



Planning and Development Services

PB-15-115 PDA

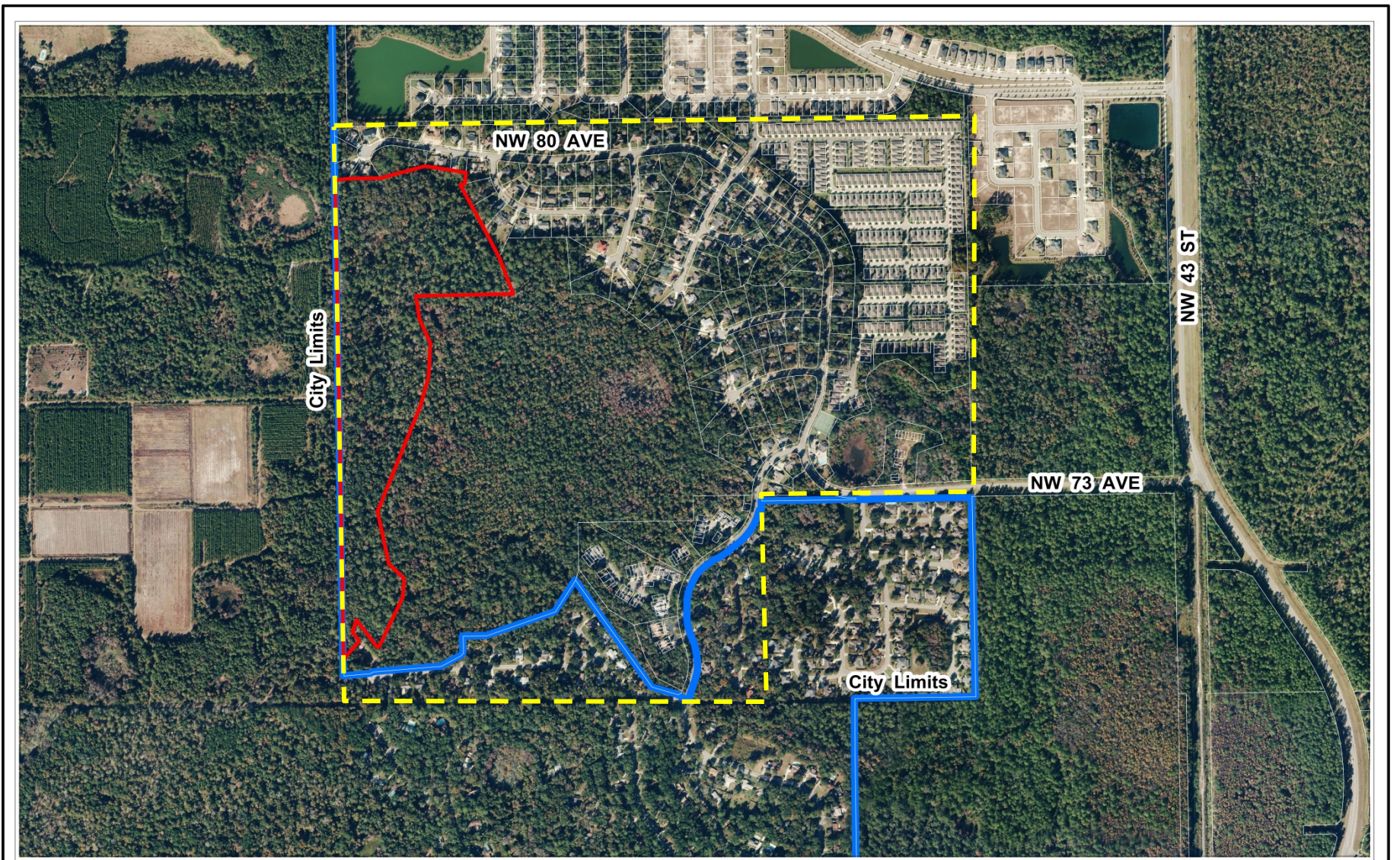
Amend the Blues Creek Planned Development (PD)

City Commission Public Hearing


9/1/16

PD Amendment Overview

- Amend the current text of the PD Ordinance with revised development standards related to Unit 5, Phase II of the Blues Creek PD
- Revise the PD Layout Plan to reflect a new conceptual lot layout and depict revisions to access, conservation areas, and utility line connections.



AERIAL PHOTOGRAPH

	Name	Petition Request	Petition Number
	eda engineers-surveyors-planners, inc., agent for New Generation Home Builders, Inc	Blues Creek Planned Development amendment	PB-15-115 PDA

Project overview

- Original Planned Unit Development approved in Alachua County 7/21/81
- County PUD was amended in 1999 with a revised Master Plan
- Portions of the overall development were subsequently annexed into the City between 2001-2005.
- City land use and PD zoning were applied to the property in 2003 and 2005.

Project overview

- Overall development: 300 acres
- Unit 5, Phase 2: 36.7 acres
- Mix of single family detached and attached units
- Unit 5, Phase 2 will be limited to detached single family units only
- 3.82 acres of wetlands and 3.82 acres of wetland buffers within Unit 5, Phase 2.
- Part of the Millhopper Flatwoods Strategic Ecosystem area

Blues Creek Development



Blues Creek

Unit 5, Phase 2

Blues Creek Development



Blues Creek Development



Blues Creek Development



City of Gainesville Land Use Categories

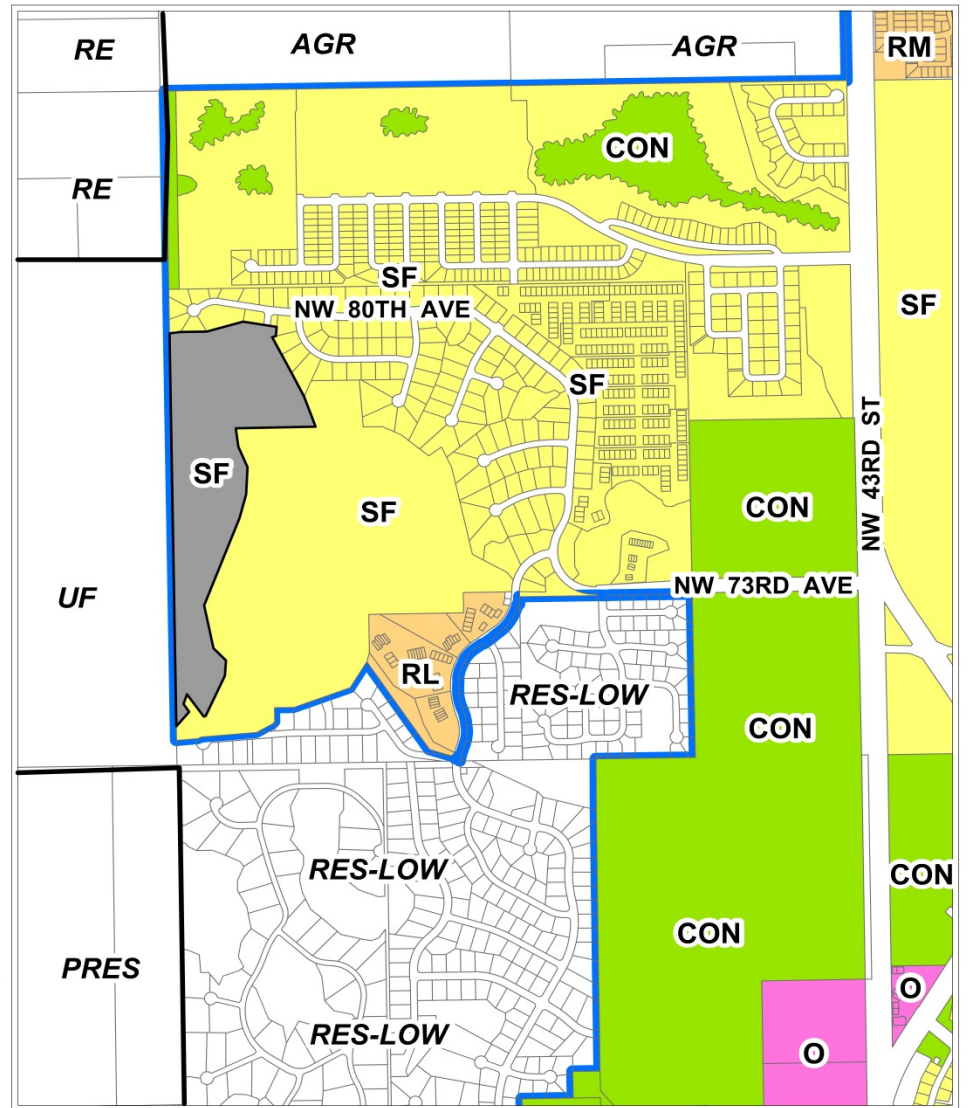
- SF Single-Family (up to 8 units per acre)
- R-L Residential Low-Density (up to 12 units per acre)
- R-M Residential Medium-Density (8-30 units per acre)
- O Office
- CON Conservation

Alachua County Land Use Categories

- AGR Agriculture
- RE Residential Estate (0.5 units per acre)
- RES-LOW Residential Low Density (1-4 units per acre)
- PRES Preservation
- UF UF Campus Master Plan

Area
under petition
consideration

- Division line between two zoning districts
- City Limits



EXISTING LAND USE



No Scale

Name	Petition Request	Petition Number
eda engineers-surveyors-planners, inc., agent for New Generation Home Builders, Inc	Blues Creek Planned Development amendment	PB-15-115 PDA

City of Gainesville Zoning Districts

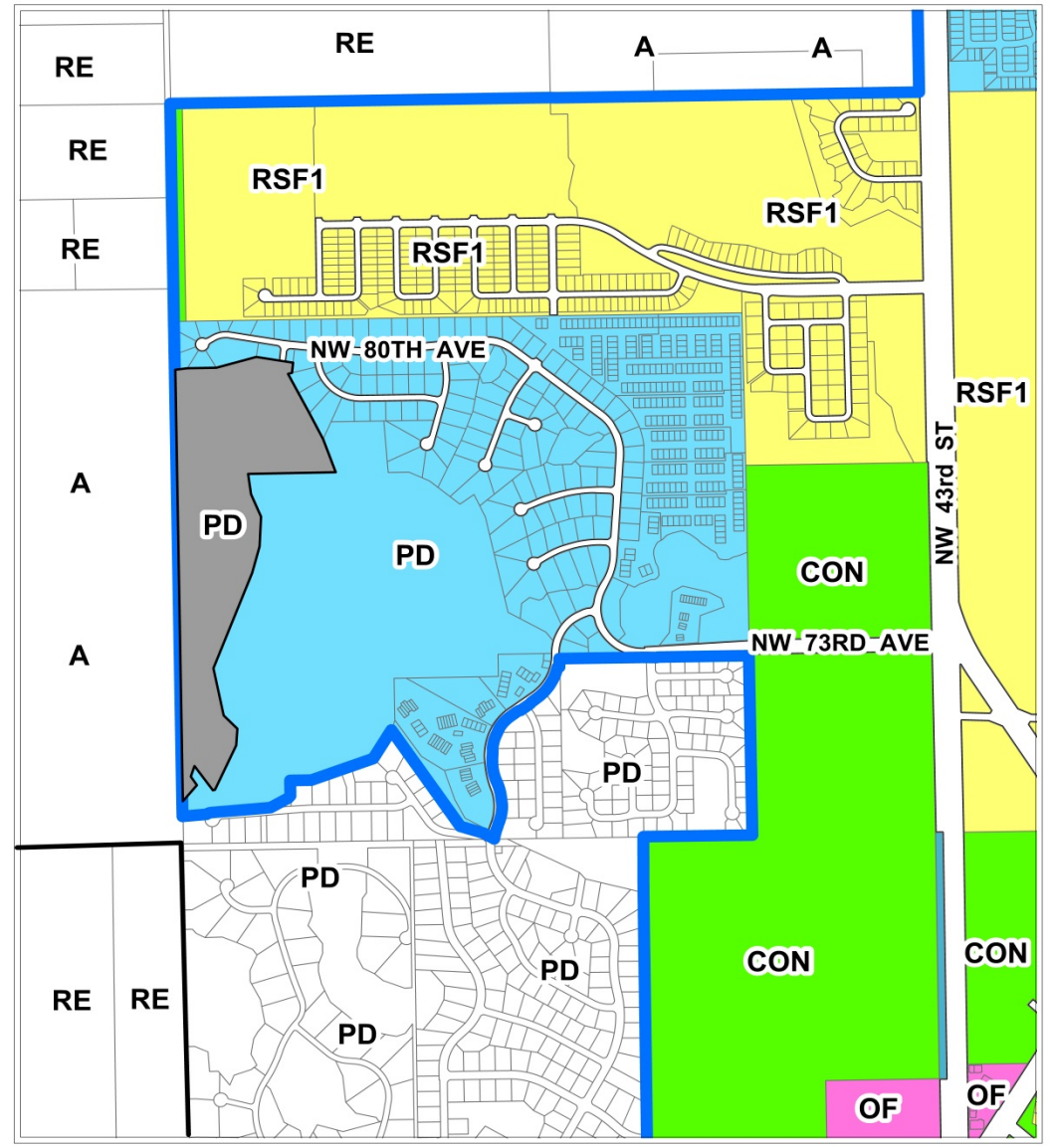
RSF1 3.5 units/acre Single-Family Residential
 OF General Office
 PD Planned Development
 CON Conservation

