

TO: City of Gainesville  
Development Review Board

Item Number: 3

FROM: Planning and Development Services Department

DATE: September 27, 2016

SUBJECT: **Petition DB-16-98 SPL.** CHW, Inc. (Robert Walpole), agent for Robert E. Stanley, trustee. Intermediate development plan review to allow for the construction of a restaurant. Zoned: PD (planned development district). Located at 3006 Clark Butler Boulevard.

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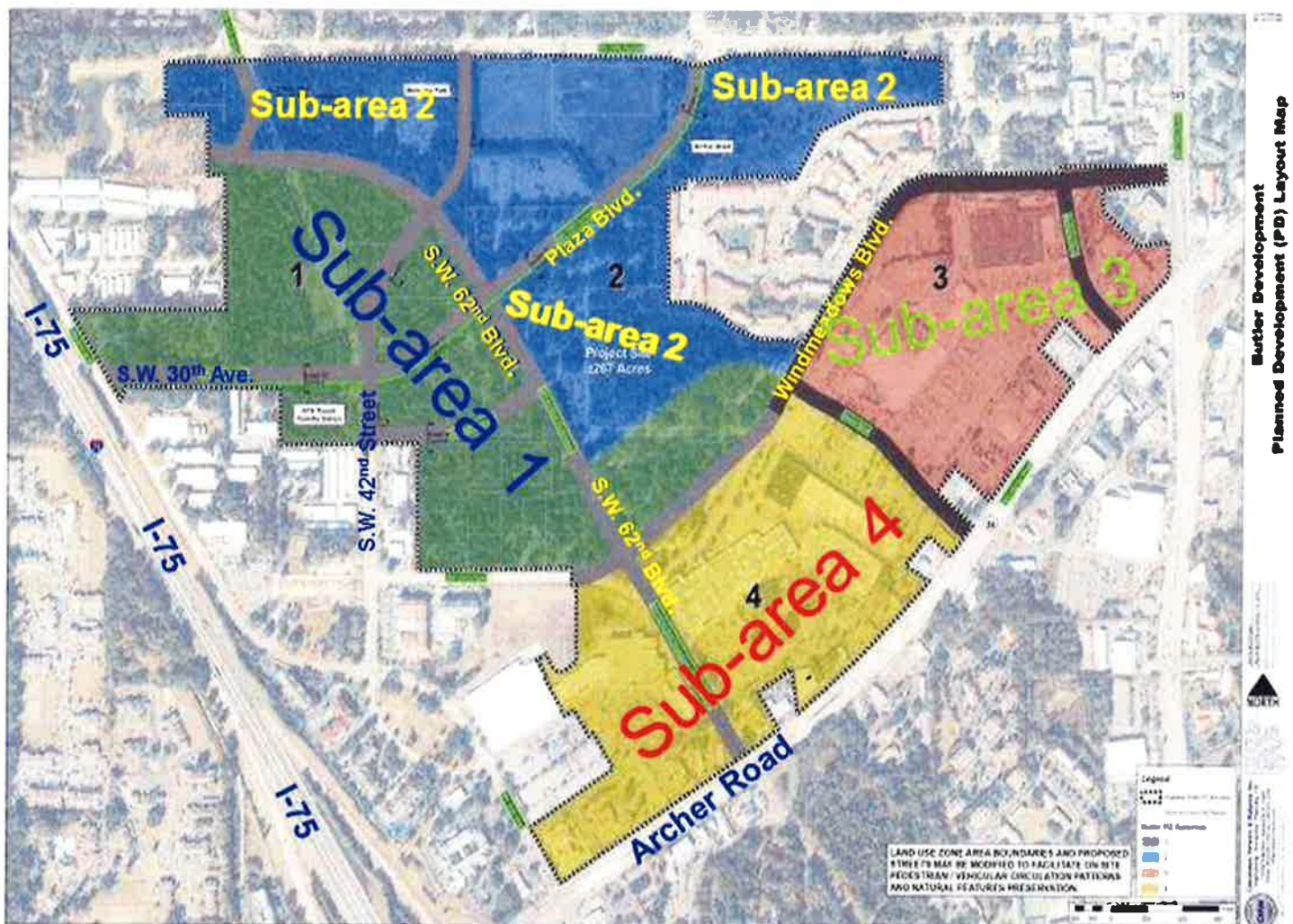
**Recommendation:**

Staff recommends approval of Petition DB-16-98 SPL with the proposed conditions and development plan modifications listed in this report and the TRC comments.

