



Alachua County Development Review Committee Staff Report

Project Number: 2012101002_P

Preliminary Development Plan Review for Newberry Road and 122nd St. Traditional Neighborhood Development (TND)

SUBJECT: Newberry Road & 122nd Street TND

DESCRIPTION: A phased Traditional Neighborhood Development containing 300 residential dwelling units and 150,000 square feet of non-residential gross floor area.

AGENT/APPLICANT: Causseaux, Hewett, & Walpole, Inc.

PROPERTY OWNER: Parkwood Alachua Land Investments, Inc.

PLANNER: Christine Berish

PROPERTY DESCRIPTION:

Location: 12000 Block of West Newberry Road
Parcel Numbers: 04322-001-000, 04322-002-000, 04322-003-000,
04322-006-004 and 04322-006-005
Section/Township/Range: 01/10/18
Land Use: Low Density Residential
Zoning: R-1A
Acreage: 30.96

CHRONOLOGY:

Pre-Application Conference:	10/10/2012
Application Submittal:	9/16/2013
Insufficiency Report Sent:	10/04/2013
Application Resubmitted:	3/10/2014
Sufficiency Determination:	3/19/2014
Preliminary Development Plan, BoCCHearing:	4/22/2014

STAFF RECOMMENDATION: **Approval with condition of the Preliminary Development Plan**

BOCC ACTION: **TBD**

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DESCRIPTION OF PROPOSED PLAN:

The preliminary development plan consists of a phased Traditional Neighborhood Development containing a compact mixed use development with associated infrastructure and open space. The proposed preliminary development plan will be valid for a total of 10 years (2024). The residential portion of the proposed development at full build out will consist of 300 residential units to include single-family and multi-family development. In addition, the proposed development allows for up to 150,000 square feet of non-residential gross floor area which may consist of commercial, office, financial, institutional, lodging, medical, research and development, clean/green technology, religious, civic uses, as well as other uses permitted in Article 2, Chapter 404 of the ULDC.

CONSISTENCY ANALYSIS:

Following is an analysis of the consistency of the proposed plan with the applicable policies of the Comprehensive Plan and Land Development Regulations.

COMPREHENSIVE PLAN:

FUTURE LAND USE ELEMENT

The subject property is designated Low Density Residential on the Future Land Use Map 2020. Low Density Residential allows residential densities of 1-4 dwelling units per acre (DU/Acre). The proposed development is not required to provide the residential densities based on Policy 1.3.2.1 for the underlying land use designations. The preliminary development plan is required to comply with the policies outlined in Policy 1.6 for Traditional Neighborhood Development.

Policy 1.6.3 states, "Traditional Neighborhood Development shall provide:

- a. A village center, as provided in Policy 1.6.4 and subsequent policies,*
- b. Compact, mixed use development to allow for the internal capture of pedestrian, bicycle and vehicular trips,*
- c. A pedestrian and bicycle friendly environment that encourages walking and bicycling as a primary means of mobility within the development and between adjacent developments,*
- d. A gridded street network that emanates from the village center that allows for multiple route choices, reduces the distance between uses to encourage walking and biking, and connects with adjacent developments,*

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- e. *Funding for express transit service consistent with the frequency and span of service specified within the Transportation Mobility Element,*
- f. *On-street parking and screening of off-street surface parking.*

The proposed preliminary development plan for Newberry Road & 122nd Street TND provides a village center within the entire boundary of the development. The central block and gridded street network will provide a pedestrian and bicycle friendly environment within Newberry Road & 122nd Street TND as well as opportunities for residents from adjacent subdivisions to access the development through multi-use paths and sidewalks. The development provides a grid block pattern with a building height restriction line along the southern boundary, adjacent to existing residential development. The street widths provided will allow for on-street parking to be detailed at final development plan review. Transit service is planned for this area of West Newberry Road and 122nd Street. The following is an analysis of the residential densities to support the 23 West TND.