Alachua County Zoning Districts


A Agricul
 PD Planned Development
 RE Residential Single Family Estate (1 per 2 acres or less)

----- Division line between two zoning districts
 [Blue Line] City Limits

Area under petition consideration
 [Grey Box]



EXISTING ZONING

	Name	Petition Request	Petition Number
	eda engineers-surveyors-planners, inc., agent for New Generation Home Builders, Inc	Blues Creek Planned Development amendment	PB-15-115 PDA

PD Layout Plan changes

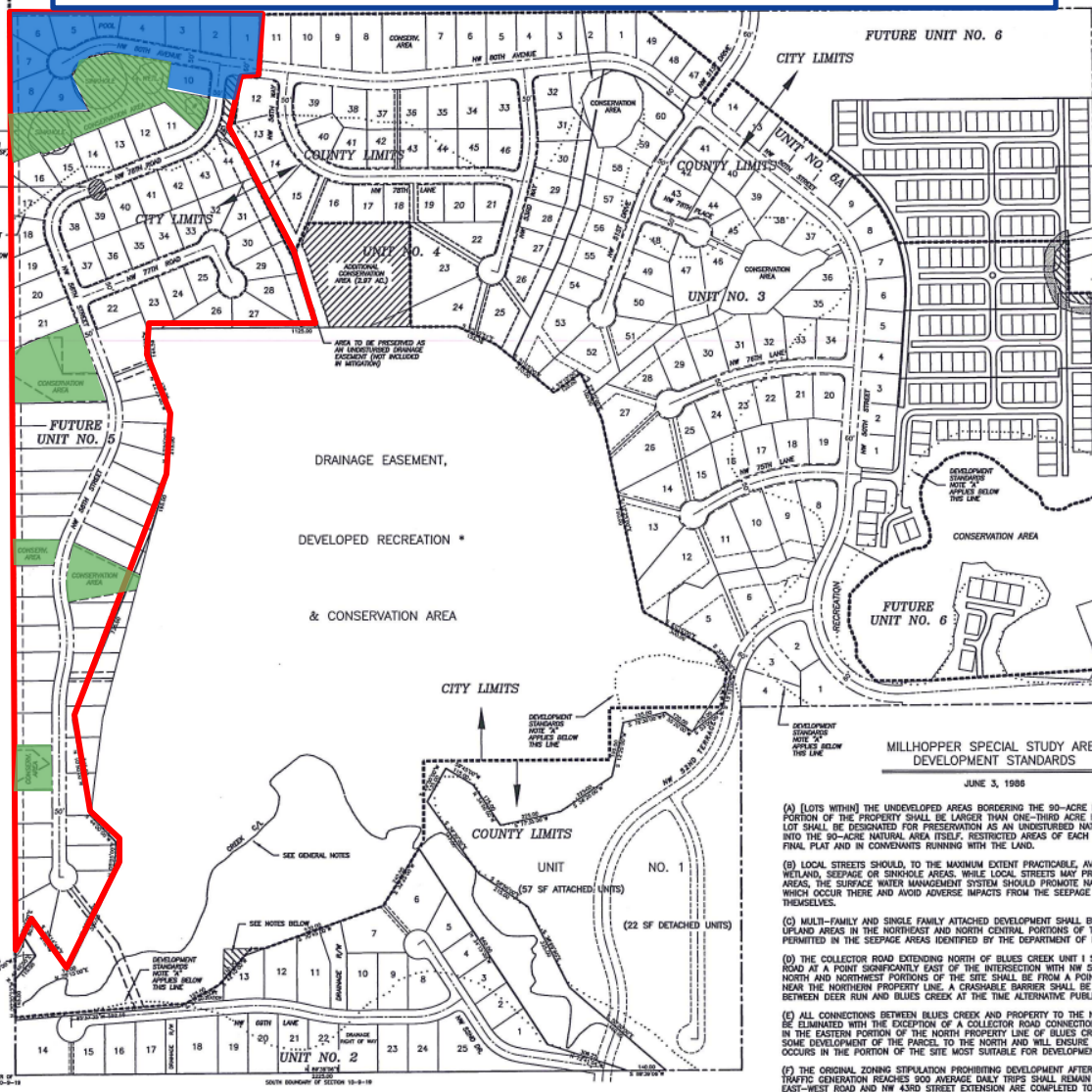
- Currently regulated by the 1999 Master Plan for Blues Creek
- Revisions include:
 - Illustration of 44 new lots proposed as Unit 5, Phase 2 (reduced from the 72 lots currently shown on the PD Layout plan)
 - Illustration of conservation areas for Unit 5, Phase 2 (primarily for environmental set-asides)
 - Illustration of a proposed 40 foot wide perpetual ingress/egress and public utilities easement to provide private drive access to Lots 37-44

PD Layout Plan changes

- Revisions continued:
 - Minor adjustment to the city limits line to correctly reflect the City of Gainesville city limits.
 - Addition of the conceptual location of 3 underground utility crossings between Units 2 and 5 that cross 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

Current 1999 Blues Creek Master Plan

BLUES CREEK



GENERAL NOTES

DESIGN AND CONSTRUCTION CONFIGURATIONS OF THE TRANSPORTATION AND SURFACE WATER MANAGEMENT SYSTEM WILL BE INTEGRATED WITH SITE SPECIFIC ENVIRONMENTAL FEATURES, SUCH AS WETLANDS, CREEKS, SINKS, AND SLEEP AREAS. DETAILS WILL BE INCORPORATED WITH EACH SITE PLAN SUBMITTED.

ALL ORIGINAL EASEMENTS INDICATED AND SHADED ARE TO REMAIN UNDISTURBED. A 50 FT. CONSTRUCTION BUFFER SHALL BE PROVIDED ON BOTH SIDES OF THE BLUES CREEK CENTERLINE.

SINGLE FAMILY ATTACHED UNITS

ALL UNITS SHALL BE EITHER TWO OR THREE BEDROOM, WITH A MAXIMUM HEIGHT OF 35 FEET. EACH UNIT SHALL BE PROVIDED WITH TWO PARKING SPACES - THOSE INDICATING A SINGLE SPACE SHALL ALSO INCLUDE A GARAGE.

ALL INDIVIDUAL LOTS SHALL HAVE ZERO SETBACKS. SETBACKS FROM THE PROPERTY PERMETER OR DEDICATED STREETS SHALL BE AS FOLLOWS:

- FRONT 25 FT.
- REAR 20 FT.
- SIDE 10 FT.

SINGLE FAMILY DETACHED UNITS

ALL SETBACK REQUIREMENTS OF THE R-1A DISTRICT SHALL APPLY, WITH THE FURTHER RESTRICTION THAT ALL LOTS OCCURRING ABOVE THE MILLHOPPER STUDY AREA BOUNDARY SHALL HAVE THE MINIMUM DIMENSIONS OF 100' X 140' AND A MINIMUM AREA OF 15,400 SF. BELOW THE BOUNDARY THE LOTS SHALL MEET THE R-1A REQUIREMENTS, HAVE THE MINIMUM DIMENSIONS OF 100' X 140' AND A MINIMUM AREA OF 14,521 SF. SEE SPECIAL STUDY AREA STANDARD "X" (ALLOW LEFT) FOR ADDITIONAL REQUIREMENTS IN THIS AREA.

SETBACKS (UNLESS OTHERWISE NOTED ON PLAT):

- FRONT 25 FT.
- REAR 20 FT.
- SIDE 10 FT.
- STREETSIDE 15 FT.

MINOR / MAJOR CHANGES

1. UNIT 4 - LOT 21: REAR SETBACK FROM 20 FT. TO 13'-5"
- DRG APPROVAL: 11/15/01

NOTE:
PLEASE BE ADVISED THAT LOTS INDICATED ON THIS MASTER PLAN THAT HAVE NOT BEEN PLATTED ARE CONCEPTUAL ONLY, AND ARE SUBJECT TO REVISION IN BOTH NUMBER AND SHAPE.

SITE DATA

ZONING	PUD
TOTAL ACREAGE	300 ACRES (±)
NUMBER OF UNITS	915 PERMITTED - 557 ACTUAL
DENSITY	2.05 PERMITTED - 1.89 ACTUAL
SINGLE FAMILY ATTACHED AREA	45.3 ACRES 15.1 %
SINGLE FAMILY DETACHED AREA	135.7 ACRES 45.2 %
NATURAL/CONSERVATION AREAS & DRAINAGE EASEMENTS	91.7 ACRES 30.6 %
DEDICATED ROADWAYS	26.2 ACRES 8.7 %
RECREATIONAL AREA	1.10 ACRES 0.4 %

UNIT MIXTURE

	SINGLE FAMILY ATTACHED	SINGLE FAMILY DETACHED
UNIT I	57	22
UNIT II	0	25
UNIT III	0	60
UNIT IV	0	49
UNIT V	0	82
UNIT VI	248	14
TOTAL	305	252


- (A) (LOTS WITHIN) THE UNDEVELOPED AREAS BORDERING THE 90-ACRE NATURAL AREA IN THE CENTRAL PORTION OF THE PROPERTY SHALL BE LARGER THAN ONE-THIRD ACRE IN SIZE AND ONE-FIFTH OF EACH LOT SHALL BE DESIGNATED FOR PRESERVATION AS AN UNDISTURBED NATURAL AREA. NO LOT SHALL EXTEND INTO THE 90-ACRE NATURAL AREA EXCEPT RESTRICTED AREAS OF EACH LOT SHALL BE DESIGNATED ON THE FINAL PLAT AND IN COVENANTS RUNNING WITH THE LAND.
- (B) LOCAL STREETS SHOULD, TO THE MAXIMUM EXTENT PRACTICABLE, AVOID CROSSING FLOOD PLAIN, WETLAND, SEEPAGE OR SINKHOLE AREAS, WHILE LOCAL STREETS MAY PROVIDE ACCESS WITHIN THESE AREAS, THE SURFACE WATER MANAGEMENT SYSTEM SHOULD PROMOTE NATURAL DRAINAGE PATTERNS WHICH OCCUR THERE AND AVOID ADVERSE IMPACTS FROM THE SEEPAGE CONDITIONS ON THE ROADS THEMSELVES.
- (C) MULTI-FAMILY AND SINGLE FAMILY ATTACHED DEVELOPMENT SHALL BE PERMITTED ONLY IN THE UPLAND AREAS IN THE NORTHEAST AND NORTH CENTRAL PORTIONS OF THE SITE AND SHALL NOT BE PERMITTED IN THE SEEPAGE AREAS IDENTIFIED BY THE DEPARTMENT OF ENVIRONMENTAL SERVICES.
- (D) THE COLLECTOR ROAD EXTENDING NORTH OF BLUES CREEK UNIT I SHOULD INTERSECT THE EAST-WEST ROAD AT A POINT SIGNIFICANTLY EAST OF THE INTERSECTION WITH NW 52ND TERRACE. ACCESS TO THE NORTH AND NORTHWEST PORTIONS OF THE SITE SHALL BE FROM A POINT ON THIS COLLECTOR ROAD NEAR THE NORTHERN PROPERTY LINE. A CRASHABLE BARRIER SHALL BE PLACED ON NW 52ND TERRACE BETWEEN DEER RUN AND BLUES CREEK AT THE TIME ALTERNATIVE PUBLIC ROAD ACCESS IS AVAILABLE.
- (E) ALL CONNECTIONS BETWEEN BLUES CREEK AND PROPERTY TO THE NORTH AND WEST SHOULD BE ELIMINATED WITH THE EXCEPTION OF A COLLECTOR ROAD CONNECTION TO THE NORTH LOCATED IN THE EASTERN PORTION OF THE NORTH PROPERTY LINE OF BLUES CREEK. THIS WILL ALLOW FOR SOME DEVELOPMENT OF THE PARCEL TO THE NORTH AND WILL ENSURE THAT ACCESS TO THAT PARCEL OCCURS IN THE PORTION OF THE SITE MOST SUITABLE FOR DEVELOPMENT.
- (F) THE ORIGINAL ZONING STIPULATION PROHIBITING DEVELOPMENT AFTER THE TOTAL CALCULATED TRAFFIC GENERATION REACHES 900 AVERAGE DAILY TRIPS SHALL REMAIN IN EFFECT UNTIL BOTH THE EAST-WEST ROAD AND NW 43RD STREET EXTENSION ARE COMPLETED TO COUNTY STANDARDS AND ACCEPTED FOR MAINTENANCE.

