



Planning and Development Services

PB-11-8 PDV

**Planned Development Zoning
from BUS, BA, MU-1, and RMF-5
for *NW 13th Street Mixed Use PD***

(City Legistar No. 100897)

5/5/11

Zoning District Categories

RSF1	Single-Family Residential (3.5 du/acre)
RSF2	Single-Family Residential (4.6 du/acre)
RSF3	Single-Family Residential (5.8 du/acre)
RSF4	Single-Family Residential (8 du/acre)
RSFR	Singel-Family Rural Residential (1.0 du/acre)
RMF5	Residential Low Density (12 du/acre)
RC	Residential Conservation (12 du/acre)
MH	Mobile Home Residential (12 du/acre)
RMF6	Multiple-Family Medium Density Residential (8-15 du/acre)
RMF7	Multiple-Family Medium Density Residential (8-21 du/acre)
RMF8	Multiple-Family Medium Density Residential (8-30 du/acre)
RMU	Residential Mixed Use (up to 75 du/acre)
RH1	Residential High Density (8-43 du/acre)
RH2	Residential High Density (8-100 du/acre)
OR	Office Residential (up to 20 du/acre)
OF	General Office
PD	Planned Development
BUS	General Business
BA	Automotive-Oriented Business
BT	Tourist-Oriented Business
MU1	Mixed Use Low Intensity (8-30 du/acre)
MU2	Mixed Use Medium Intensity (12-30 du/acre)
UMU1	Urban Mixed Use District 1 (up to 75 du/acre)
UMU2	Urban Mixed Use District 2 (up to 100 du/acre)
CCD	Central City District
BI	Business Industrial
W	Warehousing and Wholesaling
I1	Limited Industrial
I2	General Industrial
AGR	Agriculture
CON	Conservation
MD	Medical Services
PS	Public Services and Operations
AF	Airport Facility
ED	Educational Services
CP	Corporate Park

- Historic Preservation/Conservation District
- Special Area Plan
- - - - - Division line between two zoning districts
- City Limits

