

ENVIRONMENTAL PROTECTION DEPARTMENT

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Date: March 9, 2004

To: Sarah Green, Staff Assistant
City of Gainesville Community Development Department
Current Planning Division
306 NE 6th Ave.
Gainesville, FL. 32602

From: Stephen Hofstetter, Senior Environmental Planner

Re: Site Plan Revisions – PCH Development
Please circulate the following comments to Lawrence Calderon and appropriate planners.

Petition 10PDV-04 PB Causseaux & Ellington, Inc., agent for Park Central Holdings. Rezone property from OF (general office), MU-1 (mixed use low intensity 10-30 du/acre), and RMF-8 (multiple-family medium density residential 8-30 du/acre) to PD (planned development), with PD report for a 225 multi-family apartment complex. PCH Development. Located in the 1200-1300 block between Northwest 7th and 8th Avenues. Related to Petition 9LUC-04 PB. (LAWRENCE)

Comments: The corrected plans indicate residential development is proposed on the north bank of the creek. Water quality impacts to the creek and associated wetland should be evaluated if this section of the PD is included in development site plans. Due to the size constraints of this north parcel, we are concerned about the practicality of this location for anything other than as a minimal impact usage (i.e. recreational park).

There are two locations where the wetland buffer line is within two feet of the northeast residential building grouping footprint. If this grouping footprint represents the potential building footprint, then the buffer will likely be impacted during construction and post development. Wetland buffers should remain undisturbed except for the allowance of stormwater systems according to City code. The ability of the buffer to function as a filter and preventative area for erosion and sedimentation into the wetland and creek is based on the buffer remaining in a natural vegetated state. This is not likely if the building footprint is placed adjacent to the buffer as

3/9/2004

shown in the proposed plan.

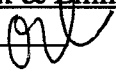
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cc via email:

**Chris Bird
Kathy Fanning
John Mousa
Betty Levin**

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

Sheet 1 of 1

Petition	<u>10PDV-04PB</u>	Date Received	<u>3/2/04</u>	<input checked="" type="checkbox"/>	Preliminary
<input type="checkbox"/> DRB	<input checked="" type="checkbox"/> PB	Other Review Date	<u>3/9/04</u>	<input type="checkbox"/>	Final
Project Name	<u>PCH Development PD</u>			<input type="checkbox"/>	Amendment
Location	<u>1200-1300 block bet. NW 7th & 8th Aves.</u>			<input type="checkbox"/>	Special Use
Agent/Applicant Name	<u>Causeaux & Ellington</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

- Add a note on the PD Layout Plan that states this development is in Zone A of the TCEA. A note showing trip generation (ADT, a.m. and p.m. peak hour of adjacent street traffic) should also be added to the PD Layout Plan.
- Page 14 of the PD Report must be amended in the Concurrency section. See the last sentence. Since this development is located in Zone A of the TCEA, it is not required to meet any Policy 1.1.6 standards. Please correct.

Also, sentence 3 in that paragraph does not make any sense as written. It should be replaced with, "An application for a Certificate of Final Concurrency must be submitted when a site plan is submitted for this development."
- Additional information should be in the PD Report about the bus shelter, and specifying that it will be located on NW 13th St. In particular, please provide assurance that there is sufficient ROW to accommodate the shelter on the west side of NW 13th Street. Staff would prefer to see the shelter located on the actual development (east side of NW 13th St.).

