Gainesville Mixed Use on NW 13th Street Planned Development

Small-scale Comprehensive Plan Amendment & Planned Development Amendment

City Commission

January 16, 2014

CAUSSEAUX, HEWETT, & WALPOLE, INC.

Civil Engineering Land Surveying Land Planning Construction Engineering Inspection

Project Team

- Alfred Rossi – RD Management
- Jeff Smith, AIA, LEED AP – Niles Bolton
- Chris Gmuer, P.E. – CHW
- Gerry Dedenbach, AICP - CHW
- Craig Brashier, AICP – CHW

Public Notification

CHW — Engineering • Surveying • Planning • Construction Engineering Inspection

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MEMORANDUM

TO: Neighbors of the 300 block of NW 13th Street — PN 13-0305
FROM: Craig Brashier, AICP
DATE: Tuesday, August 13, 2013
RE: Neighborhood Workshop Public Notice

Causseaux, Hewett, & Walpole, Inc. (CHW) will be holding a Neighborhood Workshop to discuss proposed amendments to the approved Gainesville Mixed Use on NW 13th Street Planned Development (PD) and its proposed development plan for the same project. The site is located on approximately 1.7 acres on the east side of NW 13th Street between NW 3rd Avenue and NW 4th Avenue (Alachua County tax parcels 14012-000-000, 14038-000-000, and 14044-000-000).

Date: Tuesday, August 27, 2013

Time: 6:00 p.m.

Place: Holiday Inn University Center, Gator Boardroom
1250 West University Avenue
Gainesville, FL 32601

Contact: Craig Brashier, AICP
(352) 331-1976

This is not a public hearing. The purpose of the workshop is to inform neighboring property owners of the proposal's nature and to seek comments. We look forward to seeing you at the workshop.

I:\JOBS\2013\13-0305\NHWS\Mailout_13-0305_130812.docx

132 NW 76th Drive, Gainesville, Florida 32607 • Phone (352)331-1976 FAX (352) 331-2476 • www.chw-inc.com

Levy and Citrus County residents angered over scrapped nuclear plants

Duke Energy will not build its planned Levy County plant and is closing its Crystal River plant.

The Associated Press

OTTER CREEK — Money is usually tight in Levy and Citrus counties, which are hours removed from the flashy tourist attractions in Orlando and the vast housing subdivisions in suburban Tampa. The median household income in each ranks near the state's bottom.

Still, residents in the two mostly rural counties thought the future was bright: Duke Energy was promising to build a $24.7 billion nuclear plant in Levy while rebuilding a shuttered nuke plant in neighboring Citrus.

Hundreds of good-paying construction jobs would be created in the short-term, and hundreds of well-paid workers would be employed at the plants long-term. That money would flow through the local economy, creating more jobs. If any locals had any environmental concerns, most weren't saying them out loud.

But the counties' current and future economic prospects dimmed considerably when Duke announced earlier this month that it will not build the Levy plant after saying earlier this year that it would not rebuild the Crystal River Plant in Citrus. The country's largest utility cited changes in the energy market — including natural gas prices — and regulatory hurdles at the state and federal level.

For some final kicks, North Carolina-based Duke intends to charge its 1.7 million Florida customers — which includes thousands in Levy and Citrus — a monthly fee to pay for the costs it incurred planning the construction on the plants. Through these fees, Duke customers have paid $1.5 billion for Levy County plant so far.

And the company has refused to pay about $16 million of its $36 million property tax bill in Citrus, saying the nuclear plant has lost value. That shortfall represents about 3 percent each of Citrus County's school and county government revenue, causing emergency cuts.

Michelle Larkin, a 45-year-old bartender in Levy County who lives in Citrus, made a face when asked about Duke's impact on both counties. She didn't mind paying the fees on her utility bill when she thought there was a chance that a new plant was going up, seeing it as a key to reviving the area. Now that the company has put its plans on hold, she's skeptical of the future. The unemployment rate in each county is 7.6 percent, above the state average of 7.2 percent. Citrus has a population of 140,000, Levy 40,000.

"I think it's just gonna make it worse for the economy," Larkin said with a sigh. She who works at the Hickory Island Lodge in Inglis, a Levy town not far from the Citrus County line. It's near the road to the now-closed Crystal River plant, and she remembers how the bar used to be packed when she started as a bartender five years ago. But Crystal River workers cracked a concrete containment building during an attempt to upgrade the plant in 2009. An attempt to fix the problem in 2011 resulted in more cracks.

Business has since lagged.

"Now we don't have the nuke workers," she said, looking around at the bar, which contained a handful of people, including a few bikers just passing through.

Duke executives have maintained that the Levy property remains a "good site" for a nuclear power plant and that the company could still wind up building there some day. It is still pursuing a federal license.

"I'm hopeful it does come here eventually," Larkin said, shaking her head. "But by the looks of what's happened, I don't think it will."

When the Levy County plant was originally announced in 2009, it was supposed to be open by 2016. Residents thought the area would soon shed its old Florida image and become a little more modern.

That anticipation of progress mostly came because of Duke's promise.

"I don't think anyone was really against it," said Buddy Sharp, a 57-year-old cabinet maker. "It's a shame."

Man harassed woman for year, deputies say

By Greg Hamilton
Staff writer

A Newberry man was arrested Saturday evening after deputies said he harassed a woman for a year by sending her obscene and threatening messages.

Thomas Ridgell, 45, of 205 NW County Road 236, has been stalking a woman who told deputies she was worried about her safety after receiving numerous unwanted text messages, phone calls and visits from him, according to an Alachua County Sheriff's Office report.

In late July, the woman told deputies that Ridgell had hit her in Gilchrist County. The woman also said that he had driven his work truck into her apartment complex on several occasions.

A deputy listened to messages that the woman had recorded on her phone in which Ridgell told her and a friend to meet him at the Hitching Post in Gilchrist County where, a week before, he had gotten into a fight with them and punched the woman in the head, the report said.

The deputy recognized the woman from a previous report in which Ridgell had gone to her job and gotten into an argument that led the store manager to call deputies because the fight was disturbing customers.

The woman showed the deputy 13 ignored phone messages in one day from Ridgell, and the deputy listened to several obscene and threatening phone and text messages.

While the deputy was speaking to the woman, Ridgell called and texted her. The deputy answered the phone and identified himself and Ridgell hung up, only to continue texting the woman's phone.

Ridgell was arrested on a charge of aggravated stalking and was being held Sunday at the Alachua County jail on $10,000 bond.

LANE RANGER: ROADWORK THIS WEEK

■ **East University Avenue:** Daytime lane closures from Waldo Road to North Main Street to repaint the roadway markings.
■ **Newberry Road:** Daytime lane closures from 9 a.m. to 4 p.m. from Interstate 75 to County Road 241 in Jonesville for tree trimming.
■ **North Main Street:** Daytime lane closures from University Avenue to Northwest Eighth Avenue to repaint the roadway markings.
■ **Northeast 19th Place:** Daytime lane closures after 9:30 a.m. until 2 p.m. and after 4 p.m. between Northeast Ninth and 15th streets for sidewalk construction.
■ **Northwest Eighth Avenue:** Daytime lane closures from North Main Street to Northwest Sixth Street to repaint the roadway markings.
■ **Northwest Sixth Street:** Daytime lane closures from Northwest Eighth Avenue to U.S. 441 to repaint the roadway markings.
■ **U.S. 301:** Daytime lane closures for northbound traffic just north of the State Road 24 overpass in Waldo for asphalt repairs.
■ **U.S. 441:** Daytime lane closures for southbound traffic from 9 a.m. to 4 p.m. just west of I-75 for driveway modifications to the new Zaxby's.
■ **U.S. 441:** Daytime lane closures from Northwest Sixth Street to the Columbia County line to repaint the roadway markings.

HYPER-SUB: Israel, others have asked about craft

Continued from 1B

actually designing a revolutionary way to get under the water for pennies on the dollar," Marion said.

His wife, Mary, said after a decade of marriage, she agreed to support her husband in his dream of building a submarine at whatever cost.

"I am not going to look back at you when I am 70 or 80 and say, 'What if?'" she said she remembers telling him.

Now, countries like South Korea, India, Israel and Panama are scheduling meetings with Marion and his team to inquire about the revolutionary vessel. Marion has also engaged in conversations with large domestic corporations like Lockheed Martin.

The boat currently has two U.S. patents and three international patents, with 40 patents pending in other countries.

Marion's overall plan for the boat is composed of two main parts. Part A: build a boat. Part B: create a globally viable company.

"So, we've got Part A of a two-part plan that I have dreamed of my whole life taken care of," he said.

The key to the submarine's success will be its engineered versatility, Marion said. The model is designed to be outfitted with a range of different materials and add-ons to make the vessel comfortable enough for a recreational user or hardy enough for a deep-sea researcher.

"The whole design was based around the fact of 'if you want it, we can outfit it,'" he said.

Linda Davis walked up to the hyper-submarine as it sat parked outside the bookstore near the Oaks Mall on Sunday.

"This is just from a dream? From an idea?" she asked Marion. "That's the true American spirit, isn't it?"

