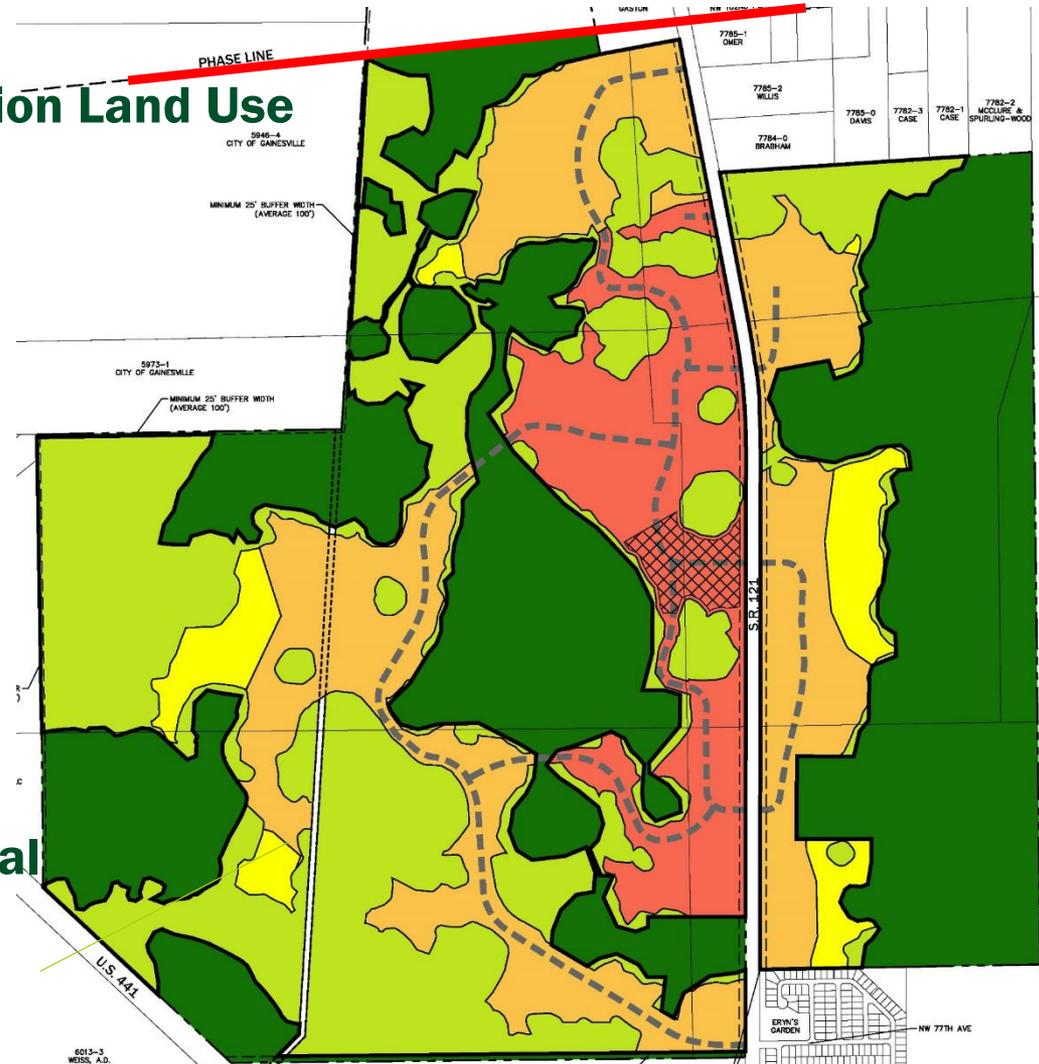
- Everything Except Conservation Land Use

Districts

-  Mixed Use
-  Residential
-  Single Family Residential
-  Conservation Management
-  Utility Easement