Policy 1.6.5.1 states, *“The density for Traditional Neighborhood Developments shall be as follows:*

1. *Within the transit supportive area, minimum of four (4) units per acre, or the minimum density of the underlying land use category, whichever is greater,*
2. *The density for areas outside the transit supportive area shall be consistent with the underlying land use category,*
3. *For TNDs that are not contiguous with a planned Rapid Transit or Express Transit Corridor, an additional four (4) units per acre within the transit supportive area are allowed,*
4. *For TNDs contiguous with a Rapid Transit or Express Transit Corridor, an additional eight (8) units per acre within the village center and six (6) units per acre within the transit supportive outside of the Village Center are not allowed.*

The proposed preliminary development plan for Newberry Road & 122nd Street TND provides for a gross residential density of 9.7 DU/acre (300 units) within the 30.96 acre village center. The underlying land use category would allow for a total of 124 dwelling units. The proposed Newberry Road & 122nd Street TND is contiguous with a Rapid Transit Corridor along SW 122nd Street and Newberry Road. The maximum number of residential units allowed for the proposed TND is 371 units, or 12 DU/acre. The proposed preliminary development plan includes 300 units and 9.7 DU/acre consistent with the density allowed by Policy 1.6.5.1 of the Comprehensive Plan.

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Policy 1.6.5.2 states, "To ensure a mixture of uses, the following non-residential square footage (heated and cooled) is required:

- 1. Provided at least 10,000 square feet of non-residential square feet of non-residential uses, plus*
- 2. A minimum of 50 square feet of non-residential uses for every 1 residential unit.*
- 3. A maximum of 200 square feet of non-residential uses for every 1 residential unit shall be allowed.*
- 4. For projects that provide 100% of the allowable underlying land use density, an additional 10,000 square feet of non-residential development is allowed with an additional 10,000 square feet of non-residential development allowed for each one (1) unit per acre above the 100% of the underlying land use.*
- 5. For projects contiguous with a Rapid Transit or Express Transit Corridor an additional 25,000 square feet of non-residential development is allowed.*
- 6. To encourage infill and redevelopment, the square footage of existing non-residential uses may either be utilized to meet the requirements above or be in addition to the above requirements.*

The proposed preliminary development plan for Newberry Road & 122nd Street TND provides for a maximum of 150,000 square feet which includes the minimum 10,000 square feet required, plus an additional 140,000 square feet of non-residential. This additional 140,000 square feet is based on the following requirements of Policy 1.6.5.2:

3. A maximum of 200 square feet of non-residential uses allowed for every 1 residential unit [300du * 200sf = 60,000sf],
4. The project with 9.7du/acre exceeds the maximum allowable underlying land use density of Low Density Residential (4du/acre) therefore an additional 10,000 square feet of non-residential is allowed [60,000sf + 10,000sf = 70,000sf]

The Newberry Road & 122nd Street TND preliminary development plan also includes the 10,000 square feet of non-residential for each unit above the 100% of the underlying land use of Low Density Residential of 4du/acre, with the proposed 9.7du/acre [5du*10,000sf + 70,000sf = 120,000sf].

5. The Newberry Road & 122nd Street TND is contiguous with a Rapid Transit or Express Transit Corridor therefore an additional 25,000 square feet of non-residential development is allowed [120,000sf + 25,000sf = 145,000sf].

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Once the minimum 10,000sf is added to the additional non-residential, a total of 155,000 maximum square feet is allowed [10,000sf minimum + 145,000sf = 155,000] for the overall TND. The preliminary development plan proposes 150,000 square feet of non-residential use consistent with the minimum and maximums allowed for Newberry Road & 122nd Street TND set forth in Policy 1.6.5.2 for Traditional Neighborhood Developments.

UNIFIED LAND DEVELOPMENT CODE:

ZONING DISTRICT AND USE REGULATIONS

According to Section 403.02.5 for Traditional Neighborhood Developments and Transit Oriented Developments, *“New development within any of the single or multi-family zoning districts, except for RE, shall comply with the following requirements.*

(b) Projects that are contiguous to a designated Rapid Transit or Express Transit Corridor and that contain 150 or more residential units shall be developed as a Traditional Neighborhood Development or Transit Oriented Development in accordance with Chapter 407 Article 7 or shall be located within an Activity Center.”

