

University Towne Center Planned Development Amendment PB-14-21 PDA

City Commission
Public Hearing
May 1, 2014



CAUSSEAUX, HEWETT, & WALPOLE, INC.

Civil **Engineering** Land **Surveying** Land **Planning** Construction Engineering **Inspection**

PD Amendment Overview



- University Towne Center PD was originally approved in October 1999 by Alachua County. This site was annexed into the City of Gainesville in 2002.
- Approved for 155,000 ft² of Commercial / Retail development.
- Approximately 54,000 ft² has been developed.
- ***No proposed changes*** to the PD Layout Map or entitlements.
- PD amendment proposes to amend the condition regulating ***signage*** and clean up Alachua County references.

Context Map



ILLUSTRATION 1A:
CONTEXT MAP

University Towne Center
Planned Development (PD) Amendment



Prepared by: BRIDGES 318
Project: NAD, 1983 State Plane
Florida, North, FIPS 5003, Feet
Projected, Lambert Conformal Conic
Scale: NAD 83, 10,000,000
CRS: NAD 83, 10,000,000
Standard Parallel 11: 26 30 33.00
Latitude of Origin: 29 00 00.00
GCS: North, Acre Feet, 1983
Date: JAN 07 1, 2014

Legend

- Project Site
- City of Gainesville

Causseaux, Hewett, & Walpole, Inc.
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132 NW 76th Drive, Gainesville, FL 32607
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Aerial Map

ILLUSTRATION 1B:
AERIAL MAP



University Towne Center Planned Development (PD) Amendment



Legend

- Project Site
- Alachua County Tax Parcels

Prepared by: Bradshaw, CBE
Project: NAD, 1983 State Plane
Florida, North, FIPS 5003, Feet
Projected: Lambert Conformal Conic
False: North 101, 0.000000
Central Meridian: -84.500000
Standard Parallel 1: 26.900000
Standard Parallel 2: 29.000000
GCS: North_America_1983
Date: January 1, 2014

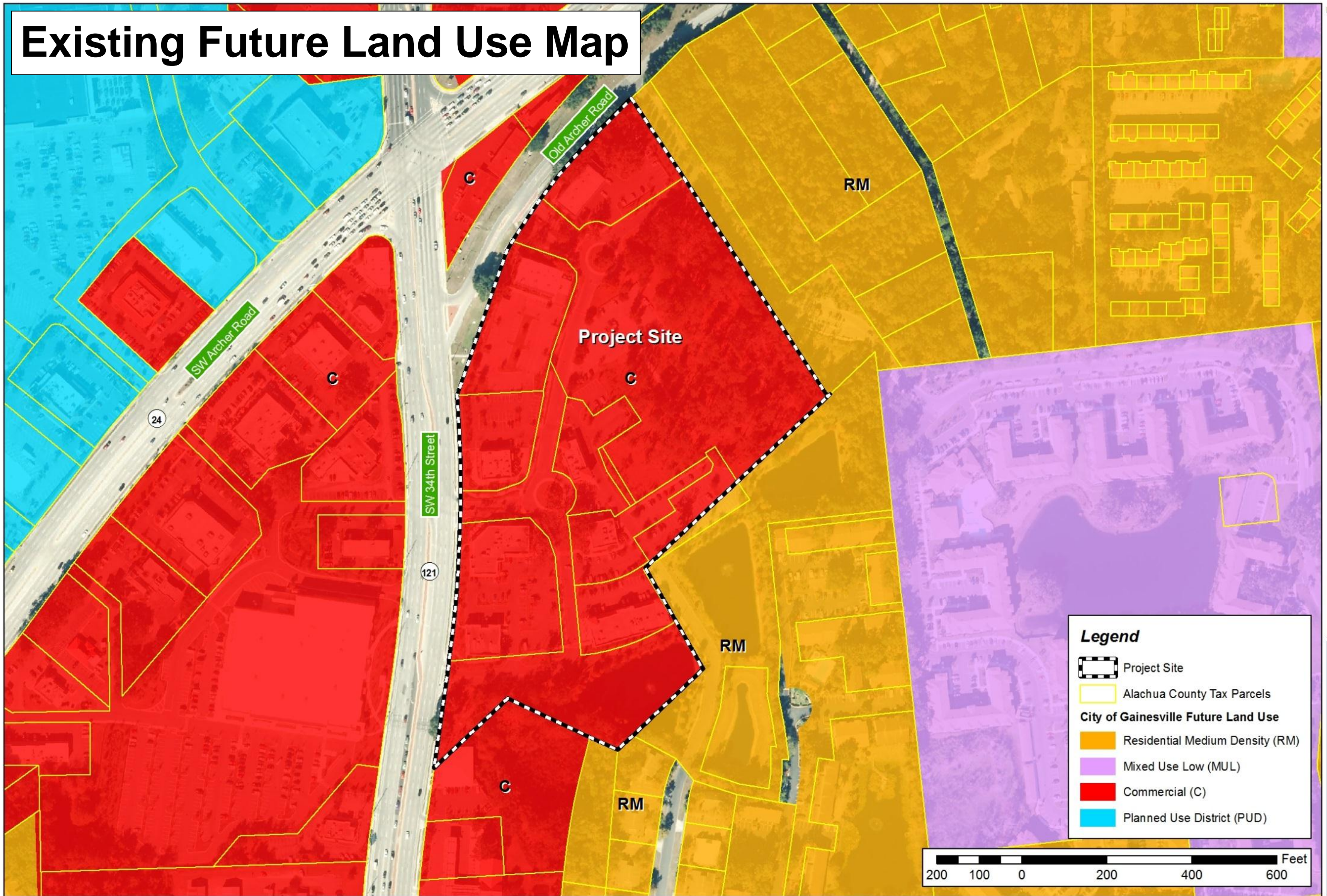
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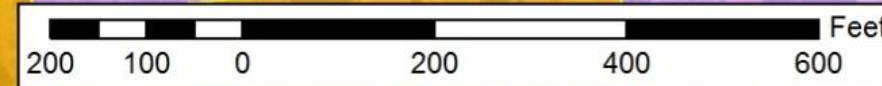
Existing Future Land Use Map