Development Program

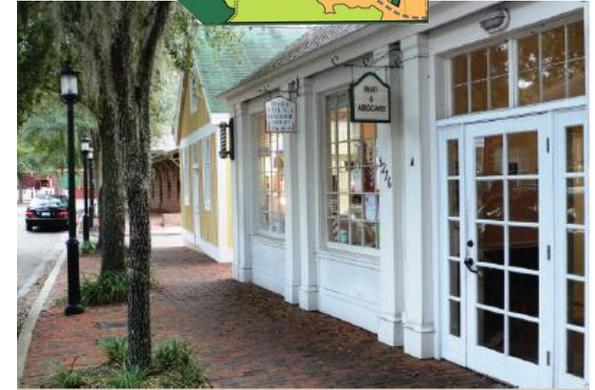
- 1,300 Residential Units
- 30,000 Sq. Ft. Non-Residential



PD: Mixed Use District



- Up to 30,000 S.F. Non-Residential
- Minimum 668 Residential Units
- All Housing Types Allowed



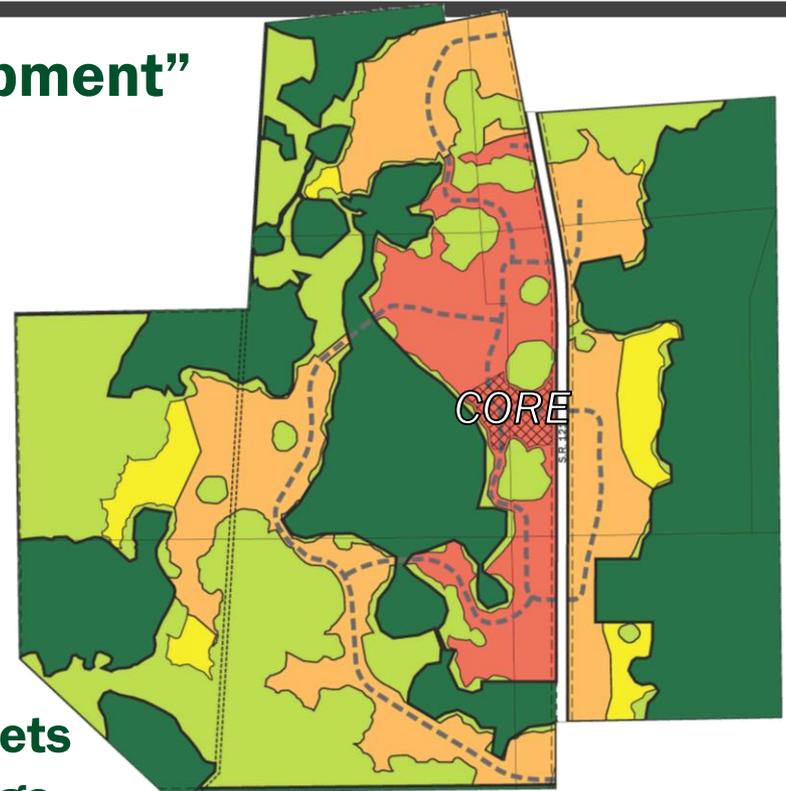
PD: Mixed Use District



**“Traditional Neighborhood Development”
Pattern Required**

Create ‘Sense Of Place’ Through:

- **Pedestrian & Bicycle Friendly**
- **Small Blocks**
- **Traffic Calming**
 - **On-Street Parking**
 - **Street Trees**
- **Ample Sidewalks**
- **Buildings Entrances Oriented To Streets**
- **Parking At Rear And Sides Of Buildings**
- **Parks & Civic Spaces Within 5-minute Walk Of Most Residences**
- **Mixing Residential & Non-Residential Uses**

