

TO: City of Gainesville
Development Review Board

Item Number: 3.

FROM: Planning and Development Services Department

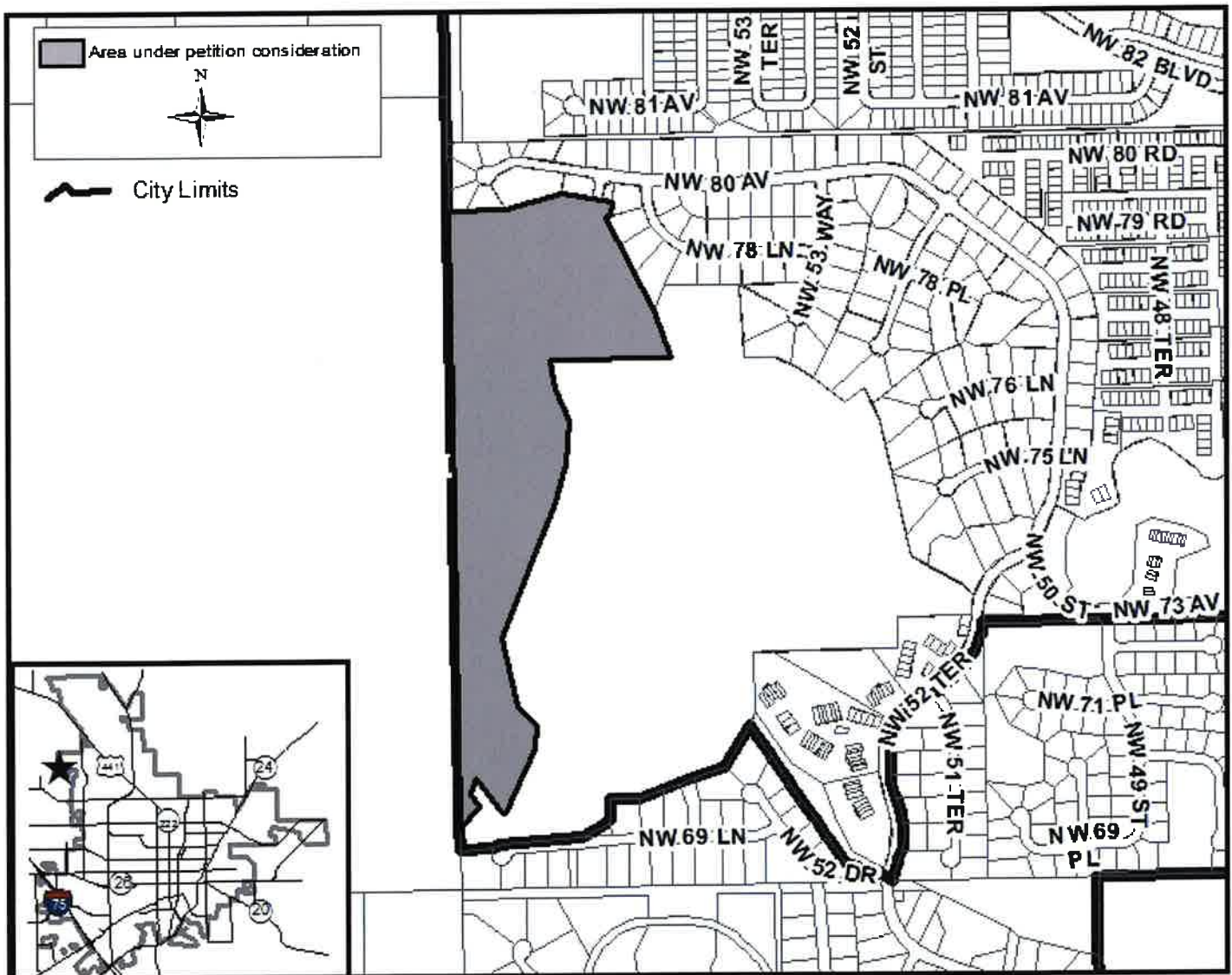
DATE: March 28, 2017

SUBJECT: Petition DB-15-114 SUB. EDA Engineers-surveyors-planners, Inc., agent for New Generation Home Builders Inc. Design plat review for a subdivision of Blues Creek Unit 5, containing 44 lots on 36.7 acres. Zoned: PD for single-family residential. Located in the 7000-7800 Block of NW 58th Street.

