

City of
Gainesville

Oak Hall School Rezoning
Legistar #200724
PB-20-02 ZON

Brittany McMullen, AICP
August 5, 2021





Rezoning Request

Address: 1700 SW 75th Street

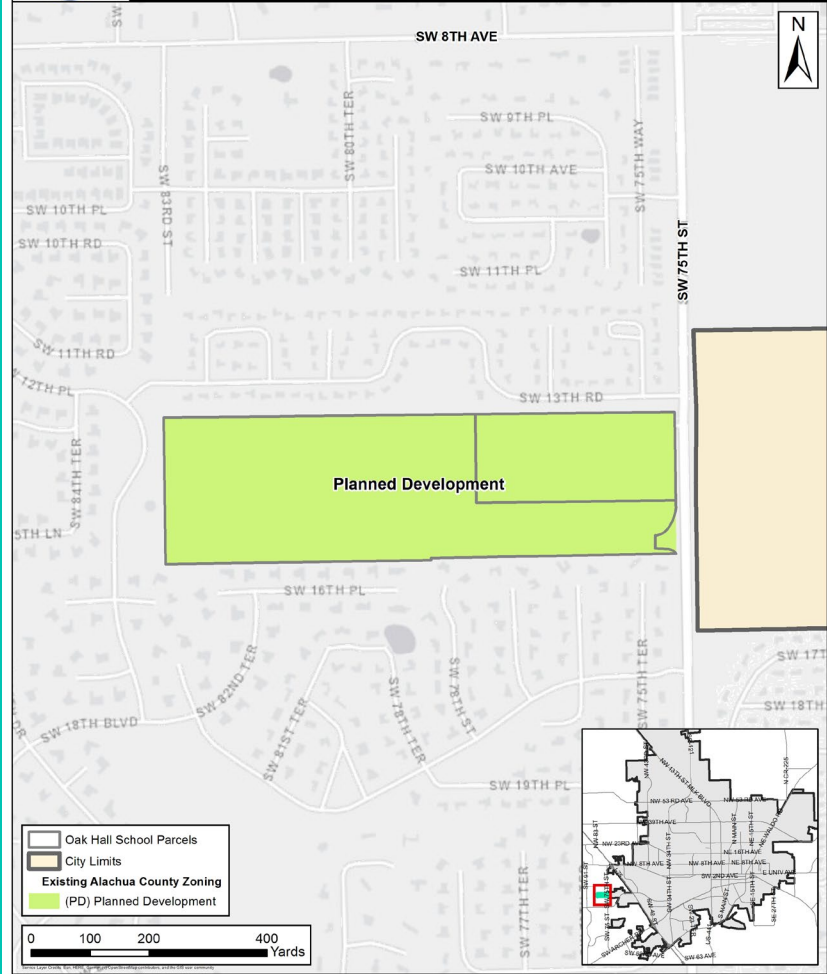
Current Use: Private School

Property size: ±43 acres

Current Zoning: Alachua County PD

Annexed: February 2020

Request: Amend the Future Land Use Map from Alachua County Institutional to City of Gainesville Education.





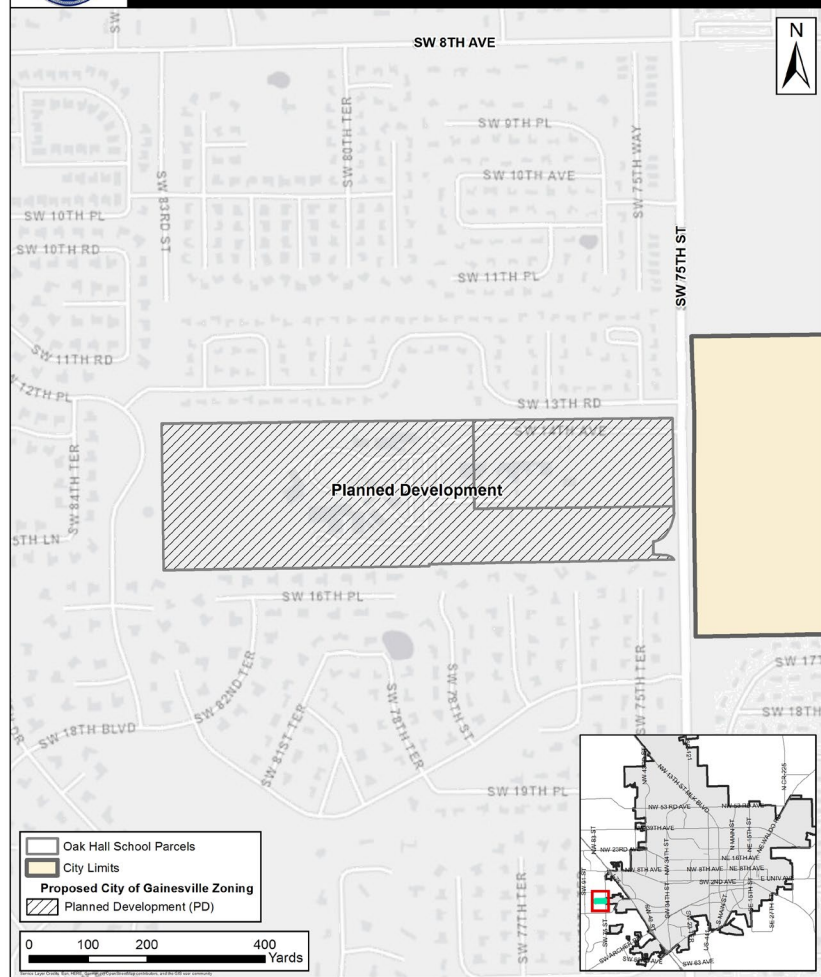
Oak Hall School Annexation - Proposed Zoning