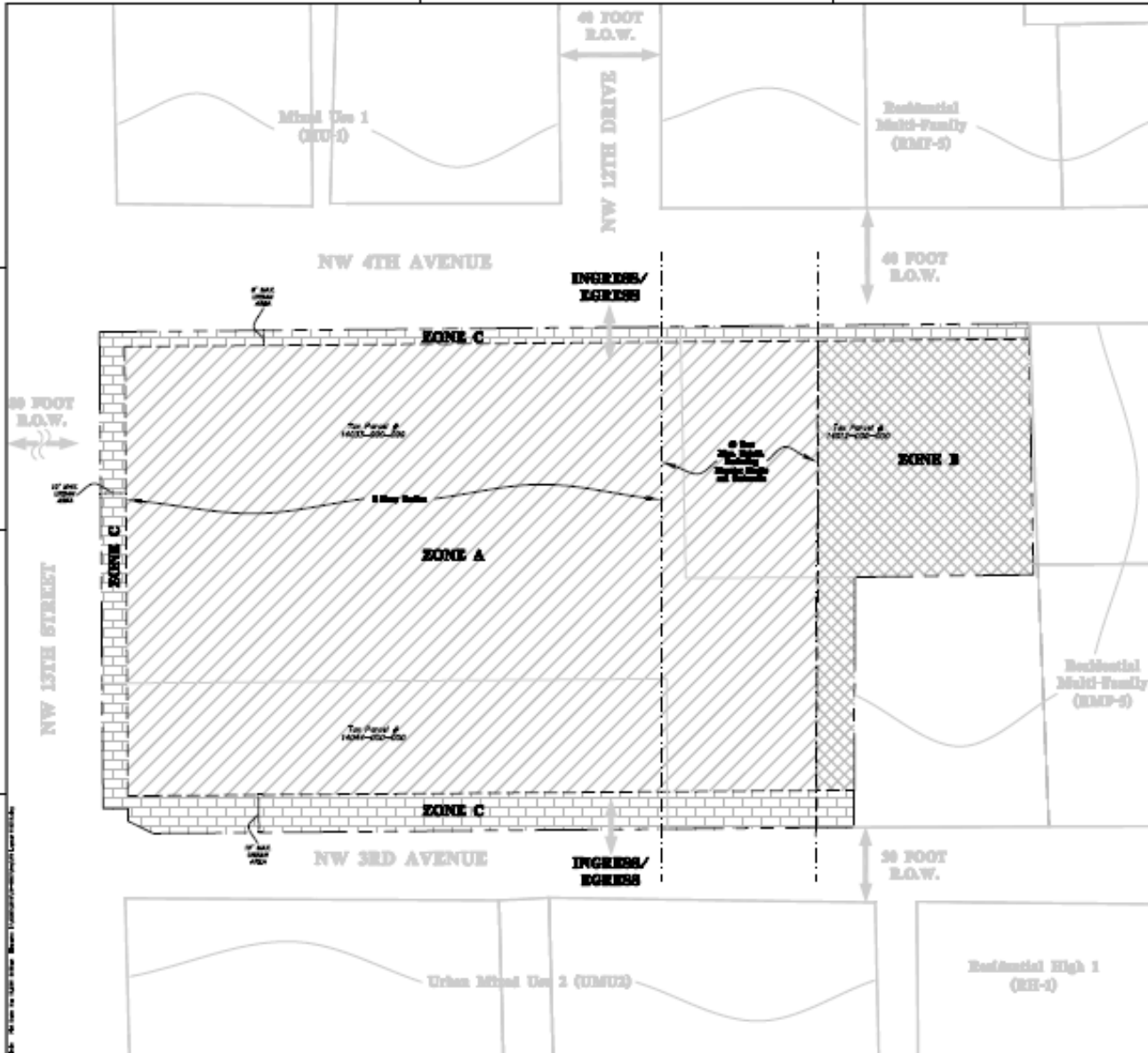
Area
under petition
consideration



- #3** – excludes drive-throughs and gas pumps
- #4** – 191 units max (125 du/acre)
- #5** – five-year expiration with two-year extension
- #7** – eight-story max building height, consistent with height limits on the PD Layout Plan
- #8** – building design consistent with PD Elevations
- #11** – streetscape elements consistent with the street cross sections

PD Layout Plan

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PD LAYOUT PLAN

DEVELOPMENT DATA

TOTAL SITE AREA	= 7.53 ACRES
ZONE A (MIN. BUILDING AREA)	= 7.13 ACRES; 74% OF TOTAL SITE
ZONE B (MAX. BUILDING SETBACK)	= 0.22 ACRES; 14% OF TOTAL SITE
ZONE C (MAX. URBAN AREA)	= 0.19 ACRES; 12% OF TOTAL SITE

APPROVED USE MIX:	
(Square Footage may vary 2.5% to accommodate building footprint requirements)	
MIX D-FAMILY RESIDENTIAL	= 160 DWELLING UNITS
RESTAURANT/COMMERCIAL	= 26,000 SQUARE FEET
OFFICE	MAX = 20,000 SQUARE FEET
	MIN = 5,000 SQUARE FEET