ILLUSTRATION 2A:
FLU MAP



Legend

- Project Site
- Alachua County Tax Parcels
- City of Gainesville Future Land Use**
- Residential Medium Density (RM)
- Mixed Use Low (MUL)
- Commercial (C)
- Planned Use District (PUD)



**University Towne Center
Planned Development (PD) Amendment**

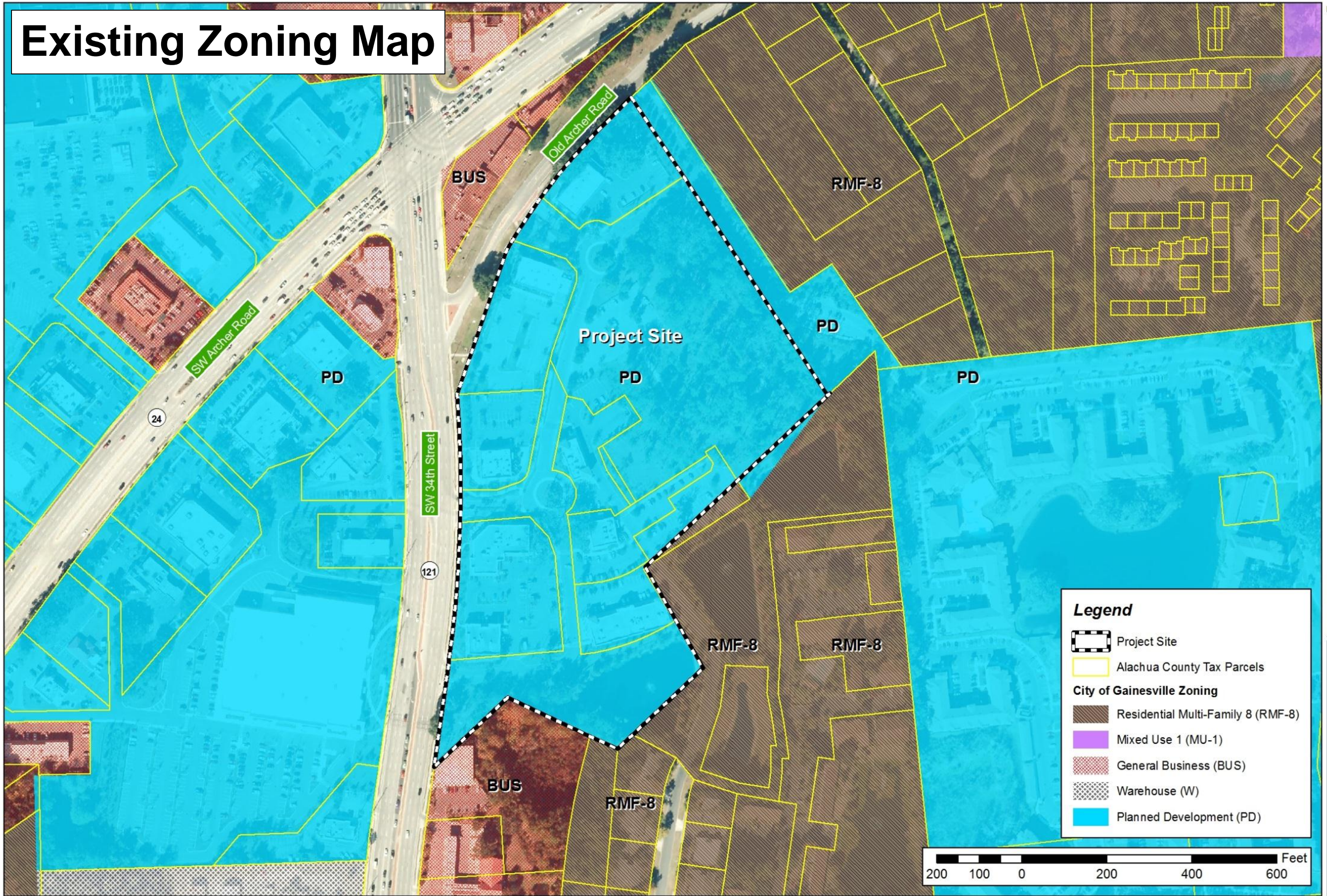


Prepared by: Brody & Co.
 Project: NAD, 1983 State Plane
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 Project: Lamber & Condon/Clark
 File: NAD1983_03000000
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 Standard Parallel 1: 26.963333
 Latitude of Origin: 29.000000
 GCS: North_America_1983
 Date: January 1, 2014