* DEVELOPED RECREATION

CONSTRUCTION WITHIN THE 90-ACRE CONSERVATION AREA SHALL BE RESTRICTED TO FACILITIES SUCH AS NATURE TRAILS, WALKOVER STRUCTURES, GAZEBOS OR OTHER SIMILAR ELEVATION CONSTRUCTION WHICH MAINTAINS THE AREA IN ITS NATURAL, SCENIC AND WOODS CONDITION, OR OTHER MINOR WORKS NECESSARY TO CONTROL EROSION OR ASSURE DISPERSION (SHEET FLOW) OF RUNOFF ENTERING THE AREA. ANY CONSTRUCTION IN THIS AREA WILL REQUIRE A SEPARATE FLOOD PRONE PERMIT.

ON TUESDAY, MARCH 14, 1995, THE ALACHUA COUNTY BOARD OF COUNTY COMMISSIONERS, WITH THE ADOPTION OF RESOLUTION 2-35-95, AMENDED THE EXISTING BLUES CREEK RESIDENTIAL P.L.D. BY CHANGING APPROXIMATELY 0.1389 ACRES IN UNIT 2 (5618 NW 69TH LANE) FROM CONSERVATION TO SINGLE FAMILY RESIDENTIAL BASED ON THE FOLLOWING:

- 1) THE SUWANNEE RIVER WATER MANAGEMENT DISTRICT HAS DETERMINED THAT THE EXISTING DRIVEWAY AND FENCE WITHIN THIS FLOOD PRONE AREA WILL NOT APPRECIABLY AFFECT DRAINAGE PATTERNS NOR THE HOLDING CAPACITY OF THE EASEMENT.
- 2) THE CONSERVATION AREA MUST REMAIN IN COMPLIANCE WITH THE S.R.W.M.D. PERMIT, THE DEVELOPER CAN RECONFIGURE THE DRAINAGE EASEMENT TO ADD AN EQUIVALENT AMOUNT OF AREA TO THE EASEMENT.
- 3) APPROVAL OF THIS REQUEST WILL NOT ADVERSELY AFFECT FLOOD PRONE AREAS, WILL NOT ALTER THE HYDROPERIOD OF NATURAL SYSTEMS AND WILL NOT POSE A THREAT TO PUBLIC HEALTH, SAFETY AND WELFARE.



DUNN ENGINEERING

OF GAINESVILLE, INC.

DRAWN BY	T.G.D.	REVISED	SCALE	1" = 200'	SHEET
APPROVED		REVISED	JOB NO.	E - 8001	
DATE	NOVEMBER 1999	REVISED	ACCT NO.	MASTER	

BLUES CREEK
REVISED MASTER PLAN

PD Layout Plan Alternatives

- Applicant has proposed minor revisions to the originally proposed layout along with 2 additional alternative layouts based on City Commission direction for consideration:

PD Layout Plan Alternative 1

- Original layout with the following revisions:
 - Addition of text requiring a “shared pedestrian facility” flush with the pavement to be provided within the 40’ ingress/egress easement serving lots 37-44.
 - Design will be approved by the Public Works Department and City Commission as part of the subsequent design plat phase
 - Includes both options for either a lift station (sewer) or underground utility connections (water, sewer, electric)

BLUES CREEK

GENERAL NOTES

DESIGN AND CONSTRUCTION CONSIDERATIONS OF THE TRANSPORTATION AND SURFACE WATER MANAGEMENT SYSTEM WILL BE INTEGRATED WITH SITE SPECIFIC ENVIRONMENTAL FEATURES SUCH AS WETLANDS, STREAMS, BANKS, AND SHIP AREAS. DETAILS WILL BE INCORPORATED WITH EACH SITE PLAN SUBMITTED.

ALL DRAINAGE EASEMENTS INDICATED AND SHOWN ARE TO REMAIN UNDEVELOPED. A 30 FT CONSTRUCTION BUFFER SHALL BE PROVIDED ON BOTH SIDES OF THE BLUES CREEK CENTERLINE.

SINGLE FAMILY ATTACHED UNITS

ALL UNITS SHALL BE EITHER TWO OR THREE BEDROOM WITH A MAXIMUM HEIGHT OF 35 FEET. EACH UNIT SHALL BE PROVIDED WITH TWO PARKING SPACES - THOSE INDICATING A SINGLE SPACE SHALL ALSO INCLUDE A GARAGE.

ALL NOMINAL LOTS SHALL HAVE ZERO SETBACKS. SETBACKS FROM THE PROPERTY PERMETER OR DEDICATED STREETS SHALL BE AS FOLLOWS:

UNIT NO. 6D
 DISTURBED 35 FT BUFFER (12.479 SF)
 PREVIOUSLY FILLED WETLANDS (8869 SF)
 EXISTING WETLANDS
 PREVIOUSLY FILLED WETLANDS (2889 SF)

SINGLE FAMILY DETACHED UNITS

ALL SETBACK AND DIMENSIONAL REQUIREMENTS OF THE RSF-1 DISTRICT SHALL APPLY UNLESS OTHERWISE SPECIFIED. WITH THE FURTHER RESTRICTION THAT ALL LOTS OCCURRING ABOVE THE ALACHUA COUNTY WETLAND STUDY AREA BOUNDARY SHALL HAVE THE MINIMUM DIMENSION OF 100' X 145' AND A MINIMUM AREA OF 15,000 SQ. FT. BELOW THE BOUNDARY THE LOTS SHALL MEET THE RSF-1 REQUIREMENTS UNLESS OTHERWISE SPECIFIED. HAVE THE MINIMUM DIMENSIONS OF 100' X 145' AND A MINIMUM AREA OF 14,501 SQ. FT. LOTS IN UNIT 5, PHASE 2 SHALL HAVE A MINIMUM AREA OF 0.25 ACRES AND SHALL MEET THE DIMENSIONAL REQUIREMENTS OF THE RSF-1 DISTRICT UNLESS OTHERWISE SPECIFIED.

SETBACKS (UNLESS OTHERWISE NOTED ON PLAN) FOR ALL UNITS EXCEPT UNIT 5, PHASE 2:

FRONT 25 FT
 REAR 15 FT
 SIDE 10 FT
 STREETSIDE 15 FT

SETBACKS FOR UNIT 5, PHASE 2:

FRONT 35 FT OR THE MINIMUM FRONT SETBACKS AT THE 85-FOOT LOT WIDTH
 REAR 15 FT
 SIDE 10 FT
 SIDE (STREET) 10 FT

MINOR / MAJOR CHANGES

1. UNIT 4 - LOT 21: REAR SETBACK FROM 20 FT TO 15 FT
 ALACHUA COUNTY DRC APPROVAL: 11/9/01

NOTE:
 PLEASE BE ADVISED THAT LOTS INDICATED ON THIS MASTER PLAN THAT HAVE NOT BEEN PLATTED ARE CONCEPTUAL ONLY AND ARE SUBJECT TO REVISION IN BOTH NUMBER AND SHAPE.

SITE DATA

ZONING	PD
TOTAL ACREAGE	300 ACRES (±)
NUMBER OF UNITS	815 PERMITTED - 538 ACTUAL
DENSITY	2.69 PERMITTED - 1.79 ACTUAL
SINGLE FAMILY ATTACHED AREA	45.2 ACRES
SINGLE FAMILY DETACHED AREA	115.9 ACRES
NATURAL/CONSERVATION AREAS & DRAINAGE EASEMENTS	91.2 ACRES
DEDICATED ROADWAYS	29.1 ACRES
RECREATIONAL AREA	1.1 ACRES
CONSERVATION AREA (UNIT 5 PHASE 2)	12.4 ACRES
PERPETUAL INGRESS / EGRESS EASEMENT	1.3 ACRES
OTHER	0.4 ACRES

NOTE: UNIT AVERAGES AND ACREAGES INDICATED ABOVE ARE APPROXIMATE AND MAY BE ADJUSTED AT THE DEVELOPER'S RISK STATE.

UNIT MIXTURE

	SINGLE FAMILY ATTACHED	SINGLE FAMILY DETACHED
UNIT 1	57	22
UNIT 2	0	25
UNIT 3	0	60
UNIT 4	0	48
UNIT 5	0	14
UNIT 6	244	14
UNIT 7	15	0
TOTAL	317	221

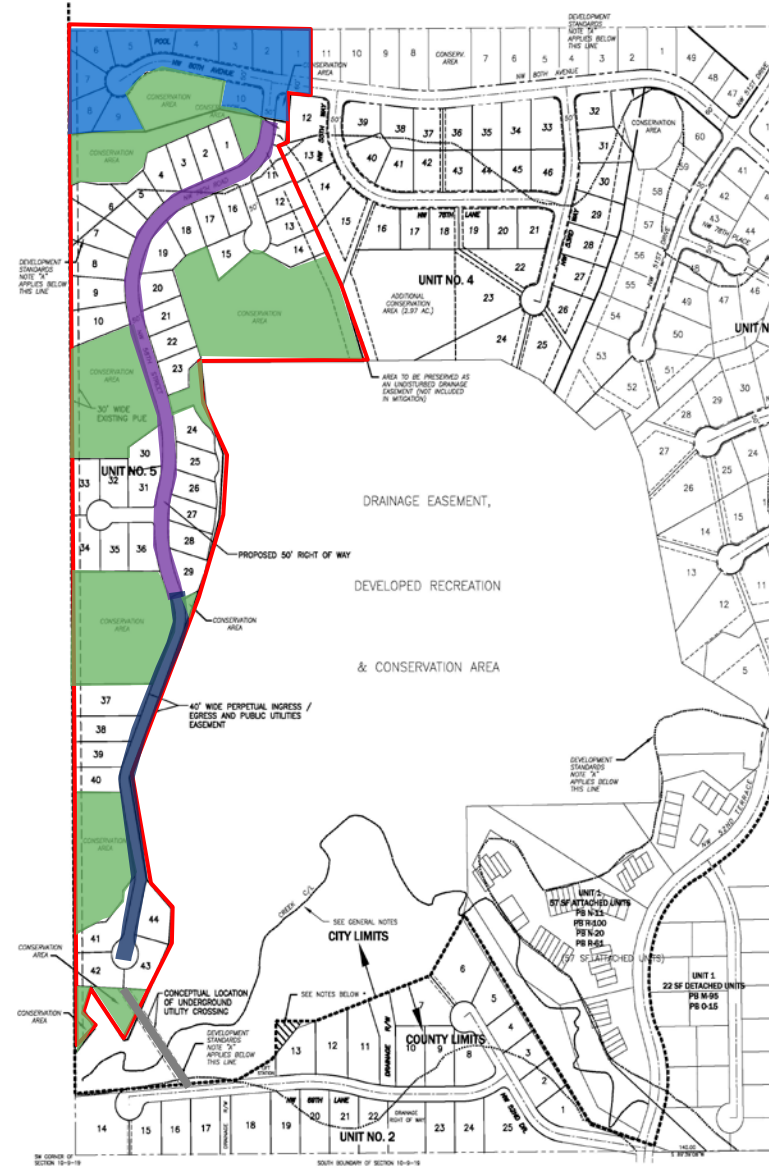
TRIP GENERATION NOTE FOR UNIT 5, PHASE 2

