

WINTERGREEN PD

PLANNED DEVELOPMENT STANDARDS

Items 1-11 listed below are from City of Ocala Sec. 122-940

The planned development (PD) zoning district is intended to provide a process for the evaluation of unique, individually planned developments, which may not be otherwise permitted in zoning districts established by this chapter. Standards and procedures of this district are intended to promote flexibility of design and permit planned diversification and integration of uses and structures, while at the same time retaining the absolute authority of city council to establish such conditions, stipulations, limitations and restrictions as it deems necessary to protect the public health, safety and general welfare. In so doing, the PD district is designed to:

- 1) Be consistent with the city's adopted 2035 vision plan principles and the comprehensive plan;
- 2) Promote more efficient and economic uses of land;
- 3) Encourage development that is more compatible with contiguous lands;
- 4) Provide flexibility to meet changing needs, market trends, technologies, economics, and consumer preferences;
- 5) Encourage a mix of land uses which can reduce roadway transportation impacts;
- 6) Preserve to the greatest extent possible and utilize existing landscape features and amenities;
- 7) Provide for more usable and suitably located recreational facilities, open spaces and scenic areas, either commonly owned or publicly owned, than would otherwise be provided under conventional land development procedures;
- 8) Reduce development and building costs by permitting smaller networks of utilities and streets and the use of more economical building types and shared facilities;
- 9) Permit a more desirable built environment than would be possible through the strict application of minimum requirements of the city's other zoning and subdivision regulations;
- 10) Allow for flexibility in the combining and coordinating of architectural styles, building forms, and building relationships; and
- 11) Permit modifications to specific limitations and requirements in excess of those included in other zoning districts, based on the unique characteristics of the proposed development of the subject site, where necessary to the public health, safety, or welfare, or for the protection or preservation of lands either internal or external to the planned development.

Residential Development Principles – Wintergreen PD

Each phase within the PD will develop into a safe, attractive, sustainable, connected, and economically viable development. The following principles are intended to provide a framework for development and provided for implementation of the overall vision.

- Buildings should be organized and arranged to reinforce the primary street edges, to provide for transit opportunities (when appropriate), and to complement the topography, vegetation or other natural features of the site.
- The overall site design intent shall be to strengthen building-to-street relationships and to reinforce a balance between pedestrian and vehicular movements. The location of a building entrance is a key design element that can enhance or detract from a strong building/pedestrian connection.
- The location and design of surface parking is important in establishing the character of the project. The perimeter of the project is different than the interior in that the uses have a stronger relationship to the major thoroughfare system. On the perimeter of the project, parking fields between the building frontage and the ROW line are permitted, but shall be the minimum necessary to make land uses economically successful, while ensuring that surface parking is not the dominant and defining design element for the SW 20th Street corridor.
- Building designs within individual developments or sub-tracts should complement one another through color, design and/or use of similar building materials; consistent landscape design is also required.
- Project architecture shall promote and enhance a pedestrian scale and orientation on any façade facing a street, through building articulation, transparency, or other design treatments.
- Building form should articulate site access points and other points of interest to assist in pedestrian and vehicular way finding.
- Buildings should be articulated to highlight access to building entrances and public/common spaces. Design elements may include but not limited to, canopies, overhangs, recesses, projections, arcades, arches, or display windows.
- The street network should be safe and interconnected, and should support multiple modes of travel including vehicular, pedestrian, and transit where applicable.
- Streets and the roadway network should promote pedestrian activity in a safe and comfortable environment.
- Awnings may be provided and should not interfere with pedestrian movement.
- Buildings shall be organized to group the utilitarian functions away from the public view from public streets. Delivery and loading operations, HVAC equipment, dumpster locations, backflow preventers and other utility and service functions shall be incorporated into the overall design of the building and landscaping.
- Dumpsters shall be screened consistent with City Standards; designs and construction materials should complement the primary building.

