

Petition 11PDV-04 PB, Legislative Matter No. 030905
Staff and Plan Board Conditions
February 19, 2004

030905a

Recommended Conditions:

1. Adequate potable water must be available to the site as determined by GRU at site plan approval. If adequate potable water is not available to the site, the Developer will pay for all extensions or pipe system upgrades as necessary to provide adequate potable water supply and fire flow demand to the site.
2. The Planned Development shows two densities within the development. Buildings in the area along Northwest 29th Road shall have no more than 6 dwelling units per building. These lower density buildings, (POD A) shall be limited to two-story townhouses. Buildings in the area to the west (POD B) shall have no more than 12 dwelling units per building. Dwelling units may be configured as two-story townhouses and a combination of a one-floor unit with a two-story townhouse above or as three-story town houses. Planning staff recommends that the development be limited to 790 bedrooms.
3. Building separation shall be consistent with the requirements of the Florida Building Code and the standard minimum distances between buildings, Sec. 30-338 (5)(c).
4. Map 5 should be revised to ~~show the smaller 6-unit buildings along the boundary with Northwest 29th Road.~~ allow up to 12 units per building in the portion of the site shown as POD A (petitioner's Map 5) near the intersection of NW 31st Avenue and Northwest 29th Road, with a maximum height of 2 stories. See the northernmost corner of the property from the emergency access to the western property line.
5. All buildings shall be setback a minimum of 20 feet from the outside boundary of the development
6. The heritage live oaks, southern red oaks, hickories and pecans in the upland portion of the site should be shown in designated landscape areas.
7. The proposed internal street system shall be consistent with the Public Works Design Manual. Please amend the PD layout plan to show a typical street section with proposed street trees, 5-foot sidewalk and proposed 12-foot travel lanes. Please amend the Planned Development Report to clarify the sidewalk and street trees will be included in the entrance road sections.
8. Parking shall be provided at a rate of ± 2 parking spaces per bedroom-unit and require additional parking for recreation, office, and guest area, plus additional spaces up to ten percent of the required spaces consistent with the parking requirements of Chapter 30, Article IX. All parking provided shall meet the landscape requirements of Chapter 30, Article VIII.
9. Garages shall be setback a minimum of 25 feet from the edge of the sidewalk. ~~All sidewalks shall be designed to enhance the safety of pedestrians, especially in parking situations.~~ The petitioners shall provide a sidewalk system to enhance pedestrian safety.

10. Proposed wall or fencing along Northwest 29th Road should have at a minimum masonry brick columns, shadow box or other decorative design features, with landscaping along the street edge. A six-foot shadowbox fence shall be required along all other boundaries. Fencing shall be of good quality materials to ensure long-term durability but not be CCA wood.
11. Relocate the community building, recreation facilities, compactor/dumpster and pool more centrally on the site. Noise, odors or other impact from the amenities should be buffered from adjacent property by the development.
12. The façades facing Northwest 29th Road shall have an articulated roof system ~~a combination of gable and hip roof systems~~, with second story windows. Building materials shall be varied and may include hardi-plank "clapboard", brick, stucco and stone.
13. The emergency access shall be equipped with Fire Department approved entry system.
14. Wetland mitigation shall be consistent with requirements of the St. Johns Water Management District Requirements and recommendation of the Alachua County Department of Environmental Protection (report to be received).
15. The petitioners are required to remove exotic, invasive plant material from the site consistent with a vegetation management plan to be submitted with each phase of the development.
16. Creek setback shall be 150 feet from the top of bank. Please show creek setback on the PD layout plan as well as the CHM2Hill 10-year and 100-year flood plains.
17. A construction barricade shall be placed along the 50-foot wetland buffer line, and remain in place during all construction of the stormwater basin and any other adjacent structures and pavement. All NPDES criteria must be satisfied during and after construction of the site.
18. A permit is required from the Florida Fish and Wildlife Conservation Commission with regard to existing Gopher Tortoises prior to final development plan approval.
19. An archeological assessment shall be performed for entire site prior to final approval of the Phase 1 Development Plan.
20. Staff recommends that the petitioners be required to receive final approval for phase one within two years and final approval of all phases within 5 years from the adoption of the rezoning ordinance. Further, staff recommends that the petitioners may request the Commission to provide an additional one-year extension for final development plan approval upon a showing of a good faith effort for phases two and/or three. Each phase must provide all required development plan improvements such as stormwater management, appropriate access, lighting, landscaping and utilities. Phase one shall include the stormwater management basin; the wetland and wetland buffers and recreation, dumpster, and maintenance facilities.
21. The proposed development requires the petitioners to meet eight of the Policy 1.1.6 standards of the Concurrency Management Element of the City of Gainesville 2000-2010 Comprehensive Plan. ~~Compliance with the Policy 1.1.6 standards shall be required per-~~

~~phase, based on the number of trips each phase will generate.~~ If it is determined that the trip generation is reduced prior to second reading of the ordinance, the total number of standards shall be adjusted accordingly.

22. Prior to final approval, a condominium association shall be created meeting all requirements of Florida Statutes and providing for the maintenance of all common property and facilities.
23. The Planned Development shall be regulated by the RMF-5 Residential Low Density zoning district and Chapter 30, Article IX for those matters not specifically addressed in this ordinance.

CPB Condition: Direct staff to address the ingress/egress of the project on NW 29th Road, and the intersection of NW 29th Road and 13th Street and forward the information to the City Commission.