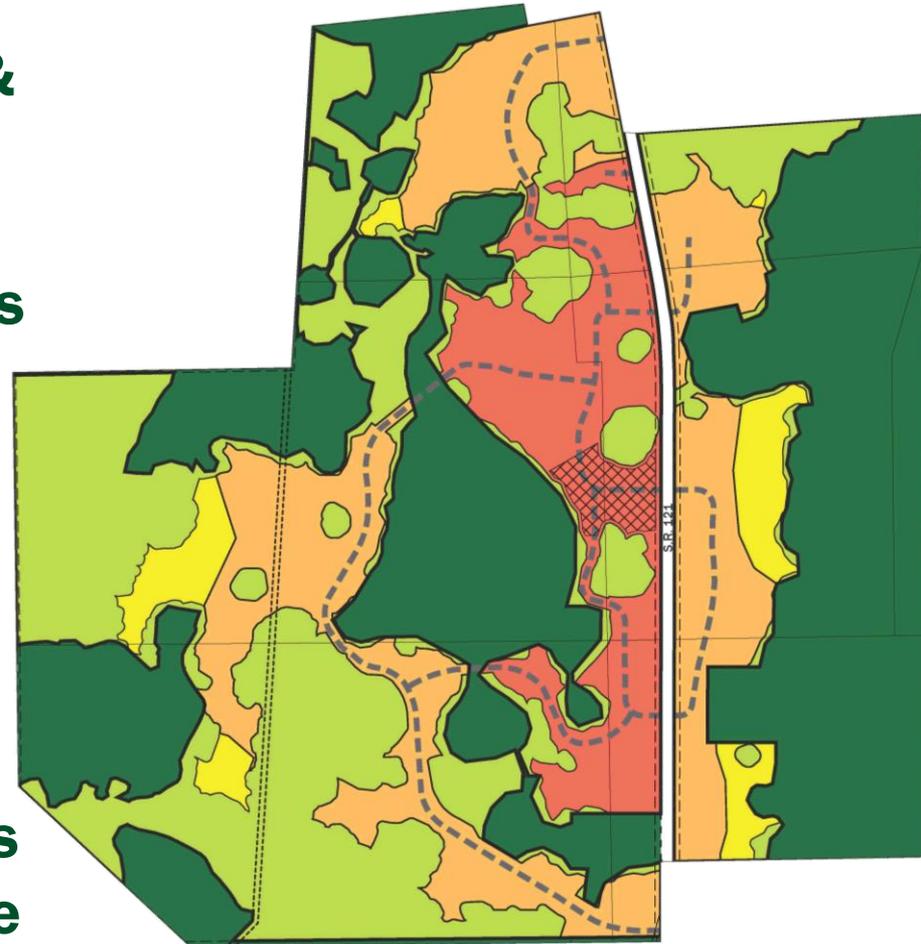


**Concentrate All Non-Residential And
Highest Density Residential In The *Core***

PD: Residential/Single Family Detached Districts



- Traditional Neighborhood Development Pattern Allowed & Encouraged Throughout
- Wide Range Of Residential Uses And Building Types Allowed
- Densities Taper Off With Distance From The Mixed Use District
- Parks, Recreation, Open Spaces And Other Civic Spaces Shall Be Located Within A 5-minute Walk Of Most Residences