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Existing Zoning Map

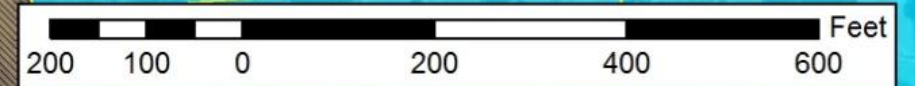


University Towne Center
Planned Development (PD) Amendment



Legend

- Project Site
- Alachua County Tax Parcels
- City of Gainesville Zoning**
- Residential Multi-Family 8 (RMF-8)
- Mixed Use 1 (MU-1)
- General Business (BUS)
- Warehouse (W)
- Planned Development (PD)



Prepared by: Engineer 318
Project: NAD, 1983 State Plane
Florida, North, FIPS 8303, Feet
Projected, Lambert Conformal Conic
Scale: North Up, 0.000000
Central Meridian: -81.500000
Standard Parallel 1: 26.963333
Standard Parallel 2: 29.000000
Latitude of Origin: 29.000000
GCS: North America 1983
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Proposed Signage Condition



- Completely replaces existing signage condition.
- Creates consistency with the City's adopted sign ordinance with only a slight modification to ***directional signs*** and a clarification regarding ***primary signs***.
- Existing, legally permitted signs shall be allowed to remain in their current form.
- University Towne Center PD is unique because it has 20 conditions regulating development and design that do not apply to any other project or property and the proposed new signage will have little or no visibility from a public roadway.

Modifications to City's Condition #10



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

a. Building-Mounted Signs:

i. Each occupant shall be allowed a maximum of two (2) primary frontage signs. Each occupant's maximum primary frontage sign area, inclusive of all primary signs, shall be the building width x 3 up to 200 ft².

b. Special PD Directional Signs:

v. A maximum of ~~five (5)~~ eight (8) 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.

Multiple-Occupancy Building

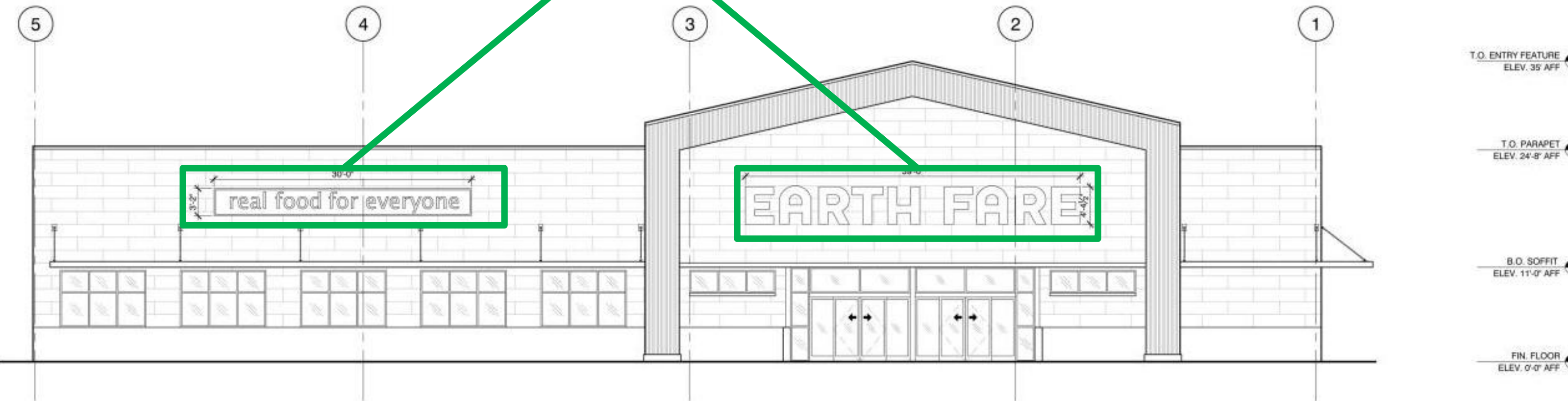


civil engineering land surveying land planning construction engineering inspection