AVERAGE DAILY TRIPS: 44 UNITS X 8.52 = 418.8; 508 ENTERING, 508 EXITING
 A.M. PEAK HOUR OF ADVANCED STREET TRAFFIC: 75 X 44 UNITS = 3322 ENTERING, 758 EXITING
 P.M. PEAK HOUR OF ADVANCED STREET TRAFFIC: 1.5 X 44 UNITS = 66 ENTERING, 378 EXITING

BLUES CREEK DEVELOPMENT STANDARDS (ALTERNATIVE 1)

- (A) LOTS WITHIN THE UNDEVELOPED AREAS BORDERING THE 90-ACRE NATURAL AREA IN THE CENTRAL PORTION OF THE PROPERTY, EXCEPT FOR LOTS IN UNIT 2, PHASE 2, SHALL BE EQUAL TO OR LARGER THAN ONE-THIRD ACRES IN SIZE AND ONE-FIFTH OF EACH LOT SHALL BE DESIGNATED FOR PRESERVATION AS AN UNDEVELOPED NATURAL AREA. NO LOT SHALL EXTEND INTO THE 90-ACRE NATURAL AREA. RESTRICTED AREAS OF EACH LOT SHALL BE DESIGNATED ON THE FINAL PLAT AND IN COVENANTS RUNNING WITH THE LAND. LOT LINES IN UNIT 5, PHASE 2 SHALL BE CONFIGURED TO MAINTAIN A MINIMUM 35-FOOT WETLAND BUFFER IN ALL CASES.
- (B) LOCAL STREETS SHALL BE TO THE MAXIMUM EXTENT PRACTICABLE, AVOID CROSSING FLOOD PLAIN, WETLAND, SEEPAGE OR SNOWHOLE AREAS. WHILE LOCAL STREETS MAY PROVIDE ACCESS WITHIN THESE AREAS, THE SURFACE WATER MANAGEMENT SYSTEM SHOULD PROMOTE NATURAL DRAINAGE PATTERNS WHICH OCCUR NATURE AND AVOID AVOIDANCE, WHICH FROM THE SEEPAGE CONDITIONS ON THE SLOPES THEMSELVES.
- (C) MULTI-FAMILY AND SINGLE FAMILY ATTACHED DEVELOPMENT SHALL BE PERMITTED ONLY IN THE UPLAND AREAS IN THE NORTHEAST AND NORTH CENTRAL PORTIONS OF THE SITE, AND SHALL NOT BE PERMITTED IN THE SEEPAGE AREAS IDENTIFIED BY THE ENVIRONMENTAL REPORTS.
- (D) THE COLLECTION ROAD EXTENDING NORTH OF BLUES CREEK UNIT 1 SHOULD INTERSECT THE EAST-WEST ROAD AT A POINT SIGNIFICANTLY EAST OF THE INTERSECTION WITH NW 52ND TERRACE. ACCESS TO THE NORTH AND NORTHWEST PORTIONS OF THE SITE SHALL BE FROM A POINT ON THE COLLECTION ROAD NEAR THE NORTHERN PROPERTY LINE. A CHANGIBLE BARRIER SHALL BE PLACED ON NW 52ND TERRACE BETWEEN DEER RUN AND BLUES CREEK AT THE ALTERNATIVE PUBLIC ROAD ACCESS IS AVAILABLE.
- (E) ALL CONNECTIONS BETWEEN BLUES CREEK AND PROPERTY TO THE NORTH AND WEST SHOULD BE ELIMINATED WITH THE EXCEPTION OF A COLLECTION ROAD CONNECTION TO THE NORTH LOCATED IN THE EASTERN PORTION OF THE NORTH PROPERTY LINE OF BLUES CREEK. THIS WILL BE A ROAD FOR SOME DEVELOPMENT OF THE PARCEL TO THE NORTH AND WILL INSURE THAT ACCESS TO THAT PARCEL OCCURS IN THE PORTION OF THE SITE MOST SUITABLE FOR DEVELOPMENT.
- (F) NEW DEVELOPMENT SHALL MEET THE CITY OF GAINESVILLE TRANSPORTATION MOBILITY PROGRAM AREA (TMPA) REQUIREMENTS OR TRANSPORTATION MOBILITY REQUIREMENTS IN EFFECT AT THE TIME OF DEVELOPMENT.
- (G) DEVELOPMENT ACTIVITY WITHIN THE "DRAINAGE EASEMENT, DEVELOPED RECREATION & CONSERVATION AREA" SHALL BE CONSIDERED WITH ELIMINATE RIVER WATER MANAGEMENT DISTRICT PERMIT NUMBER 4-87-0087 AS IT MAY BE AMENDED FROM TIME TO TIME. AS CONCEPTUALLY ILLUSTRATED ON THE 85' WIDE PLAT AND SHALL BE LIMITED TO UNDERGROUND, NON-OPEN CUT TYPE ONLY (NO SURFACE DISBURSERS). ANY CONSERVATION MANAGEMENT AREA SET ASIDE FOR THE "DRAINAGE EASEMENT, DEVELOPED RECREATION & CONSERVATION AREA" SHALL INCLUDE AS AN ALLOWED USE IN THE MANAGEMENT PLAN, UNDERGROUND, NON-OPEN CUT UTILITIES THAT ARE CONSISTENT WITH THE BRAND-RELATED SUNSHINE RIVER WATER MANAGEMENT DISTRICT PERMIT AS MAY BE AMENDED FROM TIME TO TIME.
- (H) A LIFT STATION SHALL BE ALLOWED TO SERVICE UNIT 5, PHASE 2. IF A LIFT STATION IS UTILIZED, THE LIFT STATION LOCATION SHALL BE SHOWN AS A SEPARATE LOT ON THE DESIGN PLAT.
- (I) EACH HOUSING UNIT WITHIN UNIT 5, PHASE 2 SHALL PROVIDE A RESIDENTIAL SPRINKLER SYSTEM IN COMPLIANCE WITH THE CURRENT EDITION OF THE NATIONAL FIRE PROTECTION ASSOCIATION AREA 130. STANDARDS FOR THE INSTALLATION OF SMOKE-DETECTORS IN ONE- AND TWO-FAMILY DWELLINGS AND MANUFACTURED HOMES REQUIREMENTS FOR ONE-FAMILY DWELLINGS.
- (J) ACCESS TO LOTS 1-36 IN UNIT 5, PHASE 2 SHALL BE IN THE FORM OF PUBLICLY DEDICATED RIGHTS-OF-WAY WITH A MINIMUM WIDTH OF 50 FEET.

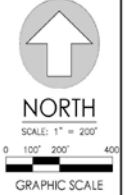
- (K) IN ORDER TO PROTECT THE WETLANDS AND WETLAND BUFFER AREAS SOUTH OF LOTS 29 AND 36 IN UNIT 5, PHASE 2, ACCESS TO LOTS 37-44 SHALL BE IN THE FORM OF A RECORDED PERPETUAL INGRESS/EGRESS EASEMENT THAT IS ALSO A PLAT. THE EASEMENT SHALL BE MINIMUM 45 FEET WIDE WITH A 10-FOOT WIDE BUFFER WITHIN THE CROSS-SECTION SHOWN IN THE DESIGN PLAT DOCUMENTS. THE CROSS-SECTION FOR THIS INGRESS/EGRESS EASEMENT SHALL INCLUDE A SHARED PRESTRESS FACILITY FLUSH WITH THE PAVEMENT WITH A DESIGN THAT IS APPROVED BY THE PUBLIC WORKS DEPARTMENT DRAINAGE DESIGN PLAT REVIEW.
- (L) ENCROACHMENT INTO THE 35-FOOT WETLAND BUFFER AREA IS ALLOWED IN LIMITED AREAS WHERE SITE CONSTRAINTS EXIST IN UNIT 5, PHASE 2. HOWEVER, THE OVERALL AVERAGE 50-FOOT WETLAND BUFFER SHALL BE MAINTAINED.
- (M) CONSERVATION AREAS IN UNIT 5, PHASE 2 THAT ARE SET ASIDE AS ESTABLISHED CONSERVATION MANAGEMENT AREAS SHALL BE MAINTAINED AND



* ON DECEMBER 14, 1995, THE ALACHUA COUNTY BOARD OF COUNTY COMMISSIONERS, WITH THE ADOPTION OF RESOLUTION 2-89-95, AMENDED THE EXISTING BLUES CREEK RESIDENTIAL P.L.D. BY CHANGING APPROXIMATELY 0.288 ACRES IN UNIT 2 (5418 NW 89TH LANE) FROM CONSERVATION TO SINGLE FAMILY RESIDENTIAL BASED ON THE FOLLOWING:

- 1) THE SUNSHINE RIVER WATER MANAGEMENT DISTRICT HAS DETERMINED THAT THE EXISTING DRIVEWAY AND FENCE WITHIN THIS FLOOD HAZARD AREA WILL NOT APPRECIABLY AFFECT DRAINAGE PATTERNS NOR THE HOLDING CAPACITY OF THE EASEMENT.
- 2) THE CONSERVATION AREA MUST REMAIN IN COMPLIANCE WITH THE S.R.W.M.D. PERMIT. THE DEVELOPER CAN RECONFIGURE THE DRAINAGE CHANNEL.
- 3) APPROVAL OF THIS REQUEST WILL NOT INTERRUPT DEVELOPMENT OF NATURAL SYSTEMS AND

ANNEXATION & ZONING HISTORY
 PORTIONS OF BLUES CREEK WERE ANNEXED INTO THE CITY OF GAINESVILLE BY THE FOLLOWING ORDINANCES: 03/16/01, 00/11/02, 00/16/03, 03/04/03 AND 04/02/03. THE PROPERTY WAS REZONED TO PLANNED DEVELOPMENT BY ORDINANCE 03/01/02, ADOPTED OCTOBER 27, 2003 AND ORDINANCE 04/18/03, ADOPTED NOVEMBER 28, 2003.



BLUES CREEK - GAINESVILLE FLORIDA
 PD LAYOUT PLAN

Project Name	BLUES CREEK
Client	CHS/C&G
Contract No.	13-146
Date	07/17/16
Drawn By	
Checked By	
Scale	

Alternative 1: Blues Creek PD Layout Plan

PD Layout Plan Alternative 2

- Shifts the 4 southernmost lots (41-44) to the northeast portion of Unit 5, Phase 2
- Corresponding reduction in the length of the 40' ingress/egress easement
- Reduction in the average size of the proposed lots from 1/3 acre to 1/4 acre
- “Shared pedestrian facility” proposed within the 40' ingress/egress easement
- Increase of 0.1 of an acre of total conservation area
- Includes both options for either a lift station (sewer) or underground utility connections (water, sewer, electric)

BLUES CREEK

GENERAL NOTES

DESIGN AND CONSTRUCTION CONSIDERATIONS OF THE TRANSPORTATION AND SURFACE WATER MANAGEMENT SYSTEM WILL BE INTEGRATED WITH SITE SPECIFIC ENVIRONMENTAL FEATURES SUCH AS WETLANDS, STREAMS, SWALS, AND SLOPE AREAS. DETAILS WILL BE INCORPORATED WITH EACH SITE PLAN SUBMITTED.

ALL DRAINAGE EASEMENTS INDICATED AND SHOWN ARE TO REMAIN UNDISTURBED. A 30 FT CONSERVATION BUFFER SHALL BE PROVIDED ON BOTH SIDES OF THE BLUES CREEK CENTERLINE.