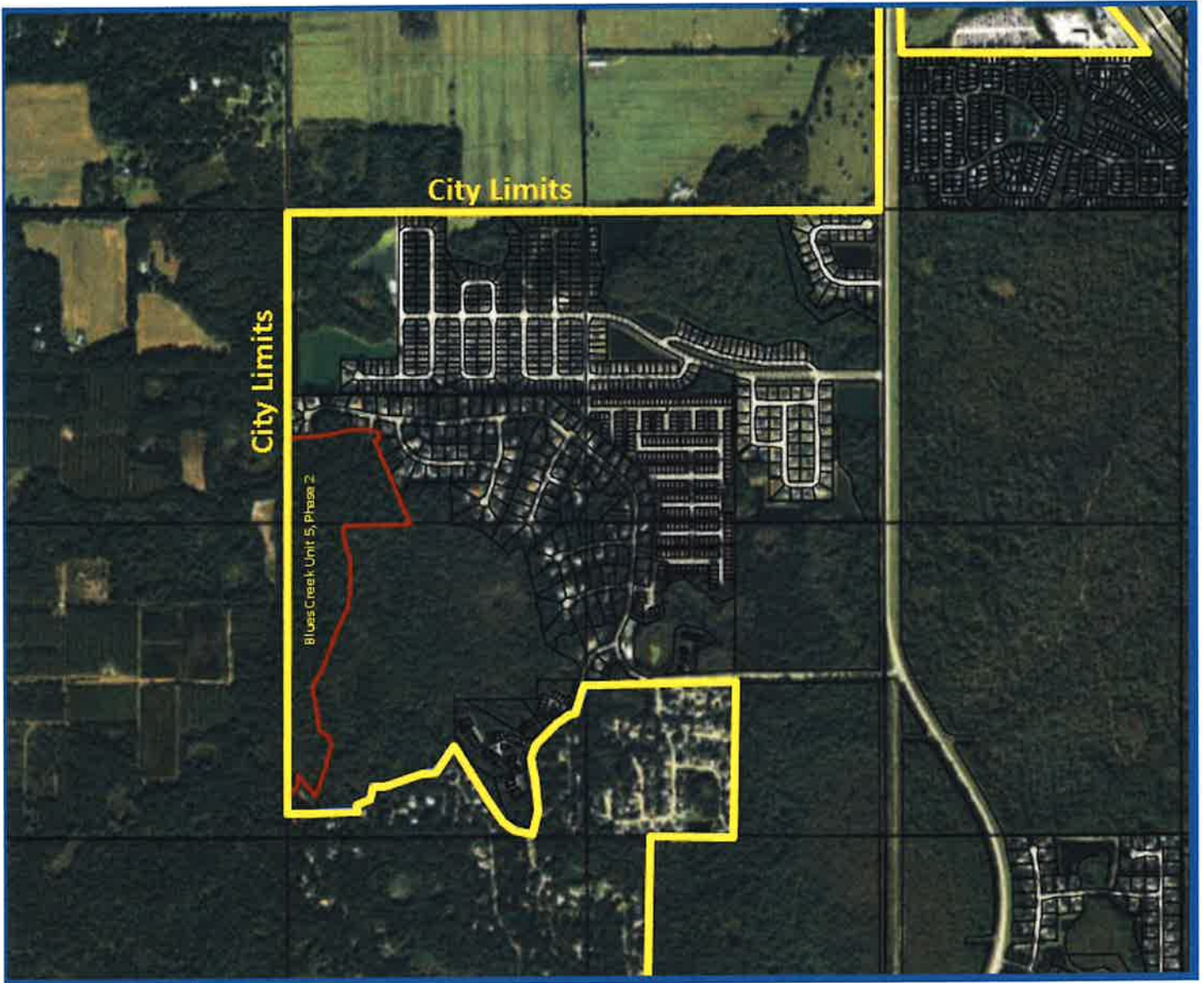
Recommendation:

Forward a recommendation to the City Commission approving the design plat, Petition DB-15-114 SUB with conditions and recommendation listed in the staff report and the TRC comments.

Map 1. General Location Map of Blues Creek Subdivision



Map 2. Aerial Map: General Location of Blues Creek Subdivision



PROJECT ANALYSIS

PROJECT DESCRIPTION:

EDA Engineers-surveyors-planners, Inc., agent for New Generation Home Builders Inc. Design plat review for a subdivision of Blues Creek Unit 5, containing 44 lots on 36.7 acres. Zoned: PD for single-family residential. Located in the 7000-7800 Block of NW 58th Street.

