

#060413A

**Petition 76PDV-06PB, Legislative Matter No.
City Plan Board and Staff Conditions
August 17, 2006**

Condition 1: The permitted uses shall be commercial uses that are limited to the following: Eating Places, as defined in the City of Gainesville Land Development Code, Division H, Major Group 54, 56, 57, 59, 60 and 81, 87, and 89 and Industry Group Numbers 523, 525, 784 and 791 all in accordance with MU-1 (mixed use low intensity district) of the City of Gainesville Land Development Code, a Pharmacy/Drug Store with drive-through (Standard Industrial Code 5912) Drive-in Bank, and Retail/ Restaurant. A maximum of two (2) drive-through facilities for the entire development will be allowed.

Condition 2: The commercial uses shall be further limited as follows: The building site located within the northwest corner of the development (as shown on PD Layout Plan) will be limited to ~~a 15,000~~ 14,820 square foot ~~feet of floor area for a~~ drug store with drive-through facility; the building site located within the southwest corner of the development (as shown on PD Layout Plan) will be limited to ~~a 5,000~~ 4,800 square feet of floor area for a financial institution with a drive-through facility ; and the Building Site to the east (as shown on PD Layout Plan) will be limited to ~~a 14,000~~ 13,200 square feet of floor area for a retail / restaurant establishment. Square footage listed herein is the maximum square footage that will be allowed at each building site. The maximum building area for the subject property is 32,620 square feet. Floor area, as indicated here, shall imply gross floor area as defined in the City of Gainesville Land Development Code.

Condition 3: The proposed building footprint areas are general. During Development Plan Review, the board may allow a maximum of 20' shift for the placement of buildings. This ability to attain any required building shift shall not minimize other required development standards of the Plan Development.

Condition 4: Except as provided herein, the project shall comply with the development standards of MU-1 (Mixed Use low intensity) of the Land Development Code.

Condition 5: Glazing for buildings along 43rd Street shall be in accordance with requirements of the Special Area Plan for Central Corridors Minimum Development Standards.

Condition 6: The project shall have an architectural theme consistent with the general development pattern in the neighborhood, and shall comply with central-corridor development standards. Buildings shall comply with central-corridor requirements.

Condition 7: ~~Within the vehicular use area, landscaping shall be provided to attain the maximum amount of shading of parking spaces. The project shall meet all landscaping requirements of the City of Gainesville Land Development Code.~~

Condition 8: A central vista from 43rd Street edge to the eastern most building shall be designed and integrated within the development. The vista corridor shall integrate pedestrian movement along with necessary landscape to articulate and enhance the vista.

Condition 9: During development plan review suitable and convenient locations shall be designated for dumpsters, cart storage and other access of facilities

Condition 10: The Planned Use District shall be under unified control and shall be developed as a one-phase development.

Condition 11: Stormwater management and all internal parking shall be designed and developed for the shared use of all portions of the development.

Condition 12: Prior to second reading of the PD ordinance, the applicant/owner must sign a TCEA Letter of Agreement for provision of the eight required Policy 1.1.6 standards.

Condition 13: The site plan that will be submitted to implement the Planned Development must comply with all relevant TCEA requirements in the Concurrency Management Element.

Condition 14: A minimum of fifty percent (50%) of the street trees required along Northwest 43rd Street must be a minimum of 65-gallon, 3.5 inch caliper trees. To provide aesthetic relief along this corridor, there must be sufficient room provided along the Northwest 43rd Street frontage to allow for these trees.

Condition 15: The applicant must perform a traffic study after mid-September to provide updated turning movement counts to verify the traffic study provided.

Condition 16: The applicant must provide elevations for all structures on site for review by the City Commission.

Condition 17: If, at site plan stage, the uses proposed within this development generate more trips than calculated for the Planned Development, the developer shall be responsible for meeting all required Concurrency Management Element Policy 1.1.6 standards for the additional trips.

Condition 18: All buildings shall have a frontage and orientation towards 43rd Street. Building entrances shall be functional and accessible from the street as well as from adjacent vehicular usage.

Condition 19: ~~Coordination with the existing development on the north side of Possum Creek Road will be required for the aligning of driveways for both future developments.~~

Condition 19: Only one access point shall be allowed along the Northern boundary, the exact location shall be determined by the appropriate reviewing board during development plan review.

Condition 20: A garden wall shall be constructed along NW 43rd Street in areas where there are no buildings satisfying the build to line requirement and to screen parking areas where necessary. The garden wall shall be architecturally compatible with the buildings within the development. The wall shall consist of a minimum of two different materials but the final design shall be determined by the Development Plan Review.

Condition 21: There shall be a minimum 20' landscaping strip along NW 43rd Street. Where the buildings do not comply with the build to line, the required garden wall shall be placed within the 20' landscape area. The exact location shall be determined during Development Plan Review.

Condition 22: The buffer between this development and the residential properties and residentially zoned properties to the south and east of the proposed shall be a natural buffer at least 30 feet wide that shall preserve the existing tree canopy to the extent feasible.

Condition 23: Mechanical equipment, electrical connections, dumpsters, loading and unloading areas, and other service uses must be screened from view of NW 43rd Street and from all surrounding properties. All utility services must be provided underground. Any screening walls that are visible from NW 43rd Street or from any of the surrounding properties shall be integrated with the development by use of similar building materials and architectural details. Dumpster locations for the entire development shall be established at the time of site plan review.

Condition 24: Except as provided herein, the development shall comply with the regulations of the City of Gainesville Land Development Code.

Condition 25: All signage must comply with the land development code. The sign ordinance only allows for one monument sign. The monument sign shall be landscaped and shall be consistent with the architectural style and materials of the buildings. ~~No electronic signs shall be allowed.~~ Message board signs, LCD signs and reader board signs shall not be permitted.

Condition 26: No more than 20 feet of horizontal distance of building wall shall be provided without articulation or architectural relief for those portions of building walls that are visible from Possum Creek Road and/or Northwest 43rd Street.

Condition 27: An invasive, non-native plant removal plan must be developed and included as part of the final site plan.

Condition 28: During development plan review, the City of Gainesville traffic engineer shall determine traffic safety and circulation requirements. Needed improvements shall be the responsibility of the owner/developer who shall meet financial responsibility assurances. This shall be done in coordination with Alachua County Public Works. The provision of traffic signal shall meet the design specifications of the Public Works

Department and Traffic Management System (TMS) standards, and shall be equipped with an Opticom device.

Condition 29: The proposed traffic signal must meet the Traffic Management System Standards (TMS), and the existing traffic signal at Northwest 43rd Street and Northwest 53rd Avenue must be modified to the TMS standards, and the connection between the two signals must be provided in accordance with TMS standards.

Condition 30: Cross access agreements are required for access to the adjoining properties, ~~as shown on the PD Layout Map~~ as required by the PD ordinance, to Possum Creek Road, to the office development to the south and to the residentially zoned property to the east of the development. Cross-access easements with developments to the north, east and south must be recorded in the Official Records of Alachua County prior to final site plan approval.