PARK CENTRAL HOLDINGS (PCH)

PLANNED DEVELOPMENT (PD) REPORT FOR APPLICATION 10 PDV *Submitted in accordance with the requirements of Sections 30-211, 213 & 214, City of Gainesville, Land Development Code (LDC)*

CONSISTENCY WITH LDC PLANNED DEVELOPMENT- PURPOSE & OBJECTIVES

The following is a description of the project's consistency with the City of Gainesville's Land Development Code. Where different, the Traditional City Overlay shall apply. The adopted City of Gainesville LDC, with regard to the Planned Developments states:

***Purpose.** It is the purpose of this district to provide a method for landowners or developers to submit unique proposals which are not provided for or allowed in the zoning districts otherwise established by this chapter. In particular, these provisions allow a mix of residential and nonresidential uses and/or unique design features which might otherwise not be allowed in the district, but they must conform to all aspects of the comprehensive plan. Rezoning for planned developments (PDs) will be an entirely voluntary procedure.*

***Objectives.** The PD provisions are intended to promote flexibility of design and integration of uses and structures, while at the same time retaining in the city commission the absolute authority to establish limitations and regulations thereon for the benefit of the public health, welfare and safety. By encouraging flexibility in the proposals which may be considered, while at the same time retaining control in the city commission over the approval or disapproval of such proposals, the PD provisions are designed to:*

- (1) Permit outstanding and innovative residential and nonresidential developments with a building orientation generally toward streets and sidewalks; provide for an integration of housing types and accommodation of changing lifestyles within neighborhoods; and provide for design which encourages internal and external convenient and comfortable travel by foot, bicycle, and transit through such strategies as narrow streets, modest setbacks, front porches, connected streets, multiple connections to nearby land uses, and mixed uses.*
- (2) Provide flexibility to meet changing needs, technologies, economics and consumer preferences.*
- (3) Preserve to the greatest extent possible, and utilize in a harmonious fashion, existing and outstanding landscape features and scenic vistas.*
- (4) Lower development and building costs by permitting smaller networks of utilities, a network of narrower streets, and the use of more economical development patterns and shared facilities.*
- (5) Achieve overall coordinated building and facility relationships and infill development, and eliminate the negative impacts of unplanned and piecemeal development.*
- (6) Enhance the combination and coordination of architectural styles, building forms and building relationships within the development.*
- (7) Promote the use of traditional, quality-of-life design features, such as pedestrian scale, parking located to the side or rear of buildings, narrow streets, connected streets, terminated vistas, front porches, recessed garages, alleys, aligned building facades that face the street, and formal landscaping along streets and sidewalks.*

The PCH PD is a prime example of the necessity for the PD overlay district. Rarely is the City of Gainesville presented with an opportunity to redevelop an entire city block. The purpose of the proposed Planned Development (PD) rezoning is to utilize unique neighborhood design principles to develop a mixed-use neighborhood with 225 dwellings and a maximum 10,000 square feet of commercial uses on 7 ½ acres. This project will be constructed with the principles of Traditional Neighborhood Design (TND)/Transit Oriented Design (TOD), such as orienting buildings toward the street and sidewalks; densities that support exemplary levels of pedestrian, bicycle and transit usage, and also include vehicular connectivity to the Gainesville’s multimodal transportation network. The proposed PD site is in close proximity to numerous employment, shopping, education, and recreation opportunities that are easily accessible by all travel modes.

In addition, the proposed PD meets the requirements identified in the City of Gainesville’s Land Development Code, Chapter 30, Article VII- Division 4 for rezoning property to a PD. This request will permit outstanding and innovative neighborhood design principles and foster redevelopment through the merits of the proposed PD. The projects proposed design features are unique and exceed those features currently permitted within the existing site zoning categories and are further defined in the following sections of this report.

The parcel is currently zoned with City of Gainesville zoning categories of Mixed Use-1, Office and Residential Multi-Family 8, (MU-1, O & RMF-8 respectively). As a result of the variety of existing zoning categories on the site, the PD zoning district is the only choice the applicant can use to implement this proposed project. The PD also allows site uniformity rather than the incompatibility otherwise be created by the three different zoning categories on the site.