- Vehicular service areas including parking decks/garages for multiple buildings are encouraged to be consolidated whenever possible and economically feasible consistent with specific tenant needs.
- Utilities should be located/buried such that tree installations are possible.
- Access driveways should be designed to minimize congestion on streets through the use of shared use entry drives at predetermined median openings.
- Pedestrian and automobile traffic should be separated to the extent possible. Where such traffic conflicts occur, consideration should be given to special paving or similar techniques to clearly mark such crossings.
- Large parking areas should contain clearly defined pedestrian corridors to provide safe access to adjacent buildings.
- Crosswalks may use enhanced paving materials that are complementary to adjacent development.
- Public space may be coordinated with water management facilities to provide amenities, such as water feature overlooks, or paths.
- Driveway and parking lot areas should be illuminated for safe maneuvering of motor vehicles. Lighting assemblies along driveways shall be consistent in type and color, with those used in the common areas and should generally not exceed 35 feet in height; pedestrian level lighting should generally not exceed 16 feet in height. Light fixtures may allow for additional elements such as banners or hanging planters. Lighting should include cut-off-fixtures, where practical.
- Common facilities within private developments such as clubhouses, leasing office, etc. should be easily identifiable and accessible.
- An overall signage and wayfinding plan for the Wintergreen PD shall be submitted with the first final site plan application. The plan shall include the architectural style and hierarchy of the signage system throughout the PD. A detailed signage and wayfinding plan for each Tract showing proposed sign locations shall be included with the final site plan application in each Tract.

Commercial PD Development Principles – Wintergreen PD

- Commercial/Retail Building Area shall be a maximum of 75,000 square feet.
- Buildings shall provide the following architectural standards:
 - a. Buildings shall be compatible with adjacent residential development.
 - b. Provide articulated facades with offsets and recessed entries. No blank walls shall be visible from the public ROW.
 - c. Every elevation shall be broken through the use of decorative features such as change in plane, molding, columns cornices, awnings, texture variation, color, recessed windows or doors, exposed structural elements like steel or timber beams.

- d. Roofs shall be gable, gambrel, hipped or otherwise broken up through varying planes. Flat roofs with varying planes shall be considered on a case-by-case basis. Flat roofs must have parapet screening the rooftop and any equipment atop of the roof.
- e. Service and loading areas shall not be placed on the front or street side of a building, but rather at the rear or side of the building and screened from public view.
- As part of the Final PD submittal, landscape buffering will be required adjacent to residential areas. The content of the buffers shall be determined during the Final PD Plan.
- Prior to the first public hearing with the Planning and Zoning Commission for Final PD submittal, a traffic study for the entirety of the PD shall be submitted and approved by city staff.
- All Final PD Plans shall be consistent with the Conceptual Site Development Plan and the PD Development Plan Guidelines Overall Project Permitted Uses.
- The PD shall be built out within 10 years of the effective date. If the PD is not built out, the PD will expire and the owner will be required to reactivate the PD or apply for a different zoning through the City public hearing process unless all site related infrastructure i.e. drainage, parking, utilities, landscaping is completed and only building construction remains.

Phases 1 - 5 Permitted Residential Uses:

Residential uses:

- a. Multifamily
- b. Townhomes

Phases 2, 4 and 6 Permitted Uses:

Retail uses:

- a. Bakery
- b. Department store
- c. Drugstore
- d. Electronics store
- e. Grocery store
- f. Hardware store
- g. Home decorating store
- h. Pharmacy
- i. Specialty retail store
- j. Clothing store

Service Uses:

- a. Restaurant
- b. Commercial photography, art, and graphic
- c. Fast food restaurant
- d. Financial institution
- e. General business service
- f. Hairstyling shop
- g. Photocopying and duplicating service
- h. Commercial photography, art, and graphic
- i. Software service
- j. Print/copier shop
- k. Professional shop
- l. Radio/TV broadcasting facility
- m. Security systems service

Education/recreation/social uses:

- a. Antiques gallery/art gallery/museum
- b. Church/place of worship
- c. Dance/art/music studio
- d. Day care facility, subject to city code
- e. Library
- f. Private club
- g. School, private elementary and secondary
- h. Speech and language center/school
- i. Vocational/professional school

Health care:

- a. Medical and dental office
- b. Veterinarian office

Office:

- a. Professional office
- b. Medical office