

MINUTES
CITY OF GAINESVILLE
PLANNING AND ZONING COMMISSION

2:00 p.m.
Tuesday, August 2, 1994

Members Present: Bill Williams, Marge Clement, Debra Beavers, Jan Russell, Roy Brewer

Members Absent: Robyn Byars, Joyce Rigler

Staff Present: Lyle Dresher and Sue Samples

Visitors Present: Shirley Lusk - League of Women Voters
Lanette Carpenter
Reva Cheri Underwood
Don Hobbs
A. Moore

The first item of business was calling the public hearing to order at 2:02 p.m.

The second item of business was consideration and action on the minutes of the meeting of July 19, 1994. Marge Clement motioned to approve the minutes as presented with a second by Debra Beavers. Motion carried by the following votes: Ayes: Williams, Clement, Beavers, Russell. Nays: None Absent: Brewer (came in at 2:10 p.m.) Byars and Rigler. Abstentions: None.

The third item of business was consideration and recommendation on a site plan (P-94-24) for a project known as Sundance Village, a manufactured home sales center, located within the I-35 Corridor and located on the east side of I-35 north of Exit 500. Discussion as follows:

Debra: Will there be a conflict with my voting because our office is involved in this property?

Bill: I don't see a problem because we are only recommending to the Council.

Lyle: It is just a site plan review and this is a recommending board so it shouldn't be a problem.

Lanette: Computer and verbal presentation included the fact that Sundance Village will be a super center concept which means these homes are factory built and will be modular or a double wide category with composition roofs. Sundance will only be going with two good, well known builders. A single super center is capable of delivering and servicing the same number of homes as 8 to 12 small retail locations.

Lanette: A lot of our money will be put into how the center looks from the streets. Sundance Village plans to tie in the model center facade with the Gainesville Factory Outlet Mall to keep that motif running down the I-35 Corridor. Office has been planned with the same look. (showed picture as example). It will be a one-story modular with the blue roof and stucco exterior. The office will be 32' x 80', have an over-hang porch and white ceiling fans around the wrap around porch. We have already rented a house here in Gainesville as we want to begin interviewing people in the area to do work such as foundation work, air conditioning, etc. The prices will be fixed prices with a high tech sales center utilizing information systems to better serve customers.

Ms. Carpenter continued to state the experience of the CEO is among the top 5 in the United States and staff has also had extensive experience. Sundance will be on the high end of the high tech market.

Sundance will environmentally display most of the homes for one (1) year at a time. The strategy is to set them up and display them - they will have skirting, porches, etc. The trees will probably be put in pots which will have to be moved with a forklift. That way the ground will not be disrupted and still show the effect needed.

Lanette further explained that research was done in a 120 mile radius of the site and the mid-range homes are the ones needed the most but that Sundance will also be handling high-end and low-end homes. The focus will be on merchandising the product in an up scale fashion and, eventually, most of the displays will be air conditioned and professionally decorated. Permanent design place cards will be put on the exterior of the models stating the size and other features of the homes. Lanette showed some examples of the interiors of the models they plan to place at the site.

Bill: Are the ceilings textured?

Lanette: Yes, we have different types - the blown acoustical, the splatter drag, and other types of textures for the walls such as crows feet

The model homes will have ceramic tile in the kitchen where possible and will be equipped with ceiling fans in the living areas and low furnaces and overhead ducking where ever possible. These will all be affordable housing but very high quality.

Lanette then presented the manufactured homes by Schultz who has been in business since 1934. These homes range in price from \$30,000 to \$100,000. There are two types of siding, hardboard and lap siding like you would get from Sears with a composition roof. The Schultz homes can be custom designed to customer specifications. The secondary line is Cavalier homes which range from \$19,000 to \$60,000. All the homes exceed HUD standards for manufactured housing. Cavalier is considered to be one of the most maintenance free housing of any priced home.

If we can afford it, we would like to go with the same type of signage as the Factory Shops. We would also like to tie in our logo with the Gainesville script type. We want to tie everything into the City and the Factory Outlet Mall so we will have a good presentation in the I-35 Corridor.