CONSISTENCY WITH ZONING MAP

The project’s proposed overall gross density of 30 dwelling units/acre (du/ac) matches the site’s existing Residential Multi-Family 8 and Mixed Use- 1 zoning, which both allow 30 du/ac and is only slightly higher than the site’s existing office land use of 20 du/ac. The PD overlay, will allow the overall gross density in a manner complimentary to both the context area and the character of the site, consistent with site’s zoning and surrounding context.

As shown in the table below, and in Illustration 1, the existing zoning adjacent to the site include Office Residential, Office, Education, Residential Single-Family and Multi-Family, Business, Business Automotive, and Mixed Use-1. Introduction of the project into the context area will promote neighborhood vitality and sponsor numerous secondary support activities such as retail, commercial and service demand. In addition, employment opportunities will be created during construction and in the future management, marketing and maintenance of the site.

DIRECTION	LAND USE	PARCEL
North	Office Residential (OR) / Office (OF)	09533, 09533-1, 09533-2, 09533-3
East	Education (ED) / Residential Single-Family 4 (RSF 4)	13857 / 13862
South	Residential Multi-Family 5 (RMF-5) / Business (BUS) & Bus. Automotive (BA)	14068, 14073, 14074, 14075 / 14054, 14062
West	Mixed Use 1 (MU-1)/ Public Services (PS)	15189, 15189-001, 15189-002 / 15189-2