Condition 31. The property owner shall record cross-access agreements with the developments to the north, east and south prior to final site plan approval. The property owner shall permit and seek access to Possum Creek Road in Recordable Form.

Condition 32. The property owner shall install external and internal sidewalks for public access.

Condition 33: All internal sidewalks shall be a minimum of 5 feet in width and shall be provided between all buildings within the project, as well as along all cross access areas.

Condition 34: Drive aisle sizes are general representations on the PD Layout Plan. Landscape islands and terminal islands on final site plans shall be at least 9 feet in width. Landscape islands and terminal islands that include a sidewalk shall be at least 14 feet in width. Drive aisle widths must meet all applicable standards of the Public Works Department.

Condition 35: The PD is valid for a period of three years. Development Plan Review must be obtained prior to expiration of the three year period. Construction of the development must commence no later than 18 months after final development plan approval. If the limit expires, the PD shall become null and void. Prior to expiration the applicant may apply to the City Plan Board and City Commission for a one time extension of one year. Failure to obtain development plan approval or obtain a building permit shall void the PD. If the PD is voided, a new application can be filed.

Inter-Office Communication

Planning Division
X5022, FAX x2282, Station 11

Item No. 4

TO: City Plan Board **DATE:** August 17, 2006

FROM: Planning Division Staff

SUBJECT: Petition 76PDV-06PB, Avid Engineering, Inc., agent for RAM Development. Rezone property from RSF-4 (single-family residential 8 du/acre) to PD (planned development) for commercial development on 4.91 acres more-or-less. Located at 5043 Northwest 43rd Street. Related to Petition 75LUC-06 PB.

Recommendation

Staff recommends approval of the proposed Planned Development rezoning with staff conditions.

Explanation

This petition is related to Petition 75LUC-06PB, which proposes a Future Land Use Map change from Single-Family (up to 8 units per acre) to Planned Use District (PUD). The approximately 4.91-acre property is located on the east side of NW 43rd Street and one block south of NW 53rd Avenue. The purpose of this proposed rezoning from RSF-4 (Single-family residential, 3.5 du/acre) to PD (Planned Development) is to allow for a commercial development of up to 32,620 square feet. The proposed commercial development will consist of: a 14,820 square foot drug store with drive-through; a 4,600 square foot retail store with drive-through; and a 13,200 square foot retail store.

The property is presently zoned RSF-4 (Single-Family Residential, 8 du/acre) and has a Future Land Use designation of SF (Single-Family Residential, up to 8 units per acre). The subject property has several houses and a non-conforming auto body shop on it, all of which will need to be demolished to allow for the proposed development. The properties to the north, across Possum Creek Road, are in the Mixed-Use Low-Intensity (8-30 units per acre) future land use category and have MU-1 (Mixed use low intensity, 8-30 units per acre) zoning. They include such uses as a Chevron gas station and convenience store, a coffee shop, and a commercial bakery. To the east is the City's Possum Creek Park, which has Recreation land use and Public Services zoning. To the south of the project site, along NW 43rd Street is Office land use and zoning (General

office district), and an office development that includes O2BKids. Also to the south, and east of the office development, is a single-family neighborhood with Single-Family land use and RSF-2 (4.6 du/ac) zoning. To the west, across NW 43rd Street, is the Hunters Crossing Shopping Center, which has Mixed Use Low Intensity land use and Planned Development zoning.

Redevelopment of the property as a commercial development is consistent with the established non-residential character of this segment of the NW 43rd Street corridor to the south of NW 53rd Avenue. The subject property is an enclave in that it has commercial development on its north side and office development on its south side along NW 43rd Street. The proposed commercial PUD designation for the subject property is generally consistent with infill and redevelopment goals of the City's comprehensive plan. The subject property has several houses and a non-conforming auto body shop on it, all of which will need to be demolished to allow for the proposed development.

Analysis

A planned development must be consistent with the comprehensive plan, and must meet the requirements of Section 30-211(b) and one of the three criteria listed in Section 30-213 to justify the rezoning. The proposed Planned Development, with recommended conditions, is required to implement the associated PUD land use that is also being proposed. The petitioners address these requirements and criteria in the PD Report for Hunters Walk. The existing lot and ownership pattern would likely result in an inconvenient and inefficient use of land. The proposed planned development will provide for a unified architectural theme, an integrated and interconnected pedestrian sidewalk system, an integrated traffic circulation pattern with cross access to the adjoining residentially zoned property to the east, and non-residential developments to the north and south, as well as limited access to NW 43rd Street and a warranted traffic signal and median extension within NW 43rd Street.

Internal compatibility / Intensity of development

Condition 1: The permitted uses shall be commercial uses that are limited to the following: Eating Places, as defined in the City of Gainesville Land Development Code, Major Group 56, 57, 59, 60 and 81, all in accordance with MU-1 (mixed use low intensity district) of the City of Gainesville Land Development Code, a Pharmacy/Drug Store with drive-through (Standard Industrial Code 5912) Drive-in Bank, and Retail/ Restaurant. A maximum of two (2) drive-through facilities for the entire development will be allowed.

Condition 2: The commercial uses shall be further limited as follows: The building site located within the northwest corner of the development (as shown on PD Layout Plan) will be limited to a 15,000 square foot drug store with drive-through facility; the building site located within the southwest corner of the development (as shown on PD Layout Plan) will be limited to a 5,000 square feet financial institution with a drive-through facility ; and the Building Site to the east (as shown on PD Layout Plan) will be limited to

a 14,000 square feet retail / restaurant. Square footage listed herein is the maximum square footage that will be allowed at each building site. The maximum building area for the subject property is 32,620 square feet.

Condition 3: The proposed building footprint areas are general. During Development Plan Review, the board may allow a maximum of 20' shift for the placement of buildings. This ability to attain any required building shift shall not minimize other required development standards of the Plan Development.

Condition 4: Except as provided herein, the project shall comply with the development standards of MU-1 (Mixed Use low intensity) of the Land Development Code.

Condition 5: Glazing for buildings along 43rd Street shall be in accordance with requirements of the Special Area Plan for Central Corridors Minimum Development Standards.

Condition 6: The project shall have an architectural theme consistent with the general development pattern in the neighborhood, and shall comply with central-corridor development standards. Buildings shall comply with central-corridor requirements.

Condition 7: Within the vehicular use area, landscaping shall be provided to attain the maximum amount of shading of parking spaces.

Condition 8: A central vista from 43rd Street edge to the eastern most building shall be designed and integrated within the development. The vista corridor shall integrate pedestrian movement along with necessary landscape to articulate and enhance the vista.

Condition 9: During development plan review suitable and convenient locations shall be designated for dumpsters, cart storage and other access of facilities

Condition 10: The Planned Use District shall be under unified control and shall be developed as a one-phase development.

Condition 11: Stormwater management and all internal parking shall be designed and developed for the shared use of all portions of the development.