To learn more
The hyper-sub will be in the Books-A-Million parking lot on Newberry Road early this week for shoppers and potential investors to examine. For more information, visit www.hypersubnow.com.

"God Squad" by Rabbi Marc Gellman answers questions of faith every Saturday in The Gainesville Sun

Obituary Information
All obituaries are paid notices and are placed by the funeral home or crematorium handling the arrangements as a service to the family.
For more information: 337-0304 or 374-5017
obits@gvillesun.com
fax: (352) 338-3131

PUBLIC NOTICE

Neighborhood workshop to discuss a proposed rezoning from Planned Development (PD) to Agriculture (A) located on approximately 45 acres at 16525 SW 5th Place (tax parcels 04360-028-000, 04360-030-000 & 04360-030-001). This is not a public hearing. The purpose of this meeting is to inform neighboring property owners of the proposed project and to seek their comments.

The meeting will be held on Thursday, August 22, 2013 at 6:00 p.m. located at 16525 SW 5th Place.

Contact: Clay Sweger, AICP, LEED AP
Eng, Denman & Associates, Inc.
Phone: (352) 373-3541

NOTICE OF PUBLIC HEARING

The Alachua County Development Review Committee will hold a public hearing Thursday, August 22, 2013 at 1:30 PM in the John R. "Jack" Durrance Auditorium, 12 S.E. 1st Street, Gainesville, Florida to consider the following items:

Project 2013052002_P
Preliminary Development Plan - Arbor Greens Planned Development (PD) Phase 2 - (295 lot subdivision with associated infrastructure on approximately 79.25 acres) - Section 35-T09-R18 - **Located on Tax Parcel Numbers 04311-000-000, 04307-001-000 and 04307-001-001 in the 13200 Block of NW 9th Road** - Causseaux, Hewett and Walpole, Inc. - agents; Planned Development (PD) Zoning, Low Density Residential (1 to 4 dwelling units per acre) Future Land Use Designation, *ZOM-01-13*

Project 2012100301_F
Final Development Plan and Plat Review and Floodplain Development Permit – Estates of Wilds Plantation - (99 lot subdivision with associated infrastructure on approximately 76.15 acres) - Section 18-T10-R19 – **Located on Tax Parcel Numbers 06852-002-000 and 06852-002-002 at 10379 SW 30th Lane** – Causseaux, Hewett and Walpole, Inc., agents; Residential Single Family (R-1 AA) Zoning, Low Density Residential (1 to 4 dwelling units per acre) Future Land Use Designation

All interested persons are invited to attend and be heard. Written comments may be filed with the Office of Planning and Development for consideration. In addition to any other comments, interested persons are invited to submit comments on whether the proposal will have a significant impact on the cost of housing.

All persons are advised that, if they decide to appeal any decision made at this public hearing or meeting, they will need a record of the proceedings and, for such purpose, they may need to ensure that a verbatim record of the proceedings is made, which record includes the testimony and evidence upon which the appeal is to be based.

If any accommodations are needed for persons with disabilities, please contact the Alachua County Equal Opportunity Office at (352) 374-5275 (voice) or (352) 374-5284 (TDD) or 711 Relay Friendly.

General Information: Staff Reports on the above items will be available on Friday of the week preceding the meeting at the Office of Planning and Development: *10-300 S.W. 2nd Avenue Gainesville, FL 32601.* For further information call (352) 374-5249.

NOTICE OF HEARING TO IMPOSE AND PROVIDE FOR COLLECTION OF FIRE SERVICES SPECIAL ASSESSMENTS

Notice is hereby given that the City Commission of the City of Gainesville, Florida, will conduct a public hearing to consider the imposition of annual fire special assessments for the provision of fire services within the municipal boundaries of the City of Gainesville and collection of these assessments pursuant to the tax bill collection method.

The hearing will be held at 6:00 PM on September 9, 2013, or as soon thereafter as may be heard, in the Commission Chambers of City Hall, 200 E. University Avenue, Gainesville, Florida, for the purpose of receiving public comment on the proposed assessments. All affected property owners have a right to appear at the hearing and to file written objections with the City Commission within 20 days of this notice. If a person decides to appeal any decision made by the City Commission with respect to any matter considered at the hearing, such person will need a record of the proceedings and may need to ensure that a verbatim record is made, including the testimony and evidence upon which the appeal is to be made. In accordance with the Americans with Disabilities Act, persons needing a special accommodation or an interpreter to participate in this proceeding should contact the Equal Opportunity Office at (352) 334-5051, at least two days prior to the date of the hearing.

The assessment for each parcel of property will be based upon each parcel's classification and the total number of fire protection units attributed to that parcel.

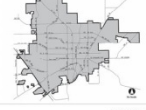
The City Commission on July 16, 2013 adopted a Preliminary Rate Resolution setting the proposed fire services assessments to be assessed for the fiscal year beginning October 2013 and future fiscal years as follows:

$78.00 Per Net Factored Fire Protection Unit

Copies of the Fire Services Assessment Ordinance, the Preliminary Assessment Resolution and the Preliminary Assessment Roll are available for inspection at the City Manager's Office, City Hall, located at 200 E. University Avenue, Gainesville, Florida.

The fire services non-ad valorem assessment will be collected by the tax collector and placed on the ad valorem tax bill to be mailed in November 2013 and each year that the assessment is imposed. Failure to pay the assessments will cause a tax certificate to be issued against the property which may result in a loss of title.

If you have any questions, please contact the Gainesville Fire Assessment Information Line at (352) 334-5088, Monday through Thursday between 7:00 a.m. and 6:00 p.m.



CITY COMMISSION
CITY OF GAINESVILLE, FLORIDA

Prepared by the Dept. of Planning & Dev. Services, June 2013

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PUBLIC NOTICE

A Neighborhood Workshop will be held to discuss proposed amendments to the approved Gainesville Mixed Use on NW 13th Street Planned Development (PD) and its proposed development plan for the same project. The site is located on approximately 1.7 acres on the east side of NW 13th Street between NW 3rd Avenue and NW 4th Avenue.

This is not a public hearing. The workshop's purpose is to inform neighboring property owners of the proposal's nature and to seek their comments.

The Workshop is Tuesday, August 27, 2013 at 6:00 p.m. at Holiday Inn University Center, Gator Boardroom, located at 1250 West University Avenue, Gainesville, FL 32601.

Contact:
Craig Brashier, AICP

Phone Number: (352) 331-1976

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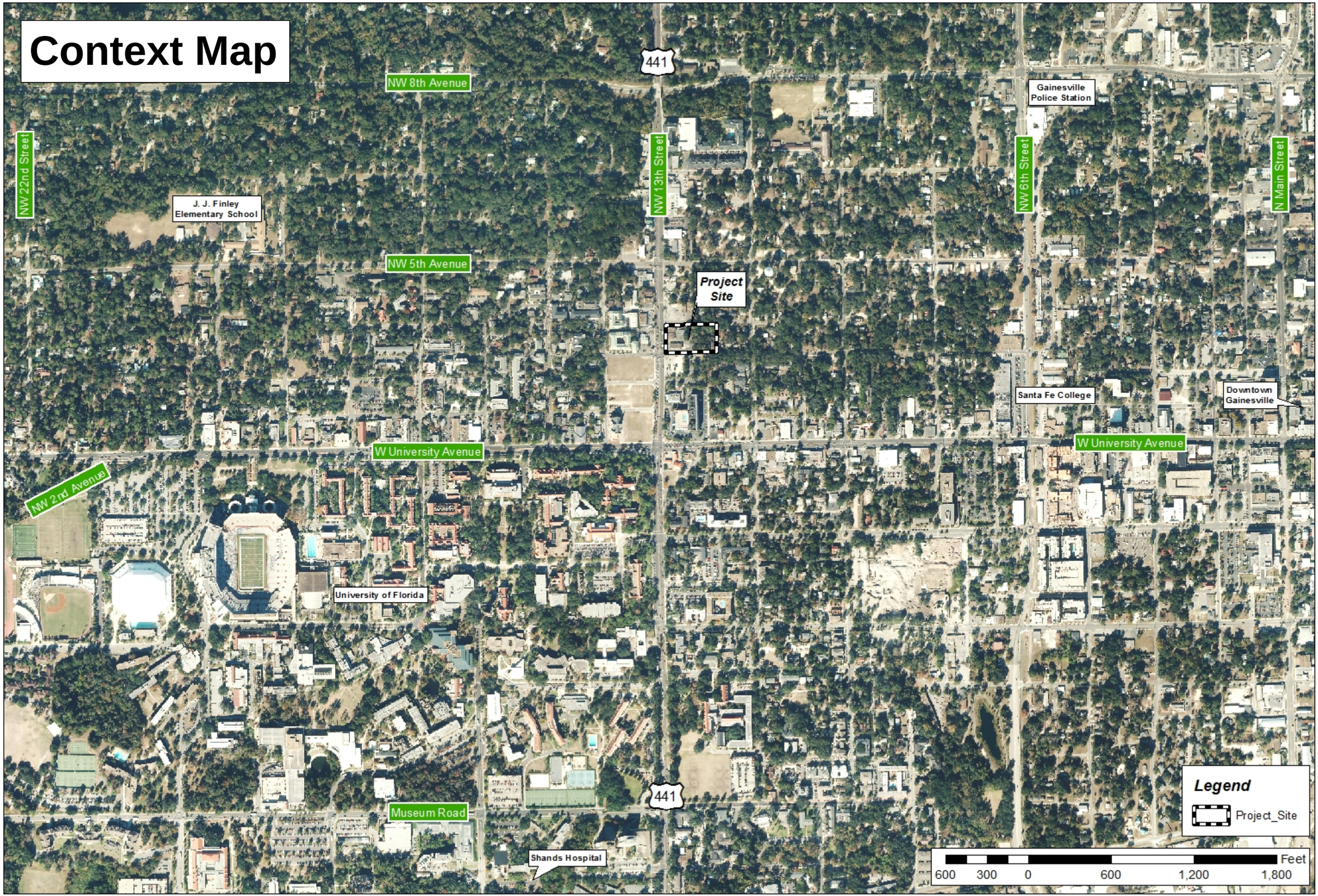
Phone Number: (352) 331-1976