PROPERTY DESCRIPTION:

Address/Parcel:	7000-7800 Block of NW 58 th Street.
Acreage:	Total site 36.7 Acres
Land Use:	Single-family Residential
Zoning:	PD Residential
Special Features:	The Blues Creek Subdivision is generally located west of NW 43 rd Street, south of NW 81 st Avenue and north of NW 69 th Lane. (See Map 1). The site for the subdivision is located along the northwestern boundary of the City on the edge of a large residential area representing the initial phases of the original Blues Creek Development, initially approved and constructed under the jurisdiction of Alachua County. The property sits on the western edge of a 90.29-acre drainage easement, recreation and conservation area regulated by the overall Blues Creek PD Ordinance.
Agent/Applicant:	EDA Engineers-surveyors-planners, Inc.
Property Owner:	New Generation Home Builders Inc.
Related Petitions:	PB-15-115 PDA

GENERAL DESCRIPTION AND KEY ISSUES:

This petition addresses a request to subdivide a 36.7 acre parcel into 44 single-family lots with a combination of public and private road plus additional parcels for environmental protection, stormwater management, common areas, landscaping, utilities and other amenities. The property is the last of a series of progressive phases of the overall Blues Creek development.

The PD report and ordinance which are adopted to regulate the development describes the background as follows:

“The development of Blues Creek was originally approved as an Alachua County Planned Unit Development (PUD) by Zoning Resolution Z-81-68 that was adopted on July 21, 1981. The County PUD was further amended by a revised Master Plan for Blues Creek adopted and approved by Alachua County dated November 1999. Portions of the overall Blues Creek PUD were annexed by the City of Gainesville by Ordinances 001161, 001162, 001163, 002393, and 040290. These annexations occurred in 2001, 2002, and 2005.

Subsequent to the annexations, the City of Gainesville applied City future land use and zoning designations to the property. The City applied Planned Development (PD) zoning to the property via Ordinances 030472 (adopted 10/27/03) and 041187 (adopted 11/28/05). The Alachua County development regulations and conditions approved by Alachua County through Resolution Z-81-68 and the revised Master Plan for Blues Creek (dated November 1999) were adopted by the City as the regulating documents for the City PD. The various amendments to the overall Blues Creek development are contained in Attachments 3, 4, and 5 of Exhibit A-1.”

The City Commission, On March 2, 2017, adopted Ordinance 150694 as an amendment to the previously adopted PD, setting regulations for implementation of this subdivision. The ordinance includes the PD Layout Plan, which sets out the framework for various elements of the subdivision relative to existing phases, surrounding developments and the 90.2-acre “drainage easement, developed recreation & conservation area”.

The property is constrained by its shape, size, configuration and the existence of scattered occurrences of high quality environmentally sensitive areas designated for protection. The property acquires an irregular shape as it fits south of the last completed Phase 1 to the north, the “ drainage easement, developed recreation and conservation area” to the east and south and the undeveloped forested area to the west that is outside the city limits. The design is proposed as a very long cul-de-sac; access to the property is only from the north and there are no outlets or connections to adjoining areas to the south.

The staff report, dated January 28, 2016 and PD ordinance adopted on March 2, 2017, lists the following amendments to the text and PD Layout Plan of the previously adopted ordinances and PD Layout Plan.

The amendments to the text of the PD include the following:

- Reduction of the residential units depicted in Unit 5
- Addition of new development standards for Unit 5, Phase 2
- Amendment / update of some existing development standards
- Addition of text stating the annexation and zoning history
- Addition of a trip generation note for Unit 5, Phase 2
- Revisions to text to reflect being under the City’s jurisdiction
- Setbacks for the proposed Unit 5, Phase 2 subdivision
- Allowance for a lift station as an alternative to the proposed underground sewer crossing to serve Unit 5, Phase 2.
- Addition of a standard concerning encroachment into wetland buffer areas in Unit 5, Phase 2

Amendments to the PD Layout Plan include the following:

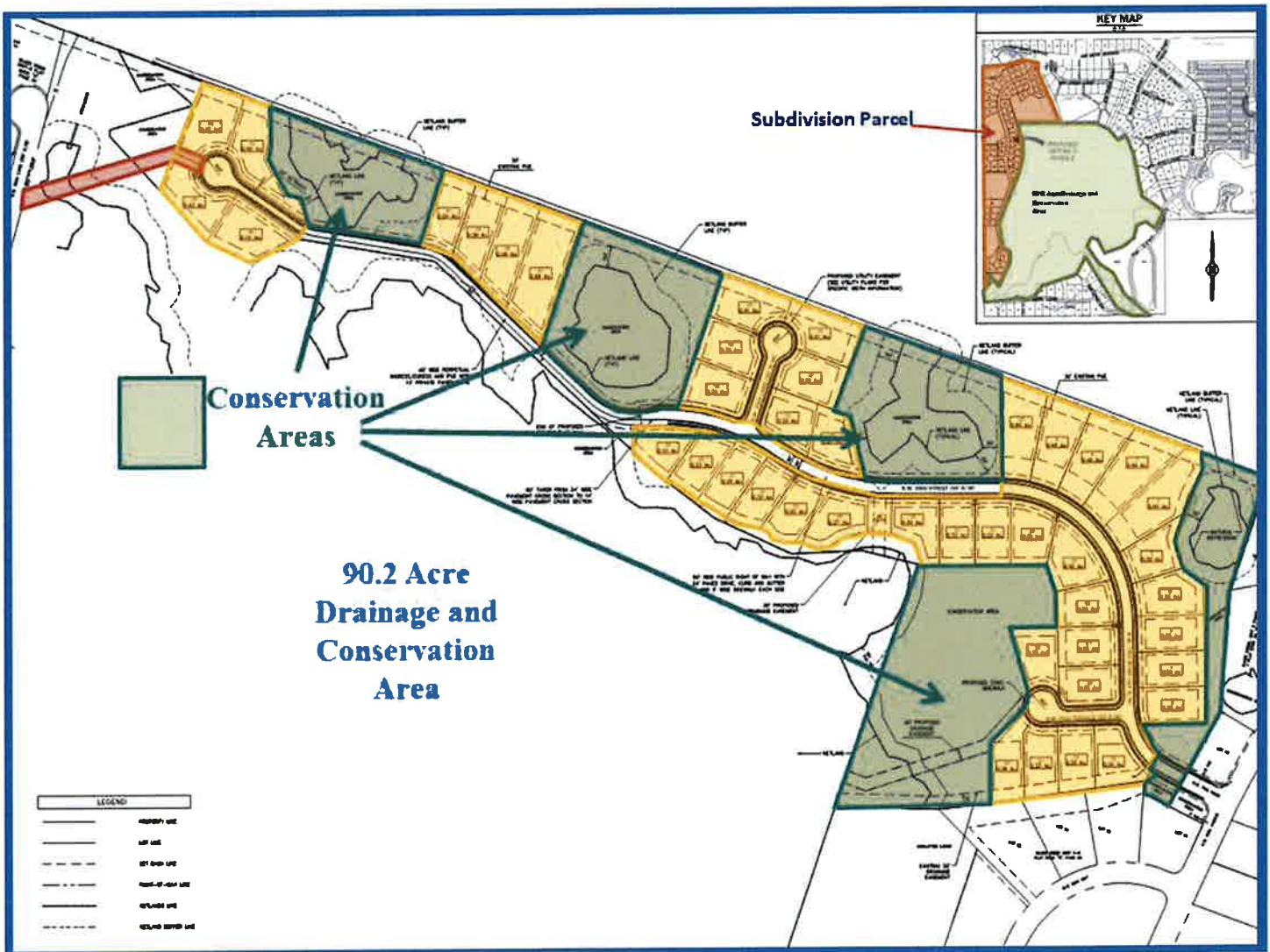
- Illustration of 44 new lots proposed as Unit 5, Phase 2 (reduced from the 72 lots currently shown on the PD Layout plan)
- Illustration of conservation areas for Unit 5, Phase 2 (primarily for environmental set-asides)
- Illustration of a proposed 40-foot wide perpetual ingress/egress and public utilities easement to provide private drive access to Lots 37-44 to minimize impervious area and incorporated Low Impact Development (LID) design elements.
- Minor adjustment to the city limits line to correctly reflect the City of Gainesville city limits.
- Addition of the conceptual location of an underground utility crossing between Units 2 and 5 that crosses the area labeled “drainage easement, developed recreation, & conservation area.”
- Annotation of the location of Unit 7 as approved by final plat on 6/11/07 by City Resolution 060095

The key issues of this petition are:

1. Compliance with the basic development standards of the PD Ordinance, OR 150694
2. Consistency with the adopted PD Layout Plan
3. Maintaining separation and no impacts to the designated environmentally sensitive areas.
4. A planned utility crossing of Blues Creek via jack and bore below the creek bed. This connection would provide water, sewer, and electric services to Unit 5, Phase 2 from existing utilities within Unit 2 further south.
5. The roads serving the lots will be constructed as a public portion serving the northern 36 lots and a private narrower section serving the lower 36 lots.
6. Providing required sidewalks along designated roadways to facilitate pedestrian/bicycle circulation and interconnection to the roadway system.
7. Maintaining the minimum lot size of .25 acres per lot and construction of houses with required sprinkler systems.

8. Satisfying the spatial separation and other requirements for providing utilities and infrastructure to the subdivision.
9. Meeting acceptable standards for establishing the relationship of individual lots to public or private streets.
10. Providing suitable ingress/egress routes to the subdivision for delivery of services such as solid waste, utilities and fire protection services.
11. Providing a compatible landscaping plan, protecting existing tree canopy and managing valuable tree species in relationship to the proposed development.
12. Consistency and compatible of the proposed subdivision with the policies and standards of the Comprehensive Plan and the Land Development Code.

