

030905C

SITE PLAN EVALUATION SHEET

FIRE PROTECTION/LIFE SAFETY REVIEW

<u>Petition No.:</u> 11PDV-04PB	<u>Due Date:</u> 1/22/2004	<u>Review Type:</u> Planned Development
<u>Review for:</u> Technical Review Staff Meeting	<u>Review Date:</u> 1/14/2004	<u>Project Planner:</u> Carolyn Morgan
<u>Description:</u> Sable Preserve PD 1609 NW 29 RD		

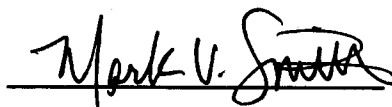
- Approvable**

 Approvable

 Subject to Comments

 Disapproved

 Concept

<input checked="" type="checkbox"/> Plan meets fire protection requirements of Gainesville's Land Development Code Section 30-160 as submitted. <input type="checkbox"/> Revisions are necessary for plan to meet the requirements of Gainesville's Land Development Code Section 30-160. <input type="checkbox"/> Revisions are necessary for compliance with related codes and ordinances and are submitted for applicant information prior to further development review.	Comments By:  MV Smith, #232 Fire Safety Inspector
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Revisions/Recommendations:

Provide the location and size of all existing water mains including fire hydrants within the site and 300 feet surrounding it. [Land Development Code Section 30-214(3)b.3]

SITE PLAN EVALUATION SHEET

BUILDING INSPECTION DEPARTMENT REVIEW

Petition No. 11PDV-04PB	Review Date: <u>1/16/04</u>	Review Type: <u>Planned Development</u>
Review For : <u>Plan Board</u>	Plan Reviewed: <u>2/13/200</u>	
Description, Agent & Location: <u>Causseaux & Ellington, Inc., Sable</u>	Project Planner: <u>Carolyn Morgan</u>	
<u>Preserve PD, 1609 NW 29 Road</u>		

APPROVABLE APPROVABLE DISAPPROVED CONCEPT
SUBJECT TO COMMENTS

<p>This site plan has been reviewed for compliance with Chapter 5 of the Standard Building Code & for accessible routes of the Florida Accessibility Code for Building Construction. Complete code compliance plan review will be performed at Building Permitting.</p>	<p>Comments By:</p> <hr/> <p>Brenda G. Strickland Plans Examiner</p>
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REVISIONS / RECOMMENDATIONS:


The Building Department has no problem with the proposed PD layout plan knowing that a preliminary/final site plan will be submitted for review.

SITE PLAN EVALUATION SHEET

CITY ARBORIST 334-2171 – Sta. 27

Petition: 11PDV-04 PB Review date: 2/10/04 Project: Sable Preserve – 1609 NW 29 th Rd. Agent: Diamond Regal Development-Casseaux & Ellington	Review: Rezoning Planner: C. Morgan
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APPROVED (as submitted)
 APPROVED (with conditions)
 DISAPPROVED

<input type="checkbox"/> Tree Survey Required <input type="checkbox"/> Landscape Plan Required <input type="checkbox"/> Irrigation system required <input checked="" type="checkbox"/> Attention to conditions (revisions/recommendations)	Comments by:  Meg Niederhofer City Arborist
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A tree survey is not required for approving the PD zoning change, but one has been supplied. Many of the trees, however, are not identified to genus and species as required by Code (30-160 d 4). Three Heritage Live Oaks are identified and I recommend the authorizing ordinance for the zoning change state:

1. The 48", 40" and 22" Heritage Live Oaks must be preserved in full accordance with the provisions in Sec. 30-255 "Tree preservation during development and construction."

