



Planning and Development Services Department

PB-12-148 CPA
Amendments to FLUE Policy 4.3.6
Butler Development
5/29/13

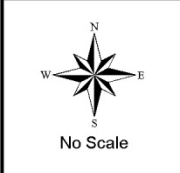
Legistar #: 121107

- **Revisions to the FLU Map Series (deletions & additions) to add property to Butler PUD**
- **Revisions to FLUE Policy 4.3.6 for Butler Development PUD (originally adopted 8/5/10)**
- **Butler team and Staff in agreement on all revisions**



121107F

AERIAL PHOTOGRAPH

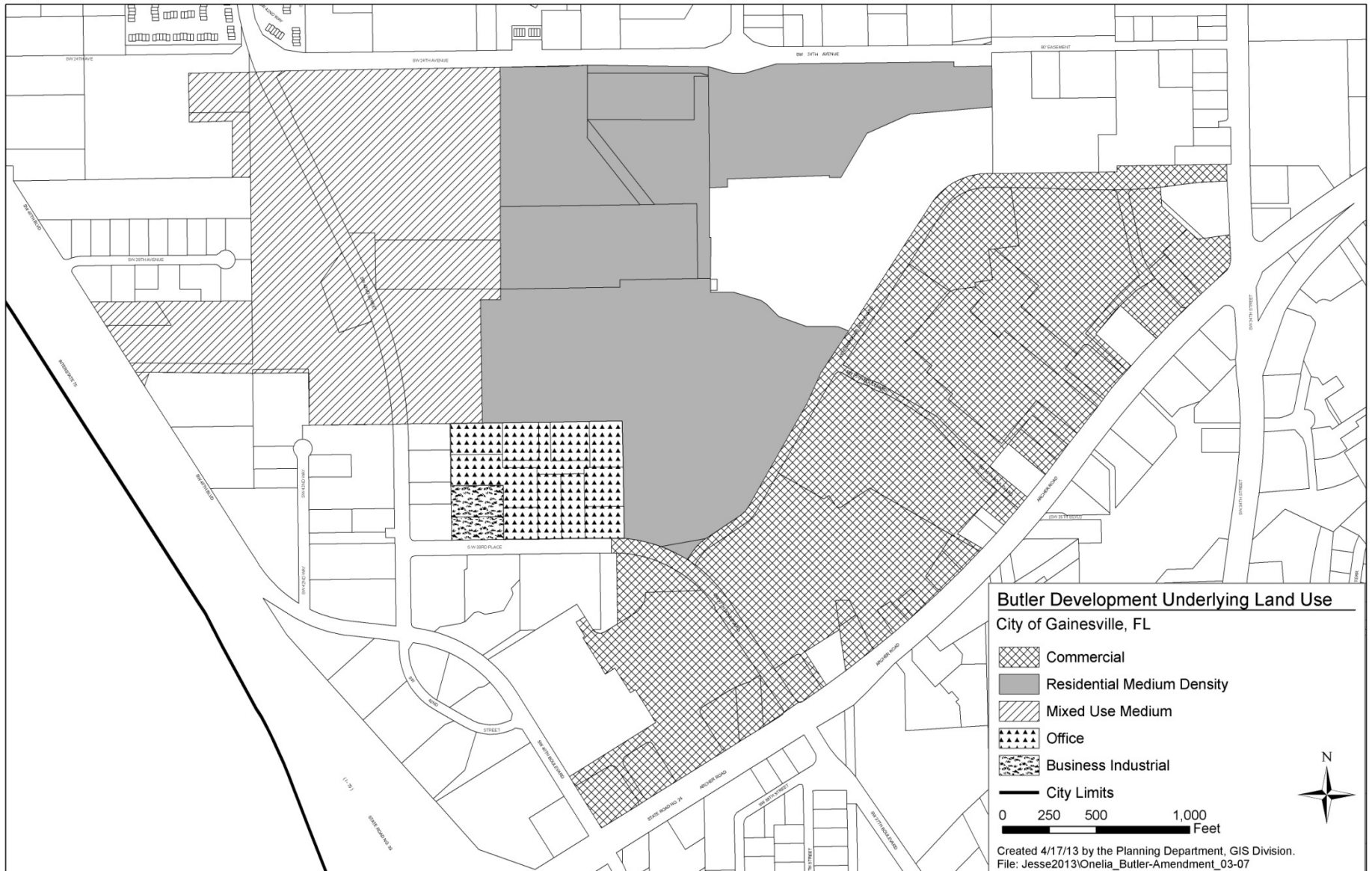


Name	Map(s)	Petition Number
Causseaux, Hewett & Walpole, Inc agent for Clark Butler Properties Corp and Robert Doan and Roy Lambert, Jr agents for Regency Windmeadows Limited Partnership	4344, 4445	PB-12-148 CPA PB-12-150 PDV