SINGLE FAMILY ATTACHED UNITS

ALL UNITS SHALL BE EITHER TWO OR THREE BEDROOM WITH A MAXIMUM HEIGHT OF 35 FEET. EACH UNIT SHALL BE PROVIDED WITH TWO PARKING SPACES - THOSE INDICATING A SINGLE SPACE SHALL ALSO INCLUDE A GARAGE.

ALL NOMINAL LOTS SHALL HAVE ZERO SETBACKS. SETBACKS FROM THE PROPERTY PERMETER OR DEDICATED STREETS SHALL BE AS FOLLOWS:

UNIT NO. 6D
PREVIOUSLY FILLED WETLANDS (0809 50')
EXISTING WETLANDS
PREVIOUSLY FILLED WETLANDS (0809 50')

SINGLE FAMILY DETACHED UNITS

ALL SETBACK AND DIMENSIONAL REQUIREMENTS OF THE RGF-1 DISTRICT SHALL APPLY UNLESS OTHERWISE SPECIFIED. WITH THE FURTHER RESTRICTION THAT ALL LOTS OCCURRING ABOVE THE ALACHUA COUNTY WILDFLOWER STUDY AREA BOUNDARY SHALL HAVE THE MINIMUM DIMENSION OF 100' X 140' AND A MINIMUM AREA OF 15,000 SQ FT. BELOW THE BOUNDARY THE LOTS SHALL MEET THE REQUIREMENTS UNLESS OTHERWISE INDICATED. HAVE THE MINIMUM DIMENSIONS OF 100' X 140' AND A MINIMUM AREA OF 14,831 SQ FT. PHASE 2 SHALL HAVE A MINIMUM AREA OF 32.5 ACRES AND SHALL MEET THE DIMENSIONAL REQUIREMENTS OF THE RGF-1 DISTRICT UNLESS OTHERWISE SPECIFIED.

SETBACKS (UNLESS OTHERWISE NOTED ON PLAN) FOR ALL UNITS EXCEPT UNIT 5, PHASE 2:

FRONT 25 FT
REAR 20 FT
SIDE 10 FT
STREETSIDE 15 FT

SETBACKS FOR UNIT 5, PHASE 2:

FRONT 25 FT OR THE MINIMUM FRONT SETBACK FOOTAGE AT THE 85-FOOT LOT WIDTH
REAR 20 FT
SIDE 7.5 FT
SIDE (STREET) 10 FT

MINOR / MAJOR CHANGES

1. UNIT 4 - LOT 21: REAR SETBACK FROM 20 FT TO 15 FT
ALACHUA COUNTY DRG APPROVAL: 11/15/01

NOTE:
PLEASE BE ADVISED THAT LOTS INDICATED ON THIS MASTER PLAN THAT HAVE NOT BEEN PLATTED ARE CONCEPTUAL ONLY AND ARE SUBJECT TO REVISION IN BOTH NUMBER AND SHAPE.

SITE DATA

ZONING	PD
TOTAL ACRES	350
NUMBER OF UNITS	615 PERMITTED 538 ACTUAL
DENSITY	2.05 PERMITTED 1.79 ACTUAL
SINGLE FAMILY ATTACHED AREA	45.1 15.7%
SINGLE FAMILY DETACHED AREA	16.02 ACRES 38.7%
NATURAL CONSERVATION AREA & DRAINAGE (EASEMENTS)	91.7 ACRES 26.1%
DEDICATED ROADWAYS	29.4 ACRES 8.4%
CONSERVATION AREA (UNIT 5, PHASE 2)	1.12 ACRES 0.4%
PERPETUAL INGRESS/EGRESS EASEMENT	15.5 ACRES 5.2%
	6.8 ACRES 2.3%

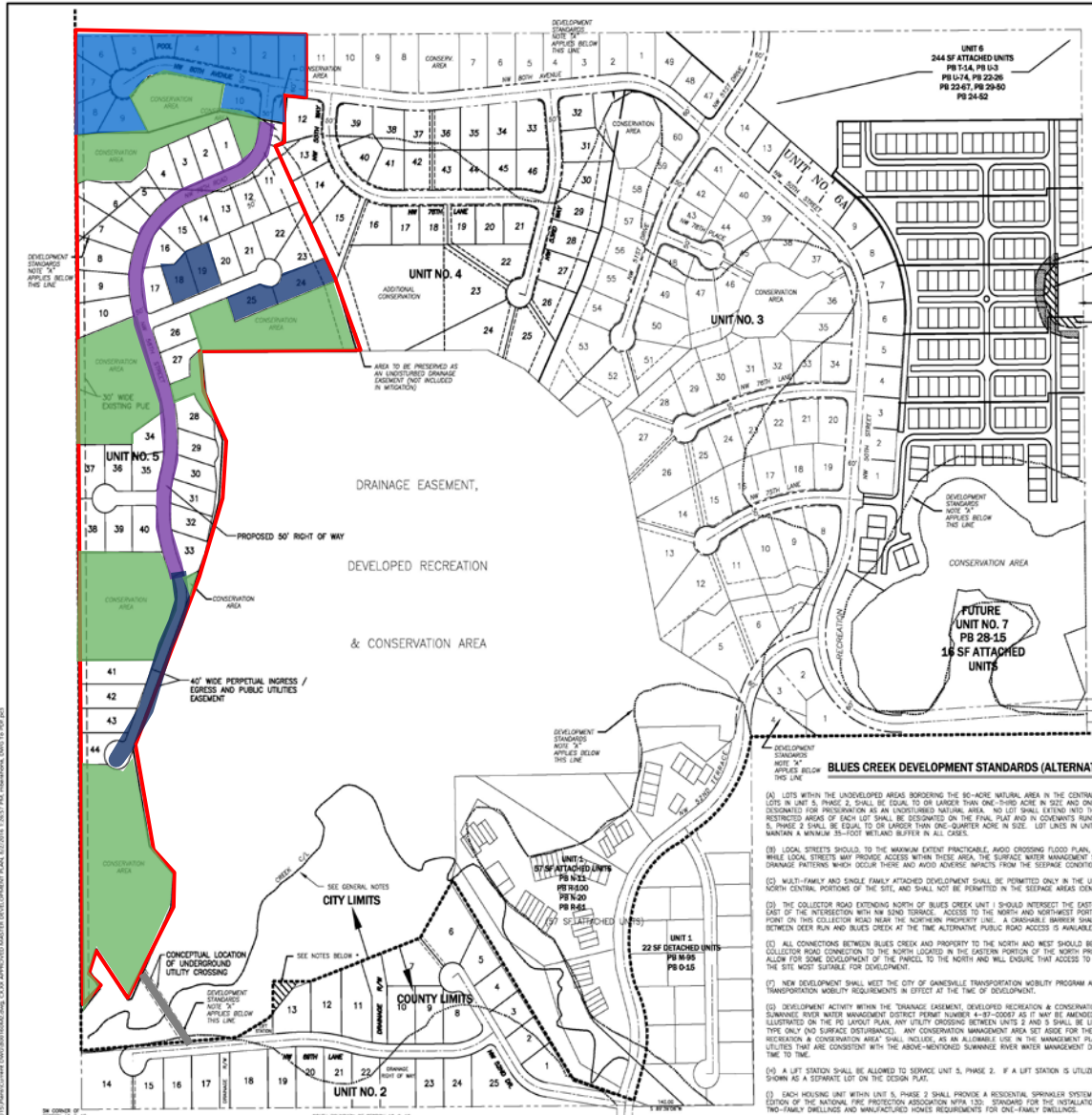
NOTE: UNIT AVERAGES AND ACREAGES INDICATED ABOVE ARE APPROXIMATE AND MAY BE ADJUSTED AT THE DEVELOPER'S DISCRETION.

UNIT MIXTURE

	SINGLE FAMILY ATTACHED	SINGLE FAMILY DETACHED
UNIT 1	57	22
UNIT 2	0	25
UNIT 3	0	80
UNIT 4	0	46
UNIT 5	54	5
UNIT 6	244	14
UNIT 7	18	0
TOTAL	317	221

TRIP GENERATION NOTE FOR UNIT 5, PHASE 2

AVERAGE DAILY TRIPS: 44 UNITS X 8.62 = 419.9, 508 ENTERING, 508 EXITING
A.M. PEAK HOUR OF ADJACENT STREET TRAFFIC: 73 X 44 UNITS = 3232 ENTERING, 738 EXITING
P.M. PEAK HOUR OF ADJACENT STREET TRAFFIC: 1.2 X 44 UNITS = 44.16 ENTERING, 378 EXITING



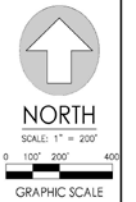
* ON 12/23/09, MARCH 14, 1995, THE ALACHUA COUNTY BOARD OF COUNTY COMMISSIONERS, WITH THE ADOPTION OF RESOLUTION 2-85-5, AMENDED THE EXISTING BLUES CREEK MASTER PLAN, P.L.D. BY CHANGING APPROXIMATELY 0.589 ACRES IN UNIT 2 (5418 NW 89TH LANE) FROM CONSERVATION TO SINGLE FAMILY RESIDENTIAL BASED ON THE FOLLOWING:

1) THE SURNAME RIVER WATER MANAGEMENT DISTRICT HAS DETERMINED THAT THE EXISTING DRIVEWAY AND FENCE WITHIN THIS FLOOD HAZARD AREA WILL NOT APPRECIABLY AFFECT DRAINAGE PATTERNS NOR THE HOLDING CAPACITY OF THE EASEMENT.

2) THE CONSERVATION AREA MUST REMAIN IN COMPLIANCE WITH THE S.R.M.M.D. PERMIT. THE DEVELOPER CAN RECONFIGURE THE DRAINAGE CHANNEL.

3) APPROVAL OF THIS REQUEST WILL NOT INTERRUPT THE DRAINAGE SYSTEMS AND

ANNEXATION & ZONING HISTORY
PORTIONS OF BLUES CREEK WERE ANNEXED INTO THE CITY OF GAINESVILLE BY THE FOLLOWING ORDINANCES: 001161, 001162, 001163, 001164, AND 001165. THE PROPERTY WAS RECLASSIFIED TO PLANNED DEVELOPMENT BY ORDINANCE 2004-12, ADOPTED OCTOBER 27, 2003 AND ORDINANCE 041181, ADOPTED NOVEMBER 28, 2003.



BLUES CREEK - GAINESVILLE FLORIDA
PD LAYOUT PLAN

Project Name	BLUES CREEK
Client	CDM/J&P
Contract No.	13-146
Issue	07/17/16
Project No.	13-146
Date	07/17/16

Alternative 2: Blues Creek PD Layout Plan

PD Layout Plan Alternative 3

- Shifts the 8 southernmost lots (37-44) to the northeast portion of Unit 5, Phase 2
- Eliminates the 40' ingress/egress easement
- Reduction in the average size of the proposed lots from 1/3 acre to 1/4 acre
- Increase of 1.73-acres of total conservation area
- Includes both options for either a lift station (sewer) or underground utility connections (water, sewer, electric)

BLUES CREEK

GENERAL NOTES

DESIGN AND CONSTRUCTION CONFIGURATIONS OF THE TRANSPORTATION AND SURFACE WATER MANAGEMENT SYSTEM WILL BE INTEGRATED WITH SITE SPECIFIC ENVIRONMENTAL FEATURES SUCH AS WETLANDS, STREAMS, BAYS, AND SHIP AREAS. DETAILS WILL BE INCORPORATED WITH EACH SITE PLAN SUBMITTED.

ALL DRAINAGE EASEMENTS INDICATED AND SHOWN ARE TO REMAIN UNDISTURBED. A 30 FT. CONSERVATION BUFFER SHALL BE PROVIDED ON BOTH SIDES OF THE BLUES CREEK CENTERLINE.

SINGLE FAMILY ATTACHED UNITS

ALL UNITS SHALL BE EITHER TWO OR THREE BEDROOM WITH A MAXIMUM HEIGHT OF 35 FEET. EACH UNIT SHALL BE PROVIDED WITH TWO PARKING SPACES - THOSE INDICATING A SINGLE SPACE SHALL ALSO INCLUDE A GARAGE.