ILLUSTRATION 1A: CONTEXT MAP

Context Map



Gainesville Mixed Use on NW 13th Street Planned Development Amendment

NORTH

Prepared by Employer: GIS
Projection: NAD 1983 StatePlane Florida North FIPS 0903 Feet
Horizontal Datum: North American 1983
False Easting: 0.000000
False Northing: 0.000000
Central Meridian: -84.500000
Latitude of Origin: 29.000000
Standard Parallel 1: 30.750000
Standard Parallel 2: 30.750000
Latitude of Origin: 30.000000
GCS: North American 1983

Date: April 7, 2010

Causseaux, Hewett, & Walpole, Inc.
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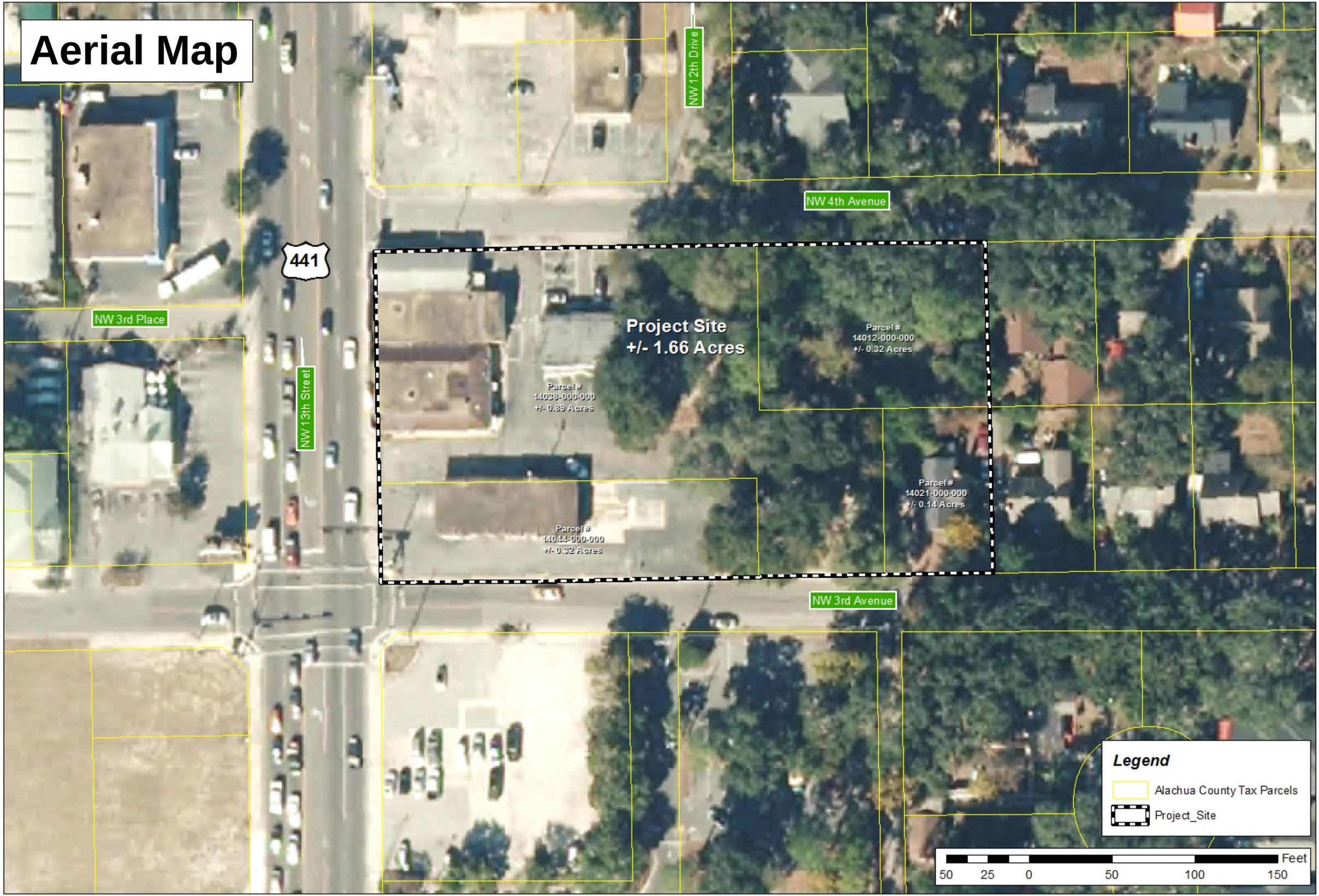
132 NW 76th Drive, Gainesville, FL 32607
Phone: (352) 331-1976 Fax: (352) 331-2476
http://www.chw-inc.com

ILLUSTRATION 1B:
AERIAL MAP

Aerial Map



Gainesville Mixed Use on NW 13th Street
Planned Development Amendment

NORTH

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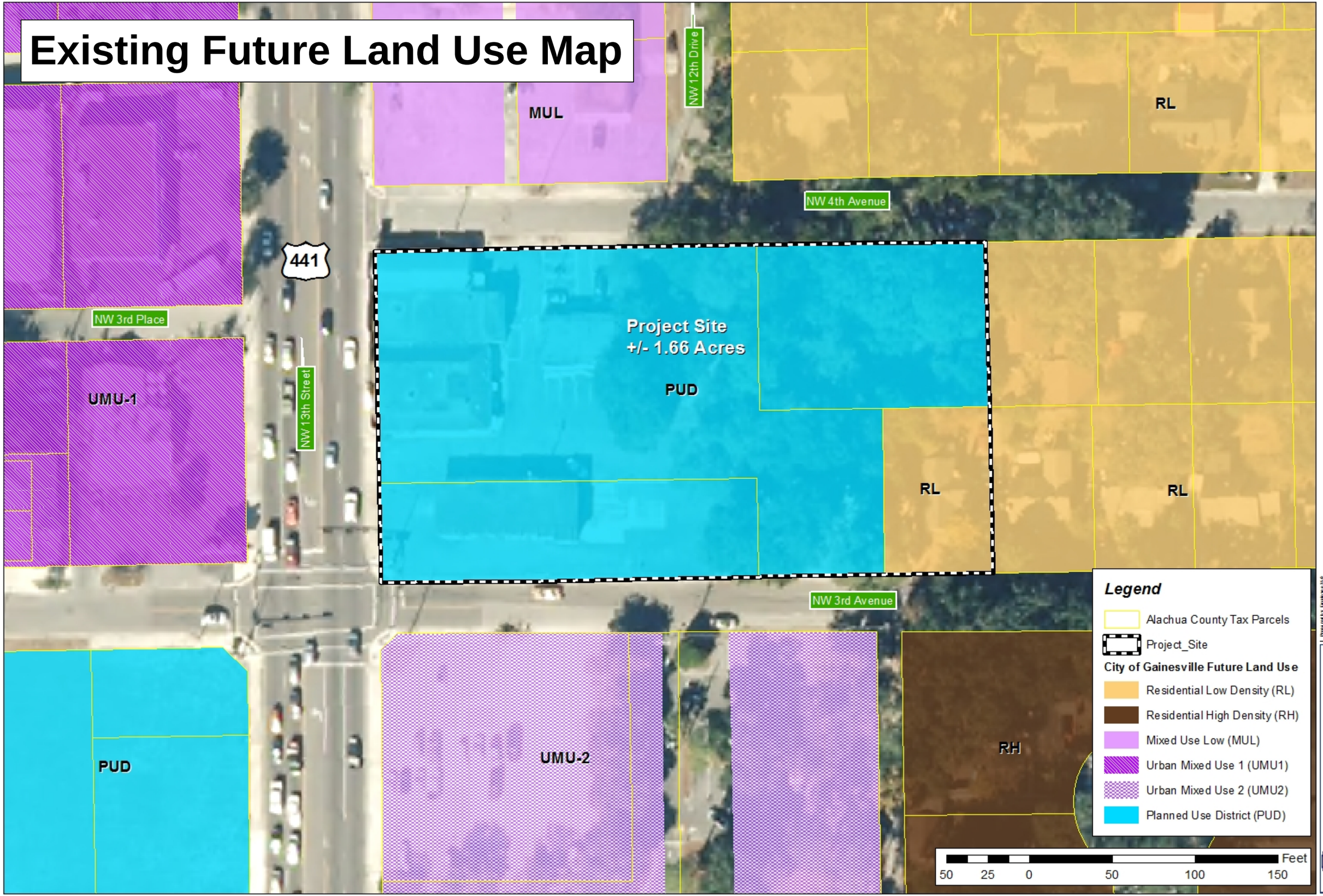
Existing Future Land Use Map