Building-Mounted Signs



Primary Signs
Up to 200 ft² in total area



FRONT ELEVATION

Directional Signs



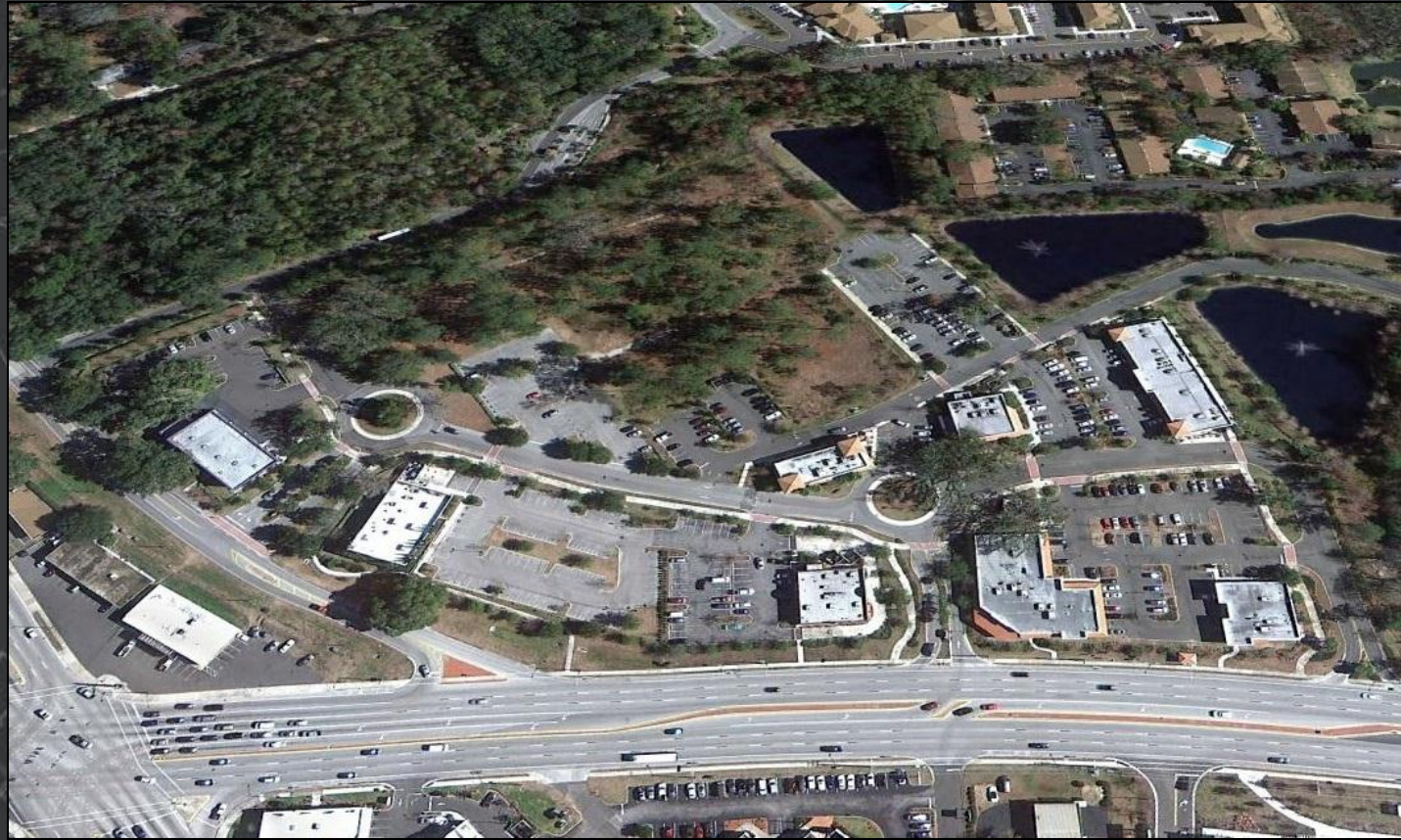
Directional Sign



Conclusions



- Proposed modifications will improve business exposure from within the PD area.
- Proposed modifications are slight and will not create obnoxious signage.
- Proposed clarification regarding Primary Signs is more consistent with the City's existing and draft sign ordinance than previous request.
- ***Requested Action: Approve the PD Amendment, PB-14-21 PDA, with the Applicant's proposed version of Condition #10.***