The subject property is designated R-1A zoning and is contiguous to a Rapid Transit corridor along the western and northern boundaries. The Newberry & 122nd TND meets the threshold outlined in Section 403.02.5. As stated above in the analysis of the Future Land Use Element, this project proposes the densities and intensities required in Table 407.64.1 to support Traditional Neighborhood Development. Many of the detailed requirements outlined in Chapter 407 Article 7 will be provided as elements of each phase with final development plan review. A preliminary analysis of Newberry Road & 122nd Street TND based on Article 7, Chapter 407 is provided later in this report.

According to Section 404.04.5 for Uses within Transit Oriented Developments and Traditional Neighborhood Developments, *“Uses allowed within Transit Oriented Developments and Traditional Neighborhood Developments are listed in the Use Table similar to the Zoning Districts. TND/TND is not a zoning district. Article 7 of Chapter 407 provides further limitations about the location and design of some uses.”*

The preliminary development plan identifies residential uses and non-residential uses such as commercial, office, financial, institutional, lodging, medical, research and

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development, clean/green technology, religious, and civic uses. Additional information will be required at the final development plan phase of review to ensure compliance with the uses listed in Article 2 Chapter 404, Use Table.

NATURAL AND HISTORIC RESOURCES PROTECTION

Conservation Areas

There are no conservation resources located on this site.

GENERAL DEVELOPMENT STANDARDS

Setbacks and Height Restrictions

Setbacks for residential areas within the TND will be required as an element of final development plan consistent with Table 407.67.1. According to Table 407.66.1 for Village Center Dimensional Standards a maximum of 8 stories would be allowed for a TND. The proposed preliminary development plan for Newberry Road & 122nd Street TND provides for a maximum of 4 stories, as well as a *Building Height Restriction Line* along the southern portion of the project area where only 2 stories will be allowed. The applicants proposed limit on building heights near adjacent existing residential was in response to neighbor's concerns during the workshop process. Staff is of the opinion that the applicant's proposed restrictions comply with the minimum dimensional standards outlined in Table 407.66.1.

Parking Standards

No detailed parking calculations are required as an element of the preliminary development plan. ULDC Chapter 407, Article 7 contains specific standards for on-street and off-street parking in a TND that will be evaluated as an element of the final development plan. The Master Plan includes notes for parking consistent with 407.68.2.

Tree Preservation

The existing tree canopy for the subject properties covers 27.4 acres of the project area. A minimum of 1.55 acres or 5% of the initial canopy is required to be retained as outlined in Section 406.12(a)(3) of the ULDC. The preliminary development plan provides for 1.92 acres or 7% of the initial canopy to be retained within the open space areas. This amount of existing tree canopy preservation exceeds the 5% preservation required by ULDC 406.12(a)(3).

Water and Wastewater Services

The development is within the Urban Cluster and is therefore required to connect to

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central water and sewer services provided by Gainesville Regional Utilities consistent with Policy 2.1 of the Potable Water and Sanitary Sewer Element of the Comprehensive Plan. The proposed development will provide sanitary sewer by connecting to a lift station south on 122nd Street. All other utilities including water will be provided from a connection along Newberry Road.

Stormwater Management

Detailed stormwater calculations are required as an element of the final development plan. The proposed locations of the stormwater management facilities are appropriate based on topography of the site. All stormwater management facilities within a TND shall be designed to be used as open space areas and meet the requirements of Section 407.56 of Chapter 407.

ARTICLE 7 CHAPTER 407 FOR TRADITIONAL NEIGHBORHOOD DEVELOPMENTS AND TRANSIT ORIENTED DEVELOPMENT

Development Concepts 407.63 (see Sheet C0.01)

(a) Central Point

Each TND or TOD shall have a defined Central Point. The Central Point should be located in a plaza, square, or open space, or be denoted by an architecturally significant feature. Measurements of the size of Village Centers and Transit Supportive Areas shall be measured from the Central Point.

The proposed development provides a Central Point in the Village Center (Sheet C0.01). The proposed location is designated as Community Green Space. Additional information will be required at final development plan review to ensure the Central Point contains an architecturally significant feature or is located in any of the areas outlined above.

(b) Village Center

Each TND or TOD shall be designed to include a Village Center that contains the highest densities and intensities of use. The Village Center shall generally extend 1/8 mile from the Central Point and contain a mixture of uses. The Village Center should be designed to provide multiple destinations and to a scale that is comfortable for pedestrians and cyclists.