**Map 3.
Blues Creek Subdivision.**



Subdivision Review

This review of design plat by the development review board primarily determines conformance and consistency with the PD Ordinance number 150694. The review is focused on the creation of lots meeting the stated

standards, consistent with other lots within and surrounding the development. Consideration is given to providing multi-modal access to the subdivision, as a whole and to each individual lot within the subdivision, from a public or private roadway meeting the criteria established in the PD and the Public Works Design Manual. The review seeks to establish that dwelling units are constructed in a spatially compatible manner relative to individual lot lines and other buildings on adjacent lots. The process seeks to ensure that reasonable dwelling units are feasible on each lot while protecting existing high quality vegetation and surrounding environmentally sensitive resources. Another element of the subdivision review is to determine the ability of the City or other private companies to provide utilities and other essential services to each lot within the subdivision; this must be accomplished in a manner that ensures health, welfare and safety of residents.

In the context of the objectives stated above, staff has examined the subdivision in the context of the relevant regulations and offers the following analysis.

COMPREHENSIVE PLAN CONSISTENCY:

The overall Blues Creek development is a residential subdivision which was initially approved by Alachua County as a Planned Unit Development and annexed into the City of Gainesville. The development has experienced several reviews requiring the establishment of consistency and compatibility with the Comprehensive Plan. The most recent PD Amendment which was approved by the City Commission on March 2, 2017 clearly establishes consistency with the Comprehensive Plan. The PD Ordinance, OR#150694 states the following:

“WHEREAS, the City Commission finds that the amendments to the Planned Development District (PD) zoning for the property described herein (Unit 5, Phase 2) is consistent with the City of Gainesville Comprehensive Plan, Ordinance No. 021178, and the Planned Development objectives in the Land Development Code.”

The staff report, dated January 28, 2017, also establishes consistency and compatibility with the Comprehensive Plan; it states the following:

“...the proposed planned development amendment is also consistent with the City’s Comprehensive Plan, particularly with Future Land Use Element Objective 3.1 and Policy 3.1.1 regarding protection of environmentally sensitive resources through the application of the development review process and land development code. The PD amendment is also consistent with Policy 3.3.2 and Objective 1.4 of the Potable Water/Wastewater Element which directs the City to review the availability of existing on-site and off-site utilities and to maximize the use of existing water and wastewater facilities where already present. Finally, the PD amendment is consistent with Policy 1.1.1 of the Conservation, Open Space, and Groundwater Recharge Element of the Comprehensive Plan which directs the City to mitigate the effects of growth and development on environmental resources through the City’s environmental regulations in the Land Development Code.”

PD ORDINANCE AND LAND DEVELOPMENT CODE:

The development is primarily regulated by the development standards included in the PD Ordinance and the supplementary standards such as landscaping, parking, stormwater management, roadways, access and general requirements, which do not conflict with the PD ordinance. The project is also subject to the criteria for subdivisions.

Relationship of Lots and Developments to the 90-acre Drainage Easement, Developed Recreation and Conservation:

The PD requires that all lots shall be designed outside the 90-acre area and shall maintain a 35-foot buffer from all wetlands. The lots proposed within the subdivision are clearly out of the 90-acre area and is in general compliance with this condition; there are some instances where distances must be provided to demonstrate compliance.

The subdivision is proposing a subsurface utility crossing at the southern end of the 90-acre parcel. That area is subject to special regulations by the Suwannee River Water Management District to which the applicant must comply. The PD ordinance also includes specific conditions for implementation of that crossing. The PD states that “... *Any utility crossing (including potable water, wastewater, electric and other utilities) between Units 2 and 5, as conceptually illustrated on the PD Layout Plan, shall be limited to an underground, non-open cut type crossing with no surface disturbance.*”

Condition 1.

The design plat shall show a 35-foot line around all wetlands to clearly establish that all lots are in compliance with the 35-foot buffer established by the PD.

Condition 2.

During Construction Drawing review, the applicant shall provide details of the proposed construction of the utility crossing demonstrating compliance with Section 3 (D) of the PD Ordinance. The applicant shall also record the permit approvals from the Suwannee River Water Management District together with recording of the final plat.

Condition 3.

If utilized, the utility crossing shall be bonded together with the security for construction and maintenance of public improvements as required by Section 30-186 of the Land Development Code.

Condition 4.

During Construction Drawing review, the applicant shall provide to staff a conservation management and maintenance plan including appropriate easements for consideration and approval by the City Commission during Final Plat review.

Roads Provided Within the Subdivision Relative to Flood Plains and Wetland Areas:

The roadways provided within the subdivision are mostly public and are constructed at 50 feet wide with sidewalks on both sides. No portion of the public roadway system is within the 35-foot wetland buffer limit. The six lots located at the south end of the subdivision will be served by a private driveway with a minimum of 40 feet wide with sidewalk on one side. In some instances, this private road encroaches into the 35-foot wetland setback but only to the extent possible to facilitate access to the limited number of lots allowed along that private road; the PD ordinance allows this flexibility.