Concurrency

This development is located within Zone 'B' of the Transportation Concurrency Exception Area (TCEA) and impacts two Alachua County maintained roadways (NW 43rd Street and NW 53rd Avenue). The City has coordinated with Alachua County concerning operational and safety modifications needed to accommodate the proposed development. The City has also coordinated with Alachua County Public Works on the TCEA standards being used by this development.

Concurrency management is implemented by policies adopted in the 2000-2010 comprehensive plan. These policies target the automotive, pedestrian, bicycle and transit facility improvements and other steps that improve transportation throughout the city. This development must meet all relevant Concurrency Management Element Policy 1.1.4 and 1.1.6 standards.

The site currently consists of 4.91 acres of land with a Single Family future land use designation (up to 8 dwelling units per acre). If fully developed at this density, 39 single family units could be built at the site. For comparison purposes, using the 7th Edition of the ITE manual, the trip generation would be 373 average daily trips and 39.4 p.m. peak hour trips if the subject property were to be built out at its current allowable density of 8 detached dwelling units per acre.

The proposed development would generate 2,612 trips according to the traffic study provided by the developer. This represents a net increase of 2,239 average daily trips and 277.6 p.m. peak hour trips over what would have been allowed by the Single Family land use.

The applicant has agreed to meet the required 8 Concurrency Management Element Policy 1.1.6 standards for which it is responsible. In addition, the applicant is responsible for safety and operational modifications required by the proposed development (including the NW 43rd Street traffic signal and the median extension).

Condition 12: Prior to second reading of the PD ordinance, the applicant/owner must sign a TCEA Letter of Agreement for provision of the eight required Policy 1.1.6 standards.

Condition 13: The site plan that will be submitted to implement the Planned Development must comply with all relevant TCEA requirements in the Concurrency Management Element.

Condition 14: A minimum of fifty percent (50%) of the street trees required along Northwest 43rd Street must be a minimum of 65-gallon, 3.5 inch caliper trees. To provide aesthetic relief along this corridor, there must be sufficient room provided along the Northwest 43rd Street frontage to allow for these trees.

Condition 15: The applicant must perform a traffic study after mid-September to provide updated turning movement counts to verify the traffic study provided.

Condition 16: The applicant must provide elevations for all structures on site for review by the City Commission.

Condition 17: If, at site plan stage, the uses proposed within this development generate more trips than calculated for the Planned Development, the developer shall be responsible for meeting all required Concurrency Management Element Policy 1.1.6 standards for the additional trips.

External Compatibility

The development is oriented to NW 43rd Street, to which it will have one direct access point (ingress and egress). The PD will have shared vehicular and pedestrian access with the office development to the south, to Possum Creek Road and to the residentially zoned property to the east. Possum Creek Road also provides access to NW 43rd Street and to NW 53rd Avenue.

The 30 foot buffer shall be shown on the PD Layout Plan and maintained in its natural state. During construction, the area shall be protected appropriately as determined during development plan review. If the area contains invasive exotic species, a plan for removal and maintenance of the area shall be implemented during development plan review. If the buffer contains trees determined to be unsafe or unhealthy, the City Arborist may implement appropriate measures to remove such trees.

Condition 18: All buildings shall have a frontage and orientation towards 43rd Street. Building entrances shall be functional and accessible from the street as well as from adjacent vehicular usage.

Condition 19: Coordination with the existing development on the north side of Possum Creek Road will be required for the aligning of driveways for both future developments.

Condition 20: A garden wall shall be constructed along NW 43rd Street in areas where there are no buildings satisfying the build to line requirement and to screen parking areas where necessary. The garden wall shall be architecturally compatible with the buildings within the development. The wall shall consist of a minimum of two different materials but the final design shall be determined by the Development Plan Review.

Condition 21: There shall be a minimum 20' landscaping strip along NW 43rd Street. Where the buildings do not comply with the build to line, the required garden wall shall be placed within the 20' landscape area. The exact location shall be determined during Development Plan Review.

Condition 22: The buffer between this development and the residential properties and residentially zoned properties to the south and east of the proposed shall be a natural buffer at least 30 feet wide that shall preserve the existing tree canopy to the extent feasible.

Condition 23: Mechanical equipment, electrical connections, dumpsters, loading and unloading areas, and other service uses must be screened from view of NW 43rd Street and from all surrounding properties. All utility services must be provided underground. Any screening walls that are visible from NW 43rd Street or from any of the surrounding properties shall be integrated with the development by use of similar building materials and architectural details. Dumpster locations for the entire development shall be established at the time of site plan review.

Condition 24: Except as provided herein, the development shall comply with the regulations of the City of Gainesville Land Development Code.

Condition 25: All signage must comply with the land development code. The sign ordinance only allows for one monument sign. The monument sign shall be landscaped and shall be consistent with the architectural style and materials of the buildings. No electronic signs shall be allowed.

Condition 26: No more than 20 feet of horizontal distance of building wall shall be provided without articulation or architectural relief for those portions of building walls that are visible from Possum Creek Road and/or Northwest 43rd Street.

Environmental Constraints

The site does not contain wetlands or surface waters, is not in the wellfield protection area, and is outside of the 100-year flood zone. The existing tree canopy in the proposed buffer areas should be preserved to the extent feasible. The existing non-conforming auto body shop is regulated under the Alachua County Hazardous Materials Management Code.

Condition 27: An invasive, non-native plant removal plan must be developed and included as part of the final site plan.

External Transportation Access

The development will have one access point (ingress/egress) along NW 43rd Street. A traffic signal at this location is warranted, and the proposed development will not be permitted until a signal that meets the design specifications of Alachua County and Traffic Management System standards is in place. Also required is extension of the median in NW 43rd Street in front of the development.

The development will have one shared access point with the office development to the south, one point of access to the residentially zoned property to the east, and will have one point of access to Possum Creek Road, which is a private street that provides access to the adjacent businesses along NW 53rd Avenue and to Possum Creek Park.

Condition 28: During development plan review, the City of Gainesville traffic engineer shall determine traffic safety and circulation requirements. Needed improvements shall be the responsibility of the owner/developer who shall meet financial responsibility assurances. This shall be done in coordination with Alachua County Public Works. The provision of traffic signal shall meet the design specifications of the Public Works Department and Traffic Management System (TMS) standards, and shall be equipped with an Opticom device.

Condition 29: The proposed traffic signal must meet the Traffic Management System Standards (TMS), and the existing traffic signal at Northwest 43rd Street and Northwest 53rd Avenue must be modified to the TMS standards, and the connection between the two signals must be provided in accordance with TMS standards.

Condition 30: Cross access agreements are required for access to the adjoining properties, as shown on the PD Layout Map, to Possum Creek Road, to the office development to the south and to the residentially zoned property to the east of the development. Cross-access easements with developments to the north, east and south must be recorded in the Official Records of Alachua County prior to final site plan approval.