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The proposed development provides a Village Center and is identified on blocks no greater than 1/8th of a mile from the Central Point. The Village Center will provide a mixture of non-residential uses and residential uses to be evaluated in detail per phase as an element of the final development plan review.

(c) Transit Supportive Area

The Transit Supportive Area shall generally extend ¼ mile from the Central Point and include the Village Center. The Transit Supportive Area shall provide a scaling of density and intensity from the Village Center to surrounding land uses.

The entire Newberry Road & 122nd Street TND is designated Village Center and is therefore within the ¼ mile from the Central Point.

(d) Common Areas

Each TND or TOD shall be designed to provide common areas in the form of plazas, squares, parks, or other open areas. Pervious portions of common areas may be used to satisfy the requirements of Chapter 407 Article 5 Open Space. Common Areas shall be dispersed throughout the development and shall be designed to a scale appropriate for the surrounding development.

This requirement will be met in the form of 34.8% of open space containing community green spaces, buffers and multi-use paths and stormwater basins.

Transportation Network

The transportation network shall be designed to provide circulation for transit vehicles, automobiles, bicycles, and pedestrians. The transportation network shall provide for multiple points of ingress and egress from developments, provide for connection to adjacent developments, and allow for multiple route choices between locations.

The proposed layout of blocks and streets provide adequate right-of-way widths for circulation of automobiles, bicycle paths, and sidewalks. There is a multi-use path provided along 122nd Street and will connect with internal sidewalks, and multi-use paths throughout the community green space. There are three points of ingress and egress to the development. There will be a connection to Newberry Road to the north, and two connections to 122nd Street to the west.

Open Space 407.70 (see Sheet C0.40)

The preliminary development plan for Newberry & 122nd TND provides for 10.76 acres

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of open space or 34.8% of the project area. This exceeds the 20% minimum outlined in Section 407.70 for Open Space. The designated open space area contains existing flood plain to be utilized along 122nd Street for stormwater management as well as tree canopy in the center and south of the property. The proposed development plan includes 45' wide open space areas along the southern property boundaries. Existing vegetation and tree canopy will be preserved in these areas. The open space requirement will be met with community green spaces, stormwater management and landscaped areas as outlined in Section 407.70 of the ULDC.

Landscaping 407.70 (see Sheet C0.01)

All required project buffers have been demonstrated on the proposed preliminary development plan. A 10' wide arterial street buffer has been provided along 122nd Street and Newberry Road. Detailed landscape plans will be required as an element of the final development plan. All TND's and TOD's shall submit a Landscape Plan consistent with Sections 407.41 and 407.42(a) of Article 4 Chapter 407 for Landscaping.

Transportation Analysis

This traffic analysis is provided in support of a Preliminary Development Plan to permit the construction of a traditional neighborhood development (TND) on 30.96 acres that would allow up to 300 residential units and 150,000 square feet of non-residential uses with a mixture of office and retail uses.

The proposed traditional neighborhood development at build-out could generate approximately 5,815 net new external daily trips; with 311 net new external AM peak trips and 545 net new external PM peak trips (Institute of Traffic Engineers (ITE) Trip Generation Manual 9th edition).

The roadways within the projects study area currently operate at an acceptable Level of Service (LOS) based on data from the County's Roadway LOS report. With the addition of traffic from the build out of Newberry Road & 122nd Street TND, the study area roadways will continue to operate at an acceptable LOS. The area wide analysis of the LOS that is the basis of concurrency inside the urban cluster remains at an acceptable level.

The site is not currently served by RTS. However, the County is currently working with RTS to develop transit routes on both Newberry Rd. and NW 122nd Street. Both corridors are identified within the Comprehensive Plan to include transit options in the future. The project will be required to provide locations for transit stops on both Newberry Rd. and NW 122nd Street. The final location of transit stops will be determined

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at Final Development Plan through coordination with the Regional Transit Service and the Florida Department of Transportation. Construction of any transit stops will be done in coordination with establishment of transit service along the corridors.

In addition to roadway and transit, the site will be required to construct an 8' wide multi-use path along its boundaries on the east side of NW 122nd Street. The applicant may construct a 10' multi-use path from Newberry Rd. south to SW 8th Avenue. The additional cost of constructing the wider and longer path may be creditable towards the Multi-modal Transportation Mitigation obligation of the development. Final determination of infrastructure to be built will be determined at Final Development Plan.