Condition 5.

The applicant shall demonstrate on the plat, the limits of roadway encroachment into nearby wetlands including the dimensions of such encroachments.

Condition 6.

Prior to Final Plat approval, the applicant shall comply with the requirements of the City's Transportation Mobility Program Area.

Condition 7.

Please provide a note which shall be included with the Recorded Plat indicating the following: "Each house within the subdivision shall be equipped with a residential sprinkler system in compliance with the current edition of the National Fire Protection Association NFPA 13D. The note shall be recorded with the plat and become part of the title record.

Condition 8.

Except as specifically modified through this petition, the development shall comply with all requirements of the Land Development Code, conditions included in the staff report and comments submitted by the TRC.

Density and Individual Lot Standards

The subdivision as proposed and laid out is consistent with the approved PD Layout plan in terms of individual lots, setbacks and relationship to the drainage area and environmental areas within the area. The development standards are very close to setbacks typical of the RSF-1 single-family zoning district; the only difference is that a rear setback of 15 feet is allowed as opposed to 20 feet in the RSF-1 zoning district. The proposed lots are designed with a minimum size of 10,890 square feet which is more than the minimum 8,500 square feet required in the typical RSF-1 zoning district. The lots are also designed to avoid all wetland areas and the overall density is much lower than the 3.5 units per acre allowed in the RSF-1 zoning district.

The proposed subdivision is consistent with the single-family land use density policies of the Comprehensive Plan. The total acreage of the subdivision is approximately 36.7 acres with a proposal to create 44 single-family lots. This proposal yields a density of 1.12 units per acre which is well below the allowable density of 3.5 dwelling units per acre prescribed in the RSF-1 zoning district.

Street Widths:

Streets are generally required to have a minimum width to provide for adequate traffic volume, street tree, public convenience, safety, and to adequately serve the uses intended. The require width varies depending on the roadway type but typically, local streets are required to have a right-of-way width of 50-feet, 24 feet of paved driving lane, plus additional easements to accommodate utilities. The proposed subdivision has provided a design cross-section, Map 4, indicating compliance with the requirements. The applicant is proposing a travel lane width of 10 feet which has been approved by Public Works.

The roadway systems within the subdivision are intended to be constructed as public streets. However, due to environmental concerns the PD ordinance allows a portion of the roadway system to be constructed as a private road with a minimum width of 40 feet. Notwithstanding, all roadway construction shall be in accordance with the standards as specified in the Public Works Design Manual.

Condition 9.

Except as modified by the PD ordinance and through this petition, all roadways shall be constructed to the standards as specified in the Public Works Design Manual.

Pedestrian and Bicycle Facilities:

The Comprehensive Plan strongly encourages complete and integrated communities as expressed in Policy 1.1.1. Policies 3.1.4 and 3.1.5 also encourages bicycle and pedestrian access to adjacent properties, requiring connectivity or stub-outs for future connections to adjacent developments. This subdivision is proposing full sidewalks along both sides of the internal street designated as public. Sidewalks shall be provided on one side of the private roadway serving the eight lots at the southern portion of the subdivision.

Based on the location of the subject property and nature of surrounding developments there are limited opportunities for pedestrian interconnectivity between developments.

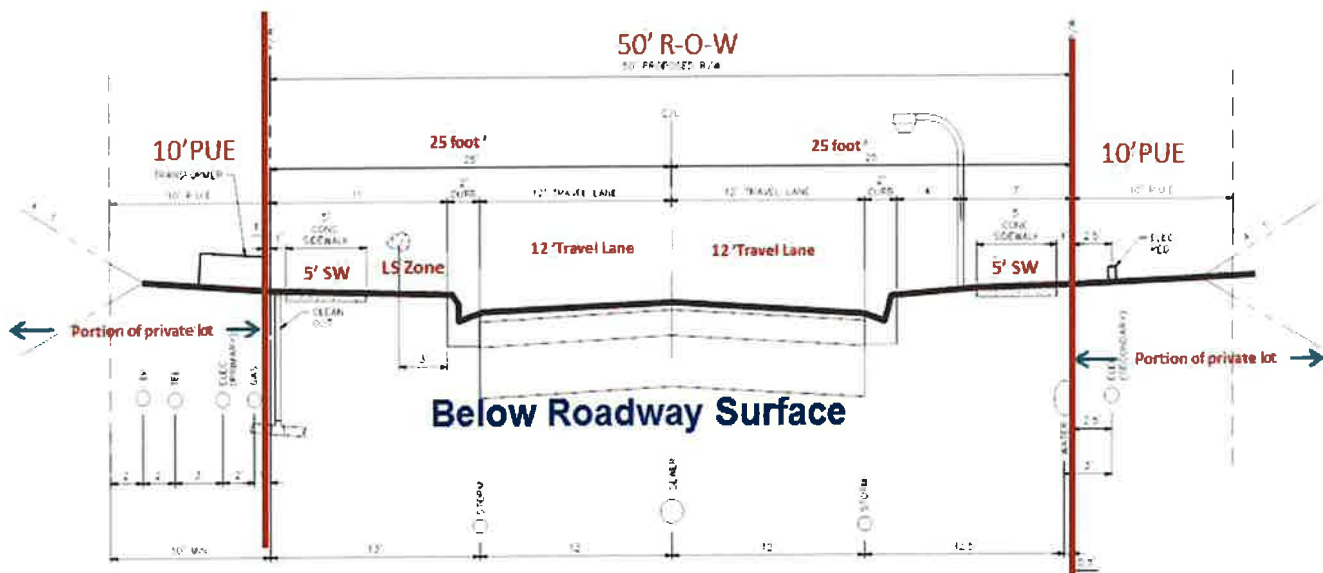
Condition 10.