Condition 31. The property owner shall record cross-access agreements with the developments to the north, east and south prior to final site plan approval.

Condition 32. The property owner shall install external and internal sidewalks for public access.

Internal Transportation Access

The proposed planned development shall have an interconnected pedestrian sidewalk system that provides access within the site among the various stores, and that provides direct access to the NW 43rd Street sidewalk, to the office development to the south, and that provides connectivity along the Possum Creek Road frontage. The PD layout plan shows an integrated vehicular circulation system, and the PD Report states that bicycle racks will be provides for all proposed uses.

Condition 33: All internal sidewalks shall be a minimum of 5 feet in width and shall be provided between all buildings within the project, as well as along all cross access areas.

Condition 34: Drive aisle sizes are general representations on the PD Layout Plan. Landscape islands and terminal islands on final site plans shall be at least 9 feet in width. Landscape islands and terminal islands that include a sidewalk shall be at least 14 feet in width. Drive aisle widths must meet all applicable standards of the Public Works Department.

Unified Control

Section 30-217 requires that all land included in the planned development shall be under the complete, unified, legal, otherwise encumbered control of the applicant, whether the applicant is an individual, partnership, corporation, other entity, group or agency. Hunters Walk shall be developed under the unified control of one entity.

Phasing

The applicant is proposing a one-phase development.

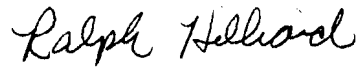
Condition 35: The PD is valid for a period of three years. Development Plan Review must be obtained prior to expiration of the three year period. Construction of the development must commence no later than 18 months after final development plan approval. If the limit expires, the PD shall become null and void. Prior to expiration the applicant may apply to the City Plan Board and City Commission for a one time extension of one year. Failure to obtain development plan approval or obtain a building permit shall void the PD. If the PD is voided, a new application can be filed.

<u>Applicant Information</u>	Avid Engineering, Inc., agent for RAM Development.
<u>Request</u>	PD (Planned Development) rezoning from RSF-4 (RSF-4 (single-family residential, 8 du/acre) in order to construct Hunters Walk, a planned commercial development.
<u>Land Use Plan Classification</u>	SF (single-family residential, up to 8 units per acre)
<u>Existing Zoning</u>	RSF-4 (single-family residential, 8 du/acre)
<u>Purpose of Request</u>	To allow for a 40,000 square-foot commercial development consisting of a drug store with drive-through, a drive-in bank, and general retail store, on 4.91 acres.
<u>Location</u>	5043 Northwest 43rd Street, east side.
<u>Size</u>	4.91 acres more-or-less.
<u>Existing Use</u>	Several single-family houses and one non-conforming auto body business.
<u>Surrounding Land Uses</u>	North -commercial East - recreation and residential South - office and residential West - commercial

Surrounding Controls	Existing Zoning	Land Use Plan
North	MU-1 (Mixed use low intensity, 8-30 units per acre)	Mixed-Use Low-Intensity (8-30 units per acre)
South	OF (General office district), RSF-2 (Residential single-family, 4.6 du/ac)	Office, Single-Family
East	PS (Public Services), RSF-2 (Residential single-family, 4.6 du/a)	Recreation, Single Family (up to 8 units per acre)
West	PD (Planned development district)	Mixed-Use Low-Intensity (8-30 units per acre)

In summary, staff is recommending approval of Petition 76PDV-06 PB with the above-listed conditions, amended PD Report and revised Development Layout Plan based on departmental comments.

Respectfully submitted,

A handwritten signature in black ink that reads "Ralph Hilliard". The script is cursive and fluid, with the first name "Ralph" and last name "Hilliard" clearly distinguishable.

Ralph Hilliard
Planning Manager

RH: SN: sn

SITE PLAN EVALUATION SHEET

DEVELOPMENT PLAN & SUBDIVISION REVIEW EVALUATION

CURRENT PLANNING ROOM 16, OLD LIBRARY

222 East University Avenue 334-5023

Petition No. <u>76PDV-06DB</u> Review Date: 8/14/2006 Reviewed on: 8/10/06 Review For: Avid Engineering, Inc., agent for RAM Development. Rezone property from RSF-4 (Single Family residential 8 du/ acre) to PD (Planned Development) for commercial development on 4.91 acres more or less. Located at 5043 Northwest 43 rd Street. Related to Petition 75LUC- 06PB.	Review Type: Planned Development Project Planner: <div style="text-align: right;">Shenley Neely</div>
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• RECOMMENDATIONS/REQUIREMENTS/COMMENT

This project consists of a Planned Development on approximately 4.91 acres to construct a commercial development that may include a drug store with drive-through, a financial institution with drive-through, and retail located at 5043 NW 43rd Street.

1. The plan shows property which will not be included in the Plan Development. The correct boundaries should be included.
2. The PD Report and PD Layout Plan must be revised per conditions stipulated by staff. The sq. ft. for each maximum building area shown in the statistical information in the PD Report must match the total square footage of buildings shown on the PD Layout Plan, and the use shall be labeled on the PD Layout Plan to match the use provided for in the accompanying Traffic Study submitted for Hunter's Walk Development
3. A successfully executed property division will be required prior to adopt the Plan Development; that is by the first reading of the ordinance.
4. The lot which will be excluded currently does not have access to a public right of way. Lots cannot be created without public access. Please show how property will have public access and show accompanying document.
5. The project must have a second access to the road network. Please provide evidence to demonstrate official and unencumbered access.
6. Please provide a list of uses to clarify the Plan Development layout Plan.
7. Please ensure data such as total acreage of project and square footage referenced are consistent throughout the PD Layout Plan, the Planned Development Report and the Traffic Study report.
8. Please provide a packet that includes the following per Section 30-214(3) of the City of Gainesville Land Development code: Revised PD Layout Plan, revised Plan Development Report, Existing Conditions Map, Existing Topography, Aerial, documentation of properly executed cross access agreements, completed Lot Split, or other property division application with proper documentation and signatures demonstrating ownership, owner authorization, and certified surveys showing before and after the lot Split.
9. The buffer between residential and Planned Development must be 30 feet. The current project configuration does not provide 30 feet. Please re-think the division of property.

SITE PLAN EVALUATION SHEET

DEVELOPMENT PLAN & SUBDIVISION REVIEW EVALUATION

CURRENT PLANNING ROOM 16, OLD LIBRARY

222 East University Avenue 334-5023

10. An on-site visit is required with the City Arborist to identify any heritage trees that need to be preserved for this development.
11. The PD Layout Plan does not differentiate between pedestrian and vehicle circulation. Appropriate buffering and landscaping, among other design elements, shall be used to ensure safety and coordination between these two modes of travel.
12. Bicycle racks using approved City specifications shall be provided proximate to each building entrance. Bicycle rack locations shall be shown on the plans prior to final site plan approval.
13. The petition currently requires the creation of lots or parcels consistent with the land development code. Prior to City Commission review of first reading, owner authorization for all included parcels must be provided. All lots created or resulting from this PD shall also be approved.