CITY
----- OF ----- INTER-OFFICE COMMUNICATION
GAINESVILLE

Item No.: 9

TO: City Plan Board **DATE:** February 19, 2004

FROM: Planning Division Staff

SUBJECT: Petition 11PDV-04 PB Causseaux & Ellington, Inc., agent for Diamond Regal Development, Inc. Rezone property from RMF-5 (residential low density 12 du/acre) to PD (planned development) with PD layout plan for a 316-unit multi-family development on 26 acres more-or-less. Sable Preserve PD. Located at 1609 Northwest 29th Road.

Recommendation

Staff recommends approval of Petition 11PDV-04PB with conditions.

Explanation

The petition proposes 316 condominium dwelling units, at an overall density of 12 dwelling units per acre. The proposed site is 26.4 acres, located at 1609 Northwest 29th Road.

The land use of the subject parcel is R-L (Residential Low Density). The R-L land use category allows dwellings up to 12 units per acre inclusive of single family development, single-family attached, zero lot line and small scale multi-family development. The existing zoning is RMF-5. The RMF-5 allows 12 dwelling units per acre, but does not allow more than 4 dwelling units per building. The proposed design would allow up to 12 three-story condominium dwelling units per building in areas shown on the plan as Pod A. Smaller buildings, up to 6 two-story condominiums per building, with garage, would be located in the areas along Northwest 29th Road and nearer the creek shown on the plan as Pod B, see Petitioner plans sheet 5. The proposed Floor Area Ratio (FAR) is .40 for the overall site.

The subject property lies in Zone B of the Transportation Concurrency Exception Area. All access to the site is proposed from Northwest 29th Road.

Analysis

A planned development must meet the objectives in Section 30-211(b) and one of three criteria listed in Section 30-213 to justify the rezoning. The petitioners address these objectives and criteria on pages 1 and 2 of the attached Sabal Preserve Planned Development Report.

Staff finds the proposed project to be consistent with the number of dwelling units and townhouse style of development anticipated in the R-L (Residential Low Density) land use category. The proposed layout would create a townhouse streetscape within the development. The buildings along Northwest 29th Road and in the eastern portion of the site would be up to 6 units per building, while the buildings in the western portion of the site, abutting the RMF-6 zoned property, would be up to 12 units per building. The proposed buildings will provide building articulation for each separate dwelling unit, including windows, separate roof elements such as gables, hip roof, and a variety of building materials. Buildings facing Northwest 29th Road shall incorporate these same features at the second floor level facing the road.

A 6-foot decorative wall, made of materials common to the architectural theme of the development, and heavily landscaped is proposed for the Northwest 29th Road boundary. A 6-foot fence or wall is proposed along the west and south boundaries. A common recreation/sales office/maintenance building is proposed in the center of the western portion of the site. The developers are proposing a 20-foot setback along the property boundary in all the upland portion of the site. This is consistent with the 20-foot setback required for front and rear yards in the RMF-5 zoning district. The petitioners are proposing a .40 floor area ratio (FAR), consistent with the FAR allowed in the RMF-5 zoning district. They are proposing 80 percent maximum impervious ground coverage for the upland area.

The site borders Hogtown Creek to the east and contains approximately 5.49 acres of wetlands associated with the creek. The petitioners are proposing to mitigate .10 acres of isolated wetlands on-site in order to construct the stormwater management basin. The proposed mitigation is at a ratio of 5:1.

Concurrency

The petitioners must meet 8 TCEA Policy 1.1.6 standards. See attached concurrency review.

Internal compatibility

The proposed development will be 2 and 3-story condominiums dwelling units, some with garages and ancillary recreation, sales and maintenance facilities.

External compatibility

The larger buildings will be adjacent to the RMF-6 zoning district, whereas the smaller, 6-unit buildings will be across the street from the single-family areas, except in the North corner, where single family abuts the development. The proposed plan shows this area to contain the 12-unit, 3-story buildings. The general requirements for residential districts specifically address conditions where there are abutting single-family residential developments. These conditions are appropriate to this portion of the site.

Intensity of development

Maximum impervious ground coverage	80%
Proposed FAR	.40
Maximum number of dwellings	316
Maximum number of buildings	40
Proposed no. of bedrooms	between 632 and 948
Maximum no. of parking spaces	1032 (one space per bedroom plus 10% for guest and service parking.
Non-residential land uses	accessory recreation, office and maintenance.
Total site area	26.4 acres

Environmental Constraints

The Hogtown Creek and associated wetlands are located in the eastern portion of the site. The petitioners are proposing to preserve all of the wetland area except .10 acres of isolated wetland. All wetland buffer is 50 feet in width. The mitigation for the isolated wetland is shown at the far southeastern portion of the site. A full environmental review has been requested. Alachua County and the Water Management District will evaluate the proposed plan and submit further information for the public hearing.

A gopher tortoise burrow has been identified on site. The petitioners must receive a permit from the Florida Fish and Wildlife Conservation Commission to show compliance with the state regulations with regard to the gopher tortoise.

External transportation access

The entrance driveway will be in the 1600 block of Northwest 29th Road. A gated emergency access to Northwest 29th Road is also proposed near the intersection of Northwest 31st Place and Northwest 17th Street to provide secondary emergency access.

Internal transportation access

The proposed internal transportation system is 24 ft. cross section with two 12-ft. lanes and sidewalks on both sides. The proposed private road system will form a system of internal blocks. Back-out parking is proposed in front of the larger buildings and garages are planned for the 6-unit buildings. Driveways will be

designed to accommodate the vehicles without blocking sidewalks. Trees are proposed along both sides of the streets.

Unified control

No subdivision of the property is proposed. A condominium association will be required to administer the common property.

Phasing

The petitioners are proposing 3 phases, to be submitted for approval within 5 years, with the possibility of a one-year extension upon a showing a good faith effort toward completion.

Bonds

No bonds are required.

Landlord Permits

Landlord permits do not apply.

Recommended Conditions:

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