University Towne Center Planned Development Amendment PB-14-21 PDA

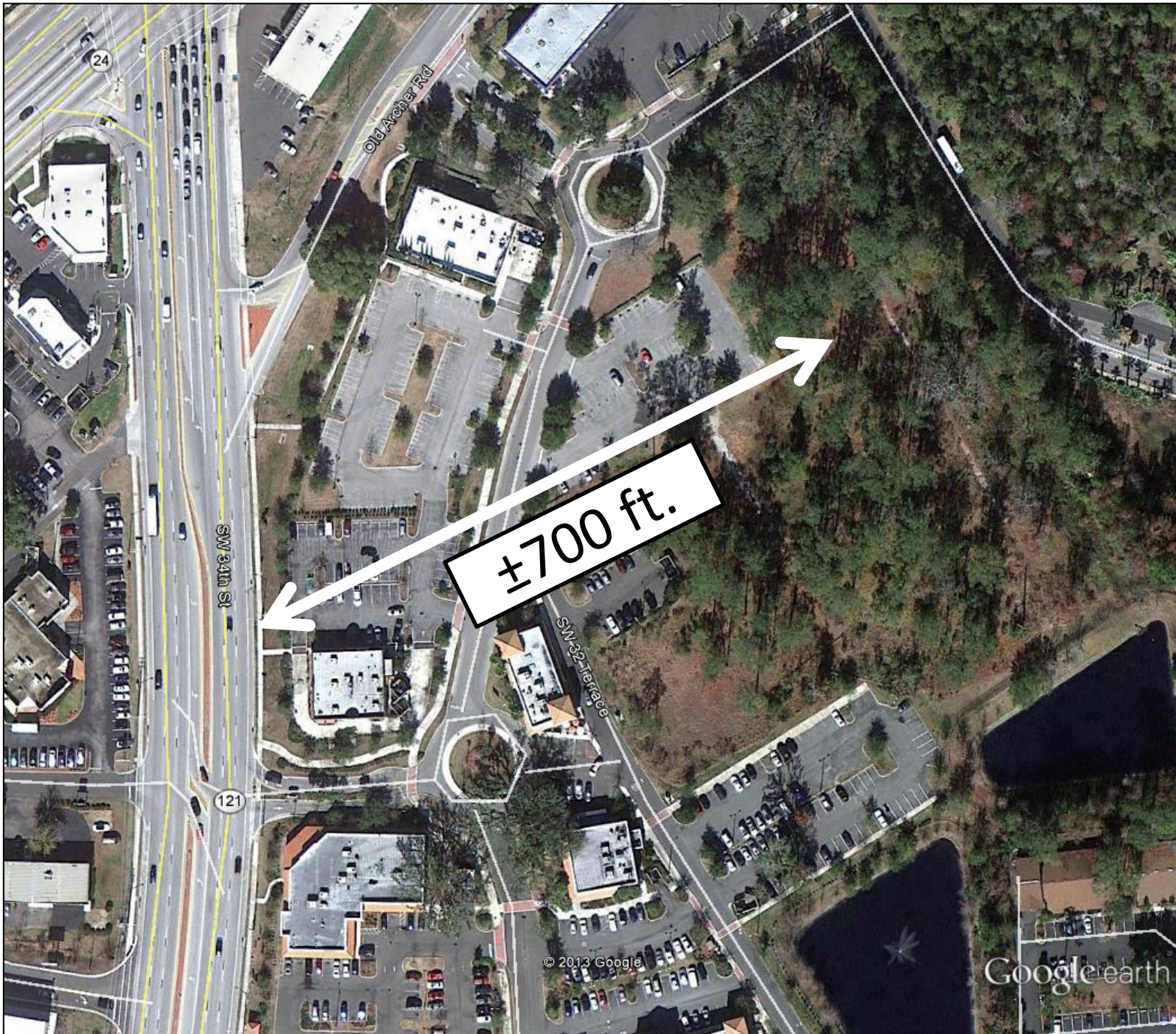