Bill: The 32' x 40' building that is going to be north of the office, did you say that is a metal building.

Lanette: No, it is not. What we were looking in to we weren't for sure what the exterior on that building was going to be but we decided that we are going to have that building be hardboard siding with the stucco so it will all blend in together.

Marge: The potted trees that you were talking about, are they in addition to the required landscaping or instead of?

Lanette: I can't tell you for sure about the tree situation at this moment because of the way that the lot is right now, it is all asphalt or concrete and they are going to be digging it up to pull the tanks out. We wanted to wait to see where they were going to pull the tanks up because we were thinking of planting the trees where they pulled the tanks if it made sense. Right now, we are just waiting and to see if it will be in accordance with your specifications for the Corridor.

Bill: On our handouts, is that a fence around the parameter?

Lanette: We are planning to put a fence between us and the truck stop. There is a fence behind the property and on the side right now. We were not planning to put another fence other than between us and the truck stop. We are going to try and use the most unobtrusive type fence for the front, similar to what car lots use with the gate swing but does not obscure the view from the road.

Roy: The lot, will it be gravel?

Lanette: The majority of the lot is either asphalt or concrete. Where the office will be is a concrete slab and around that slab is a lot of concrete. In other areas there is asphalt. Thursday morning they will be pulling up the tanks and the way we have it written up in the contract is that after the tanks are pulled the land is to go back to its current condition. So the land should generally be concrete asphalt with the exception of the areas where we are going to try to put trees into the ground.

Bill: Will you be berming the ground in any way.

Lanette: No, we probably won't be building it up. Instead we will do like the Palm Harbor Village in Florida where they built decks that blend. Of course, it will be wheelchair accessible.

Bill: I know we have talked about the landscaping on I-35 Corridor and everyone has discussed what is supposed to be there as far as the signage and everything.

Lyle: Right, just a question for Lanette. Did Mike leave with you some type of questions for review of the site plan or some slight changes in it.

Lanette: Right, we understand what we need to look at. What we are doing right now is waiting for the tanks to be pulled out so that we can see the locations. We will be there when they excavate so we can make sure planting trees would be feasible for the I-35 Corridor.

Bill: Has there been tests run on that land, Don?

Don: No, there has not.

Bill: So you don't know if there is any contamination there?

Don: Right.

Lyle: So you don't know if you may have to landscape the whole thing or not?

Lanette: Right. That's in the contract though.

Bill: What is the typical price for these homes?

Lanette: The Schultz usually range at about \$50-60,000 and the lower range Cavalier homes usually range at about \$40,000.

Bill: What market are you going to be targeting?

Lanette: We are going after the mid-range, \$40-60,000. Most of the homes are going out at about \$46-48,000 so I would say the mid-range would be \$40-60,000.

Roy: Are the Cavalier's double wides?

Lanette: Both. The largest single wide is 16' x 80' which is approximately 80% of the business.

Bill: What is the maximum you have will have at the sight?

Lanette: We are looking at probably 16-17 homes on display and may have some back-up units on the more popular homes but they would be way in the back.

Bill: My understanding is that you are going to have these on the lot for a year and there won't be much moving in and out?

Lanette: That's correct. This is a super center philosophy.

Roy: Where are the manufacturers located for Schultz and Cavalier?

Lanette: Schultz is located in Navasota which is by A&M. The Cavalier's are in Alabama but they are building a plant right now in Fort Worth so we are temporarily going to be getting our homes from Alabama until Fort Worth can get up to speed which will be in a couple of weeks.

With no further questions Roy Brewer made a motion to approve the Site Plan with the stipulation that a final plan will be submitted when the tanks are pulled and changes made that conform to the I-35 Corridor. Jan Russell seconded the motion. Ayes: Williams, Clement, Beavers, Russell, Brewer. Nays: None. Absent: Joyce Rigler and Robyn Byars. Abstentions: None.

Meeting adjourned at 2:35 p.m.