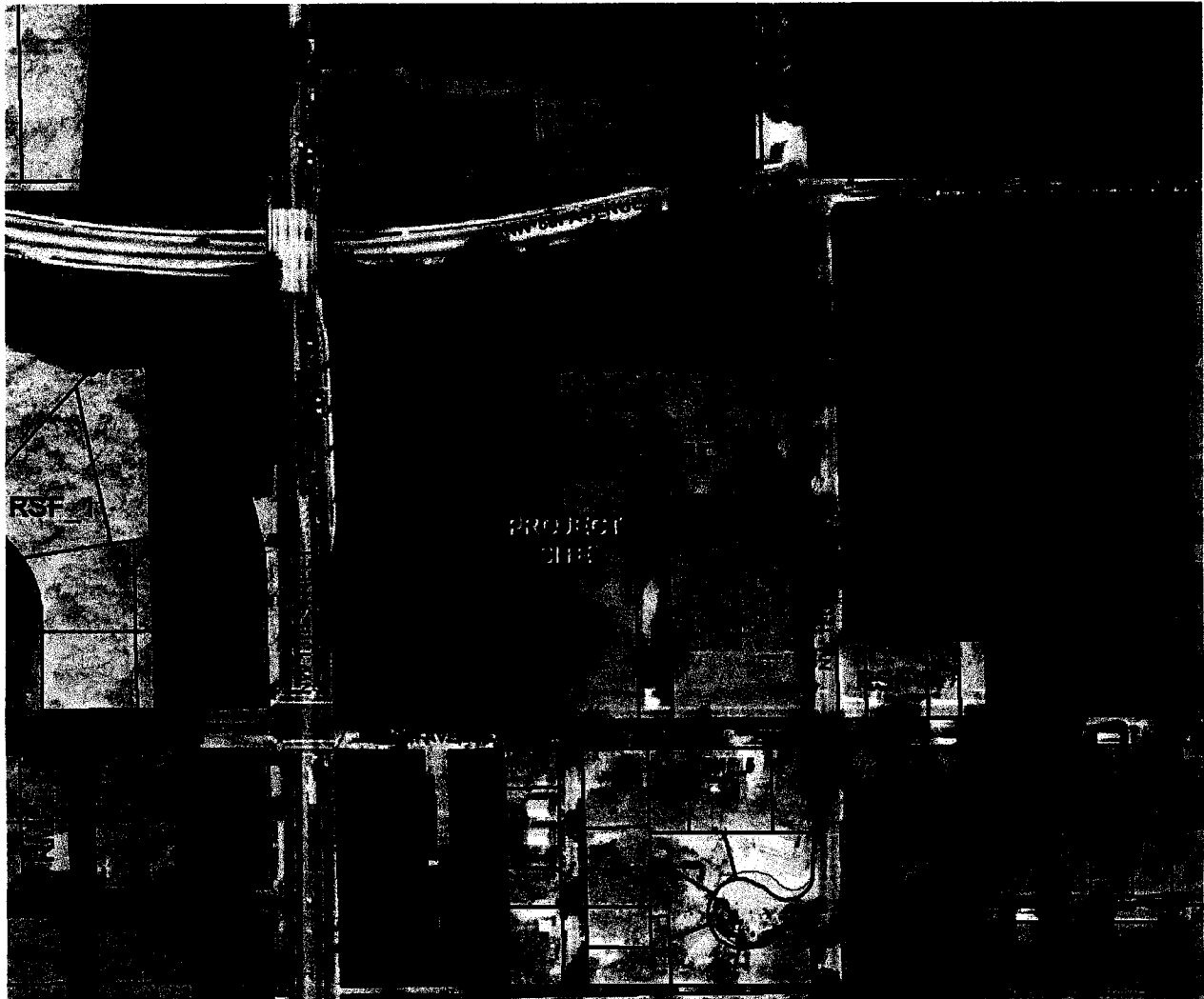


Illustration 1- Existing Zoning Map

INTENSITY & DENSITY OF DEVELOPMENT

The project's proposed intensity and density of development is consistent with the City's Land Development Code requirements for Planned Developments. The project's intensity is commensurate with the location (W 13th Street Corridor and downtown Gainesville). This central corridor through the urbanized area has a variety of uses, with many commercial, institutional and professional structures varying from single-story converted homes to multi-story building such as fraternity houses, University administration and housing, and commercial sites.

The project's proposing density of 30 du/ac, and intensity (10,000 square feet non residential areas) will not have undue adverse impacts on the physical and environmental characteristics of the site and surrounding neighborhoods. The architectural character of the residences, with their articulated façades, streetscaping, and walkways enhance the urban character. These elements also assist in defining the pedestrian space and the outdoor room defined by the corridors surrounding the project. The project's overall design preserves Rattlesnake Branch, repairs erosion damage and prevents future degradation to this ignored area, and preserves designated heritage tree canopy.

The following sections analyze and discuss the compatibility with the City of Gainesville's Land Development Code Chapter 30, Article VII- Division 4 and the Planned Development (PD) zoning category and also describes the design characteristics developed, further meeting the requirements Section 30-213 which states:

- (1) Unique and promoted by comprehensive plan. The proposed development is unique. Although it does not fit within an existing zoning district, it is consistent with the city comprehensive plan, except it may require a land use change. Other options available under the existing zoning district(s) in the city land development code would not allow the use and associated design elements of the proposed project.*
- (2) Size, scale, complexity and design. The proposed development is of such size, scale, complexity, and/or unique design that it would be inconvenient and inefficient to process such a proposal outside the PD process.*
- (3) Specialized compatibility and design characteristics. The nature of the proposed use at a specific site requires specialized design characteristics to preserve and protect neighborhood character, environmental concerns and other concerns unique to the immediate area, consistent with comprehensive plan policies.*

The PD district provides the necessary site design flexibility and integration of the uses key to this project. These characteristics allow for the preservation of outstanding landscape features, key to creating a desirable urban living environment, such as the specimen oak trees. The retention of the oaks in the center of the project will provide a focal point from the street and strengthen the sites integration to the surround natural context of Gainesville's neighborhoods.



Architectural Character Sketch from Interior Courtyard

In addition, the internal character of the design will allow the connection of built elements by walkways which will encourage pedestrian movement throughout the site. The increased activity generated by the residents of the PD will reinforce the principals of Crime Prevention Through Environmental Design (CPTED). The introduction of this urban neighborhood will revitalize and reinforce the existing neighborhood's ongoing commitment to preservation and revitalization of existing structures.