PD: Conservation Management District

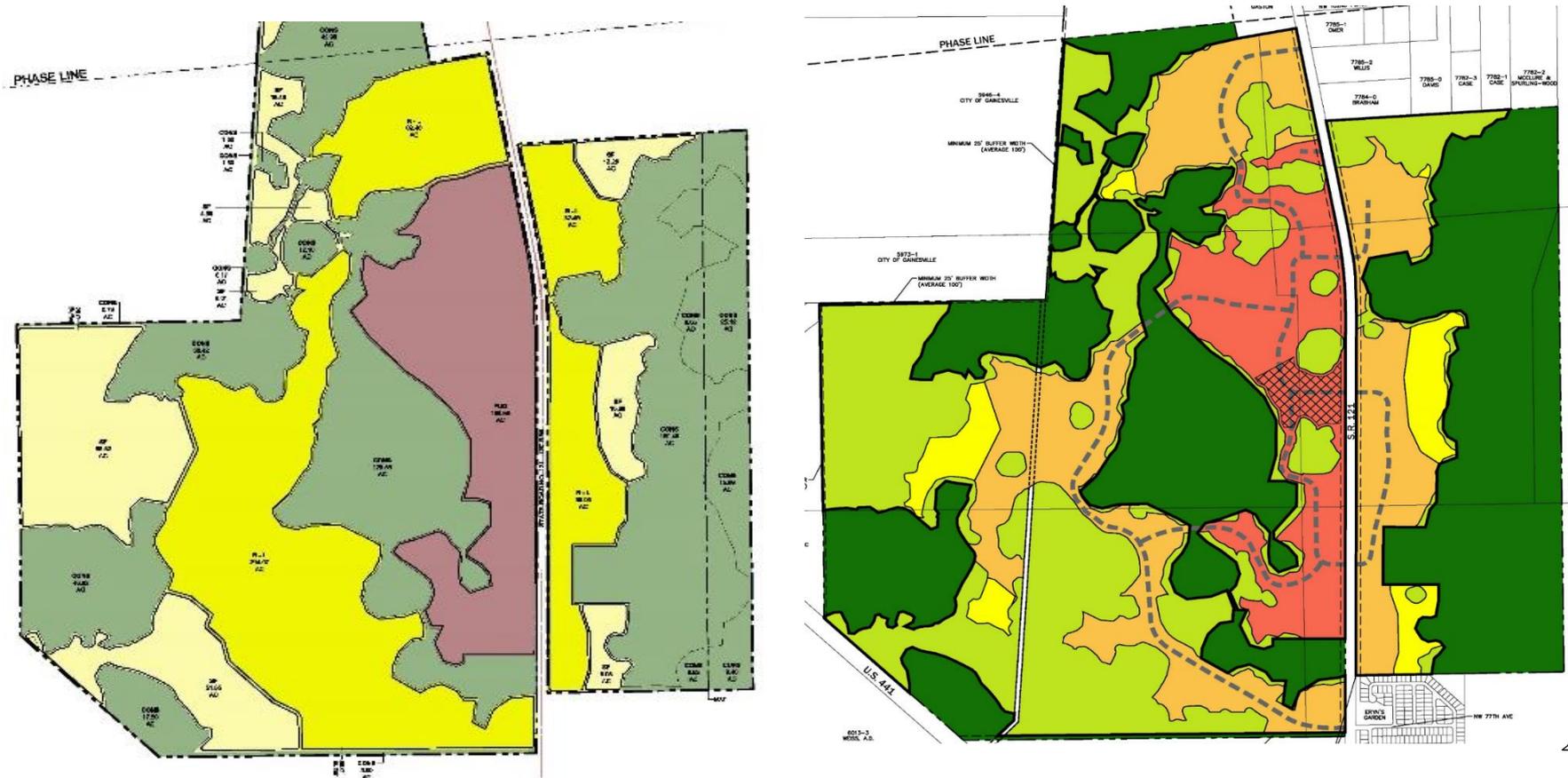


■ Uses & Activities Governed by CMA Management Plan





- Development Standards Tables
- Complete Streets
- Low Impact Development Stormwater Management





PD Zoning 4.0

Table 4.5: Dimensional Standards and Development Requirements

	MIXED USE DISTRICT		RESIDENTIAL DISTRICT	SINGLE-FAMILY DISTRICT
	MIXED USE CORE	MIXED USE		
A. BLOCK STANDARDS				
Maximum Block Perimeter	2,000'	2,600'	N/A	N/A
Rear Alley Requirement for Residential Uses ⁶	100%	N/A	N/A	N/A
B. LOT CONFIGURATION				
Minimum Lot Width	18'	18'	18'	34'
C. DEVELOPMENT INTENSITY				
Maximum Non-residential Building Coverage	100%	80%	N/A	N/A
D. BUILDING FRONTAGE - (Not applicable to Single Family)				
Primary Frontage	60%	50%	N/A	N/A
Secondary Frontage	40%	40%	N/A	N/A
E. BUILDING PLACEMENT IN RELATION TO STREET MEASURED FROM EDGE OF RIGHT OF WAY Consistent Build to Lines shall be established along all streets and public space frontages for each block using the following standards.				
Front Building Façade Setbacks (min)	0'	0'	5'	10'
Front Building Façade Setbacks (max)	10'	20'	N/A	N/A
F. BUILDING SETBACKS MEASURED FROM LOT LINE^{4,5}				
Side Setback	0'	0'	0'	0'
Rear Setback with Alley ¹	0'	0'	0'	5'
Rear Setback without Alley	0'	0'	0'	15'
Rear Setback for Accessory Structure	0'	0'	0'	5'
Front Loaded Garages and Carports Setback from Forward-Most Vertical Element of the Building Façade (min)	N/A	10'	N/A	N/A
G. BUILDING HEIGHT				
Maximum Stories	5	4	4	3
Maximum Feet (measured to roof peak)	88'	60'	60'	42'
H. FLOOR HEIGHTS				
Minimum First Floor Single Family Residential Elevation	1.5'	1.5' if setback is <10'	N/A	N/A
I. GLAZING²				
Minimum First Floor	50%	30%	N/A	N/A