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**Map 1. Butler Plaza Subareas**

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## PROJECT ANALYSIS

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**PROJECT DESCRIPTION:** Development Plan review to allow construction of a restaurant.

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### PROPERTY DESCRIPTION:

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<b>Address/Parcel:</b>	3006 Clark Butler Boulevard
<b>Acreage:</b>	Total site 468,180 square feet (10.75 Acres)
<b>Building Area:</b>	Total site 81,060 square feet, subject site 7,996 square feet.
<b>Zoning:</b>	PD
<b>Special Features:</b>	Site is regulated by a PD, Ordinance #121108; the development is one of several phases of a proposed renovation and expansion of the existing Butler Plaza development.
<b>Agent/Applicant:</b>	CHW (Robert Walpole), agent for S. Clark Butler Properties Land Trust.
<b>Property Owner:</b>	S. Clark Butler Properties Land Trust.
<b>Related Petitions:</b>	<u>Petition DB-16-98 SPA</u>

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### GENERAL DESCRIPTION AND KEY ISSUES:

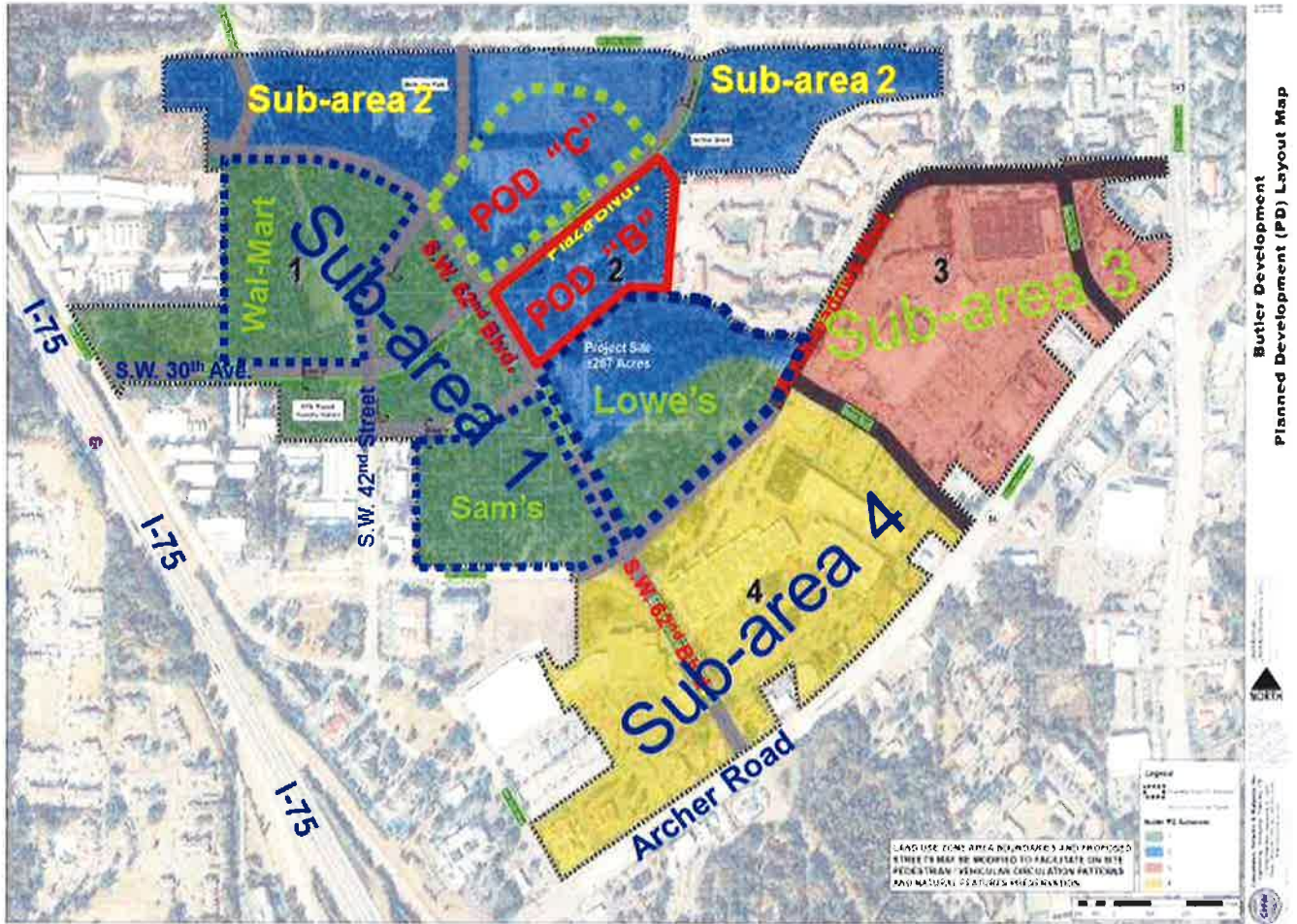
This petition addresses a request to allow construction of a restaurant building of approximately 7,996 square feet with associated parking, sidewalks, utilities and storm water management system. The development represents the outparcel portion of a larger development consisting of 81,060 square feet of retail. The development is part of POD “B” of the redevelopment of Butler Plaza which was approved by the City Commission as a Planned Development and located in Subarea 2 (see Map 1 above). Implementation of the development is guided by the development standards outlined in Ordinance #121108 (see Attachment “C”), adopted by the City Commission on November 21, 2013. The development occupies the western portion of the site fronting Butler Boulevard and Plaza Boulevard. The development has approximately 1,800 feet of street frontage along Butler Boulevard and is not an independent lot but an outparcel of the larger POD “B” parcel.