ALL NOMINAL LOTS SHALL HAVE ZERO SETBACKS. SETBACKS FROM THE PROPERTY PERMETER OR DEDICATED STREETS SHALL BE AS FOLLOWS:

UNIT NO. 6F
DISTURBED 35 FT. BUFFER (12,479 SQ')

UNIT NO. 6E
PREVIOUSLY FILLED WETLANDS (8860 SQ')

UNIT NO. 6D
EXISTING WETLANDS

UNIT NO. 6C
PREVIOUSLY FILLED WETLANDS (8860 SQ')

SINGLE FAMILY DETACHED UNITS

ALL SETBACK AND DIMENSIONAL REQUIREMENTS OF THE RSF-1 DISTRICT SHALL APPLY UNLESS OTHERWISE SPECIFIED. WITH THE FURTHER RESTRICTION THAT ALL LOTS OCCURRING ABOVE THE ALACHUA COUNTY WILDFLOWER STUDY AREA BOUNDARY SHALL HAVE THE MINIMUM DIMENSION OF 100' X 140' AND A MINIMUM AREA OF 15,000 SQ. FEET. BELOW THE BOUNDARY THE LOTS SHALL MEET THE REQUIREMENTS UNLESS OTHERWISE INDICATED. HAVE THE MINIMUM DIMENSIONS OF 100' X 140' AND A MINIMUM AREA OF 14,831 SQ. FEET. IN UNIT 5, PHASE 2 SHALL HAVE A MINIMUM AREA OF 32.8 ACRES AND SHALL MEET THE DIMENSIONAL REQUIREMENTS OF THE RSF-1 DISTRICT UNLESS OTHERWISE SPECIFIED.

SETBACKS (UNLESS OTHERWISE NOTED ON PLAT) FOR ALL UNITS EXCEPT UNIT 5, PHASE 2:

FRONT 25 FT.
REAR 25 FT.
SIDE 20 FT.
STREET/SE 15 FT.

SETBACKS FOR UNIT 5, PHASE 2:

FRONT 25 FT. OR THE MINIMUM FRONT SETBACK FOOTAGE AT THE 85-FOOT LOT WIDTH
REAR 15 FT.
SIDE 7.5 FT.
SIDE (STREET) 10 FT.

MINOR / MAJOR CHANGES

1. UNIT 4 - LOT 21: REAR SETBACK FROM 20 FT. TO 13'0"
- ALACHUA COUNTY DRC APPROVAL: 11/9/01

NOTE:
PLEASE BE ADVISED THAT LOTS INDICATED ON THIS MASTER PLAN THAT HAVE NOT BEEN PLATTED ARE CONCEPTUAL ONLY AND ARE SUBJECT TO REVISION IN BOTH NUMBER AND SHAPE.

SITE DATA

ZONING	PD
TOTAL ACRES	300
NUMBER OF UNITS	815 PERMITTED 538 ACTUAL
ENSITY	2.70 PERMITTED 1.79 ACTUAL
SINGLE FAMILY ATTACHED AREA	453.13 ACRES
SINGLE FAMILY DETACHED AREA	115.1 ACRES 38.48
NATURAL/CONSERVATION AREA & DRAINAGE EASEMENTS	91.7 ACRES 30.88
RECREATION AREA	29.3 ACRES 9.88
CONSERVATION AREA (UNIT 5, PHASE 2)	1.10 ACRES 0.45
	17.13 ACRES 5.78

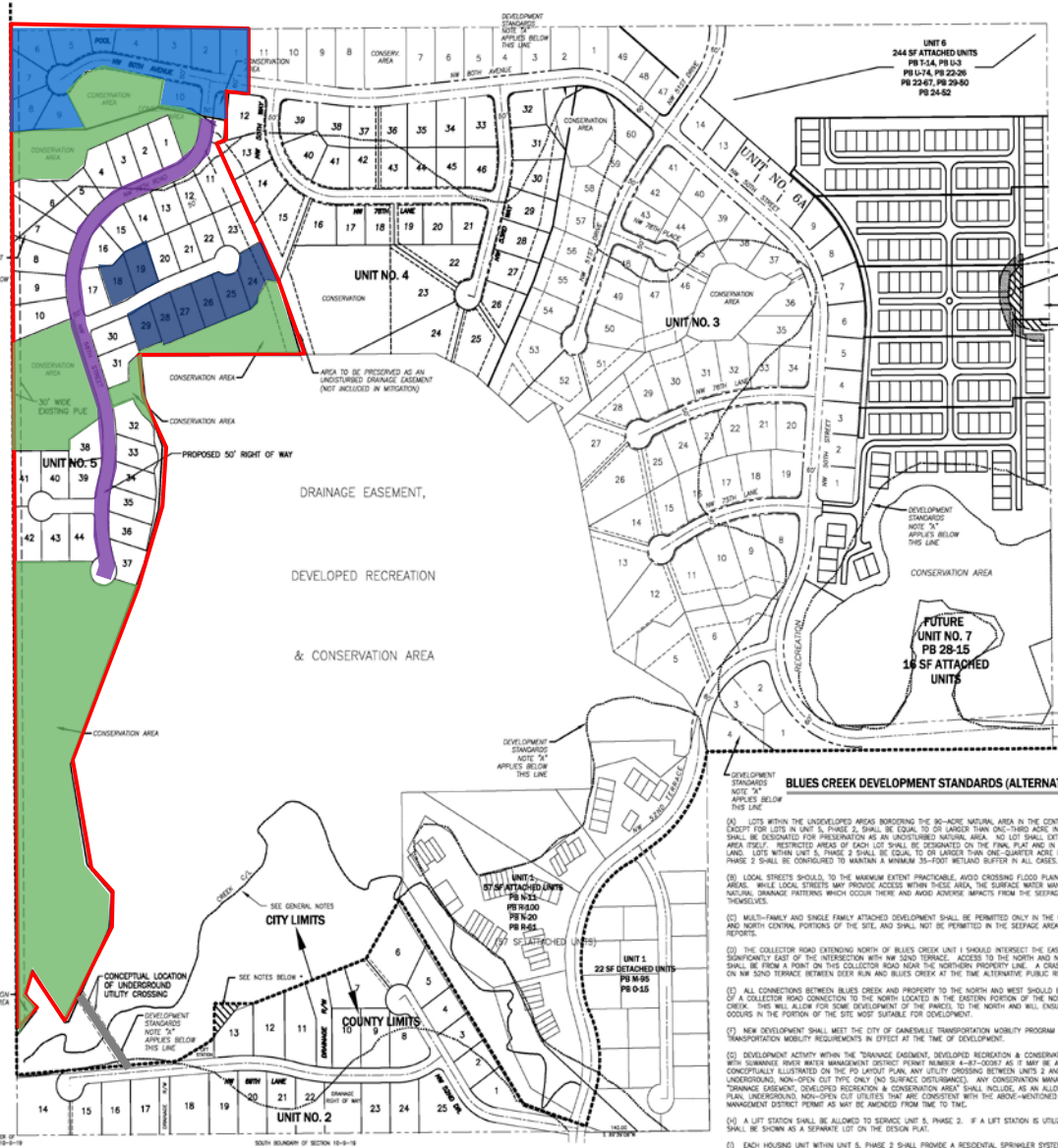
NOTE: UNIT AVERAGES AND ACRES INDICATED ABOVE ARE APPROXIMATE AND MAY BE ADJUSTED AT THE DEVELOPMENT REVIEW STAGE.

UNIT MIXTURE

	SINGLE FAMILY ATTACHED	SINGLE FAMILY DETACHED
UNIT 1	57	22
UNIT 2	0	25
UNIT 3	0	80
UNIT 4	0	46
UNIT 5	0	54
UNIT 6	244	14
UNIT 7	16	0
TOTAL	317	221

TRIP GENERATION NOTE FOR UNIT 5, PHASE 2

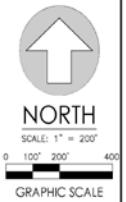
AVERAGE DAILY TRIPS: 44 UNITS X 8.50 = 418.0. SIDE ENTERING, SIDE EXITING
P.M. PEAK HOUR OF ADJACENT STREET TRAFFIC: 73 X 44 UNITS = 3212 ENTERING, 23% EXITING
P.A.M. PEAK HOUR OF ADJACENT STREET TRAFFIC: 1.0 X 44 UNITS = 44. 23% ENTERING, 37% EXITING



* ON NOVEMBER 14, 1995, THE ALACHUA COUNTY BOARD OF COUNTY COMMISSIONERS, WITH THE ADOPTION OF RESOLUTION 2-18-95, AMENDED THE EXISTING BLUES CREEK RESIDENTIAL P.L.D. BY CHANGING APPROXIMATELY 0.589 ACRES IN UNIT 2 (5418 NW 89TH LANE) FROM CONSERVATION TO SINGLE FAMILY RESIDENTIAL BASED ON THE FOLLOWING:

- 1) THE SUNDANCE RIVER WATER MANAGEMENT DISTRICT HAS DETERMINED THAT THE EXISTING DRIVEWAY AND FENCE WITHIN THIS FLOOD HAZARD AREA WILL NOT APPRECIABLY AFFECT DRAINAGE PATTERNS NOR THE HOLDING CAPACITY OF THE EASEMENT.
- 2) THE CONSERVATION AREA MUST REMAIN IN COMPLIANCE WITH THE S.R.M.D. PERMIT. THE DEVELOPER CAN RECONFIGURE THE DRAINAGE SYSTEM.
- 3) APPROVAL OF THIS REQUEST WILL NOT INTERRUPT OR DISRUPT NATURAL SYSTEMS AND

ANNEXATION & ZONING HISTORY
PORTIONS OF BLUES CREEK WERE ANNEXED INTO THE CITY OF GAINESVILLE BY THE FOLLOWING ORDINANCES: 001161, 001162, 001163, 001164, AND 001165. THE PROPERTY WAS BELONGED TO PLANNED DEVELOPMENT BY ORDINANCE 004272, ADOPTED OCTOBER 27, 2003 AND ORDINANCE 041189, ADOPTED NOVEMBER 28, 2003.



BLUES CREEK - GAINESVILLE FLORIDA
PD LAYOUT PLAN

Alternative 3: Blues Creek PD Layout Plan

PD Ordinance Text Changes

- Lot and building revisions:
 - Reduction of the number of proposed lots listed within Unit 5 from 82 to 54 (10 lots are built = 44 lots to be developed)
 - Minimum lot size of ~~1/3~~ 1/4 of an acre and lot lines shall not be located within wetlands or wetland buffer areas for Unit 5, Phase 2
 - Per GFR discussions, housing units within Unit 5, Phase 2 shall be equipped with single family residential sprinkler systems

PD Ordinance Text Changes

- Lot and building revisions:
 - Unit 5, Phase II setbacks:
 - Front: 20' or the minimum front setback footage at the 85 foot lot width
 - Side: 7.5'
 - Side (street): 10'
 - Rear: 20'
 - Unless otherwise specified dimensional standards of the City's RSF-1 zoning district would apply

PD Ordinance Text Changes

- Utilities and conservation areas:
 - Allowance for 3 underground utility crossings for electric, water, and/or sewer between Units 2 and 5 as conceptually depicted on the PD Layout Plan within the “drainage easement, developed recreation & conservation area.”
 - The utility crossings will be constructed using the ~~jack and bore method~~ underground non-open cut type only (no surface disturbance). The sewer line is required to be encased in steel per GRU water/wastewater design standards and FDEP.

PD Ordinance Text Changes

- Utilities and conservation areas:
 - Development activity within the “drainage easement, developed recreation & conservation area” shall be consistent with the Suwannee River Water Management District permit.
 - Drainage and utility easements and facilities are permitted within the conservation management areas consistent with the approved conservation management plan.

PD Ordinance Text Changes

- Utilities and conservation areas:
 - Lift station allowance in lieu of the sewer line connection (Recommended against by the Plan Board).
 - Final location of the lift station determined at the design plat phase.
 - Conservation areas depicted on the PD Layout Plan including the 90-acre “drainage easement, developed recreation & conservation area” will be part of a Conservation Management Area (CMA) with a Conservation Management Plan (CMP) to be developed and approved during the final plat stage.