Transportation Concurrency and Mitigation

The proposed development is within the Urban Cluster and therefore the applicant will enter into a Multi-modal Transportation Mitigation (MMTM) agreement with the County per ULDC 407.125.3. The MMTM agreement must be adopted by the Board of County Commissioners prior to approval of the Final Development Plan.

Site Related Operational and Safety Improvements

The applicant will be required to undertake a detailed operational analysis of the project entrances as well as the intersection of Newberry Road and NW 122nd Street as an element of the Final Development Plan Process.

Public School Facilities

The Alachua County School Board staff has reviewed the proposed development for student impacts for compliance with the school concurrency management program in accordance with the Inter Local Agreement and determined that adequate school facilities are available in the affected School Concurrency Service Areas (SCSA). This capacity determination dated 4/8/2014 is based on findings that this project will require 13 elementary school student stations in the West Urban SCSA which has available capacity of 247, 5 middle school student stations in the Kanapaha SCSA which has available capacity of 141 and 6 high school student stations in the Buchholz SCSA which has capacity of 344.

The School Board in accordance with their Policy 5120-*Assignment Within District* will determine specific school assignment for students living in the development area. Student Assignment Rules states "The Superintendent may assign or reassign students on a case by case basis to schools or programs located in or out of their assigned zone, for the health, safety, or welfare of the students, other students or staff." No assurances are given that the assignments will be made to the most closely located, or currently zoned, facilities. The provision of services to students in the development area may

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require redrawing of attendance zone lines, reassignment and busing to facilities elsewhere in the District, the use of temporary facilities, and/or the relocation of specific educational programs.

DEVELOPMENT PLAN EXPIRATION:

TNDs may establish a phasing schedule up to 10 years as provided in Section 402.130(b) of the ULDC. The preliminary development plan for Newberry Road & 122nd Street TND provides the current phasing plan proposing a 10 year time frame to build out (2024) as indicated on the TND Master Plan Notes, Sheet C0.02.

STAFF RECOMMENDATION:

Staff has found the proposed **Preliminary Development Plan** to be consistent with the Comprehensive Plan and requirements of the Unified Land Development Code.

Staff recommends **approval with condition** of the Preliminary Development Plan for **Newberry Road & 122nd Street Traditional Neighborhood Development (TND)**, project number 2012101002_P:

Condition of approval:

Improvements shown in the State Road 26 and Northwest 122nd rights-of-way are conceptual. Final lane configurations will be determined during final development plan review subject to a full and complete operational analysis.

Comments to be addressed with Final Development Plan:

Arborist

1. At final, Please consider contouring the NW corner of SMF #3 to retain tree #1688 which is a 32" Live Oak. This tree's dripline has an approximate diameter of 45' and in order to best protect this tree you would ideally retain an undisturbed area equivalent to its dripline.

Public Works

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2. The traffic analysis shall be completed within 6 months prior to Final development plan submittal.
3. With final submittal, provide signal queue data (preferably 95 percentile) for AM & PM peak at SR 26/NW 122nd St.
4. With final submittal, provide queue length for left turn lane for southern driveway on NW 122nd St in accordance with Figure 3-13 of FI Greenbook or provide an alternative queue analysis. Sign northern driveway to prohibit left's in and left's out and directional the driveway as much as possible discourage the movement; a raised median on NW 122nd may be required.

Transportation

5. Please provide an operational analysis for all project entrances, the intersection of Newberry Rd. and NW 122nd Street, and that portion of Newberry Rd. that the project fronts, including any necessary operational or safety improvements necessary.
6. Please indicate, with submittal of Final Development Plan, what type of multi-use path will be constructed, and what the limits will be.
7. Please contact Staff prior to updating the Operational Analysis for final. The trip generation numbers should be revised to ensure appropriate generation, internal capture and pass by.

Growth Management

8. Identify the location of any proposed construction trailers and/or temporary stockpiles on the final plan.
9. Provide documentation that GRU and/or Clay Electric has reviewed and approved the utility layout of all utilities with the Final application.