PD: Complete Context Sensitive Streets



- ❑ PD incorporates standards of FDOT's *TND Handbook* and ITE's *Designing Walkable Urban Thoroughfares: A Context Sensitive*

Office Of Roadway Design
Tallahassee, FL

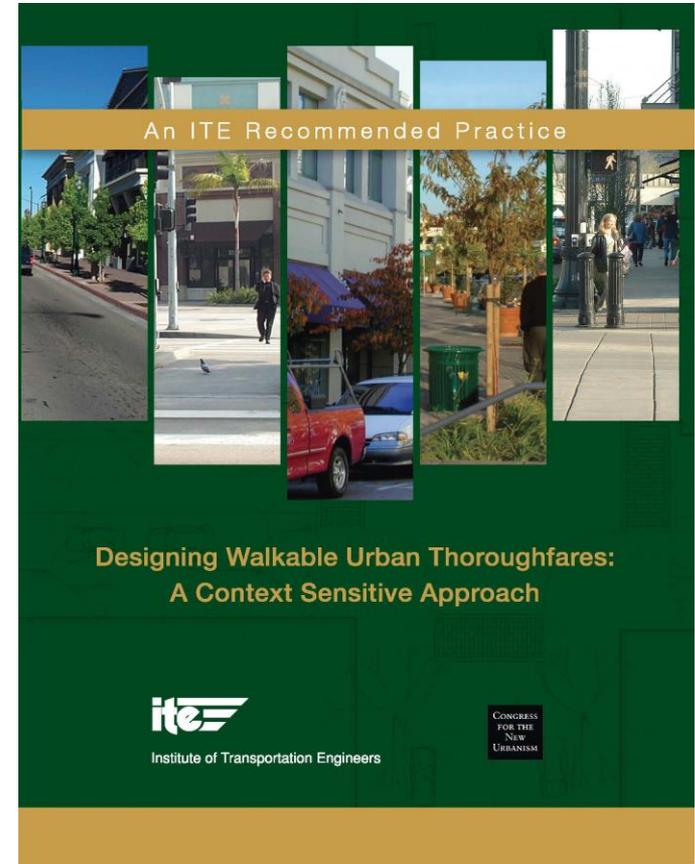


TRADITIONAL NEIGHBORHOOD DEVELOPMENT HANDBOOK

STATE OF FLORIDA
DEPARTMENT OF
TRANSPORTATION



2011



Examples of standards employed by PD:

- ❑ Narrow Collector Street Travel Lanes (10')
- ❑ Narrow Local Street Travel Lanes (9')
- ❑ Narrow Parallel Parking Lanes (7')

PD: Low Impact Development (LID)



☐ LID Strategies To Be Used:

- Traditional Neighborhood Development Pattern
- 90% Of Floodplain Kept Free Of Development
- Clustered Development
- Narrowed Street Widths
- Narrow Lot Widths
- Minimal Building Setbacks
- Smaller Parking Spaces and Narrowed Drive Aisles
- Grass Swales, Bioretention Areas Or Rain Gardens
- Permeable Pavement
- Reuse Of Stormwater For Irrigation
- Use Of Low Volume Irrigation
- Limitations On Use Of Turf
- Minimize Use Of Fertilizers
- Minimize Use Of Potable Water For Irrigation
- Use Of Florida Friendly And Native Plants
- Streets Without Curb & Gutter To Make Bioretention Areas Possible