SITE PLAN EVALUATION SHEET

DEVELOPMENT PLAN & SUBDIVISION REVIEW EVALUATION

CURRENT PLANNING ROOM 16, OLD LIBRARY

222 East University Avenue 334-5023

Petition No. 75LUC-06PB Review Date: 8/14/2006

Reviewed on: 8/10/06

Review For: Avid Engineering, Inc., agent for RAM Development.
Amend the City of Gainesville Future Land Use Map from SF (Single Family, up to 8 units per acre) to PUD (Planned Use District) to allow commercial development on 4.91 acres more or less. Located at 5043 Northwest 43rd Street. Related to Petition 76PDV-06PB.

Review Type: Land Use Amendment

Project Planner:

Shenley Neely

• RECOMMENDATIONS/REQUIREMENTS/COMMENT

This project consists of a Planned Development on approximately 4.91 acres to construct a commercial development that may include a drug store with drive-through, a financial institution with drive-through, and retail located at 5043 NW 43rd Street.

1. There shall be buffer areas between this development and any adjacent residentially zoned properties that are no less than 30 feet wide.
2. No single-purpose use shall exceed 15,000 square feet.
3. A planned development zoning ordinance consistent with the planned use district must be adopted by the City Commission within 18 months of the land use designation. If that does not occur, the overlay land use district shall be deemed null and void and the overlay land use category shall be removed from the Future Land Use Map, leaving the original and underlying single-family land use in place. The planned development zoning ordinance, consisting of the PD Layout Plan and PD Plan Report, shall specify the allowable uses and design standards to be used.
4. The proposed commercial development will consist of a maximum of 40,000 square feet.
5. An application for a Certificate of Final Concurrence must be submitted with the final site plan application.
6. A successfully executed property division will be required prior to first reading of the ordinance.

SITE PLAN EVALUATION SHEET

BUILDING INSPECTION DEPARTMENT REVIEW

Petition No. 75LUC-06PB & 76PDV-06PB Review Date: 8/4/06
Review For :Plan Board Plan Reviewed: 8/4/06
Description, Agent & Location: Avid Engineering, Inc., Hunter's Walk,
5043 NW 43 Street

Review Type: Planned Development

Project Planner: Shenley Neeley

☐ **APPROVABLE** ☒ **APPROVABLE** ☐ **DISAPPROVED** ☐ **CONCEPT**
SUBJECT TO COMMENTS

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.

Comments By:

Brenda G. Strickland

Brenda G. Strickland
Plans Examiner

REVISIONS / RECOMMENDATIONS:

The Building Department has not problem with the proposed Land Use change and PD plan.

All Building Department Data shall be provided, for review, in the Preliminary/Final site plan submittal.



DEVELOPMENT REVIEW EVALUATION
GAINESVILLE REGIONAL UTILITIES

Ellen Underwood, New Development Coordinator
PO Box 147117, Gainesville, FL 32614
Voice (352) 393-1644 - Fax (352) 334-3480

Aug 7, 2006

6 Petition # 75LUC-06PB

Type of review: Land Use Change. Agent: Avid Engineering, Inc. Owner: RAM Development Company. Project name: **Hunter's Walk**. Project description: Land use change from SF (Single family residential districts) to PUD (Planned Use Development). Zoning: RSF-4 (Single-family residential district) Location: 5043 NW 43rd Street. Planner: Shenley Neeley

☐ Conceptional Comments
☒ Approved as submitted

☐ Conditions/Comments
☐ Insufficient information to approve

New
Services
Water
Sanitary
Sewer
Electric
Gas
Real
Estate



DEVELOPMENT REVIEW EVALUATION **GAINESVILLE REGIONAL UTILITIES**

Ellen Underwood, New Development Coordinator
PO Box 147117, Gainesville, FL 32614
Voice (352) 393-1644 - Fax (352) 334-3480

Aug 7, 2006

7 Petition # 76PDV-06PB

Type of review: PD Rezoning. Agent: Avid Engineering, Inc. Owner: RAM Development Company. Project name: **Hunter's Walk** Project description: Retail shopping center. Zoning: RSF-4 (Single-family residential district) Location: 5043 NW 43rd Street. Planner: Shenley Neeley

☐ Conceptional Comments
☒ Approved as submitted

☐ Conditions/Comments
☐ Insufficient information to approve

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CONCURRENCY REVIEW **PLANNING DIVISION - (352) 334-5022**

Sheet 1 of 2

Petition	<u>76PDV-06PB</u>	Date Received <u>8/1/06</u>	<input checked="" type="checkbox"/> Preliminary
<input type="checkbox"/> DRB	<input checked="" type="checkbox"/> PB	<input type="checkbox"/> Other	<input type="checkbox"/> Final
Project Name	<u>Hunter's Walk</u>		<input type="checkbox"/> Amendment
Location	<u>5043 NW 43rd St.</u>		<input type="checkbox"/> Special Use
Agent/Applicant Name	<u>Avid Engineering</u>		<input checked="" type="checkbox"/> Planned Dev.
Reviewed by	<u>Onelia Lazzari</u>		<input type="checkbox"/> Design Plat
			<input type="checkbox"/> Concept

☐ Approvable (as submitted)
 ☒ Approvable (subject to below)
 ☐ Insufficient Information
☐ PD Concept (Comments only)
 ☐ Concept (Comments only)

RECOMMENDATIONS/REQUIREMENTS/COMMENTS

1. This development is located in Zone B of the Transportation Concurrency Exception Area and must meet all relevant Concurrency Management Element Policy 1.1.4 and 1.1.6 standards. Based on the estimated trip generation, this development must meet 8 Concurrency Management Element Policy 1.1.6 standards. Modifications required due to site related impacts do not qualify for TCEA standards. The petitioner wishes to make a payment to the TCEA to meet the required standards.
2. This development must sign a TCEA Agreement for the provision of the required 8 Policy 1.1.6 standards. Please contact Onelia Lazzari to provide information for the preparation of the TCEA Zone B Agreement prior to 2nd Reading of the PD Ordinance for this development.
3. A condition of approval is that there will be a maximum of two drive-through uses at this development.
4. The PD Layout Plan provided still does not provide sufficient detail to evaluate the on-site circulation related to pedestrians (sidewalks and crosswalks). Please improve the PD Layout Plan.
5. Because this is a redevelopment project, 50% of the street trees must be minimum 65-gallon, 3.5 inch caliper trees. Sufficient room must be provided along the NW 43rd Street frontage to allow for shade trees to provide aesthetic relief along this corridor. This is a condition of concurrency approval.