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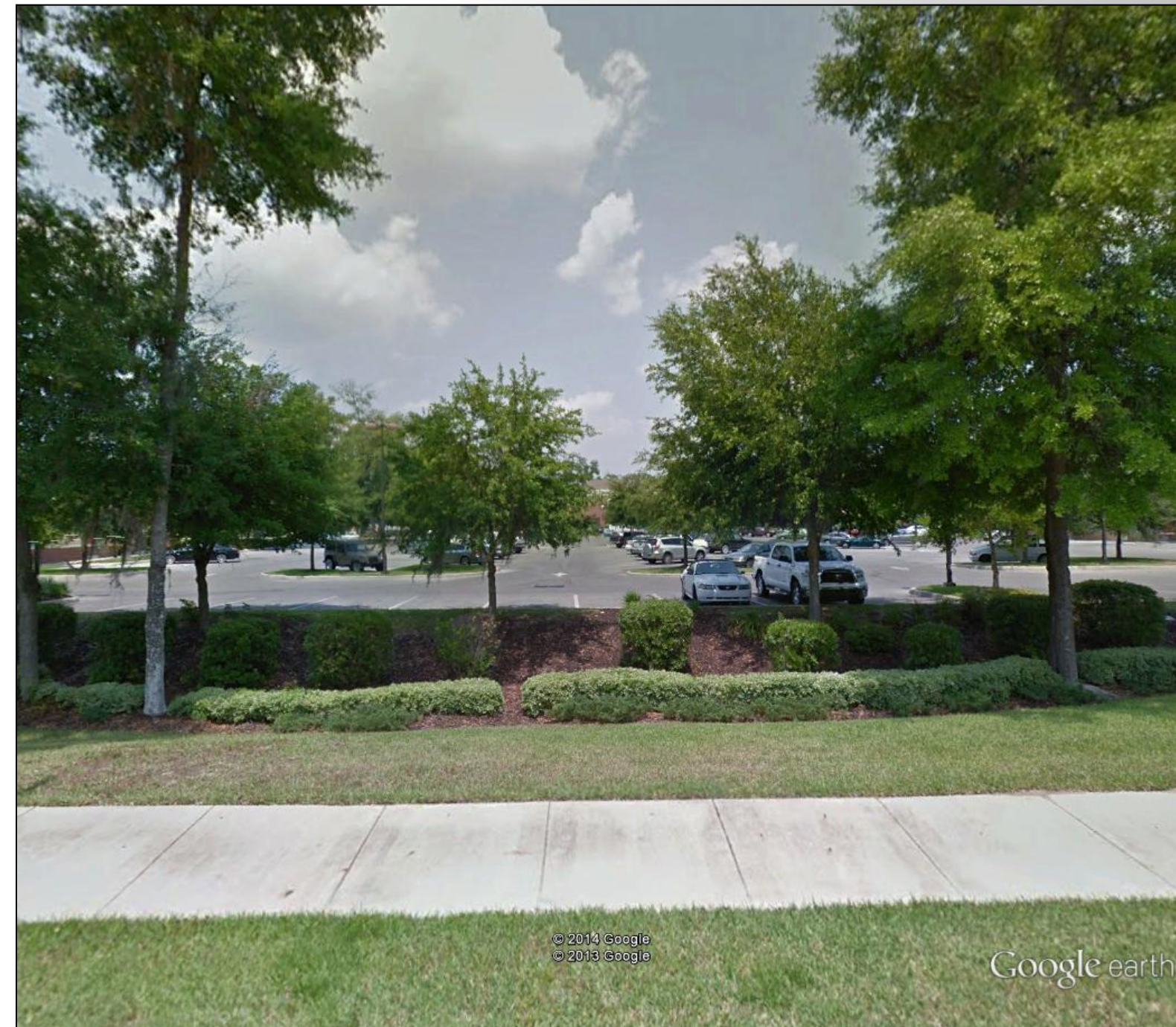
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