#### **The key issues of this petition are:**

1. Consistency and compatibility with the Comprehensive Plan and the Land Development Code.
2. Implementation of the development plan consistent with the approved PD Ordinance # 150440.
3. Providing a unified pedestrian/bicycle network that includes an interconnected system of sidewalks or multi-use paths sufficient to ensure pedestrian and bicycle accessibility to all developments.
4. Building façade, entrances and orientation along Butler Blvd. and Plaza Blvd.



**Map 2.  
Location of POD "B" at Butler Plaza**



**COMPREHENSIVE PLAN CONSISTENCY:**

The Butler Plaza development was recently approved by the City Commission after establishing compatibility and consistency with the Comprehensive Plan and Land Development Code. The proposed development is regulated by the associated Land Use and PD documents and is therefore considered consistent with the Comprehensive Plan. Conditions and comments are included to ensure full compliance with the requirements of the land use, zoning and PD Ordinance.

**LAND DEVELOPMENT CODE:**

The development is primarily regulated by the development standards included in the PD ordinance but is also subject to several elements of the overall Land Development Code. The plan has been reviewed against the general requirements of the code and is found to be in general compliance with the listed standards. The comments and conditions presented by the TRC are intended to address issues necessary to bring the plan into full compliance.

**Condition 1.**

*The applicant shall be required to comply with all requirements of the Technical Review Committee as included in Attachment "A".*

## PD COMPLIANCE:

The PD addresses specific development criteria to ensure consistency with the Land Development Code and compatibility with surrounding developments. The project has been analyzed against those listed criteria with recommendations and conditions to ensure that the project is in compliance with the adopted PD.