ILLUSTRATION 2A: EXISTING FLUM

Gainesville Mixed Use on NW 13th Street
Planned Development Amendment



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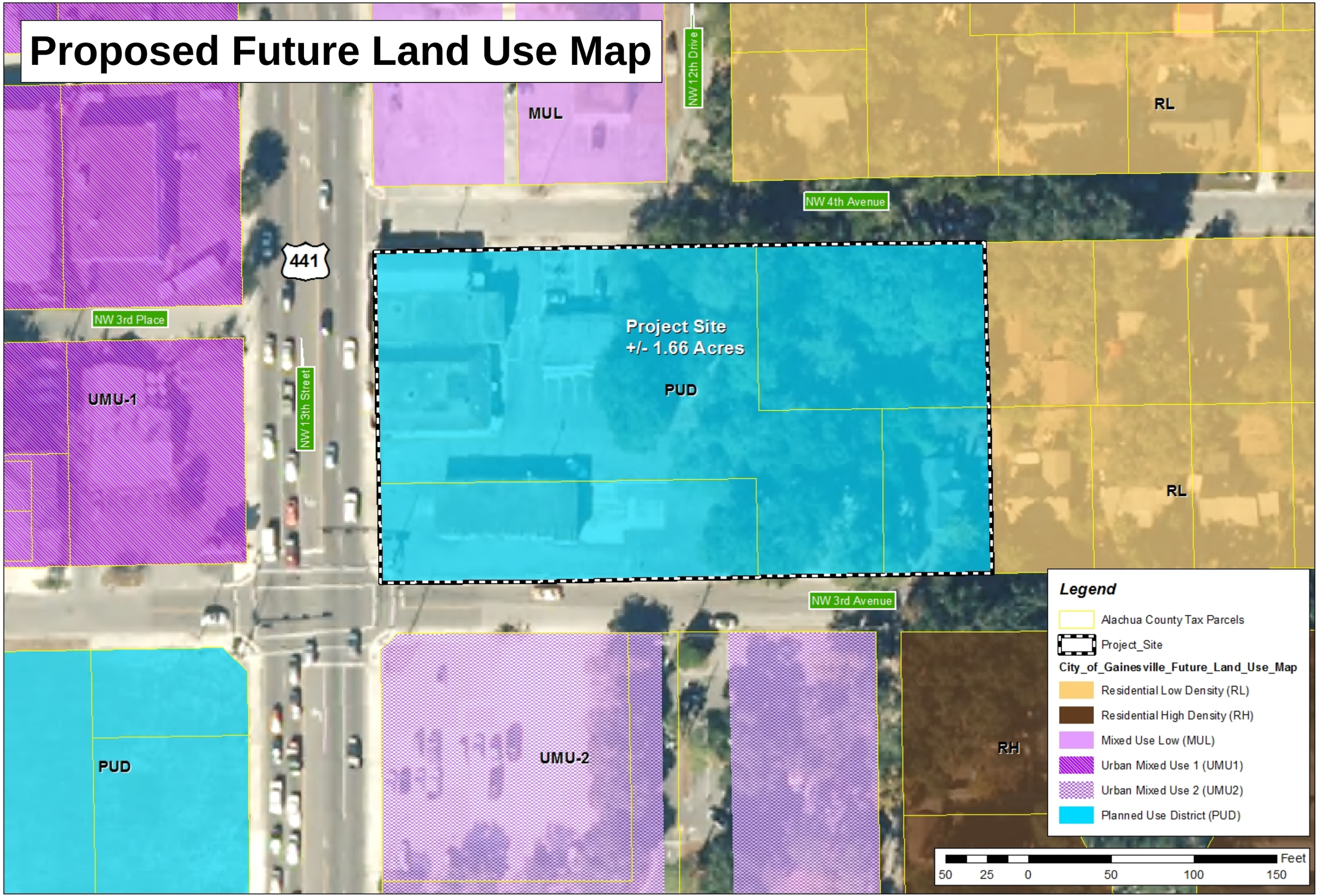
Proposed Future Land Use Map

ILLUSTRATION 2B:
PROPOSED FLUM

Gainesville Mixed Use on NW 13th Street
Planned Development Amendment



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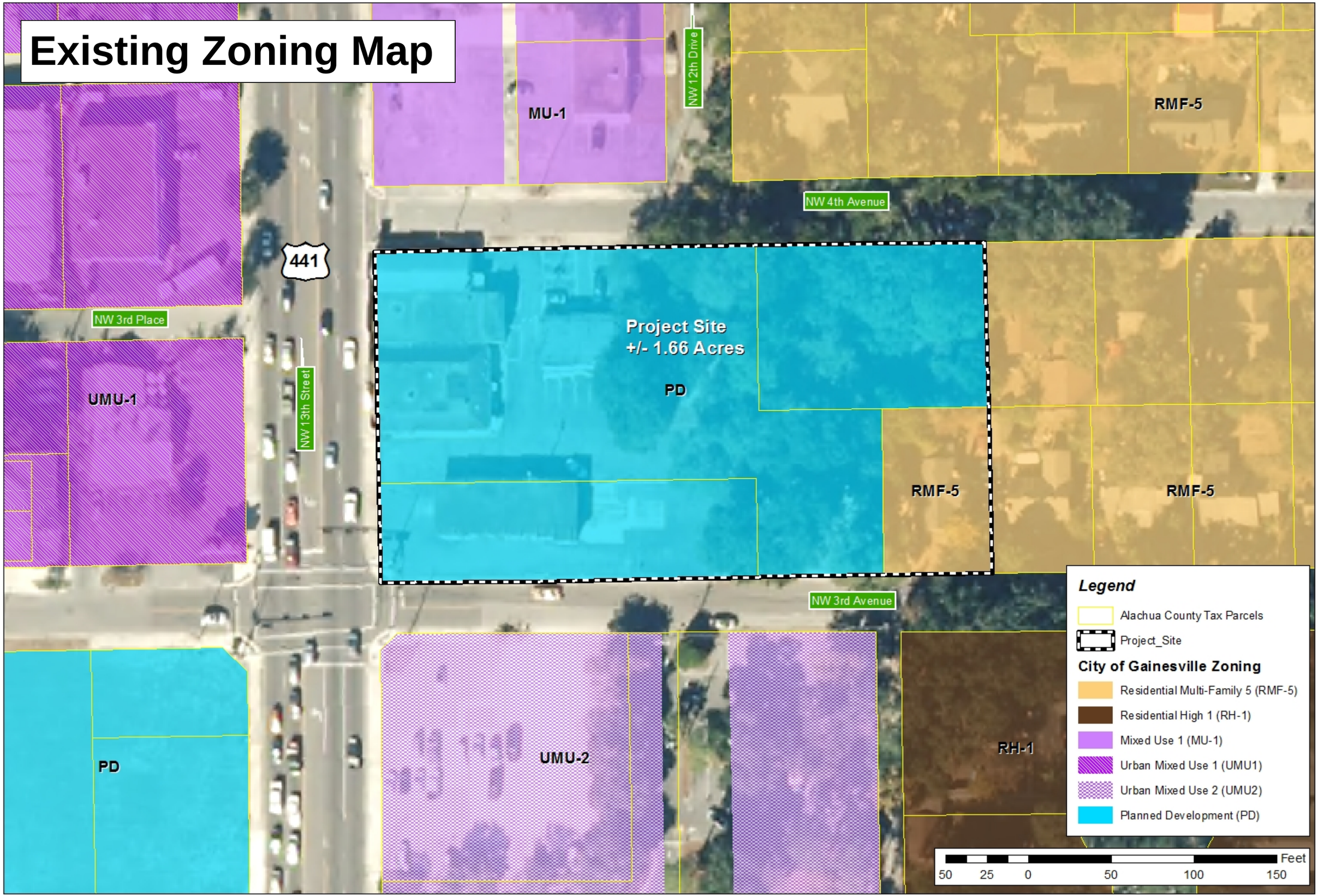
Existing Zoning Map

ILLUSTRATION 3A: EXISTING ZONING MAP



Gainesville Mixed Use on NW 13th Street
Planned Development Amendment

NORTH

Prepared by Employee 3.0
Projection: NAD 1983 StatePlane Florida East FIPS 0901 Feet
Projection Parameters: False Easting: 656166.6666666666 False Northing: 0.0000000 Central Meridian: -81.0000000 Standard Parallel 1: 29.5833333 Standard Parallel 2: 30.7500000 Latitude of Origin: 29.0000000 GCS: North American 1983