During Construction Drawing review, the applicant must demonstrate that all sidewalks, utilities, stormwater, fire service, solid waste services and street landscaping can be accommodated within the proposed rights-of-way and/or available easement within the subdivision. Failure to comply with all requirements may require a re-consideration of the design plat by the City Commission.

Condition 11.

Signage for the subdivision shall be in accordance with the adopted sign ordinance.

**Map 4.
Blues Creek Subdivision Typical Roadway Cross Section.**



TYPICAL UTILITY ALLOCATION - NW 58th STREET, NW 77th ROAD & 78th ROAD 50' RIGHT-OF-WAY (SECTION A-A)

N.T.S.

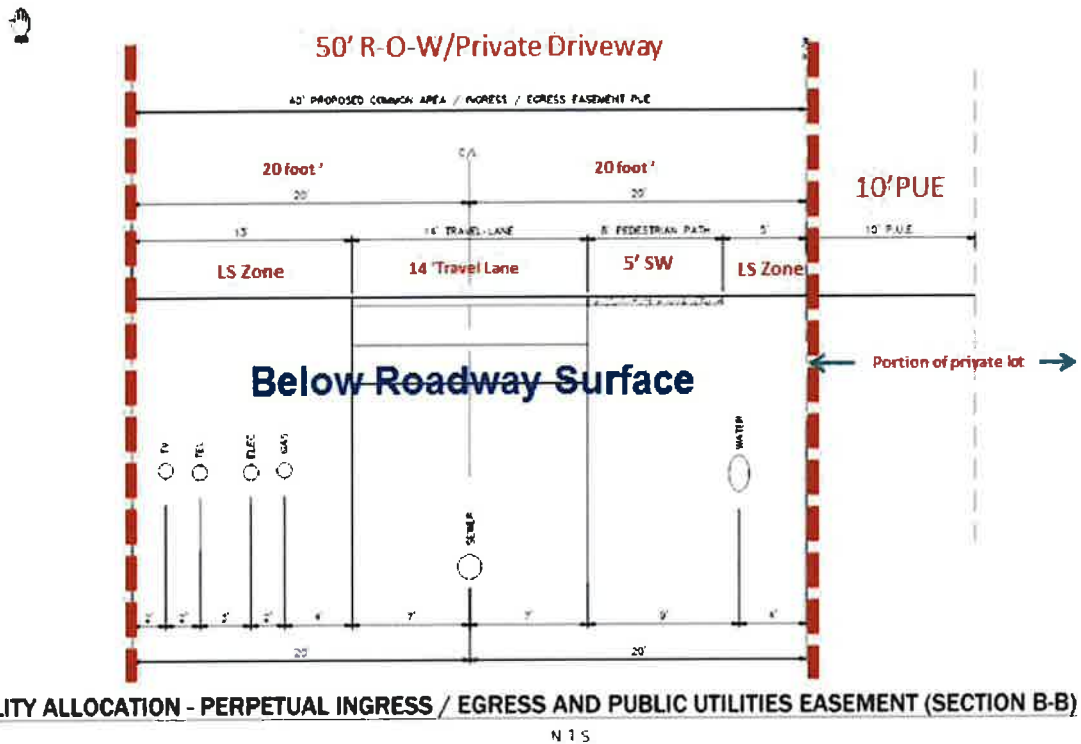
Off-street Parking, Loading and Unloading:

The code requires that developments must provide parking for automobiles, bicycles, motorcycles, scooter and loading/unloading areas. This requirement is not typically addressed during subdivision review and is expected to be accommodated on each lot within the subdivision with additional parking provided for guest and general activities at the common activity area or as on-street parking. This subdivision is not proposing any separate parking areas; guess parking will be accommodated within the individual driveway of each lot or as on-street parking.