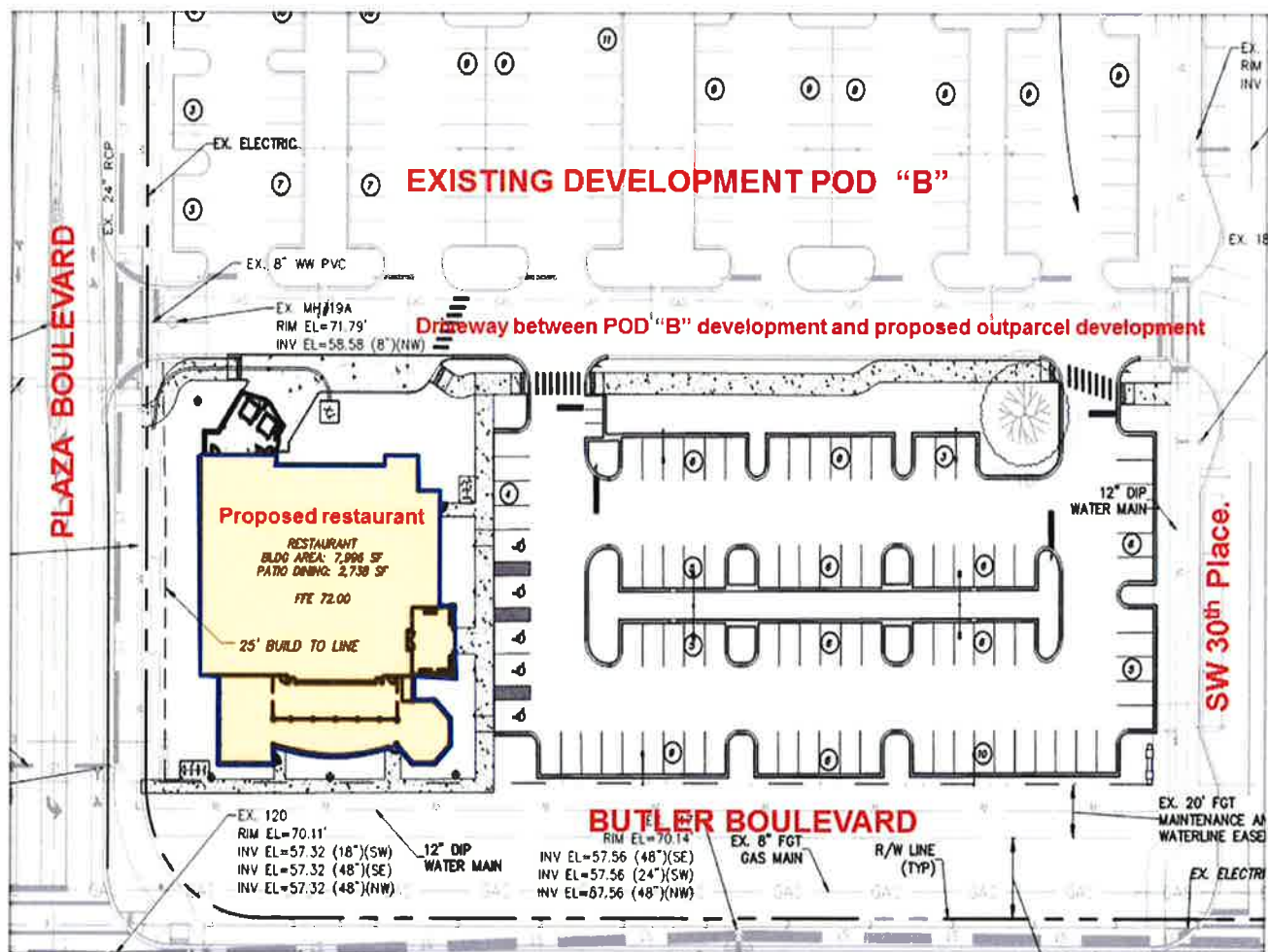
### **Allowable Use:**

The uses proposed for the property, restaurant is consistent with the allowable uses approved with the PD. Outdoor storage is not a permitted use except for the 25% of primary use floor area which must be specifically permitted.

### **Condition 2.**

*Outdoor storage may be permitted only in the specific area as indicated on the development plan. Future request for outdoor storage will require modification of the plan in accordance with requirements for development plan review. The amount of storage shall be determined by the 25% limit established by the PD.*

**Map 3.**  
**Wal-Mart Proposed Development Plan**



### **Intensity of Development:**

The development proposal is approximately 81,060 square feet of building footprint which is consistent with the allowable building footprint. The maximum allowable square footage is regulated by the PD

### **Building Orientation:**

The ordinance requires a 45% “Building Frontage” along Plaza Blvd. at a distance of 1000 feet from Butler Blvd. and 25% along Butler Blvd. The existing building frontages plus the frontage proposed with this development is estimated at 315 feet leaving a balance of 110 feet of building frontage to be constructed. According to the applicant, the proposed building has a frontage of 106 feet which satisfies the 25% building frontage requirement for Butler Blvd. Given the amount of buildable frontage along Plaza Blvd, it appears that the development can meet the required building frontage standard prescribed by the PD.