Date: August 2015

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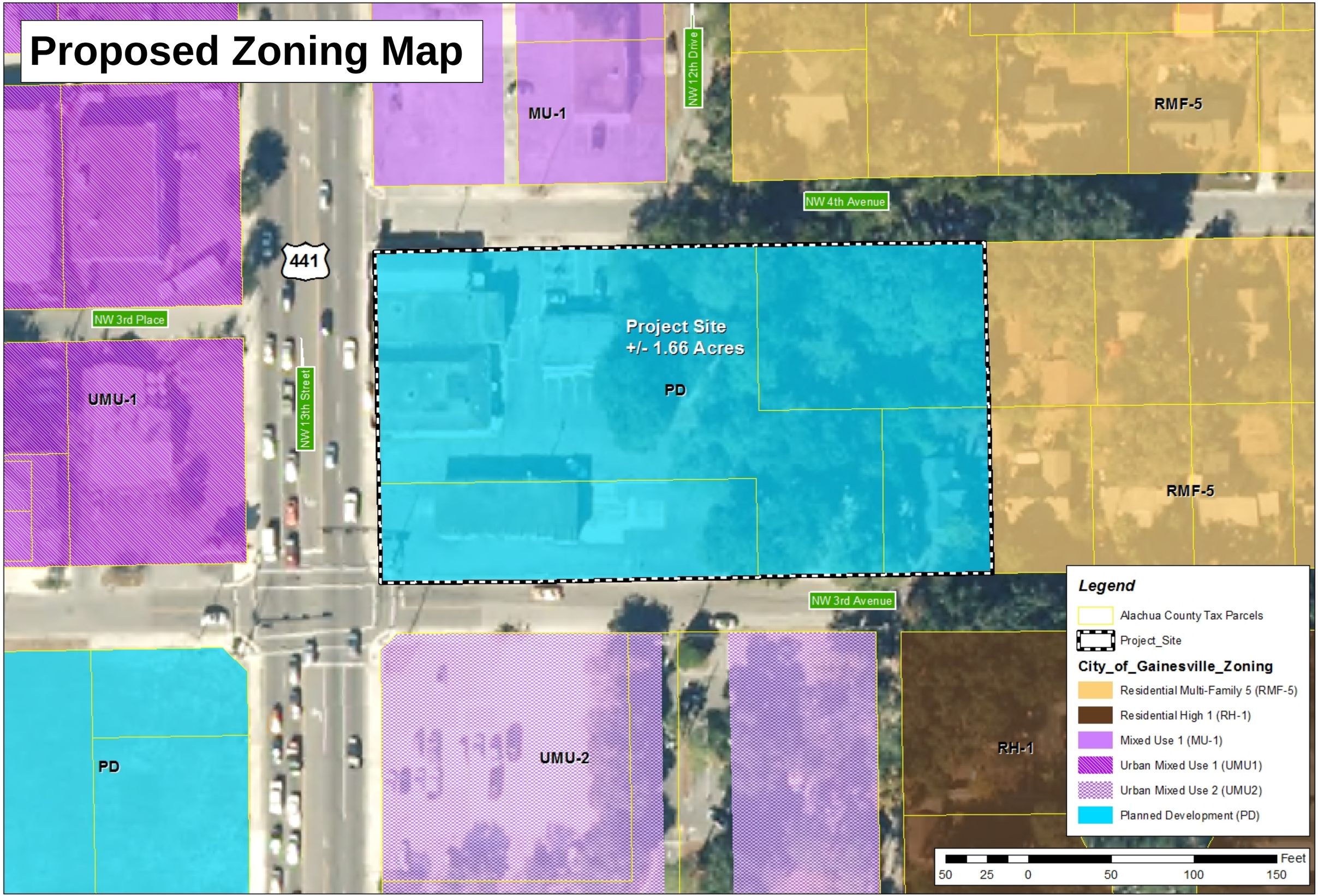
Proposed Zoning Map

ILLUSTRATION 3B:
PROPOSED
ZONING MAP



Gainesville Mixed Use on NW 13th Street
Planned Development Amendment

NORTH

Prepared by Employee 3.0
Projection: NAD 1983 StatePlane
Florida East FIPS 0901 Feet
Datum: North American 1983
Units: Feet
False Easting: 1968.500000000
False Northing: 0.000000
Central Meridian: -81.000000
Latitude of Origin: 24.333333
Standard Parallel 1: 29.583333
Standard Parallel 2: 30.750000
Latitude of Origin: 29.000000000
NAD: North American 1983

Date: August 2015

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ILLUSTRATION 1B:
AERIAL MAP

Gainesville Mixed Use on NW 13th Street
Planned Development Amendment

NORTH

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Date: August 2015

Required Project Approvals

- January 2012: PD Approved
  - Certificate of Appropriateness – Garage Design

    (Historic Preservation Board Approval – January 7, 2014)
    - Small-scale Comprehensive Plan Amendment
    - Planned Development Amendment

      (City Plan Board Approval – October 24, 2013)
      - Certificates of Appropriateness – Relocate on-site houses
        - Development Plan Approval
          - August 2015: Complete Construction & Ready for Tenants

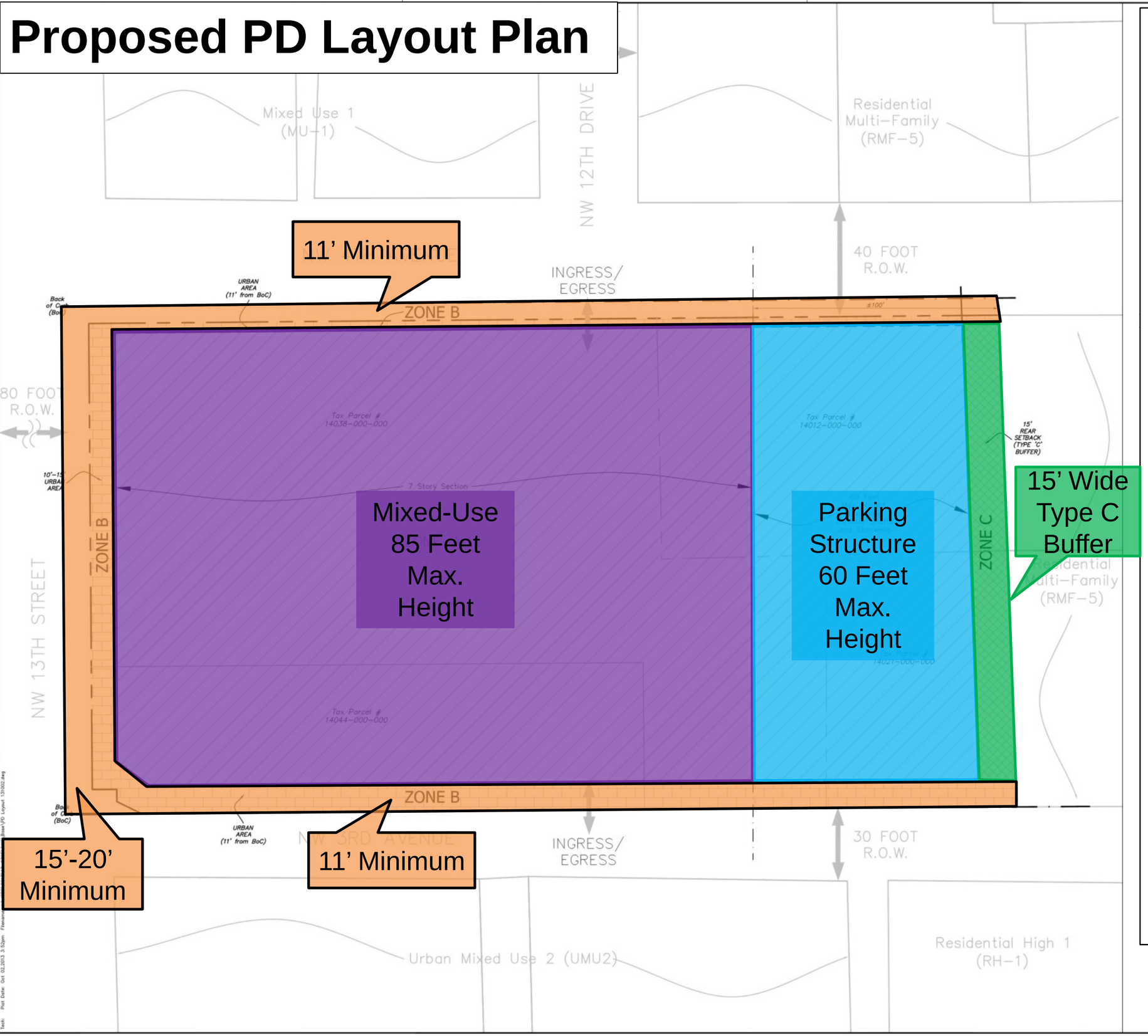
Summary of Proposed Changes

- Adding Tax Parcel #14021-000-000 (0.14 acre / 6,098 ft^2) to the PUD / PD
- Building height reduced from 104’ to 85’
- Slightly decreases MF units to 175 and eliminates reference to bedrooms
- A 15’ wide Type C landscape buffer added along eastern boundary
- Defines Urban Areas as the space from the back-of-curb to the building façade and establishes minimum widths
- Allows existing structures on-site to be relocated right away

PUD Condition #1

1. The maximum density / intensity of development shall be 26,000 square feet of permitted non-residneital uses ~~commercial, public and private schools, places of religious assembly or community faciliaites; 20,000 square feet of office;~~ and ~~***202***~~ ***175*** multiple-family residential units ~~***with a maximum of 288 bedrooms***~~. ~~However, the office development may be reduced by 15,000 square feet in order to develop up to 23 additional multiple family residenital units with a maximum of 32 additional bedrooms. The leasing office associated with the on-site residential units shall not count against the permitted non-residential square footage.~~ The leasing office associated with the on-site residential units shall not count against the permitted non-residential square footage.