Architectural Pattern Guidelines Provided In PD Report

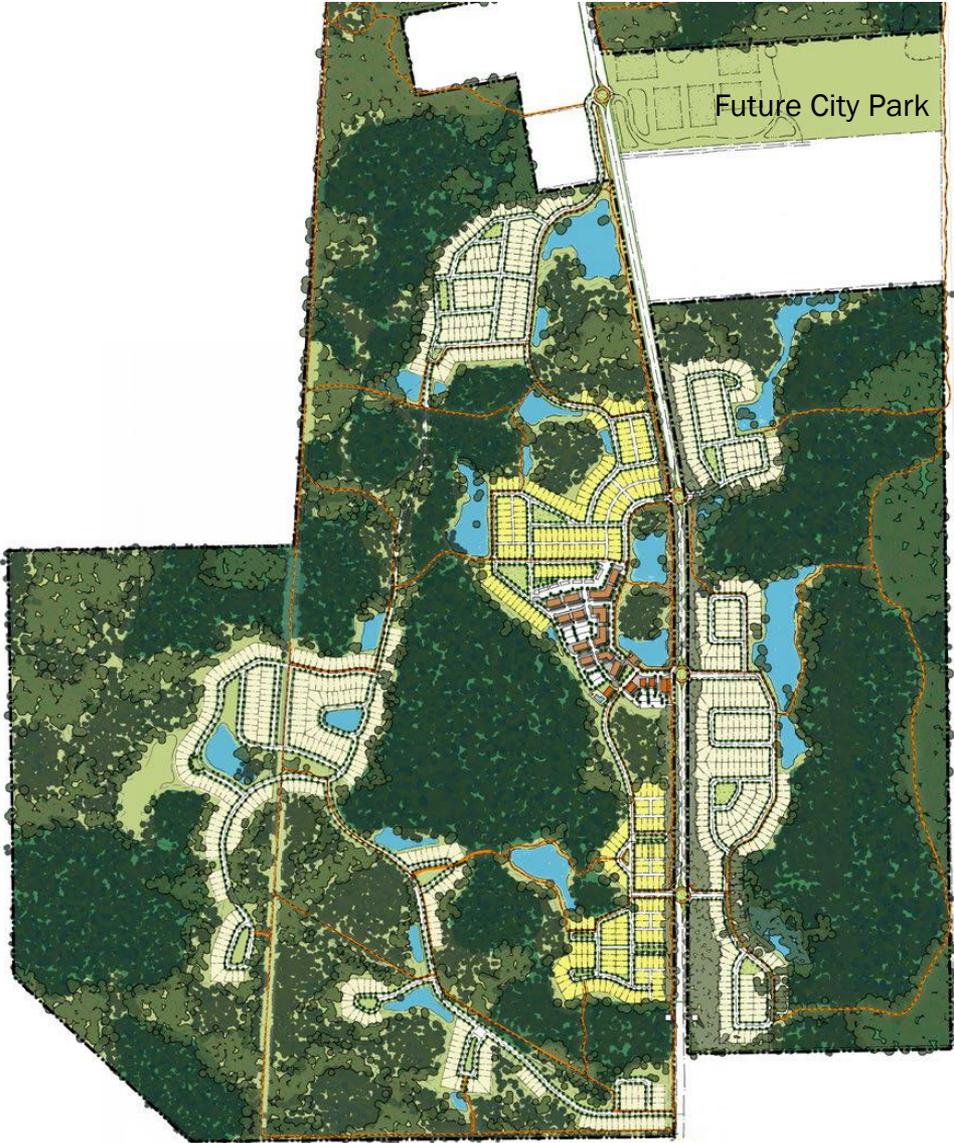
“The American vernacular of the pre-1940 South, found in early St. Augustine, Charleston, Savannah and Key West serve as climate adapted precedents.”