### **Pedestrian and Bicycle facilities:**

The PD requires pedestrian and bicycle facilities interconnecting the various Subareas to ensure pedestrian and bicycle accessibility. It also requires that the pedestrian and bicycle facilities link streets, buildings, parking, transit facilities and open spaces within and among the Subareas.

This requirement is supported by the following PD conditions:

*“... With each development plan within the PD, pedestrian and bicycle facilities shall be provided, the exact location of which will be determined during the development review process. All Subareas will include an interconnected system of sidewalks or multi-use paths sufficient to ensure pedestrian and bicycle accessibility to all development, open or civic space, and the public realm. Pedestrian and bicycle facilities shall link streets, buildings, parking, transit facilities, and open space areas within and among the subareas. A network of sidewalks and street trees shall be provided on all internal streets (public and private) and maneuvering lanes. Sidewalks and pathway connections shall be made from the internal pedestrian system to the public right-of-way adjoining the PD....”*

Sidewalk routes are provided along the perimeter of the development and along the driveway between the outparcel and the large vehicular use area. It is anticipated that there will be pedestrian traffic between the outparcel along Butler Blvd. and the larger retail activities to the northeast. There are two sidewalks along Plaza Blvd and SW 30<sup>th</sup> Place linking the outparcel to the large retail uses but they are 490 feet apart. This leaves a wide gap with no sidewalk access to the retail buildings. Staff has determined that a pedestrian route across the driveway will create a designated crossing point into the vehicular use area, which will be safer.

### **Glazing/Transparency:**

The development proposes glazing along the side facing the parking lot and the side facing Butler Blvd. Glazing is not required along the sides and rear. The glazing provided meets the standards of the PD Ordinance.

### **Tree Preservation and Landscaping:**

The development satisfies the landscape requirements as proposed in the PD ordinance.



### **Lighting and Photometric Plan:**

A photometric plan for the development has been submitted and reviewed by staff. The plan is in general compliance with the ordinance except for the average vertical illuminance of 0.2fc and the automatic shut-off. The plan is required to provide a control mechanism to reduce the lighting levels after hours of operation and to provide security lighting; this requirement has not been addressed. The applicant is requesting a waiver from those requirements based on the efficiency of the fixtures provided and the operational hours (see attached photometric narrative). Staff supports the waiver request.

### **Parking:**

The development complies with the automobile, motorcycle and bicycle parking standards. The bicycle parking is adequately distributed allowing easy access by cyclists to the functional entry sides of the building.

### **Conclusion:**

The project is generally consistent with the Comprehensive Plan. It also complies with the essential elements of the Land Development Code and the standards prescribed in the PD ordinance. Staff has determined that given implementation of the conditions, comments and requested waivers, the proposed development will be fully consistent and compatible with the requirements of the Comprehensive Plan, Land Development Code and the PD Ordinance.

Respectfully submitted,



Lawrence Calderon  
Lead Planner

### **List of Attachments**

**Attachment A - Technical Review Committee Comments**

**Attachment B – Application**

**Attachment C – PD Ordinance # 121108**

**Attachment D – Response to TRC comments**

**Attachment E – Development Plan Maps - Drawings**

### **Development Plan Review Conditions**

#### ***Condition 1.***

*During final development plan review, staff shall review the legal descriptions to determine whether the subdivision review process is applicable. Prior to final development plan approval parcel must be established as a legal lot.*

#### ***Condition 2.***

*Outdoor storage may be permitted only in the specific area as indicated on the development plan. Future request for outdoor storage will require modification of the plan in accordance with requirements for development plan review. The amount of storage shall be determined by the 25% limit established by the PD.*