In addition, there is a planting of five large Pecan trees and one Black Walnut (a rare species in Gainesville's urban forest), so the ordinance should also state:

2. The five Pecan Trees and Black Walnut should be saved.

Although this site is not heavily infested with invasive exotic plants, there are locations of beginning colonization by Air Potato and other species on the list of "Invasive Nonnative Plant Species" [Code Sec. 30-251 (4) g], so the ordinance should state:

3. A plan to eradicate invasive nonnative plant species specified in the Gainesville Code shall be required prior to site plan approval and shall have been implemented prior to the issuance of the certificate of occupancy on the first building. By the time of the issuance of the certificate of occupancy on the final building, no invasive exotics shall exist on the site.

Finally the authorizing ordinance should state:

4. There shall be no encroachments or land disturbance within the 50' wetland setbacks. This includes the drainage retention area.

February 6, 2004

Petition 11PDV-04 PB Causseaux & Ellington, agent for Diamond Regal Development, Inc. Rezone property from RMF-5 (residential low density 12 du/acre) to PD (planned development) for a single-family development at 12 du/acre. Sable Preserve PD. Located at 1609 Northwest 29th Road. (CAROLYN)

Comments: A full review is being completed due to extensive natural resource concerns associated with this site.

Confirmation of wetland delineation and evaluation of the area proposed for wetland mitigation will be evaluated by ACEPD staff with the consultant February 16th. Completion of analyses and full recommendations for this site cannot be provided until that time.

One gopher tortoise burrow, recently active was located on the site. Because the gopher tortoise is a State-listed species, EPD recommends that the Florida Fish and Wildlife Conservation Commission (FFWCC) be contacted regarding the proper procedure for handling active tortoise burrows on a development site. Construction permits should not be issued until documentation is received to verify that state permitting issues regarding gopher tortoises have been completed.

Based on its location along the creek and several known archaeological sites in this general area, there is a moderate probability that the site is an archaeological site. Therefore, should this project be approved, the EPD recommends an archaeological assessment survey be conducted prior to any project-related ground disturbance.

Petition 13SPL-04 DB Joe Montalto, Jr., P.E., agent for Mark Barrow, Trustee. Preliminary and final development plan review for additional parking and walkways at the Matheson Historical Center. Zoned: PS (public services and operations). Located at 513 East University Avenue. (BEDEZ)

Comments: The silt fence has now been depicted on sheet 4 of plans. There are two additional notes on this sheet related to a sedimentation control plan. Note 2 indicates disturbed areas will be completely grassed by completion of construction. Due to the proximity of the site to the creek, plans should include stabilization of all devegetated, bare soil areas within a few days.

Petition 14SPL-04 DB Alison Fetner, P.E., agent for Great Oaks Properties. Preliminary and final development plan review for a medical office building. Newberry Medical Plaza. Zoned: PD (planned development). Located in the 4300 block of Newberry Road, south side. (GENE)

Comments: All changes to notes regarding contact information in the event of sinkhole/chimney occurrence have been corrected. All recommended changes to notes regarding erosion and sedimentation control have also been corrected.

A contingency plan for planting water tolerant tree species such as ash or cypress in the retention basin to replace existing trees that may not survive the increased amount of water in basin was not provided. The agent and City staff have indicated the existing code requirements will address need for replanting of trees that do not survive.

**SABAL PRESERVE
RESIDENTIAL PLANNED DEVELOPMENT (PD)**

PLANNED DEVELOPMENT REPORT

**Submitted in accordance with the requirements of
Section 30-211, 213 & 214, City of Gainesville, Land Development Code**

PURPOSE AND INTENT

The purpose of the proposed Planned Development (PD) zoning category is to allow the utilization of unique neighborhood design principles to develop a residential neighborhood of up to 316 dwelling units with an enhanced sense of community ownership. Ownership aids in creating a distinctive and innovative product, compatible with the character of the surrounding single- and multi-family uses and respectful of existing environmentally-sensitive site areas.