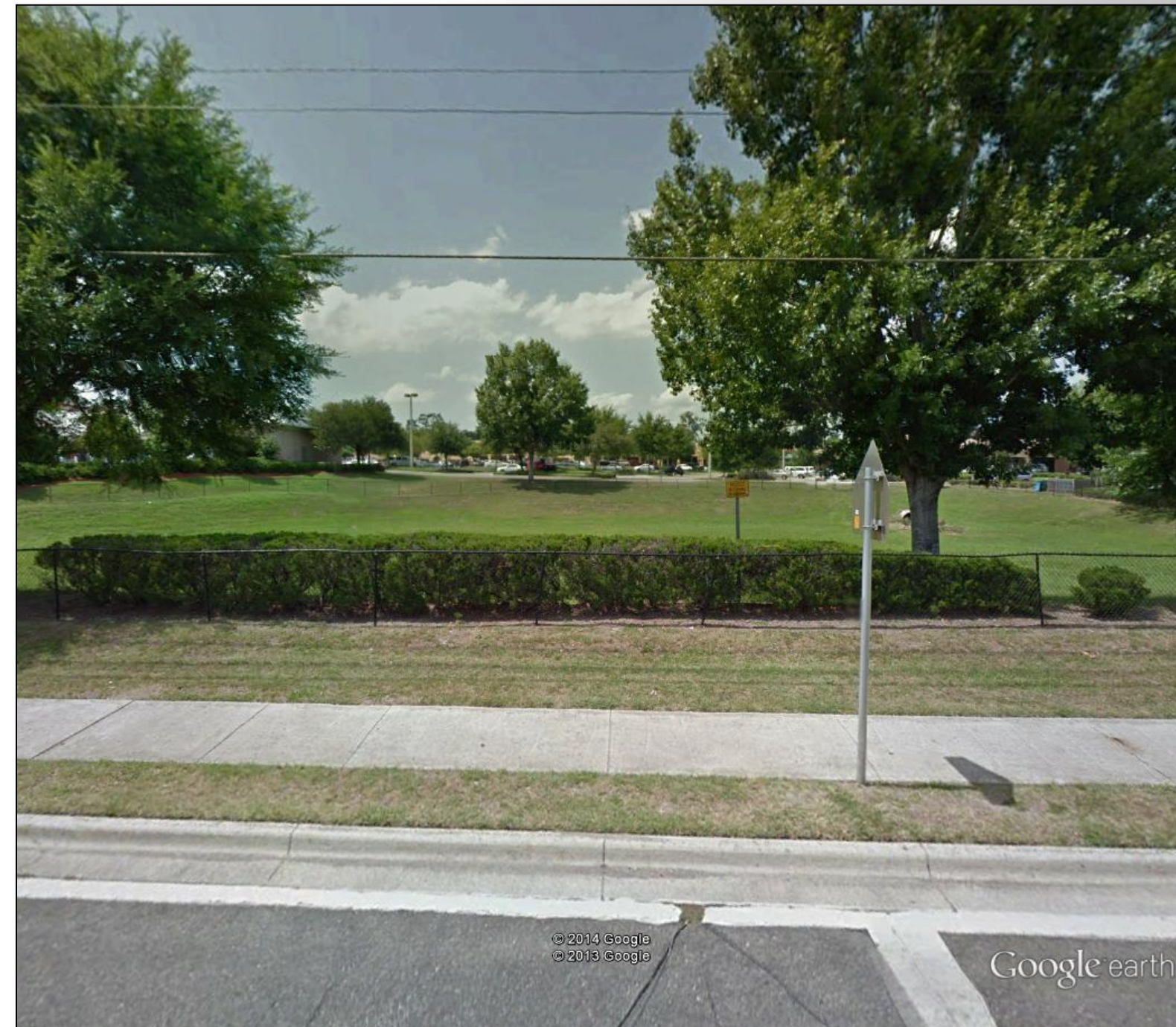
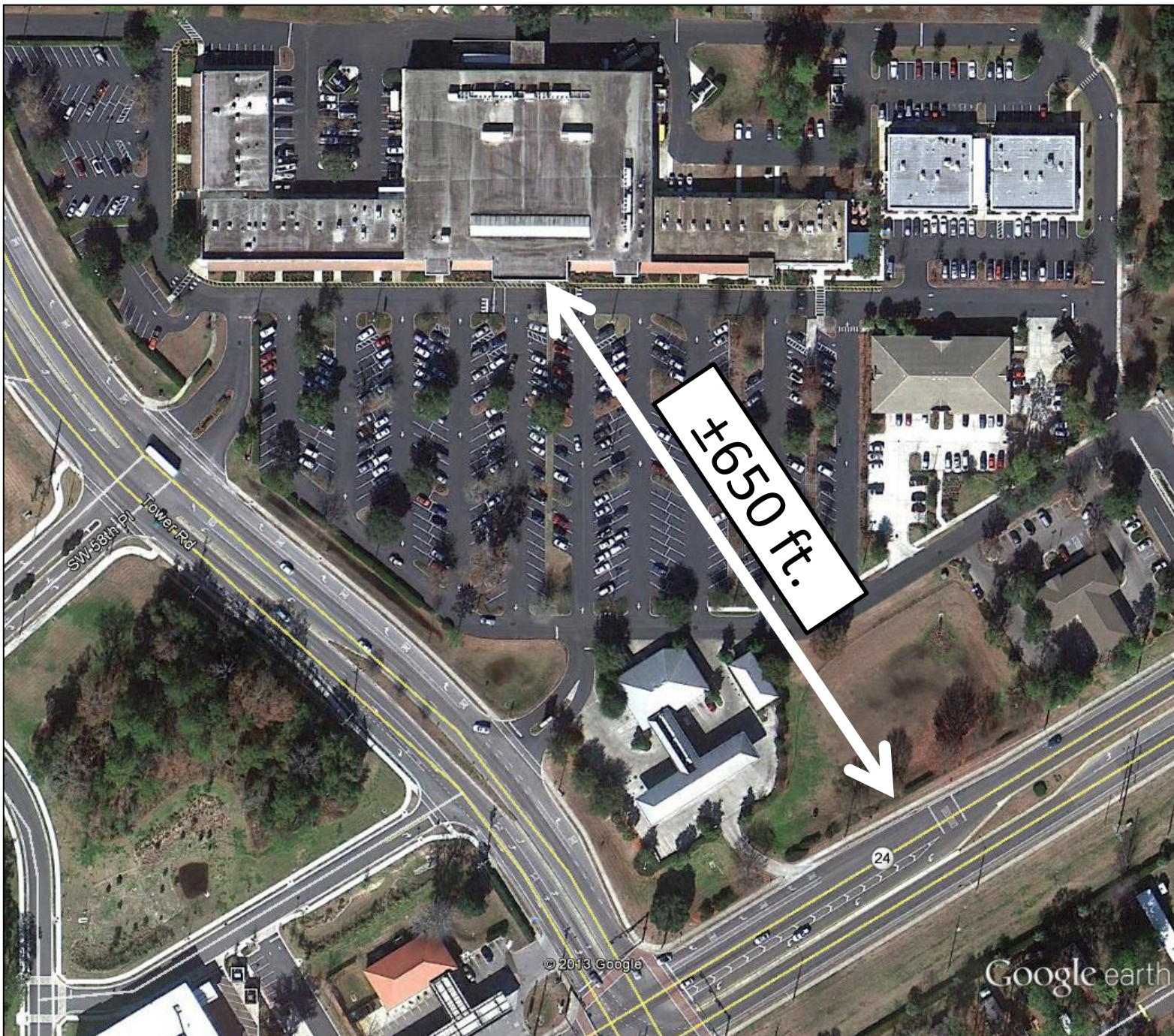
University Towne Center



