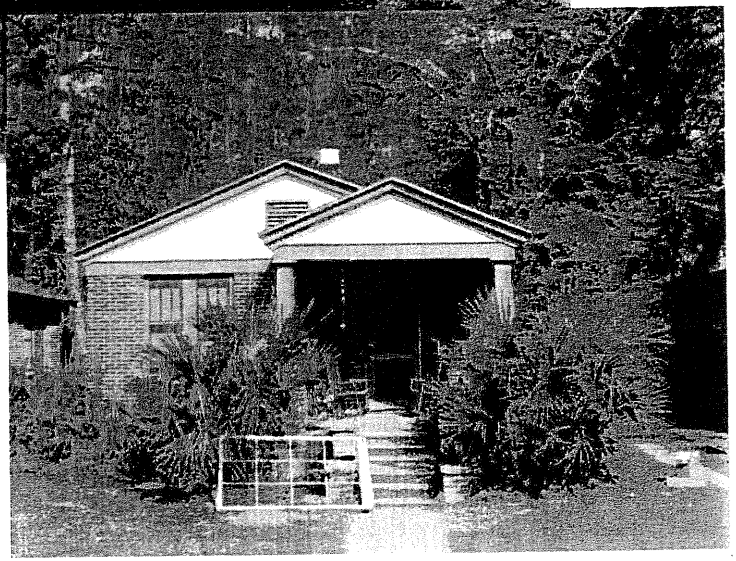
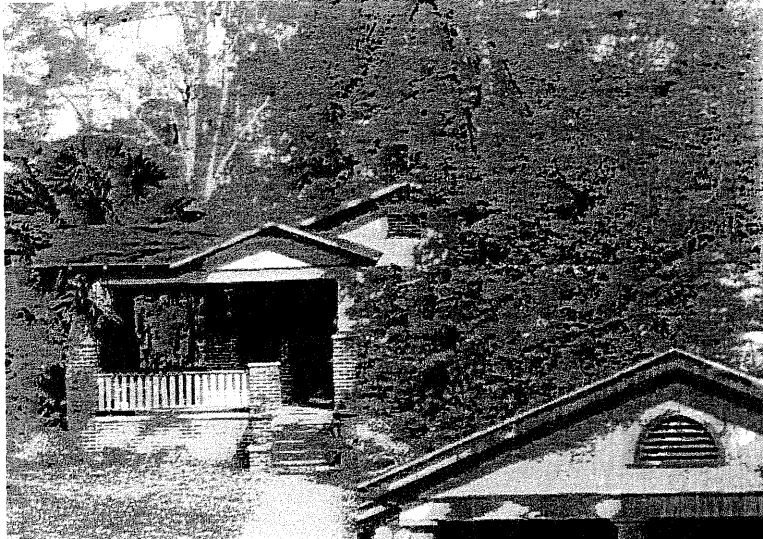


0410526

PD REPORT FOR BARROW FAMILY PARTNERSHIP

Petition No. 22PDV-05PB
February 25, 2005
(Revised)



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CITY OF GAINESVILLE
PLANNING DIVISION

EXHIBIT "B"

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I. PURPOSE AND INTENT

The purpose of the PD proposal is to create four (4) single family lots on a parcel that contains three (3) historic single family dwellings as a pre-existing condition. The three (3) dwelling units were constructed as single family units in the early 20th century. These units were constructed on one (1) lot. The area containing the three (3) single family dwellings is zoned RSF3 with a current Land Use of Residential Single Family. These units are also contained in the Northeast Residential Historic District. They have been functioning as single family dwellings since they were constructed. This area has been and continues to be a desirable area for people seeking historic homes in a single family neighborhood. The PD will allow these structures to be sold as single family units, individually, which will help to further solidify the integrity of this neighborhood. The rezoning will also help local objectives of supplying future owners the ability to purchase a home close to the downtown core which will contribute to the vitality of this area.

The existing development is unique in that it is not currently compatible with the single family development within the area. The rezoning to create four (4) lots will legitimize the existing three (3) dwellings as single family and create the opportunity for infill on the fourth lot for future residential construction.

The current zoning, RSF3, will not allow the lot split since the three (3) residential structures are already in place and dividing the lots will create a non-conforming condition with respect to lot area, widths and setbacks. The fourth lot to be created with the PD will meet or exceed all of the RSF3 requirements.

This petition is for a deviation in the RSF3 zoning for side interior setbacks, lot widths, lot area and lot density.

a. **CONFORMANCE WITH PD OBJECTIVES**

The PD will conform to the Comprehensive Plan for this area. The proposed zoning change is for the creation of four (4) single family lots. The Future Land Use Map shows the area as Residential Single Family. Concurrency requirements should have little impact on the proposed development. The existing three (3) units will remain and the fourth one will create an additional single family unit.

b. CONCURRENCY

The PD will add one additional residential unit. The addition should have minimal impact on the transportation network, utility requirements and existing stormwater management systems.

c. INTERNAL COMPATIBILITY

Except as noted in the PD Layout Plan Map the proposed development is completely internally compatible. The proposed use for Lot 4 will be for the construction of a single family dwelling complying with all the requirements of the existing surrounding zoning, RSF3, and the architectural standards for the Northeast Residential Historic District.

d. EXTERNAL COMPATIBILITY

The PD is bordered by RSF3 zoning on the north, east and south sides of the project. The zoning to the west is MU-1. The current land uses surrounding the project are single family residential with the exception of the property to the west which contains professional offices and multi-family residential. Although the PD created Lots 1, 2 and 3 will exceed the RSF3 density requirements due to the geometric constraints of there existing locations, Lot 4 will exceed the density standards.