Proposed PD Layout Plan



Proposed Entitlements

MF Residential Units: 175
Non-Residential: 26,000 sq. ft.

20,000 sq. ft. Office entitlements are eliminated

Decrease number of units by **16**

PARCEL LINES
PROJECT BOUNDARY
BUILDING HEIGHT DIVISION LINES

GRAPHIC SCALE
0 10 20 40

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CA-5075

SCALE: 1" = 20'
VERIFY SCALE BAR IS ONE INCH ON ORIGINAL DRAWING IF NOT ONE INCH ON THIS SHEET, ADJUST SCALES ACCORDINGLY.

REVISIONS:

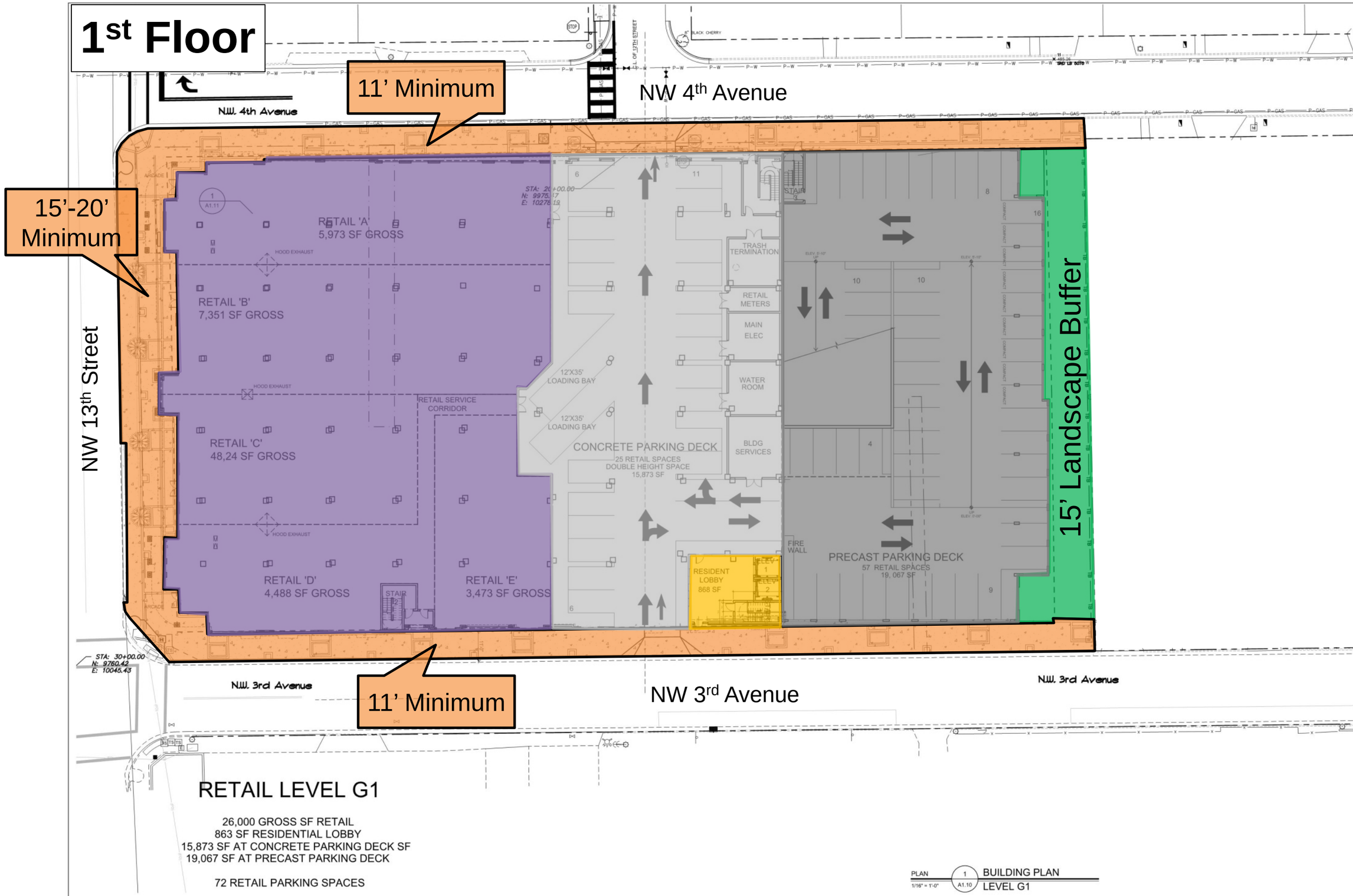
SUBMITTALS:
SUBMITTAL 09-03-13
REVISED 10-01-13

CLIENT: RD MANAGEMENT, LLC
PROJECT: GAINESVILLE MIXED-USE ON NW 13TH ST - PLANNED DEVELOPMENT
SHEET TITLE: PD LAYOUT PLAN

TECHNICIAN: R. THOMPSON
DESIGNER: R. THOMPSON
QUALITY CONTROL: G. DEDENBACH
PROJECT NUMBER: 13-0305

SHEET NO.: SHEET 1

1st Floor



RETAIL LEVEL G1

26,000 GROSS SF RETAIL
863 SF RESIDENTIAL LOBBY
15,873 SF AT CONCRETE PARKING DECK SF
19,067 SF AT PRECAST PARKING DECK

72 RETAIL PARKING SPACES

PLAN 1/16" = 1'-0" — 1 A1.10 BUILDING PLAN LEVEL G1

PROJECT #: 113033.00
DRAWN BY: RKC
CHECKED BY: HFXC

NILES BOLTON ASSOCIATES
FLORIDA #AA0002774

3060 Peachtree Rd. N.W.
Suite 600
Atlanta, GA 30305

T 404 365 7600
F 404 365 7610

www.nilesbolton.com

ISSUE DATE	DESCRIPTION

This drawing, as an instrument of service, is and shall remain the property of the Architects and shall not be reproduced, published or used in any way without the permission of the Architect.

A Mixed Use Development by:
RD MANAGMENT LLC

NW 13th St at NW 3rd Ave
Gainesville, Florida

SHEET TITLE: BUILDING PLAN
LEVEL G1

SHEET NUMBER: A1.10

DATE: 09/25/2013

NOT RELEASED FOR CONSTRUCTION

Z:\ARCH13\113033\08_renderings\13_1217_GarageElevations\PDF\A1_10.dwg Plotted: Dec 17, 2013 - 3:45pm by smilj