SW 91st Street



SW Archer Road / Tower Road



SW Archer Road / I-75



University Towne Center



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University Towne Center

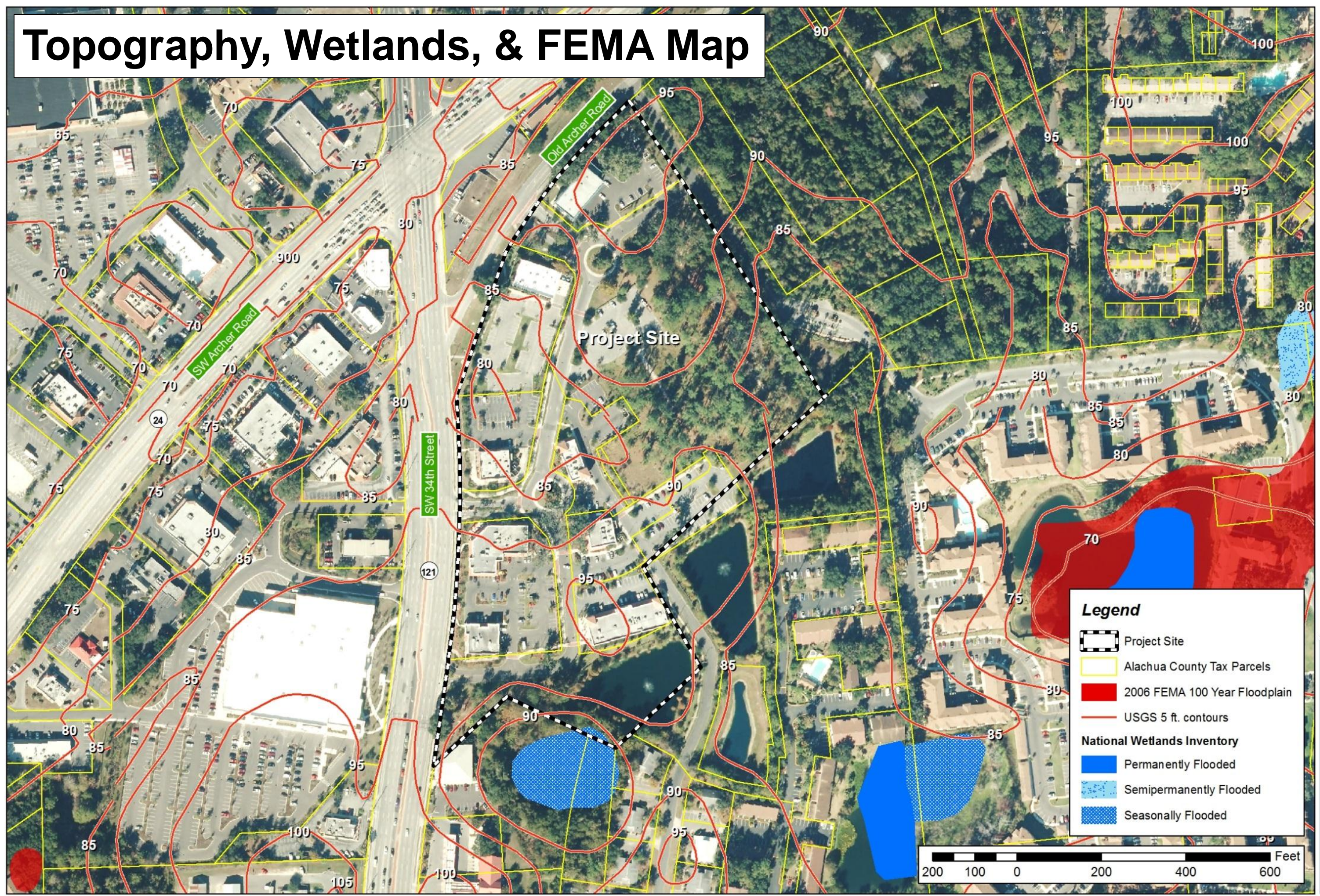


University Towne Center



Topography, Wetlands, & FEMA Map

ILLUSTRATION 4:
ENV. MAP

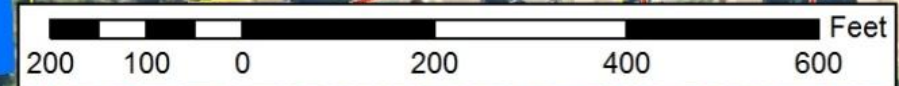


University Towne Center
Planned Development (PD) Amendment



Legend

- Project Site
- Alachua County Tax Parcels
- 2006 FEMA 100 Year Floodplain
- USGS 5 ft. contours
- National Wetlands Inventory**
 - Permanently Flooded
 - Semipermanently Flooded
 - Seasonally Flooded

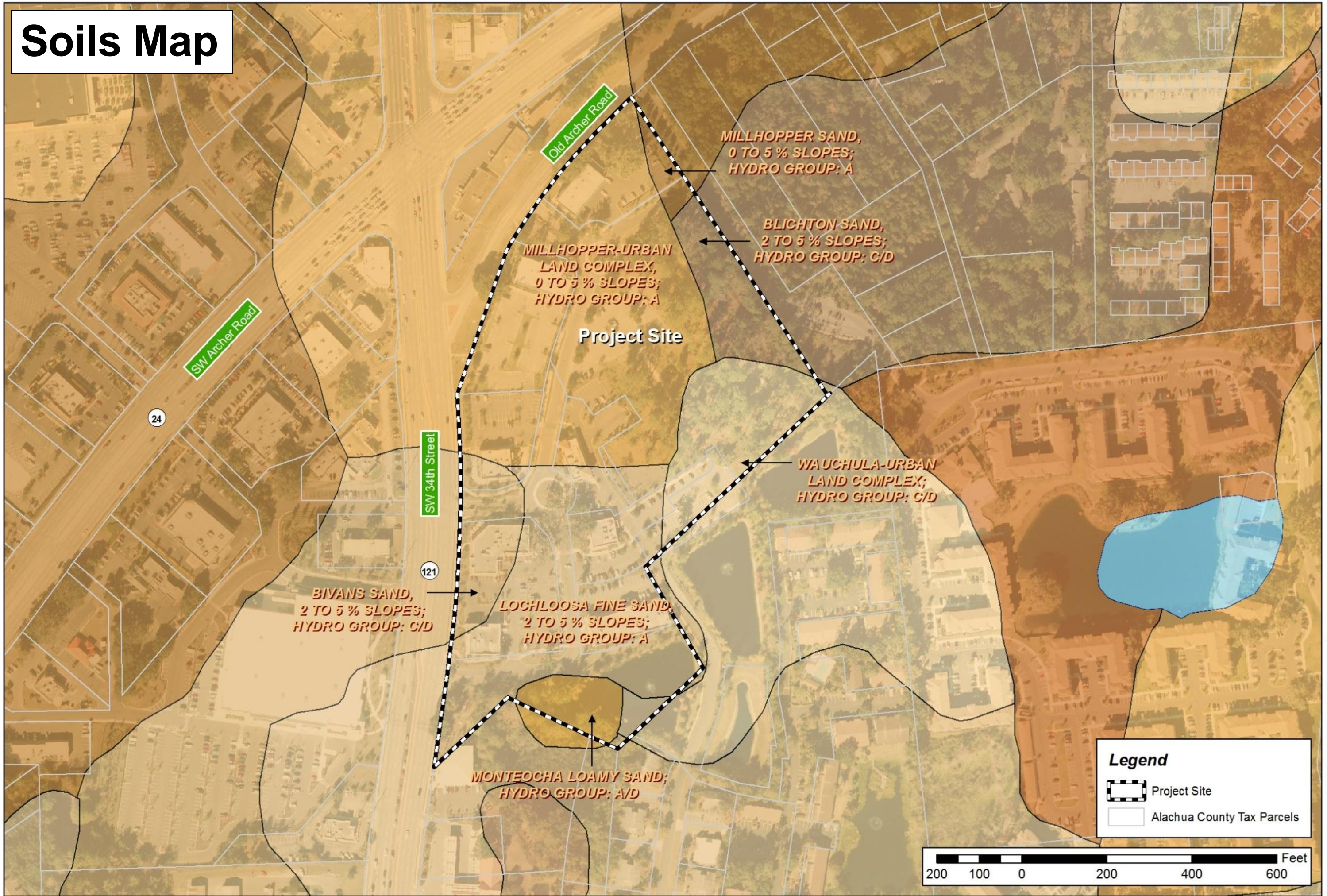


Prepared by: Engineers 3/08
Project: NAD, 1983 State Plane
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Projection: Lambert Conformal Conic
False Northing: 0.000000
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Soils Map



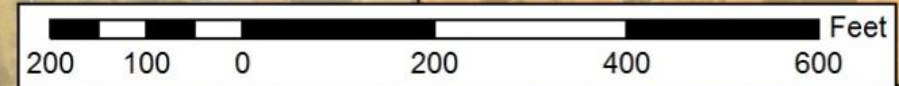
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