Some of the design principles employed within the PD include site-conducive multi-family attached townhomes, sidewalks on both sides of the street, and exemplary multi-modal vehicular/bicycle/pedestrian opportunities which promote internal and external connectivity. The proposed PD is in close proximity to existing employment opportunities, shopping centers, recreation centers, and public and private schools that are all easily accessible. Glen Springs Elementary, Westwood Middle, and Gainesville High Schools are located proximate to the site. To the southeast is a flood plain associated with the Hogtown Creek.

Therefore, the purpose of the PD is to allow design flexibility and project phasing to create a closely integrated community with the context area and the site's natural features. The PD's flexibility will allow a greater number of units per building, than in standard zoning, in an effort to minimize site infrastructure. In addition, the PD's phasing plan promotes preservation of environmentally-sensitive areas by allowing unit concentration away from natural site features.

In conclusion, the proposed PD exceeds the minimum requirements identified in Sec. 30-213 for rezoning property to a PD. Concurrently, the PD also allows the applicant to utilize unique neighborhood design principles to develop the proposed ownership-based residential neighborhood. These characteristics are what set the PD apart from what is currently allowed within conventional residential zonings. The PD's proposed design features are unique, and are further defined in the following sections. Diamond Regal Development, Inc. is proposing to rezone the project site's 26.4 acres from the existing RMF-5 (Residential Multi-Family) zoning district with limited development standards to a Residential Planned Development (PD) District.

CONSISTENCY WITH PD OBJECTIVES

The following is a description of the proposed Sabal Preserve PD design characteristics that have been developed to provide site design flexibility and the integration of multiple residential uses and preservation of outstanding landscape features for the purpose of creating a desirable living environment.

- 1) Sabal Preserve PD has been proposed to develop a unique residential neighborhood by utilizing the following design features:
 - a) Orientation of buildings toward streets and sidewalks; and
 - b) Provision of streets and sidewalks that provide connectivity to adjacent land uses and to transportation corridors that provide access to employment, shopping, educational, and recreational districts through the utilization of multi-modal transportation opportunities.
- 2) The PD proposes up to 316 dwelling units on the site at a density of 12 dwelling units per acre (du/ac), which will result in the total number of bedrooms being between 632 and 948. This proposed density provides a product that is needed in this community to meet the changing economic needs, technologies, and consumer preferences. Units may be multistory, but will not be constructed in a stacked configuration beyond two stories;
- 3) To the greatest extent possible, the Sabal Preserve PD's stormwater basins, roads, common space and utility locations will be designed to utilize and preserve the site's existing and outstanding landscape features. These features are comprised of a wetland system and existing creek with their associated natural areas. Where possible, natural landscape features are incorporated as elements enhancing the internal passive recreation opportunities afforded to the site, while shielding undesirable views, such as parking;
- 4) The PD will lower overall development and building costs by utilizing existing utilities infrastructure presently serving adjacent neighborhoods. Proposed joint trenching of new utilities will further protect sensitive site features. Heritage trees will be preserved, while healthy and youthful specimen's will be incorporated into buffers and modified tree canopy. In particular, efforts will be made to the best extent possible to preserve the Pecans and Hickory species in conjunction with development of the site;
- 5) The PD represents infill development that will interconnect to existing road and utility networks strengthening connections to the existing infrastructure of the City;
- 6) The PD will utilize a combination of architectural styles, while developing its unique unified style with underground utilities and traditional quality of life elements; and
- 7) The PD incorporates the use of traditional quality-of-life design features such as, the provision of open green spaces for neighborhood gatherings as well as creating a walkable pedestrian scale streetscape. The PD utilizes some front entry garage design, with approximately 60 percent of the units having garages. Common areas are created with both green spaces, and developed areas for community gatherings. These areas are situated in the site to create vistas throughout the site and over the natural landscape features.

CONSISTENCY WITH FUTURE LAND USE MAP

Existing land uses adjacent to the PD site include the County Manor Apartments and residential subdivisions located to the west, south and to the northeast respectively. Diamond Regal Development's east boundary is defined by NW 29th Road and north by NW 31st Place.