- **Overlay land use**
- **Underlying land use category remains**
- **Allows unique, innovative land use proposals**
- **Allows a mix of uses**
- **Must address density/intensity; permitted uses; access by car, foot, transit and bicycle**
- **PD zoning required to implement**

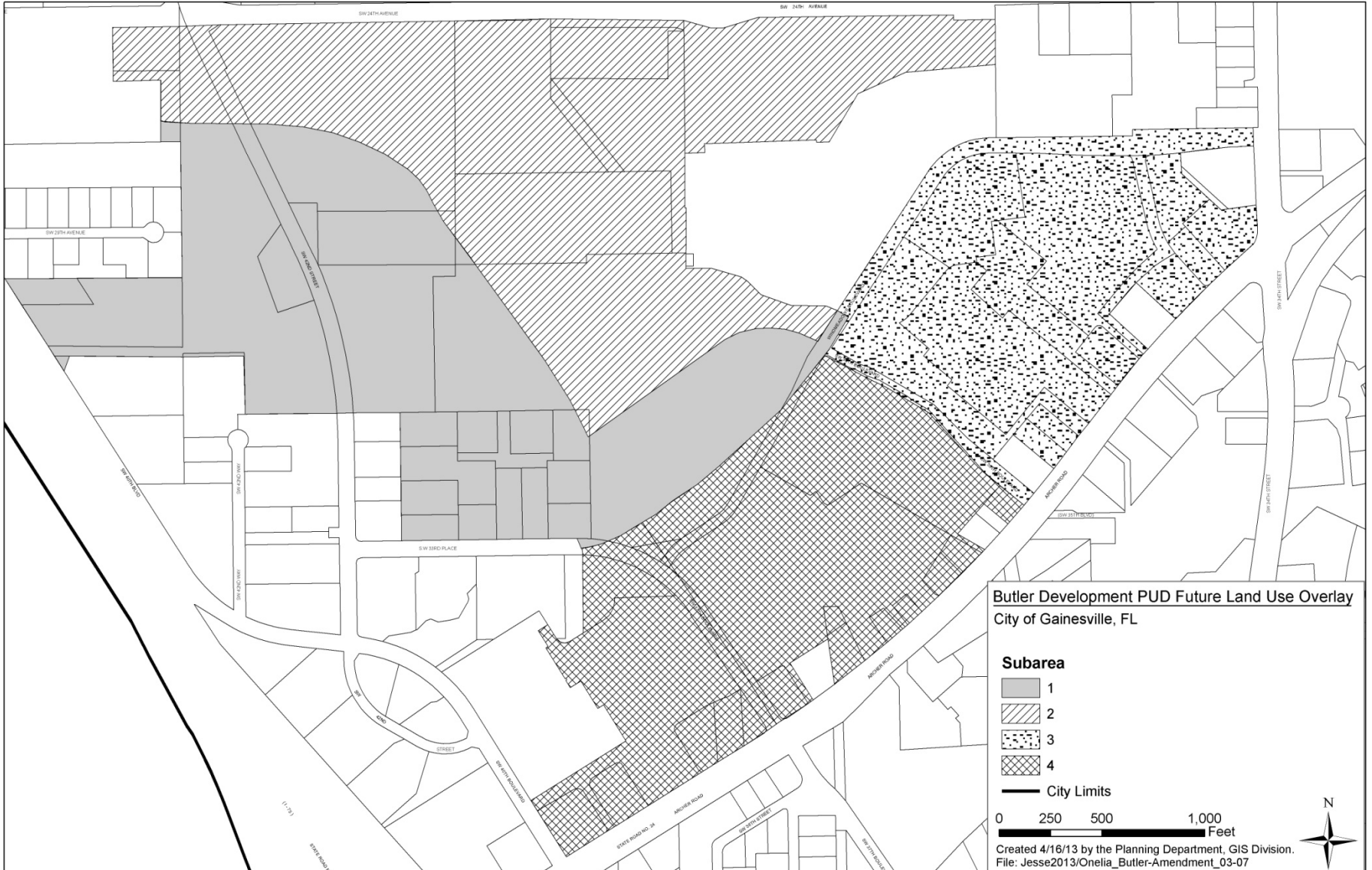
Underlying Land Use

121107F



PUD Overlay with subzones

121107F



- **No change in permitted uses**
- **No change in maximum trips**
- **Maximum trips limits development**
- **Relocation of Town Center to Archer Rd./SW 34th Street area**
- **Increased # of subareas**
- **Changes in policy language for several sub-policies**
- **Addition of 6 small parcels to the PUD**

Proposed Major Changes to Policy 4.3.6

121107F

- **From 3 to 4 subareas**
- **Max building height 8 stories (all subareas)**
- **Added policy language about maneuvering lanes (connect off-street parking areas) 4.3.6.c.6.**
 - **Must have sidewalks and landscaping on at least 1 side**
 - **Limited access on that side (180 feet)**
 - **Allowed in all subareas**

Proposed Major Changes to Policy 4.3.6 (cont.)