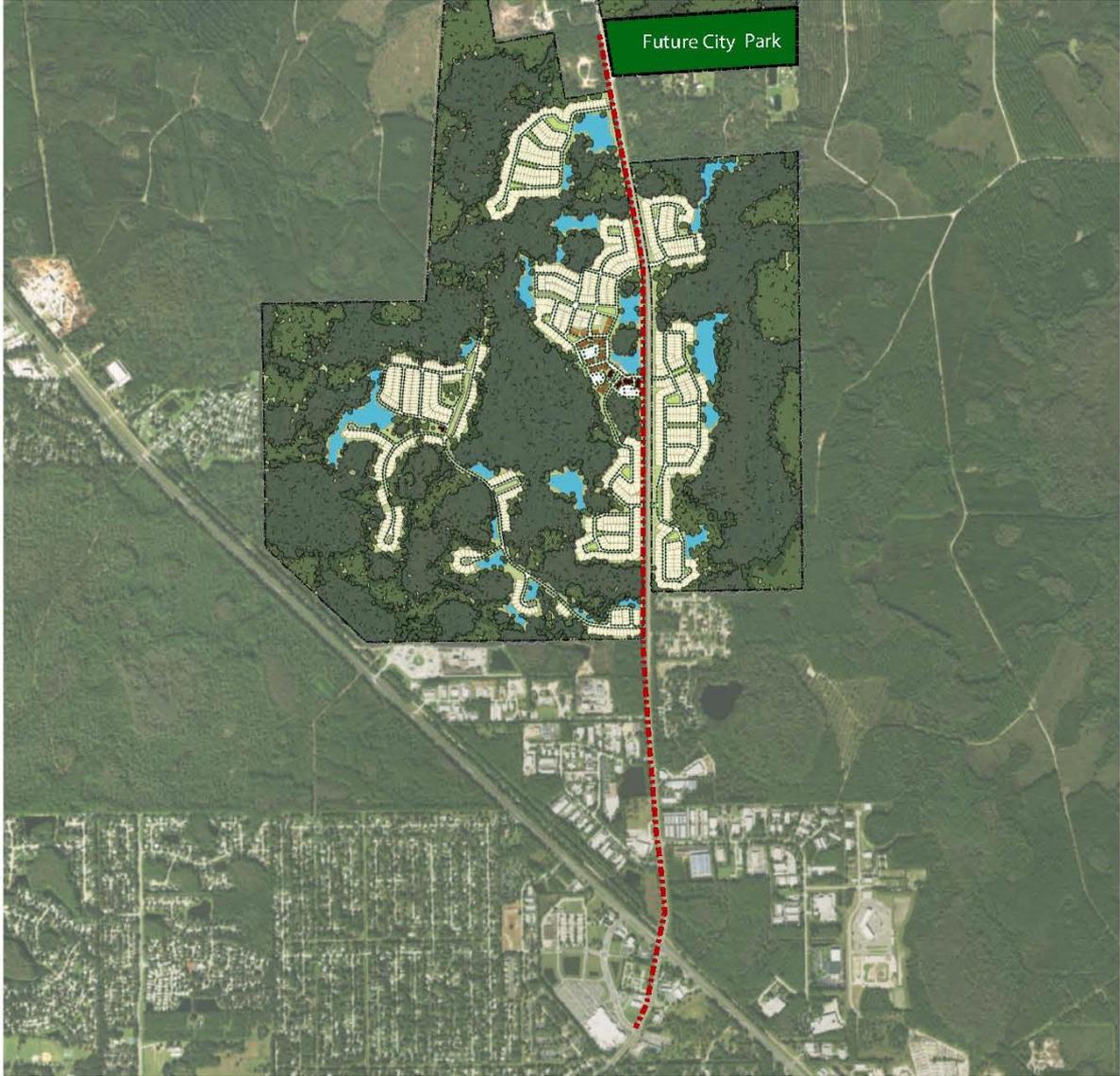
“Elements of Low Country, Southern Traditional, Cracker and Craftsman styles are welcomed at Gainesville 121.”