e. DENSITY OF DEVELOPMENT

The proposed density is 6.3 units/acre. The existing and proposed development is consistent with the surrounding development throughout the neighborhood. The addition of one additional dwelling unit will add 9.57 trips/day (average) (*Trip Generation 7th Edition, Institute of Transportation Engineers handbook*). The close proximity of the project to Main Street, the Gainesville Shopping Center, and CVS Pharmacy (a very short walk) will probably reduce the automobile trips significantly. Adequate sewer and water already exist in the area. No infrastructure improvements are anticipated with the development of Lot 4. Conversion of the remainder of the property, Lots 1, 2 and 3, will have no further impact than they presently do. The project will not change the function of these units. The PD will not have a significant impact on the roadway network within the neighborhood. The trips will more than likely not be internal since Main Street is a block away.

f. USABLE OPEN SPACE

The proposed open space will be that which is associated with single family lots. The areas surrounding each structure are similar to existing residences throughout the neighborhood. All four (4) lots will exceed the rear lot setback requirements for RSF3 zoning.

Adequate space exists between each of the structures to develop landscaping for the privacy usually associated with single family detached housing.

g. ENVIRONMENTAL CONSTRAINTS

There are no apparent environmental constraints to the development of Lot 4. The property slopes from east to west dropping 2 foot in grade. The slope created is slightly over 1% and no adverse effects on soils, groundwater level and drainage will be created with this project.

h. EXTERNAL TRANSPORTATION ACCESS

As was stated earlier the project will generate an additional 9.57 trips/day. The site is approximately 450 feet east of Main Street, a four-lane arterial highway. Little impact on the transportation network is anticipated with this project.

i. INTERNAL TRANSPORTATION ACCESS

Lots 1, 2 and 3 currently have access onto NE 10th Avenue and this will remain intact with the proposed PD development. Lot 4 will have access onto NE 2nd Street.

j. PROVISION FOR THE RANGE OF TRANSPORTATION CHOICES

On-street parking along NE 10th Avenue currently exists for Lots 1, 2 and 3. Lots 2 and 3 also have off-street parking in the form of a shared driveway access from NE 10th Avenue. Lot 4 will have off-street parking when the lot is developed.

II. STATISTICAL INFORMATION

- a. Total acreage of the site: 0.634 acres
 - i. Lot 1 = 0.159 acres
 - ii. Lot 2 = 0.113 acres
 - iii. Lot 3 = 0.113 acres
 - iv. Lot 4 = 0.248 acres
- b. Existing Building Coverage: (14.5% existing w/o Lot 4)
 - i. Lot 1 = 18.22%
 - ii. Lot 2 = 27.27%
 - iii. Lot 3 = 28.14%
 - iv. Lot 4 = 30% (proposed)
- c. Existing Impervious Ground Coverage: (22.76% existing w/o Lot 4)
 - i. Lot 1 = 27.47%
 - ii. Lot 2 = 43.15%
 - iii. Lot 3 = 45.54 %
 - iv. Lot 4 = 37% (proposed)

- d. Maximum and Minimum Number of Dwelling Units: 4
 - i. Lot 1 = 1
 - ii. Lot 2 = 1
 - iii. Lot 3 = 1
 - iv. Lot 4 = 1
- e. Listing of Nonresidential Land Uses by Type:
 - i. Lot 1 – None proposed.
 - ii. Lot 2 – None proposed.
 - iii. Lot 3 – None proposed.
 - iv. Lot 4 – None proposed.
- f. Maximum Acreage of Each Use Area:
 - i. Lot 1 = 0.159 acres
 - ii. Lot 2 = 0.113 acres
 - iii. Lot 3 = 0.113 acres
 - iv. Lot 4 = 0.248 acres
- g. Open Space for Public Use: None proposed.

III. STORMWATER MANAGEMENT PLAN

A stormwater management plan is not required for a single family lot. The total impervious area for Lot 4 will be less than 4000 SF to keep it under SJRWMD thresholds.

IV. DESIGN STANDARDS FOR STREETS AND PARKING

The design standards for streets and parking will comply with the zoning requirements for RSF3 and public works standards for the City of Gainesville.

V. DEVELOPMENT SCHEDULE

An application for the creation of a Minor Subdivision will be filed upon the approval of the PD zoning. Lot 4 will be advertised for sale upon approval of the Minor Subdivision.

VI. UNIFIED SIGNAGE PLAN: N/A

VII. ENUMERATION OF DIFFERENCES BETWEEN RSF3 AND THE PROPOSED PD STANDARDS

Parameter	RSF3	LOT 1	LOT 2	LOT 3	LOT 4
Density	5.8 units/ac	6.3 units/ac	8.8 units/ac	8.8 units/ac	4.0 units/ac
Front Setback	20'	25'	25'	25'	20'
Side Street	15'	15'	N/A	N/A	N/A
Side Interior	7.5'	7.5'	7.5'/10.5'	10.5'/4.2'	7.5'
Rear Setback	15'	15'	15'	15'	15'
Min. Lot W. In	60'	N/A	45.0'	45.0'	60.0'
Min. Lot W. C	70'	63.75'	N/A	N/A	N/A
Min Lot Depth	90'	109.0'	109.5'	110.0'	103.9'
Min Lot Area	6000 SF	6,926 SF	4,928 SF	4,950 SF	10,797 SF
Max Bld Ht.	35'	35'	35'	35'	35'

TABLE KEY:

~~XX.X~~ Meets or exceeds RSF3 current zoning

XX.X Does not meet RSF3 current zoning

In – Interior Lot

C – Corner Lot

NOTE: Lot 4 will comply with all the RSF3 Zoning requirements.

EXHIBIT "C"

(Due to bulk and size, Exhibit "C" is not attached, but is on file in the Department of Community Development.)