Elevations

Mixed Use Development
Gainesville, Florida

View From NW 3rd Ave

Elevations

Mixed Use Development
Gainesville, Florida

View From NW 3rd Ave

Meeting with City's Historic Preservation Planner

Elevations

Mixed Use Development

View From NW 3rd Ave

Elevations

Mixed Use Development

View From NW 3rd Ave

Elevations

Mixed Use Development
Gainesville, Florida

View From NW 4th Ave

Elevations

Mixed Use Development
Gainesville, Florida

View From NW 4th Ave

Meeting with City's Historic Preservation Planner

Elevations

Mixed Use Development
Gainesville, Florida

View From NW 4th Ave

Elevations

Mixed Use Development
Gainesville, Florida

View From NW 4th Ave

Elevations

Mixed Use Development
Gainesville, Florida

View From East

Elevations

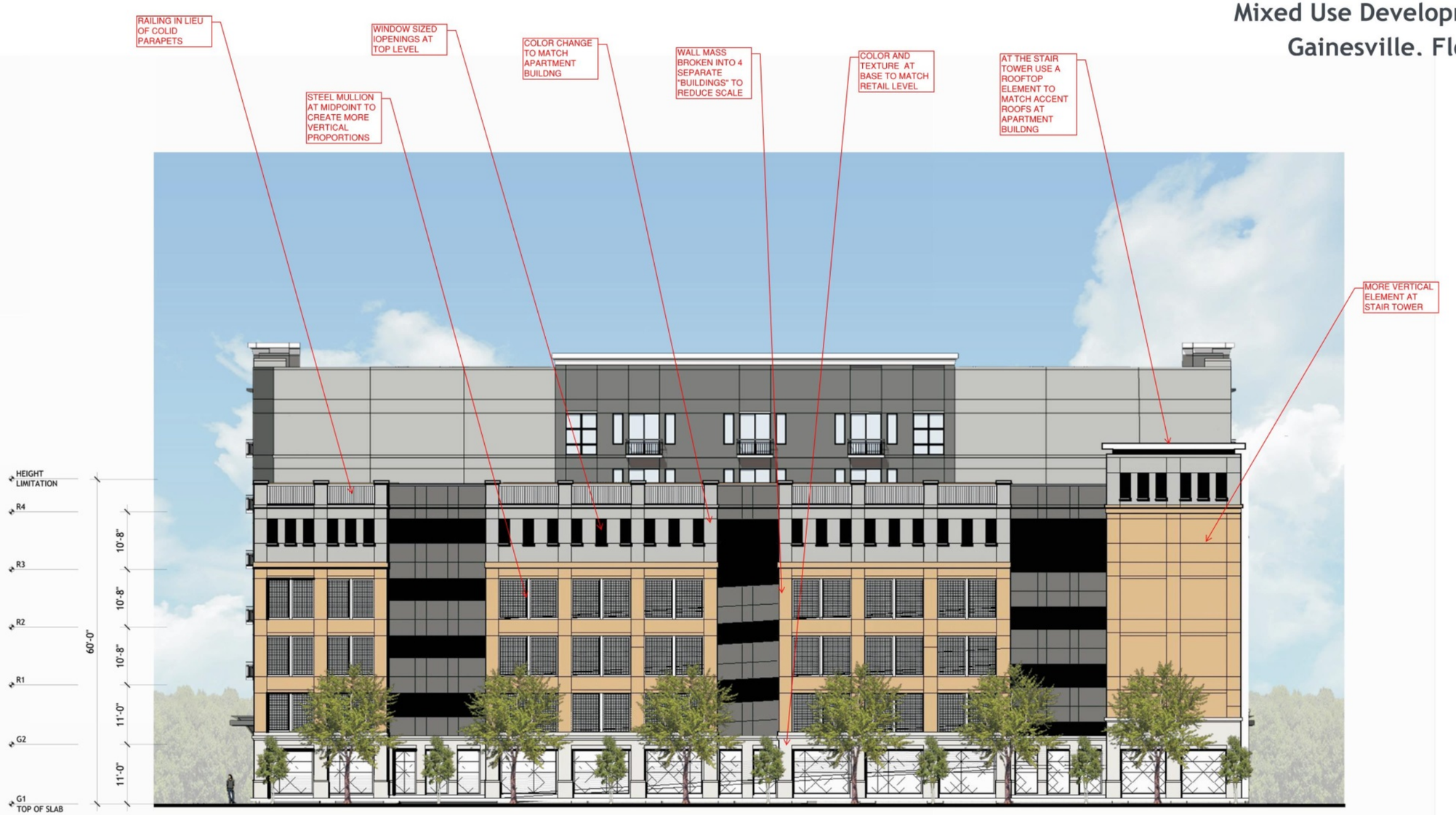
Mixed Use Development
Gainesville, Florida

View From East

Meeting with City's Historic Preservation Planner

Elevations

Mixed Use Development
Gainesville. Florida



View From East

Historic Preservation Board Certificate of Appropriateness

Elevations

Mixed Use Development
Gainesville. Florida

View From East

Elevations

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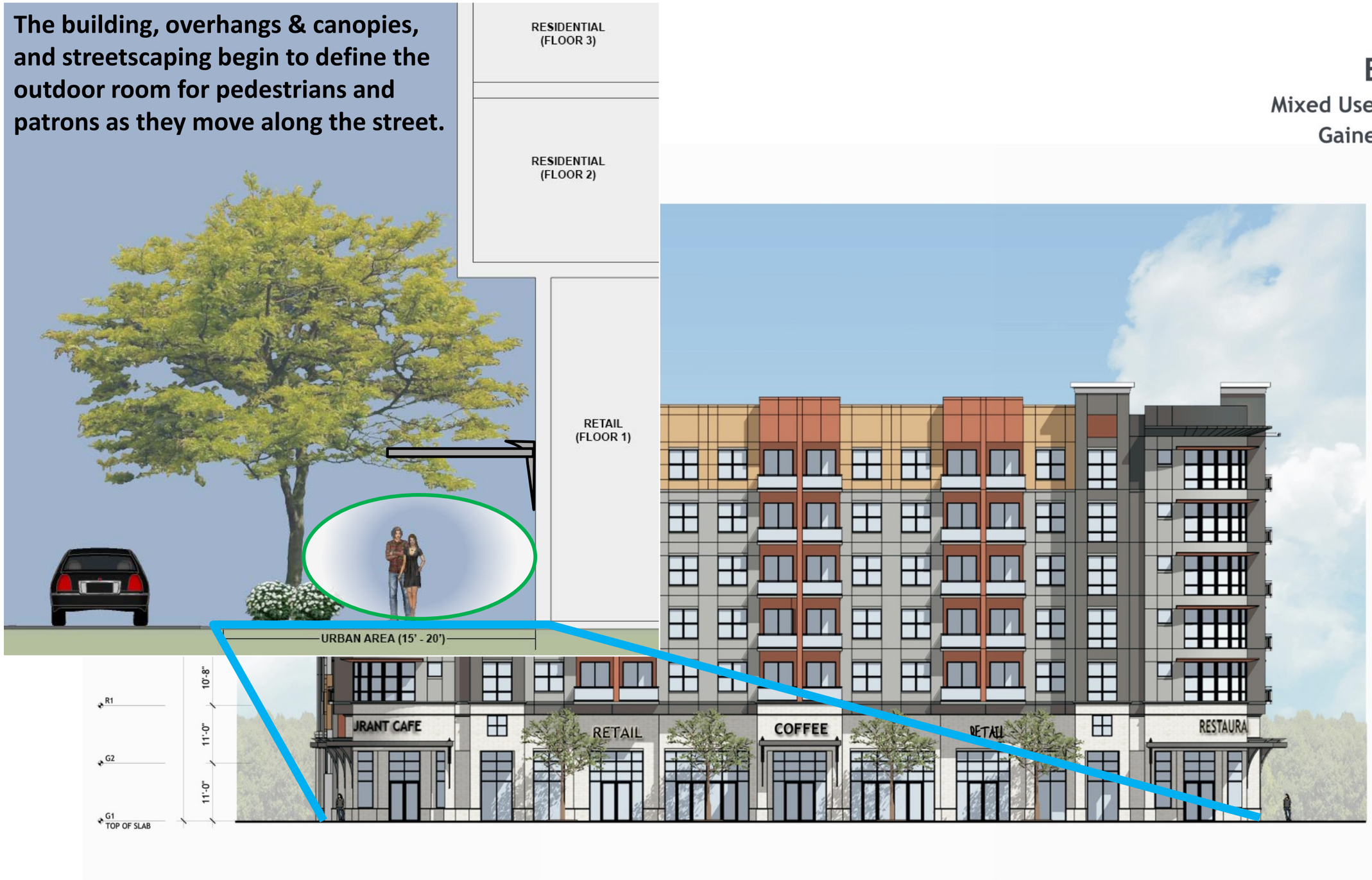
Gainesville, Florida



View From NW 13th St.

Historic Preservation Board Conditions

- Deter access to the 15’ landscape buffer area;
- Taper down sidewalk widths along NW 3rd & NW 4th Avenues as they enter the adjacent neighborhood;
- Utilize a brushed finish on the garage floors to reduce tire noise; and
- Prohibit further expansion in the University Heights North Historic District - South