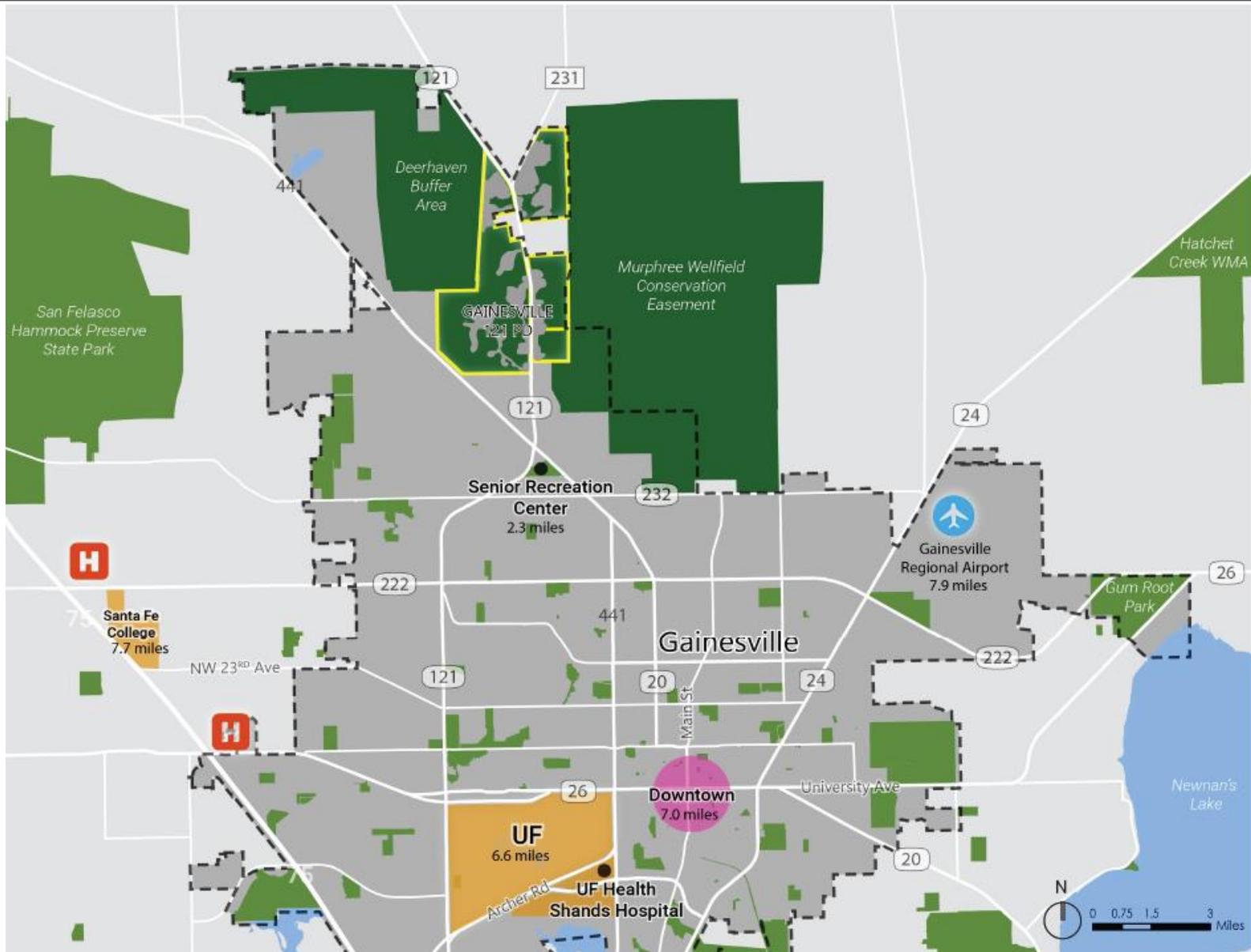
PD: Development Standards – Potential Community



PD: Development Standards – Potential Community



Regional Context



Q&A