PD Ordinance Text Changes

■ Access: **Alternative 1**

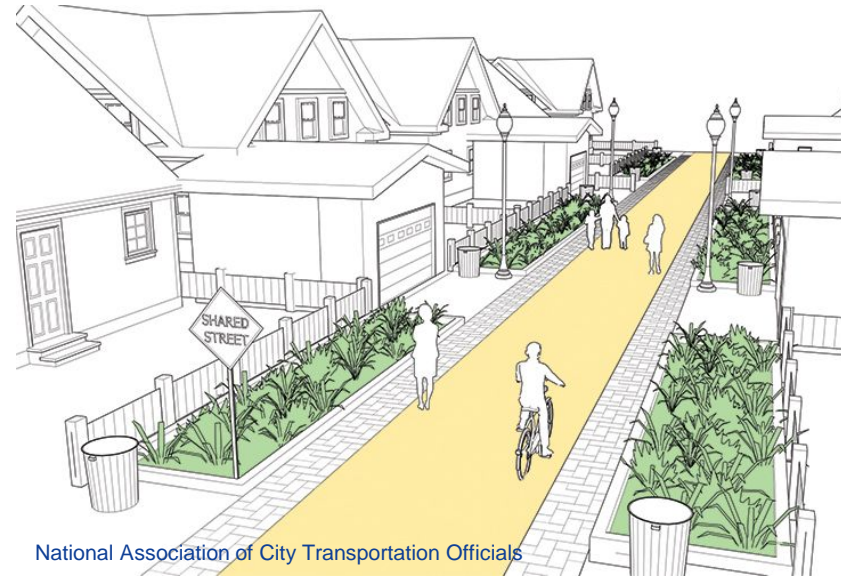
- Access to Lots 1-36 shall be provided via a 50' publicly dedicated rights-of-way.
- Access to Lots 37-44 shall be provided via a 40' perpetual ingress/egress easement with a “shared pedestrian facility” flush with the pavement.
- Design subject to review by Public Works and final approval of City Commission.
- Low impact design (LID) technique to avoid impacting wetlands and minimize encroachments into the wetland buffers.

PD Ordinance Text Changes

■ Access: **Alternative 2**

- Access to Lots 1-40 shall be provided via a 50' publicly dedicated rights-of-way.
- Access to Lots 41-44 shall be provided via a 40' perpetual ingress/egress easement with a “shared pedestrian facility” flush with the pavement.
- Design subject to review by Public Works and final approval of City Commission.
- Low impact design (LID) technique to avoid impacting wetlands and minimize encroachments into the wetland buffers.

Shared street examples



National Association of City Transportation Officials



Seattle Street Edge Alternative (SEA) project



Example of German Spielstrassen shared street

PD Ordinance Text Changes

- Access: **Alternative 3**
 - Access to all lots (1-44) shall be provided via a 50' publicly dedicated rights-of-way.

PD Ordinance Text Changes

- Tree preservation and misc.
 - Allowance for limited encroachment into the 35' wetland buffer provided that the overall 50' average buffer is provided.
 - Existing trees shown to be preserved on the construction plans may be used to meet the shade tree requirements along roadways in Unit 5, Phase 2 as approved by the Urban Forestry Inspector.
 - Updating the PD text to reflect the annexation dates and City zoning amendments.
 - Updating the site data information tables and Unit mix tables.
 - Adding a trip generation note for Unit 5, Phase 2.

PD Objectives and Comprehensive Plan

- The proposed amendments conform to the PD objectives listed in the Land Development Code Section 30-211(b).
- The proposed PD layout plan(s) and development standards utilize innovative techniques (LID, CMA, CMP, and reduction in the number of lots) to avoid impacts to wetlands, wetland buffers, and Strategic Ecosystems.

PD Criteria

- Consistent with the City's Comprehensive Plan
 - Future Land Use Element: Objective 3.1 and Policy 3.1.1 (Protect environmental resources through the Code and development review)
 - Potable Water/Wastewater Element: Policy 3.3.2 and Objective 1.4 (Utilize existing utility connections where available)
 - Conservation, Open Space, and Groundwater Recharge Element: Policy 1.1.1 (Protect resources through the City's environmental regulations in the land development code)

PD Criteria

- Consistent with the City's Comprehensive Plan
 - Transportation Mobility Element: Objective 2.1.6 and 2.1.10 "Complete Streets" and "Context Sensitive Design"
 - Intent of the policies are met due to the presence of sensitive environmental features and the need to avoid impact to those resources through alternative access design. The provision of a "shared pedestrian facility" as part of the proposed private drive will provide a delineated area designed to enhance pedestrian safety

PD Criteria

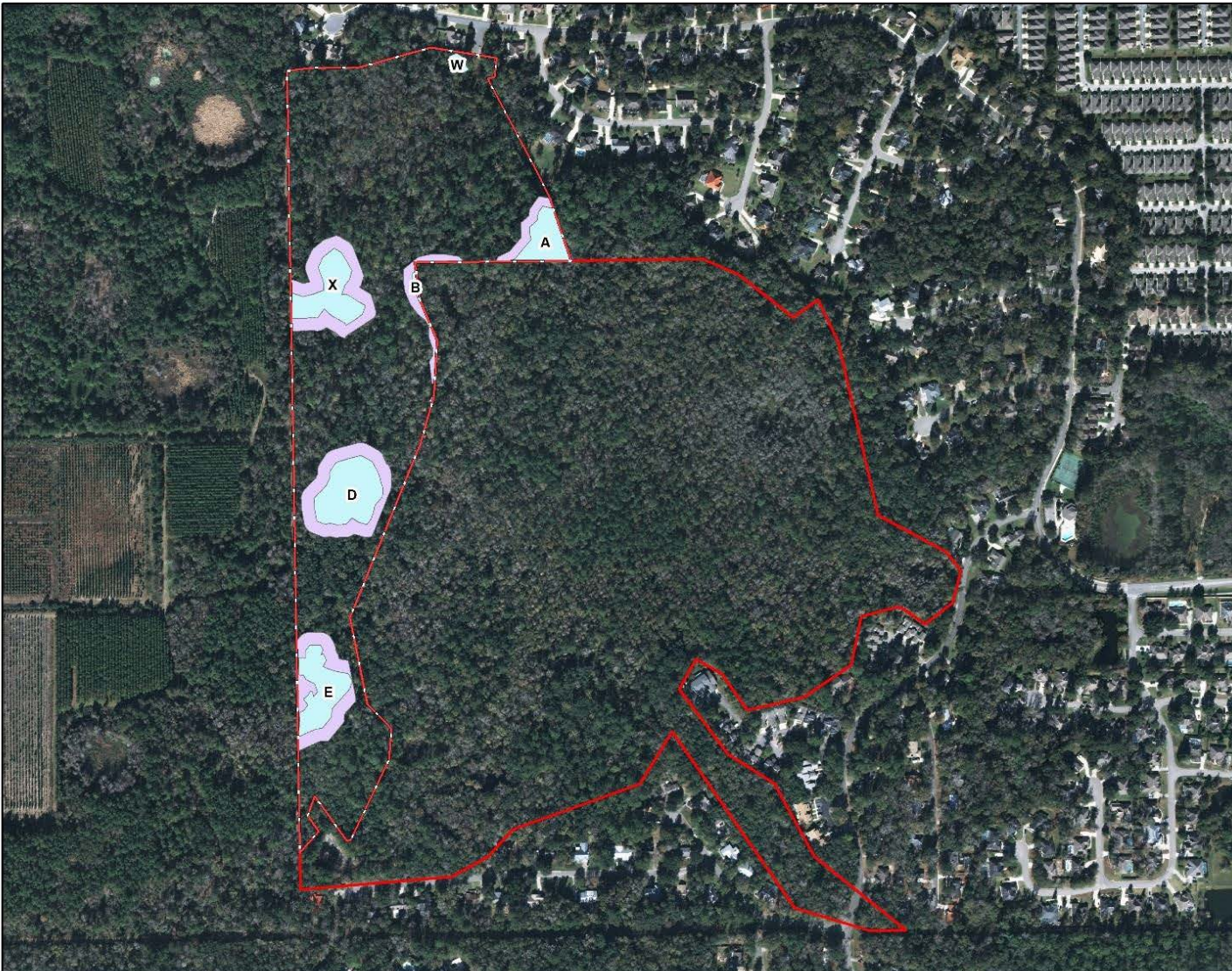
- **Concurrency:**
 - Located within Transportation Mobility Program Area (TMPA) Zone B
 - TMPA and other concurrency requirements will be met at final plat stage.
- **Compatibility:**
 - No internal or external compatibility issues
- **Intensity of development:**
 - Reduction in the number of lots within Unit 5, Phase 2

PD Criteria

- Usable open spaces, plazas and recreation areas:
 - Conservation areas including the 90-acre “drainage easement, developed recreation & conservation area” will be placed in a CMA.
- Environmental constraints
 - Regulated resources found and described on the property include wetlands, strategic ecosystem, and listed species.

Wetlands and Wetland Buffers

Blues Creek Unit 5, Phase 2: Wetlands and Buffers Map



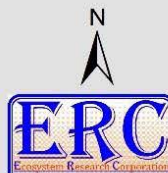
Legend

- Resource Assessment Area (126.99 ac)
- Project Site (36.7 ac)
- Conservation Area (90.29 ac)
- Mixed Hardwood Wetland (3.82 ac)
- Buffer (3.82 ac)

A	0.62
B	0.04
D	1.22
E	0.91
W	0.08
X	0.94
Grand Total	3.82

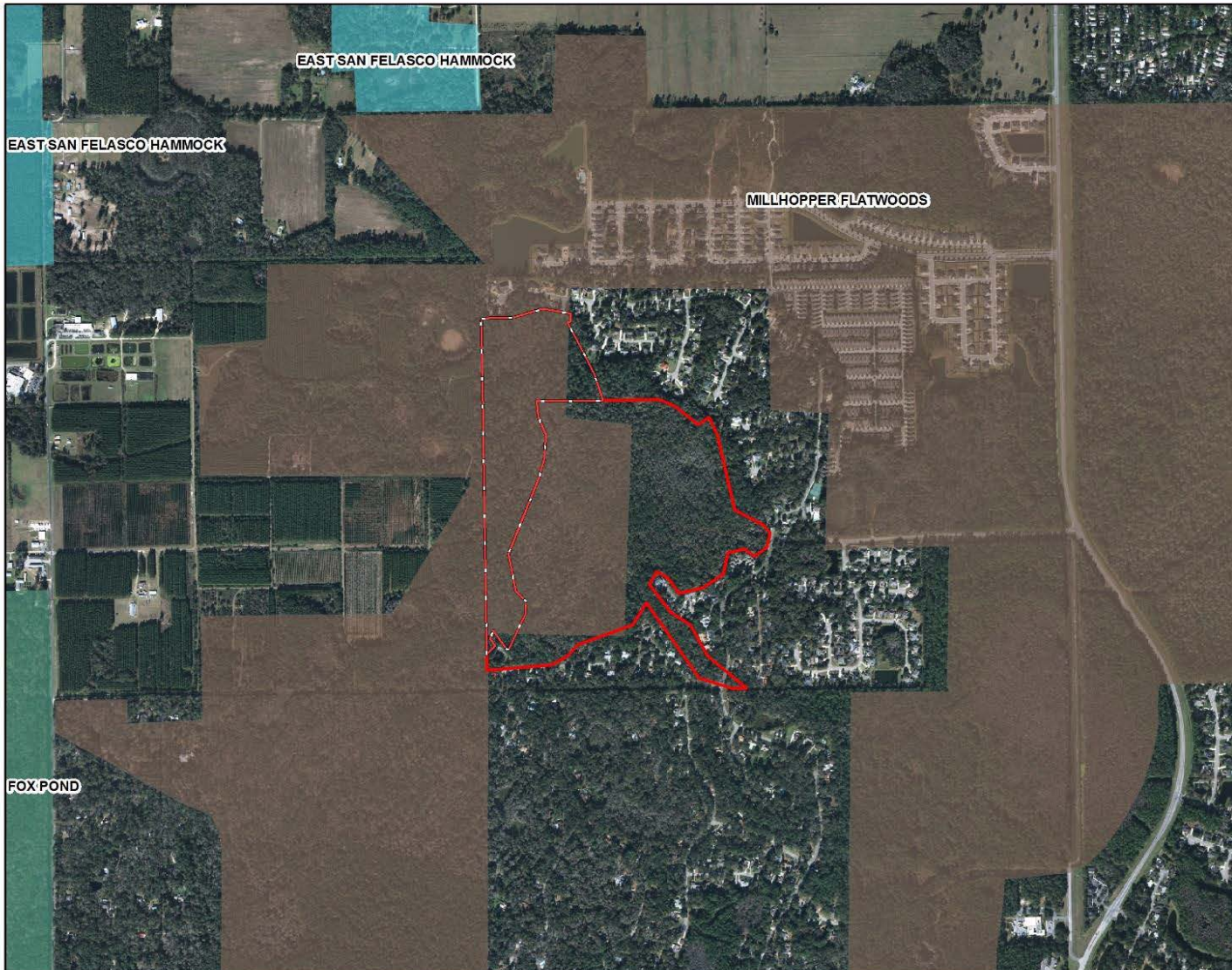


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Prepared by: J Carter




Strategic Ecosystem Overlay

Blues Creek Unit 5, Phase 2: Strategic Ecosystem Overlay Map



Legend

Resource Assessment Area (126.99 ac)