MAX. BUILDING HEIGHT	= 45 STORY ON PLAN
MAX. IMPROVED AREA	= 1.53 ACRES; 100% OF TOTAL SITE

MAXIMUM SITE SETBACKS FROM PROPERTY LINES:	
FRONT	= 10 FEET
SIDE	= 6 TO 15 FEET
REAR	= 15 TO 25 FEET

NOTES

- LAND USE AREAS ILLUSTRATED HEREON ARE CONCEPTUAL IN NATURE AND SHALL NOT BE INTERPRETED AS STRICT REGULATORY BOUNDARIES. THEREFORE, THESE ZONE AREA BOUNDARIES MAY BE ADJUSTED UP TO TEN FEET (10') TO FACILITATE ON-SITE PEDESTRIAN / VEHICULAR CIRCULATION PATTERNS AND NATURAL FEATURES PRESERVATION.
- ZONE A PERMITTED USES SHALL BE BUILDING AREA INCLUDING THOSE USES IDENTIFIED IN THE ACCOMPANYING PD REPORT, TABLE 5.1. PROPOSED PERMITTED USES, AS WELL AS STORMWATER MANAGEMENT, AND PEDESTRIAN AND VEHICULAR CIRCULATION AND PARKING.
- ZONE B CONSIST OF THE BUILDING SETBACK. PERMITTED USES SHALL INCLUDE LANDSCAPING AND SCREENING WALLS, STORMWATER MANAGEMENT, PEDESTRIAN AND VEHICULAR CIRCULATION, AND SURFACE PARKING (AS APPROXIMATELY SCHEDULED) OTHER THAN THE SCREENING WALLS. NO STRUCTURES SHALL BE PERMITTED WITHIN ZONE B.
- ZONE C BOUNDARIES FROM THE BUILDING FOOTPRINT TO THE PROPERTY LINE PERMITTED USES SHALL BE OUTDOOR DINING AND COMMERCIAL THAT ARE ADJACENT TO ON-SITE USES, PEDESTRIAN AND VEHICULAR CIRCULATION, A BUS SHEDS, LANDSCAPING, AND UTILITIES. PAVED THAT COLLECT AND ILLUCCIDE STORMWATER MAY BE LOCATED IN ZONE C. HOWEVER, STORMWATER MAY NOT BE DISPOSED IN ZONE C. COMMERCIAL MAY INCLUDE, BUT NOT BE LIMITED TO, SMALL-SCALE SIDEWALK-SIDE STREET SEATING.
- SIDEWALKS WILL BE A MINIMUM OF TEN FEET (10') WIDE ALONG NW 17TH STREET AND SEVEN FEET (7') WIDE ALONG NW 3RD AND 4TH AVENUES, CONSISTENT WITH THE UNIVERSITY HEIGHTS GUIDELINES.
- THE DEVELOPMENT IS IN TODA ZONE A AND SHALL MEET THE CITY OF GAINESVILLE COMPREHENSIVE PLAN CONCORDANCE MANAGEMENT ELEMENT REQUIREMENTS.
- PROJECTED TRIP GENERATION IS BASED ON THE FOLLOWING FIGURES:
 - A.M. PEAK HOUR = 88 TRIPS
 - P.M. PEAK HOUR = 238 TRIPS
 - ANNUAL AVERAGE DAILY TRIPS = 2,090 TRIPS
- TO MINIMIZE NOISE AND LIGHT POLLUTION, A LANDSCAPING/GARDEN WALL SHALL BE CONSTRUCTED ALONG THE EASTERN BOUNDARY (ADJACENT TO RESIDENTIAL USES). LANDSCAPING/GARDEN WALL SPECIFICATIONS WILL BE DETERMINED AT DEVELOPMENT PLAN REVIEW.
- SITE DESIGN SHALL BE REVIEWED AND APPROVED BY THE APPROPRIATE REVIEWING BOARD DURING DEVELOPMENT PLAN REVIEW.
- LOADING ZONES WILL BE LOCATED WITHIN THE COLONNAD/INTERNAL PARKING GARAGE. RESIDENTIAL EQUIPMENT MAY BE LOCATED ON THE BUILDING'S ROOF.
- COMMERCIAL USES SHALL NOT BE PERMITTED EAST OF THE NW 17TH DRIVE RIGHT-OF-WAY.
- THE BUILDING'S HEIGHT WILL TRANSITION FROM EIGHT (8) STORIES TOWARDS NW 17TH STREET TO SURFACE PARKING ADJACENT TO THE HISTORIC DISTRICT. THE DESIGN LINES MAY BE MODIFIED UP TO 5 FEET TO FACILITATE MAX. ARTICULATIONS AND ON-SITE CONFORMANCE.
- A TOTAL OF 23 DWELLING UNITS MAY BE SUBSTITUTED FOR 15,000 SQUARE FEET OF OFFICE SPACE.