6. A condition of approval is that the development will perform a traffic study after mid-September to provide updated turning movement counts to verify the traffic study provided.
7. There were no elevations provided for the bank with drive-through building. Please provide this information. This development must meet, at a minimum, the Central Corridors Design Standards per the TCEA. The City has adopted advisory color guidelines. Please show how the development's color scheme conforms with the advisory color guidelines.
8. The developer shall coordinate with the City of Gainesville and Alachua County Public Works concerning all site related traffic impacts that must be made to resolve safety and operational problems. This is a condition of PD approval.
9. If, at the site plan stage, the uses proposed within this development generate more trips than calculated for the PD, the developer shall be responsible for meeting all required Concurrency Management Element Policy 1.1.6 standards for the additional trips.

SITE PLAN EVALUATION SHEET

Urban Forestry Inspector- 334-2171 – Sta. 27-Second Review

Petition: 75LUC-06 PB
Review For: Technical Review Committee
Agent: Avid Engineering for RAM Development **PD Hunter's Walk** located at 5043 NW 43rd Street.

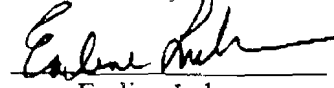
Review date: 8/8/06

Review: PD
Planner: Shenley

☒ **APPROVED** (as submitted) ☐ **APPROVED** (with conditions) ☐ **DISAPPROVED**

☐ Tree Survey Required
☐ Landscape Plan Required
☐ Irrigation system required
☐ Attention to conditions (revisions/recommendations)

Comments by:


Earline Luhrman
Urban Forestry Inspector

Approved as submitted.

General Note:

- Project will be in compliance with landscaping requirements for street trees (Sec 30-261), street buffers (30-353), and storm water management areas [30.251 (2) b], 10 spaces or 135 feet maximum between tree landscape islands Section 30-252 (b) 2 a and removal of exotic nonnative plant materials Section 30.253 (7) g and perimeter plantings within 5 feet of paved surface areas Section 30.252 (c).
- An on site visit is required with the City Arborist to identify the heritage trees that needs to be preserved for this development.

No impact on the Urban Forest at this time.

SITE PLAN EVALUATION SHEET

PUBLIC WORKS DEPARTMENT 334-5072 M.S. 58

Petition No. 76PDV-06PB

Review Date: 8/8/06

Review For : Technical Review Committee Plan Reviewed: 8/8/2006

Description, Agent & Location: Hunter's Walk

RAM Development 5043 NW 43rd Street

Review Type:

Planned Development

Project Planner:

Shenley Neely



APPROVED

(as submitted)



APPROVED

(subject to below)



DISAPPROVED



Alachua County Environmental Review Required



Alachua County Environmental Review Not Required



100 Yr. critical duration storm event must be analyzed.



SJR WMD stormwater permit is required.



Treatment volume must be recovered within 72 Hrs. (F.S. of 2)



Approved for Concurrency

Comments By:



Rick Melz P.E.

Development Review Engineer

REVISIONS / RECOMMENDATIONS:

1. Coordination with the existing development on the north side of Possum Creek Rd. will be required for the aligning of driveways for both future developments.

SITE PLAN EVALUATION SHEET

DEVELOPMENT PLAN & SUBDIVISION REVIEW EVALUATION

CURRENT PLANNING ROOM 16, OLD LIBRARY

222 East University Avenue 334-5023

<p>Petition No. <u>75LUC-06PB</u> Review Date: 8/11/2006</p> <p>Reviewed on: 8/10/06</p> <p>Review For: Avid Engineering, Inc., agent for RAM Development. Amend the City of Gainesville Future Land Use Map from SF (Single Family, up to 8 units per acre) to PUD (Planned Use District) to allow commercial development on 4.91 acres more or less. Located at 5043 Northwest 43rd Street. Related to Petition 76PDV-06PB.</p>	<p>Review Type: Land Use Amendment</p> <p>Project Planner: Shenley Neely</p>
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• RECOMMENDATIONS/REQUIREMENTS/COMMENT

This project consists of a Planned Development on approximately 4.91 acres to construct a commercial development that may include a drug store with drive-through, a financial institution with drive-through, and retail located at 5043 NW 43rd Street.

1. There shall be buffer areas between this development and any adjacent residentially zoned properties that are no less than 30 feet wide.
2. No single-purpose use shall exceed 15,000 square feet.
3. A planned development zoning ordinance consistent with the planned use district must be adopted by the City Commission within 18 months of the land use designation. If that does not occur, the overlay land use district shall be deemed null and void and the overlay land use category shall be removed from the Future Land Use Map, leaving the original and underlying single-family land use in place. The planned development zoning ordinance, consisting of the PD Layout Plan and PD Plan Report, shall specify the allowable uses and design standards to be used.
4. The proposed commercial development will consist of a maximum of 40,000 square feet.
5. An application for a Certificate of Final Concurrence must be submitted with the final site plan application.
6. A successfully executed property division will be required prior to first reading of the ordinance.



Gaylord Palms

FAX NUMBER: 352 - 334- ~~3339~~
3259

TO: <u>LAWRENCE CALDERON</u>
PHONE:
DATE:
RE: <u>HUNTER'S WALK</u>
Please Deliver Immediately

FROM: <u>BOB & LAUREN</u>
PAGES: <u>3</u>
DATE: <u>8/21/06</u>
CC:

Notes:

Check One:

☐ URGENT ☐ FOR REVIEW ☐ PLEASE COMMENT ☐ PLEASE REPLY ☐ PLEASE RECYCLE

LAWRENCE,

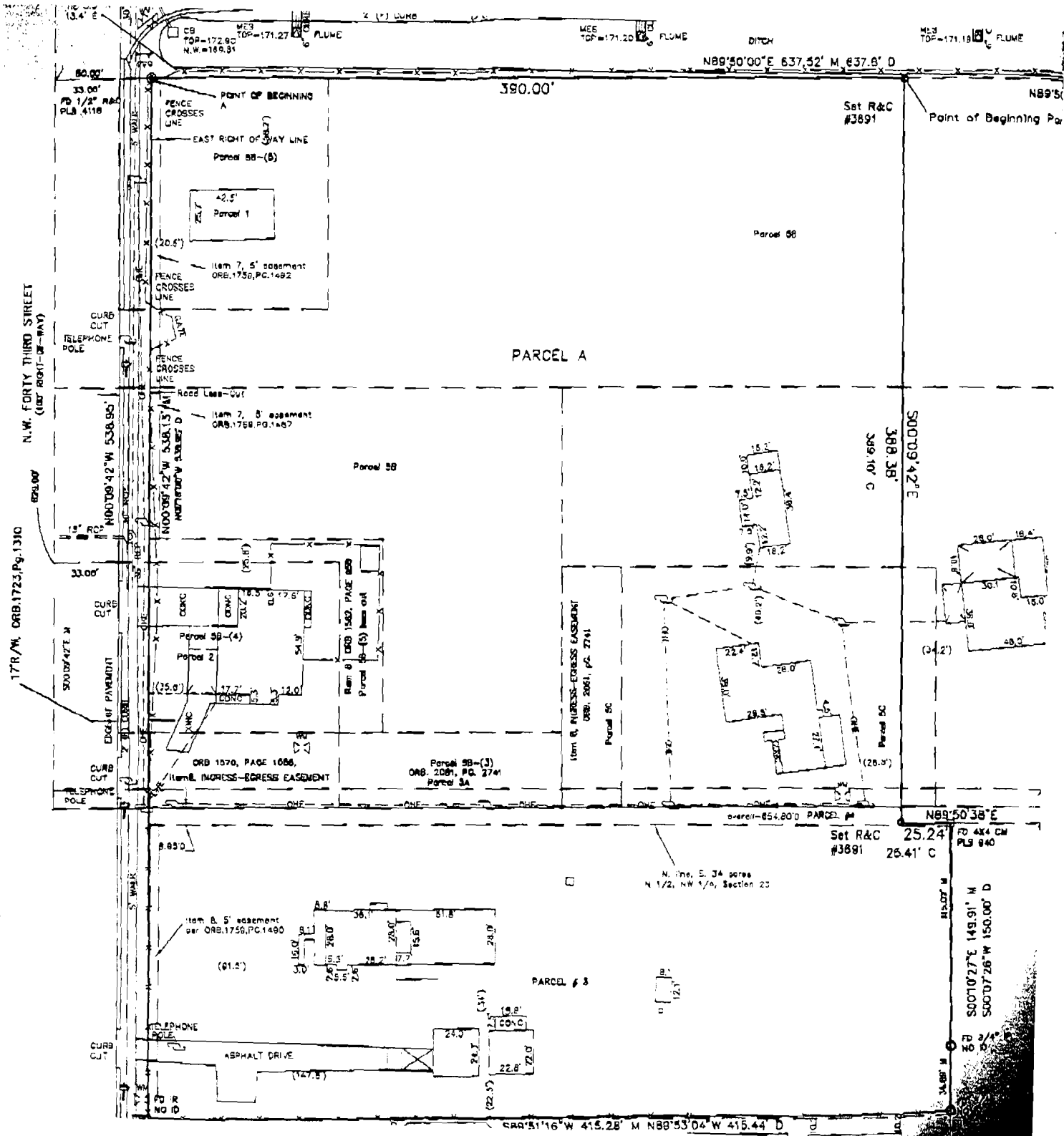
ATTACHED PLEASE FIND THE LEGAL DESCRIPTION
FOR PARCEL 'A' (HUNTERS WALK PO) AND PARCEL
'B' REMAINING PARCEL FOR SKIP WALKER (NOT
TO BE INCLUDED) ALSO, WE HAVE ATTACHED A
REDUCED BOUNDARY FOR YOUR REFERENCE.

THANKS,

BOB

+

LAUREN



SHOWING BOUNDARY SURVEY OF:
PORTION OF NORTHWEST QUARTER,
3, TOWNSHIP 9 SOUTH, RANGE 19 EAST,
5 IN ALACHUA COUNTY, FLORIDA

LEGAL DESCRIPTION: (NEW PAREL "A")

HUNTER'S WALK

A parcel of land lying in the northwest quarter of Section 23, Township 9 South, Range 19 East, Alachua County, Florida more particularly described as follows.

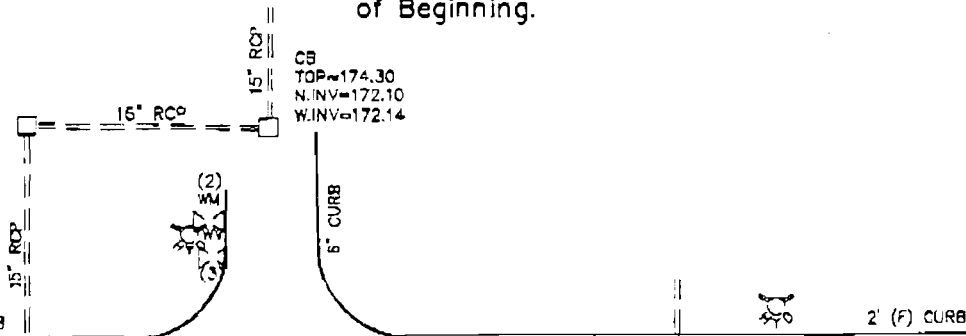
Commence at the northwest corner of said Section 23; thence S00°16'00"E along the west line of said Section 23, 379.00'; thence N89°50'00"E, 50.00' to the east right of way of Northwest 43 rd Street and the Point of Beginning; thence continue N89°50'00"E, 390.00'; thence S00°09'42"E, 389.10'; thence N89°50'38"E, 25.41'; thence S00°10'27"E, 150.00'; thence S89°51'16"W, 415.44' to the said east right of way line of Northwest 43 rd Street; thence N00°09'42"W along said east right of way line, 538.95' to the Point of Beginning. Containing 4.91 acres more or less.

S RI

LEGAL DESCRIPTION: (NEW PAREL "B")

A parcel of land lying in the northwest quarter of Section 23, Township 9 South, Range 19 East, Alachua County, Florida more particularly described as follows.

Commence at the northwest corner of said Section 23; thence S00°16'00"E along the west line of said Section 23, 379.00'; thence N89°50'00"E, 50.00' to the east right of way of Northwest 43 rd Street; thence continue N89°50'00"E, 390.00' to the Point of Beginning; thence continue N89°50'00"E, 247.52'; thence S00°07'40"E, 388.42'; thence S89°50'38"W, 247.29'; thence N00°09'42"W, 389.10' to the Point of Beginning.





FAX COVER SHEET

Gaylord Palms

FAX NUMBER: 352 - 334- ~~3333~~
3259

TO: <u>LAURENCE CALDERON</u>
PHONE:
DATE:
RE: <u>HUNTER'S WALK</u>
Please Deliver Immediately

SENDER INFORMATION	
FROM: <u>BOB & LAUREN</u>	
PAGES: <u>3</u>	
DATE: <u>8/21/06</u>	
CC:	

Notes:

Check One:

☐ URGENT ☐ FOR REVIEW ☐ PLEASE COMMENT ☐ PLEASE REPLY ☐ PLEASE RECYCLE

LAURENCE,

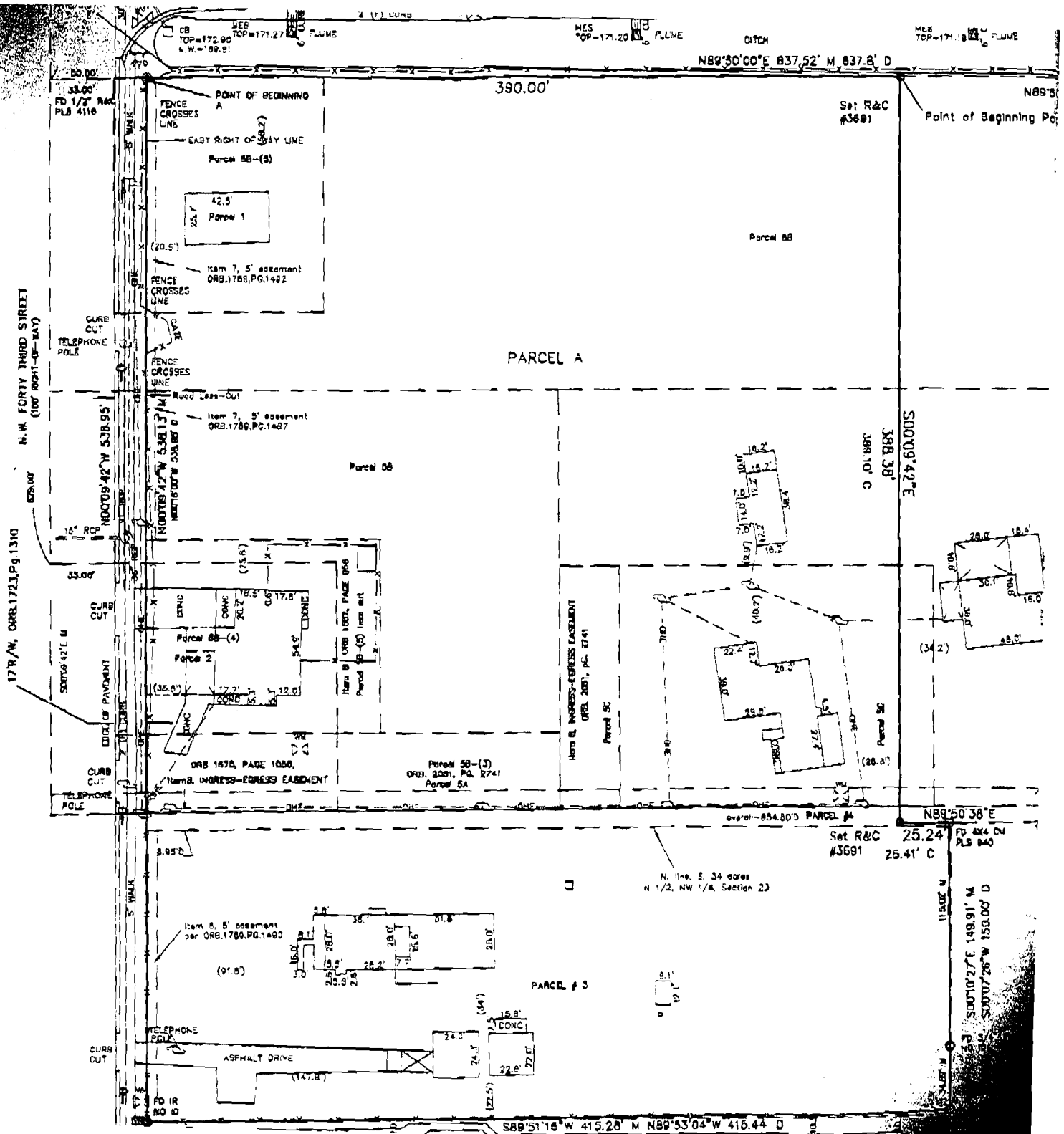
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REDUCED BOUNDARY FOR YOUR REFERENCE.

THANKS,

BOB

+

LAUREN



SHOWING BOUNDARY SURVEY OF:
 PORTION OF NORTHWEST QUARTER,
 SECTION 23, TOWNSHIP 9 SOUTH, RANGE 19 EAST,
 ALACHUA COUNTY, FLORIDA

LEGAL DESCRIPTION: (NEW PARCEL "A")

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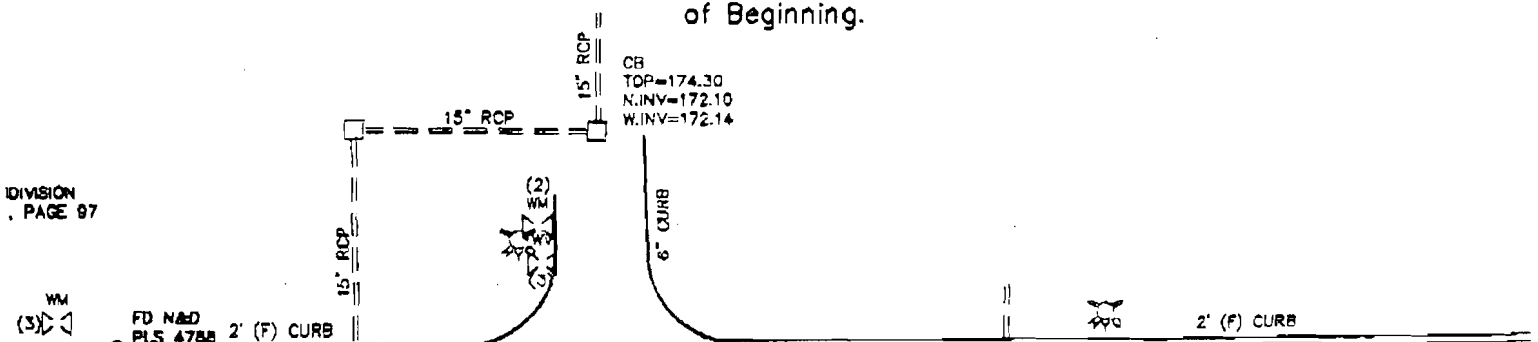
S RI

LEGAL DESCRIPTION: (NEW PARCEL "B")

A parcel of land lying in the northwest quarter of Section 23, Township 9 South, Range 19 East, Alachua County, Florida more particularly described as follows.

Commence at the northwest corner of said Section 23; thence S00°16'00"E along the west line of said Section 23, 379.00'; thence N89°50'00"E, 50.00' to the east right of way of Northwest 43 rd Street; thence continue N89°50'00"E, 390.00' to the Point of Beginning; thence continue N89°50'00"E, 247.52'; thence S00°07'40"E, 388.42'; thence S89°50'38"W, 247.29'; thence N00°09'42"W, 389.10' to the Point of Beginning.

DIVISION
 PAGE 97



- 4) **Petition 76PDV-06 PB** - Avid Engineering, Inc., agent for RAM Development Company. Rezone property from RSF-4 (8 units/acre single-family residential district) to PD (Planned Development) for a commercial development. Located at 5043 NW 43rd Street. Related to Petition 75LUC-06 PB.

Ron Carpenter stated that he would like to have conditions 2, 7, and 25 on the petition's submittal sheet amended.

Lawrence Calderon stated that Staff is OK with the changes.

Deliberation began with Ron Carpenter, Staff and the Board as to which items in the applicants/petitioner's submittal were being amended and which were acceptable. After some discussion and due to the lateness of the hour, the Board accepted the applicants amendments because only minor language adjustments were being requested and would not affect building placement or anything dramatic to the building or property.

Motion By: Adam Tecler	Seconded By: David Gold
Moved To: Approve with Staff conditions and with amended Staff conditions to items 2, 7, 19 and 25 on petitioner's submittal sheet.	Upon Vote: Motion Carried 3 - 1 Nay (Lauren McDonell)