

Attachment "A"

TECHNICAL REVIEW COMMITTEE COMMENTS

PLANNING & DEVELOPMENT SERVICES DIVISION
THOMAS CENTER BUILDING "B"
306 NE 6TH AVENUE (352)334-5023

PETITION NO. <u>DB-16-97 SPL</u>	DATE PLAN RECEIVED: 08/16/2016	<div style="display: flex; justify-content: space-between;"> <div style="width: 45%;"> <input checked="" type="checkbox"/> Prelim Dev <input checked="" type="checkbox"/> Final Dev <input type="checkbox"/> Amendment <input type="checkbox"/> Special Use <input type="checkbox"/> Planned Development <input type="checkbox"/> Design Plat </div> <div style="width: 45%;"> <input type="checkbox"/> Concept <input type="checkbox"/> Minor Dev. <input type="checkbox"/> Minor Sub. <input type="checkbox"/> Street Vacation <input type="checkbox"/> Other: Land Use </div> </div>
REVIEWING BODY: Technical Review Cmt.	REVIEW DATE: 09/02/2016	
	REVIEW LEVEL: N/A	
PROJECT DESCRIPTION: CHW, Inc. (Holly Simon), agent for Garrison SW 17 th Avenue, LLC., owner. Major development plan review to allow the construction of a hotel. Zoned: UMU-2 (10—100 units/acre, and up to 25 additional units/acre by special use permit, urban mixed-use district). Located at the 3700 block of SW 17 th Avenue (Hull Road Extension). (Lawrence)		PROJECT PLANNER: Lawrence Calderon
PROJECT LOCATION: Located at the 3700 block of SW 17 th Avenue (Hull Road Extension).	PROPERTY AGENT: CHW, Inc. (Holly Simon), agent for Garrison SW 17 th Avenue, LLC., owner.	

RECOMMENDATIONS/REQUIREMENTS/COMMENT

Planning Comments
Lawrence Calderon, Lead Planner,
352-334-5023
September 21, 2016

1. All signage and poles are reviewed separately and may need special permits. Where sign foundations are provided it is only to ensure that they are adequately separated from utilities and other sensitive site improvements. Wall mounted signs are not review or approved during the development review process. Please ensure that all proposed sign comply with the ordinance.
2. The UMU-2 requires a minimum building frontage of 70%; the plans do not meet that requirement, it is approximately 52%. A modification is requested.

TRC COMMENTS

(CONTINUED)

3. Each parcel must maintain a maximum perimeter length of 2000 feet; while the existing parcel is less than 2000, development of the entire block will exceed that requirement. A modification is requested.
4. What plans are included for connectivity to the future development to the west? Please indicate agreement to a cross access agreement between the hotel and future development to the west.
5. Please provide a sidewalk across the west end of the parking lot from the sidewalk on Hull Road to the Urban Walkway. It will provide a convenient connection to the sidewalk running across the middle of the Residential development. This may be done through an easement across the west property edge to be completed by the next development; depending on the configuration of the future development we may have to work out a reduced landscape buffer.

Photometrics:

The Urban Walkway is not well lit and presents safety concerns. This issue must be addressed along the south boundary of the subject property. Duke Electric does not want incompatible lighting in the area but the safety of pedestrians is essential and must be addressed relative to this development. Staff is working with the applicant to obtain approval of a lighting system that is acceptable to the holders of the easement.

6. The light fixtures near the urban walkway cannot be at 30 feet due to overhead lines
7. Did not see vertical illuminance
8. Did not see automatic shut-off; staff understands that the hotel operates 24/7 but will there be hours when the lights will be toned

02/12/2015

Russ Ingram, Supervising Engineer Utility Designer, 393-1641

GRU Comments (INSERT REVIEW RESULT)

Michelle Farnsworth, Utility Services Supervisor, 352-393-1413

GRU comments are being provided to the applicant in the form of redline markups of the plans.

Fire and Life Safety Services (Approvable)

Tom Burgett, Fire Inspector, 334-5065

Hazardous Materials - ACEPD (INSERT REVIEW RESULT)

Agustin Olmos, Water Resources Supervisor, PE, 264-6800

Concurrency Comments (Approvable subject to below)

Jason Simmons, Concurrency Planning, 334-5022

Needs to meet TMPA agreement

Building Department Comments

Linda Patrick, Plans Examiner (PX934), 334-5050

patricklr@cityofgainesville.org

TRC COMMENTS

(CONTINUED)

Urban Forestry Comments (Approvable with conditions)

Earline Luhrman, Urban Forestry Inspector, 393-8188

8/22/16

1. Please provide a tree mitigation chart for this development.
2. In the islands with the gas line propose larger shrubs in 7-gallon containers due to the loss of tree canopy. Please add additional shrubs in the sod areas and islands that have a 10' separation from gas line. The landscape island that has a sidewalk proposed please provide shrubs on each side of the sidewalk.
3. Terminal landscape islands are required to be nine (9) feet enclosed with curbing with a shade tree proposed.
4. All street frontages and private drives are required to provide 65-gallon container shade trees. (comprehensive plan policies)

Public Works Recommendation: APPROVABLE (subject to comments)

352-334-5070

STORMWATER MANAGEMENT:

1. While the peaking factor and CN for the ICPR input information for Basin "WS1 PST" was corrected, the area used in POST-DEVELOPMENT INPUT REPORT is incorrect.
2. The pipe lengths for both of the outfall structures and the inverts of SMF 2 Outfall do not match between ICPR and the plans.

TRANSIT:

1. Construction of bus bay, and shelter.

INSPECTIONS:

1. Please extend the curb and gutter across the entire width of the sidewalk along the ADA ramps at the SW 16th Ave drive connection.
2. If possible please extend transitions of the sidewalk at the SW 37th and Archer Braid trail for easier maneuvering.

Environmental Comments (INSERT REVIEW RESULT)

Mark Brown, Environmental Coordinator

E-mail: brownmm@cityofgainesville.org; Phone: 352-393-8692

CPD Crime Prevention Unit Comments (INSERT REVIEW RESULT)

Insert Name, Title, 334-2385

Sgt. Jaime Kurnick

352-393-7750

No Comments

Hazardous Materials - ACEPD (INSERT REVIEW RESULT)

Agustin Olmos, Water Resources Supervisor, PE, 264-6800