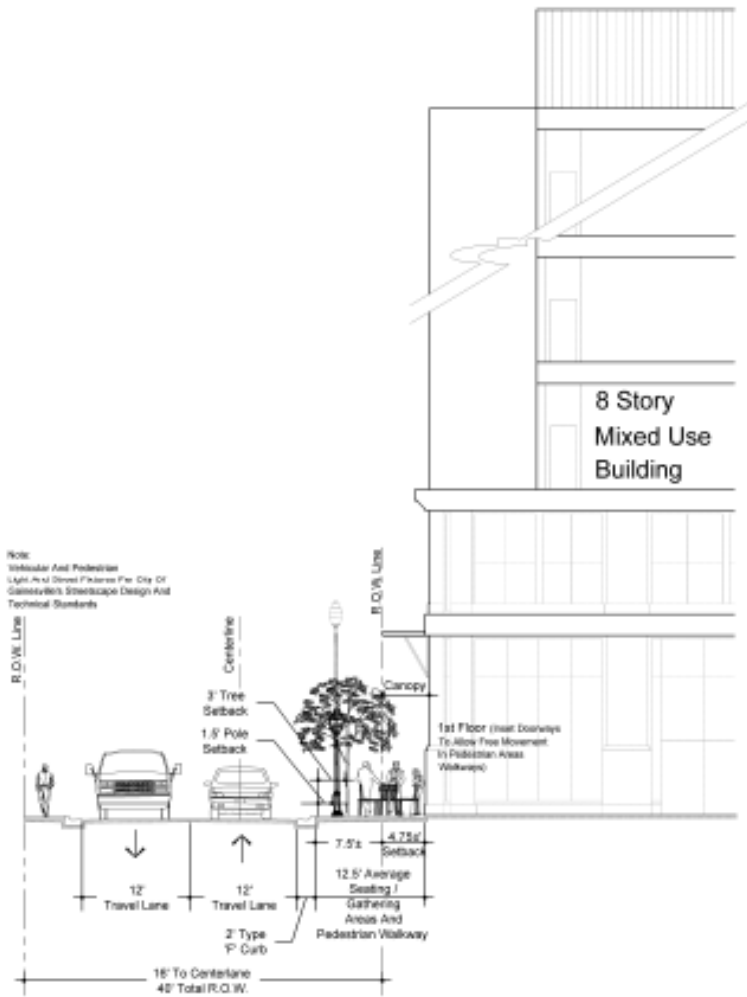
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 PROJECT NO.: 100897G-01

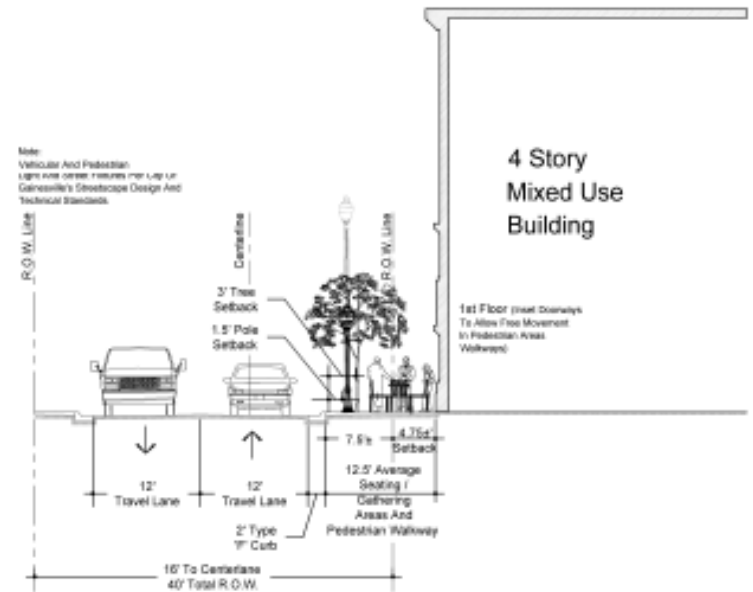
SHEET NO. 1 OF 1



NW 4th AVE NORTH ELEVATION



N.W. 4th Avenue Pedestrian Gallery 8 Story Section:
40' Build To Lines (R.O.W.)
Pedestrian Area - Restaurant / Cafe Seating, Public Areas And Bike Racks



N.W. 4th Avenue Pedestrian Gallery 4 Story Section:
40' Build To Lines (R.O.W.)
Pedestrian Area - Restaurant / Cafe Seating, Public Areas And Bike Racks

- #16** – existing 56” live oak shall be preserved, with 400 square feet of unpaved area, surrounding impervious pavement, and air-water system
- #19** – pedestrian pathway through garage
- #20** – 8’ garden wall to screen parking area
- #22** – Improvements to NW 12th Drive
- #27** – Historic structure must be relocated within University Heights North Historic District

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NW 4TH AVE

STOP

ES
GR

NO PARKING
2006
EXCEPT FOR
EMERGENCY
VEHICLES
OR AT THE
DISCRETION
OF THE
CITY



Approval of *NW 13th Street Mixed Use PD (PB-11-8)* with recommended changes to conditions from CPB