121107F

- **Require that PD include criteria for drive-through facilities**
- **Require that PD include criteria for design of gas stations fronting public or private streets & max #**
- **Require that the PD include design criteria for structured parking that fronts public streets**

Proposed Major Changes to Policy 4.3.6 (cont.)

121107F

- Requires service bays for auto-oriented uses be located to side/rear
- Subarea 1
 - PD Ord. must specify stds. for a gridded, interconnected street network & limits on the maximum size of single-use/single-story buildings
 - Average perimeter block size 3,200 ft. (previously perimeter avg. 1,600 feet & not to exceed 2,000 feet)

- **Subarea 2:**
 - **Requires PD Ord. to establish dev. pattern compatible with the Urban Village**
 - **Max perimeter block size of 2,000 feet (previously avg. 1,600 feet; max 2,000)**
 - **No off-street parking in front of buildings that front SW 24th Ave. (Urban Village)**

- **Subarea 3 (Town Center):**
 - Dev. & redev. must meet Town Center design standards in PD Ord.
 - To ensure redev. of this area, requires that PD Ord. set threshold limits on dev. in Subareas 1 & 2
 - Buildings fronting Archer Rd. may be allowed double-loaded row of parking in front of buildings
 - Open space requirement reduced to 10%

Proposed Major Changes to Policy 4.3.6 (cont.)

121107F

- **Subarea 3 cont.**
 - **PD Ord. set design and arch. req. for drive-throughs consistent with Town Center standards and max. number of drive-through lanes**
 - **Deletes req. of average 1,600 foot perimeter block size, but leaves the max. 2,000 feet**

Proposed Major Changes to Policy 4.3.6 (cont.)

121107F

- **Subarea 4**
 - **Deletes req. of average 1,600 foot perimeter block size, but leaves the max. 2,000 feet**
 - **PD Ord. must est. thresholds associated with redev. that include requirements for a street layout plan to establish grid**

Proposed Major Changes to Policy 4.3.6 (cont.)

121107F

- **General provisions:**
 - **Added sub-policy concerning City vacating SW 42nd Street with timing provision for developer to convey SW 62nd Blvd. extension**
 - **RTS review of dev. plans impacting transit routes**
 - **Revised policy to require thresholds/timeframe in the PD Ordinance**
 - **New timing/threshold for I-75 southbound turn lane**

Proposed Major Changes to Policy 4.3.6 (cont.)

121107F

- **General Provisions cont.:**
 - **Transportation mitigation references clarified concerning existing TCEA Agreement**
 - **New policy about connectivity between Butler Development and the area west of I-75. Requires PD Ordinance set timing, connectivity and design requirements**
 - **Deleted policy concerning allowing Al. Co. to use a stormwater area for staging for proposed bridge (no longer necessary)**

- **On 2/19/13, the Plan Board made only 1 recommended change from the Staff recommendation:**
 - **Only limit parking in front of buildings fronting on SW 24th Ave. due to the Urban Village**
 - **Staff recommendation to prohibit parking in front of buildings on SW 62nd Blvd. and SW 38th St. was removed**

- **Staff worked with applicant on changes after the Plan Board meeting for consistency with the PD conditions and for clarification of certain issues.**
 - **Maneuvering lane definition policy changed to match the PD**
 - **Policy 4.3.6.c.10. added text requiring that the PD identify the subareas where gas station are allowed and the maximum number allowed**
 - **Subarea 3 buildings fronting Archer Rd. may have double-loaded row of parking in front of buildings**

Post-Plan Board changes (cont.)

121107F

- **Changes cont.**
 - **Added text requiring that the PD ordinance include design and timing requirement for connection of SW 30th Avenue to the proposed SW 30th Avenue bridge street system east of I-75**
 - **Clarified that the threshold for the I-75 southbound left turn lane is based on net, new p.m. peak hour trips**

**Approve Petition PB-12-148
CPA as modified by the Plan
Board and as further
modified by Staff
subsequent to the Plan
Board meeting.**

Plan Board Voted to Approve 4-2