Tree Preservation and Landscaping:

The development proposal will include street trees along the public and private roadways. Some of the existing trees will remain on site and the high quality ones which will be removed shall be mitigated accordingly. Details of tree removal and planting shall be determined during Construction Drawing and Final Plat review.

**Map 5.
Blues Creek Subdivision Typical Private Roadway Cross Section.**



Condition 12.

During Construction Drawing review, a landscape plan shall be proposed to provide suitable landscaping along the north side of the internal roadway.

Condition 13.

The developer shall provide mitigation for removal of high quality heritage trees in accordance with the requirements stated in the Land Development Code.

Condition 14.

At the sole expense of the developer lighting shall provide in all the private roadways similar to standards for public street lighting requirements.

Condition 15.

Accessory structures shall also comply with the development standards outlined in the PD and the staff report and shown on the final plat.

Conclusion:

This subdivision is the final phase of a much larger development which was initiated in 1981 under the jurisdiction of Alachua County as a Planned Unit Development. The development evolved after annexation into the city and has undergone several modifications to the original planned development. This final phase is based on a recent amendment to the PD with the primary goal of allowing reasonable development in a manner that would foster a symbiotic harmonious relationship of population growth close to area of very sensitive environmental resources. Through the standards and design of the PD ordinance careful steps have been proposed to ensure a successful development. The subdivision has demonstrated close compliance with the development standards as outlined in the ordinance and through this review, staff has provided comments and conditions that would ensure full compliance with the overall goals and objectives of the Comprehensive Plan and the Land Development Code. It is staff's determination that given implementation of the conditions and comments the design plat is approvable and a recommendation can be forwarded to the City Commission for design plat approval and then onto Construction Drawing review.

Respectfully submitted,



Lawrence Calderon
Lead Planner

List of Attachments

- Attachment A – Technical Review Committee Comments**
- Attachment B – Application and Other Supporting Documents**
- Attachment C – Planned Development Ordinance and other Regulations.**
- Attachment D – Subdivision Drawings for Review by the DRB**
- Attachment E – Documents Submitted by the Applicant.**

Subdivision Review Conditions:

Condition 1.

The design plat shall show a 35-foot line around all wetlands to clearly establish that all lots are in compliance with the 35-foot buffer established by the PD.

Condition 2.

During Construction Drawing review, the applicant shall provide details of the proposed construction of the utility crossing demonstrating compliance with Section 3 (D) of the PD Ordinance. The applicant shall also record the permit approvals from the Suwannee River Water Management District together with recording of the final plat.

Condition 3.

If utilized, the utility crossing shall be bonded together with the security for construction and maintenance of public improvements as required by Section 30-186 of the Land Development Code.

Condition 4.

During Construction Drawing review, the applicant shall provide to staff a conservation management and maintenance plan including appropriate easements for consideration and approval by the City Commission during Final Plat review.

Condition 5.

The applicant shall demonstrate on the plat, the limits of roadway encroachment into nearby wetlands including the dimensions of such encroachments.

Condition 6.

Prior to Final Plat approval, the applicant shall comply with the requirements of the City's Transportation Mobility Program Area.

Condition 7.

Please provide a note which shall be included with the Recorded Plat indicating the following: "Each house within the subdivision shall be equipped with a residential sprinkler system in compliance with the current edition of the National Fire Protection Association NFPA 13D. The note shall be recorded with the plat and become part of the title record.

Condition 8.

Except as specifically modified through this petition, the development shall comply with all requirements of the Land Development Code, conditions included in the staff report and comments submitted by the TRC.

Condition 9.

Except as modified by the PD ordinance and through this petition, all roadways shall be constructed to the standards as specified in the Public Works Design Manual.

Condition 10.

During Construction Drawing review, the applicant must demonstrate that all sidewalks, utilities, stormwater, fire service, solid waste services and street landscaping can be accommodated within the proposed rights-of-

way and/or available easement within the subdivision. Failure to comply with all requirements may require a re-consideration of the design plat by the City Commission.

Condition 11.

Signage for the subdivision shall be in accordance with the adopted sign ordinance.

Condition 12.

During Construction Drawing review, a landscape plan shall be proposed to provide suitable landscaping along the north side of the internal roadway.

Condition 13.

The developer shall provide mitigation for removal of high quality heritage trees in accordance with the requirements stated in the Land Development Code.

Condition 14.

At the sole expense of the developer lighting shall provide in all the private roadways similar to standards for public street lighting requirements.

Condition 15.

Accessory structures shall also comply with the development standards outlined in the PD and the staff report and shown on the final plat.