 Project Site (36.7 ac)

 Conservation Area (90.29 ac)

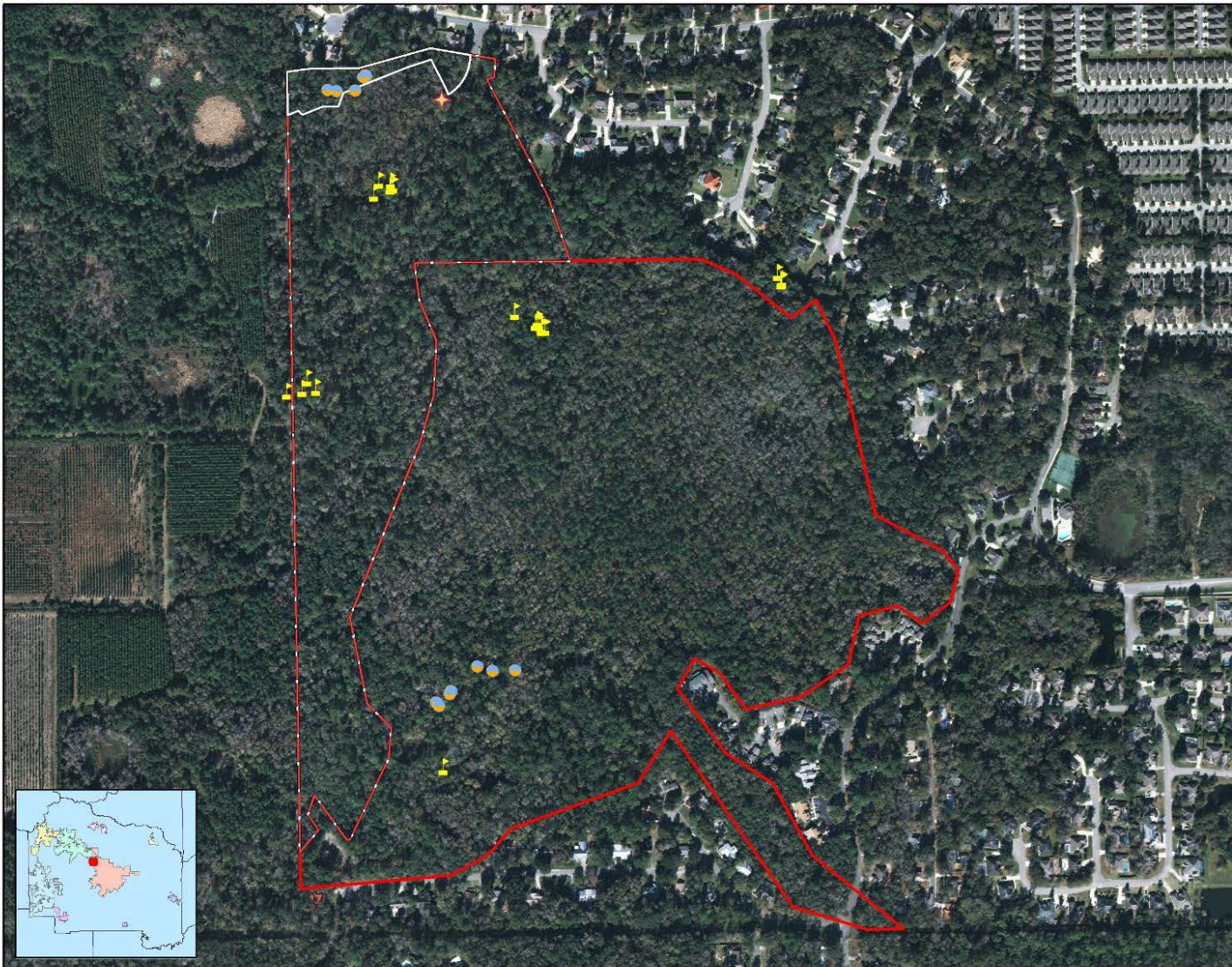


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Prepared by: J Carter



Listed Species Location Map

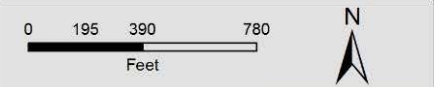
Blues Creek Unit 5, Phase 2: Listed Species Location Map



Legend

Resource Assessment Area (126.99 ac)

- Project Site (36.7 ac)
- Conservation Area (90.29 ac)
- Conservation_Area
- ★ *Hexalectris spicata*
- *Matelea floridana*
- ▲ *Rhapidophyllum hystrix*

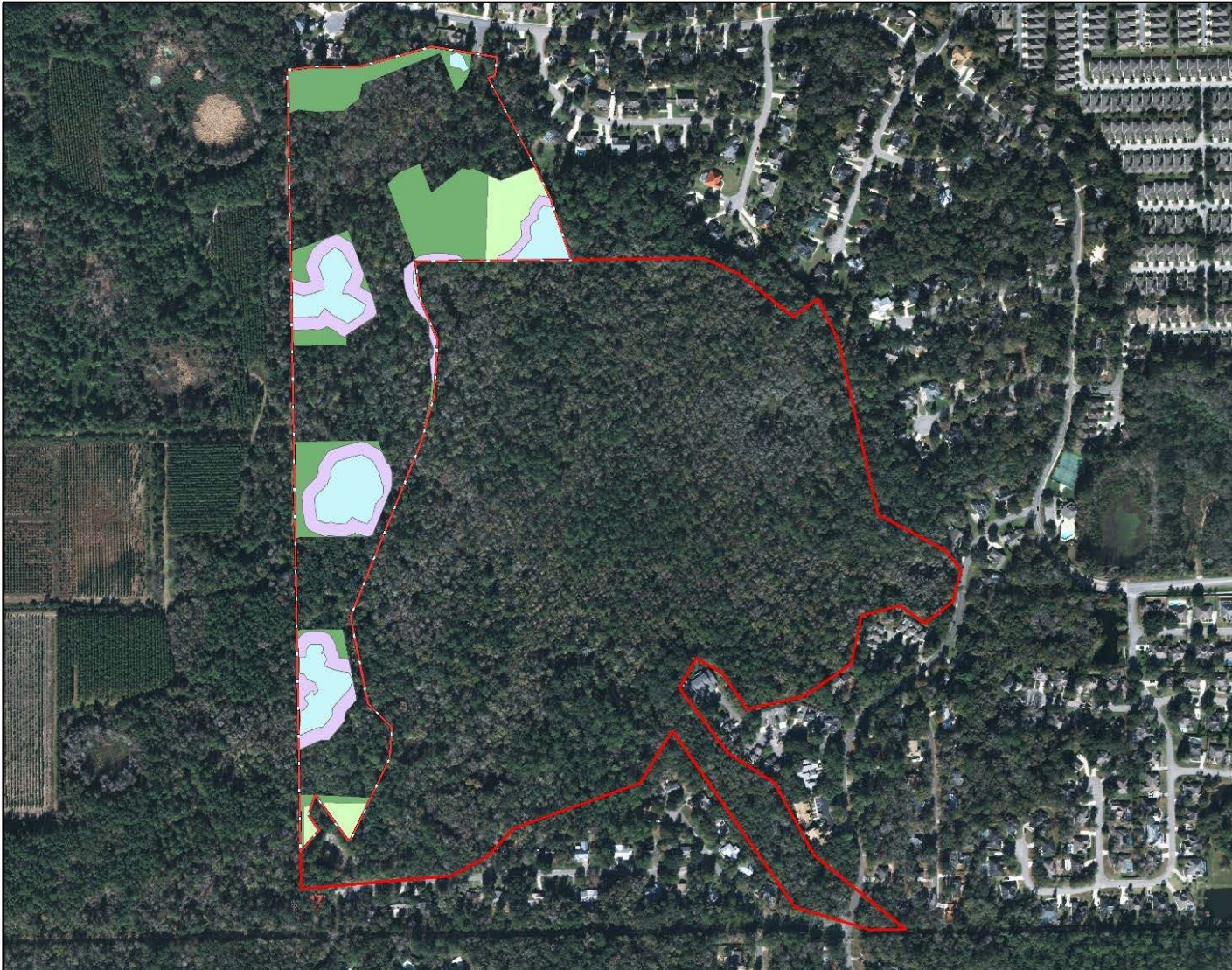


PD Criteria

- Environmental constraints (cont.)
 - The proposed Planned Development Amendment and PD layout(s) complies with the requirements of the environmental regulations of City of Gainesville Land Development Code Sections 30-300 and 30-310 (Level 1 Review).
 - Proposed set-asides will include 35% of upland areas (11.42-acres) within Unit 5, Phase 2 and 62% of the overall 126.99 acre planning parcel in compliance with the City's Natural and Archeological Resources provisions.

Upland Set-Aside Map (Alt 1)

Blues Creek Unit 5, Phase 2: Upland Set-Aside Map



Legend

Resource Assessment Area (126.99 ac)

Project Site (36.7 ac)

Conservation Area (90.29 ac)

Mixed Hardwood Wetland (3.82 ac)

Buffer (3.82 ac)

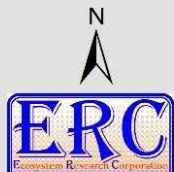
Upland_Set-Aside (7.65 ac)

Set-Aside Within Strategic Ecosystem (5.99 ac)

Set-Aside Outside Strategic Ecosystem (1.66 ac)



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Prepared by: J Carter



PD Criteria

- Environmental constraints (cont.)
 - Prior to approval of final subdivision development plans and final plat, the establishment of the CMA, CMP, and legal protection documents for the set-aside/mitigation areas described above must be fully completed and recorded.

PD Criteria

- Internal and external transportation access:
 - Entrance on 43rd Street
 - Internal street network access via stub out on NW 80th Avenue.
- Provision for the range of transportation choices:
 - Publicly dedicated right-of-way portion will have sidewalks on both sides of the street.
 - Private ingress/egress easement will have a “shared pedestrian facility” flush with the pavement.

Recommended PD Condition

Condition 1:

Each housing unit within Unit 5, Phase 2 shall provide a residential sprinkler system in compliance with the current edition of the National Fire Protection Association *NFPA 13D: Standard for the installation of sprinkler systems in one- and two-family dwellings and manufactured homes* requirements for one-family dwellings.

Related Petitions

- Design Plat (DB-15-114 SUB) (Final approval by City Commission needed)
 - Lift station location
 - Design of ingress/egress easement and shared pedestrian facility (if applicable)
- Construction Plans
- Final Plat (Final approval by City Commission needed)

Staff Recommendation:

Approval of the proposed text amendments to the PD Report and PD Layout Plan with the staff recommended condition for the Blues Creek Planned Development

Plan Board Recommendation: 3-1 for approval of the petition without allowance for a lift station.