Gainesville Mixed Use on NW 13th Street Planned Development

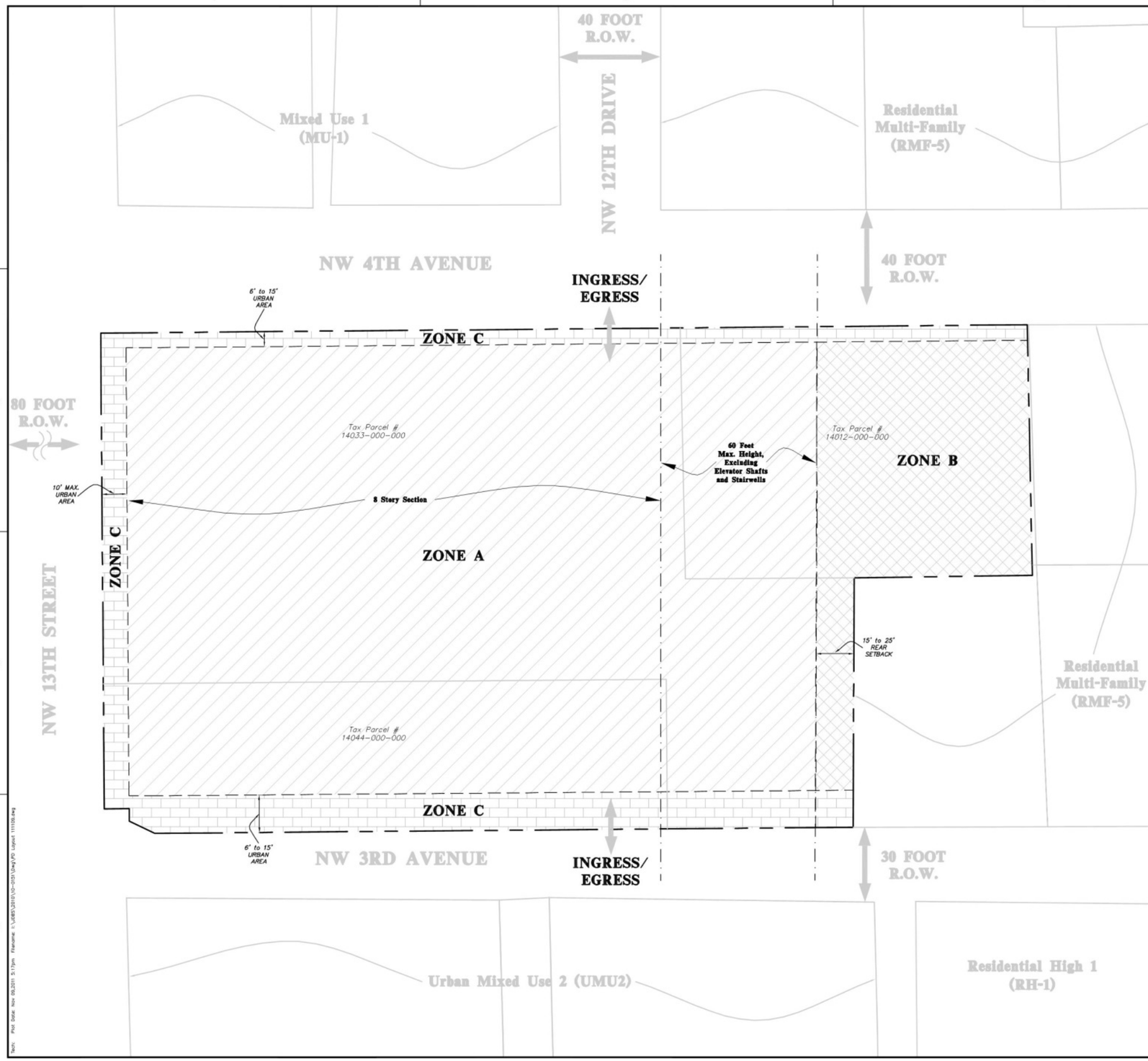
Small-scale Comprehensive Plan Amendment & Planned Development Amendment

City Commission

January 16, 2014

CAUSSEAUX, HEWETT, & WALPOLE, INC.

Civil Engineering Land Surveying Land Planning Construction Engineering Inspection



PD LAYOUT PLAN

DEVELOPMENT DATA

TOTAL SITE AREA	= 1.53 ACRES
ZONE A (MIN. BUILDING AREA)	= 1.13 ACRES; 74% OF TOTAL SITE
ZONE B (MAX. BUILDING SETBACK)	= 0.22 ACRES; 14% OF TOTAL SITE
ZONE C (MAX. URBAN AREA)	= 0.19 ACRES; 12% OF TOTAL SITE

APPROVED USE MIX:
(Square footage may vary 2.5% to accommodate building footprint requirements)

MULTI-FAMILY RESIDENTIAL		= 168 DWELLING UNITS
RETAIL/COMMERCIAL		= 26,000 SQUARE FEET
OFFICE	MAX.	= 20,000 SQUARE FEET
	MIN.	= 5,000 SQUARE FEET
MAX. BUILDING HEIGHT		= AS SHOWN ON PLAN
MAX. IMPERVIOUS AREA		= 1.53 ACRES; 100% OF TOTAL SITE

SITE SETBACKS FROM PROPERTY LINES:

FRONT	= 10 FEET
SIDE	= 6 TO 15 FEET
REAR	= 15 TO 25 FEET

NOTES

1. LAND USE ZONE AREA BOUNDARIES MAY BE MODIFIED UP TO TEN FEET (10') TO FACILITATE ON-SITE PEDESTRIAN / VEHICULAR CIRCULATION PATTERNS AND NATURAL FEATURES PRESERVATION.
2. ZONE A PERMITTED USES SHALL BE BUILDING AREA INCLUDING THOSE USES IDENTIFIED IN THE ACCOMPANYING PD REPORT, TABLE 5: PROPOSED PERMITTED USES, AS WELL AS STORMWATER MANAGEMENT, AND PEDESTRIAN AND VEHICULAR CIRCULATION AND PARKING.
3. ZONE B CONSIST OF THE BUILDING SETBACK. PERMITTED USES SHALL INCLUDE LANDSCAPING AND SCREENING WALLS, STORMWATER MANAGEMENT, PEDESTRIAN AND VEHICULAR CIRCULATION, AND SURFACE PARKING (AS APPROPRIATELY SCREENED.) OTHER THAN THE SCREENING WALLS, NO STRUCTURES SHALL BE PERMITTED WITHIN ZONE B.
4. ZONE C MEASURES FROM THE BUILDING FACADE TO THE PROPERTY LINE. PERMITTED USES SHALL BE OUTDOOR DINING AND COMMERCE THAT ARE ANCILLARY TO ON-SITE USES, PEDESTRIAN AND VEHICULAR CIRCULATION, A BUS SHELTER, LANDSCAPING, AND UTILITIES. PIPES THAT COLLECT AND RELOCATE STORMWATER MAY BE LOCATED IN ZONE C. HOWEVER, STORMWATER MAY NOT BE DISPENSED IN ZONE C. COMMERCE MAY INCLUDE, BUT NOT BE LIMITED TO, SMALL-SCALE SIDEWALK-SALE STREET VENDING.
5. SIDEWALKS WILL BE A MINIMUM OF TEN FEET (10') WIDE ALONG NW 13TH STREET AND SEVEN FEET (7') WIDE ALONG NW 3RD AND 4TH AVENUES, CONSISTENT WITH THE UNIVERSITY HEIGHTS OVERLAY.
6. PROJECTED TRIP GENERATION IS BASED ON THE FOLLOWING FIGURES:
   - A.M. PEAK HOUR = 88 TRIPS
   - P.M. PEAK HOUR: = 238 TRIPS
   - ANNUAL AVERAGE DAILY TRIPS: = 2,090 TRIPS
7. TO MINIMIZE NOISE AND LIGHT POLLUTION, A LANDSCAPING/GARDEN WALL SHALL BE CONSTRUCTED ALONG THE EASTERN BOUNDARY (ADJACENT TO RESIDENTIAL USES). LANDSCAPING/GARDEN WALL SPECIFICATIONS WILL BE DETERMINED AT DEVELOPMENT PLAN REVIEW.
8. LOADING ZONES AND SOLID WASTE FACILITIES WILL BE LOCATED WITHIN THE COLONNADE/INTERNAL PARKING GARAGE. MECHANICAL EQUIPMENT SHALL BE LOCATED ON THE BUILDING'S ROOF, IF FEASIBLE.
9. COMMERCIAL USES SHALL NOT BE PERMITTED EAST OF THE NW 12TH DRIVE RIGHT-OF-WAY.
10. THE BUILDING'S HEIGHT WILL TRANSITION FROM EIGHT (8) STORIES TOWARDS NW 13TH STREET TO SURFACE PARKING ADJACENT TO THE HISTORIC DISTRICT. THE DIVISION LINES MAY BE MODIFIED UP TO 5 FEET TO FACILITATE WALL ARTICULATIONS AND ON-SITE CONSTRAINTS.
11. A TOTAL OF 23 DWELLING UNITS MAY BE SUBSTITUTED FOR 15,000 SQUARE FEET OF OFFICE SPACE.

- ZONE A: BUILDING AREA
- ZONE B: RESIDENTIAL SETBACK
- ZONE C: URBAN AREA
- PARCEL LINES
- PROJECT BOUNDARY
- BUILDING HEIGHT DIVISION LINES

NORTH

GRAPHIC SCALE
0 10 20 40

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Engineering • Surveying • Planning
6011 NW 1st Place, Gainesville, Florida 32607
Phone (352) 331-1976 • Fax (352) 314-2476 • www.chw-inc.com
CA-6073

SCALE: 1" = 20'
1" IF NOT ONE INCH ON ORIGINAL DRAWING
0 1" IF NOT ONE INCH ON THIS SHEET, ADJUST SCALES ACCORDINGLY

REVISIONS:

SUBMITTALS:
SUBMITTAL 07-13-10
RESUBMITTAL 01-12-11
RESUBMITTAL 02-09-11
RESUBMITTAL 03-16-11
RESUBMITTAL 11-09-11

CLIENT: RD MANAGEMENT, LLC
PROJECT: GAINESVILLE MIXED-USE ON NW 13TH ST - PLANNED DEVELOPMENT
SHEET TITLE: PD LAYOUT PLAN

TECHNICIAN: R. THOMPSON
DESIGNER: R. THOMPSON
QUALITY CONTROL: G. DEDERBACH
PROJECT NUMBER: 10-0151
FL PE No.

SHEET NO.: SHEET 1

Tech: Plot Date: Nov 09,2011 5:17pm Filename: I:\JOBS\2010\10-0151\Dwg\PD Layout 111109.dwg