Parcels 06668-002-003 & 06668-002-005 | Voluntary Annexation

Staff Recommends Approval

Meets Review Criteria Sec. 30-3.15

- A. Compatibility of permitted uses and allowed intensity and density with surrounding existing development.
- B. The character of the district and its suitability for particular uses.
- C. The proposed zoning district of the property in relation to surrounding properties and other similar properties.
- D. Conservation of the value of buildings and encouraging the most appropriate use of land throughout the city.
- E. The applicable portions of any current city plans and programs such as land use, traffic ways, recreation, schools, neighborhoods, stormwater management and housing.
- F. The needs of the city for land areas for specific purposes to serve population and economic activities.
- G. Whether there have been substantial changes in the character or development of areas in or near an area under consideration for rezoning.
- H. The goals, objectives, and policies of the Comprehensive Plan.
- I. The facts, testimony, and reports presented at public hearings.





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200724

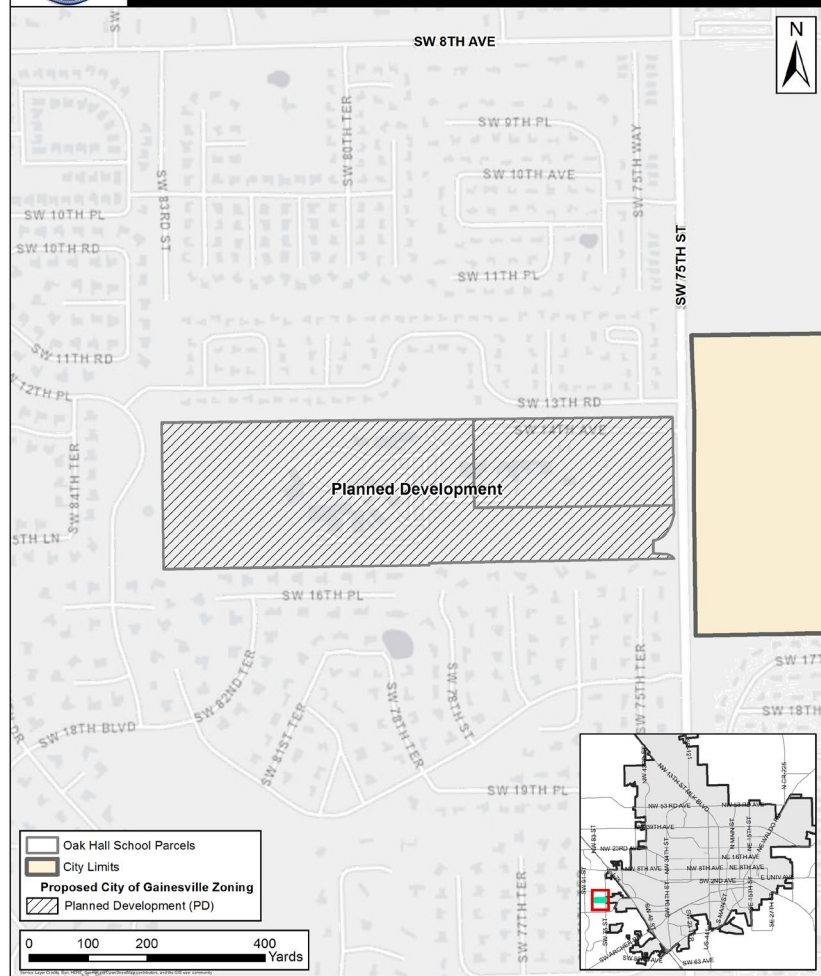
Staff Recommends Approval

Meets Review Criteria

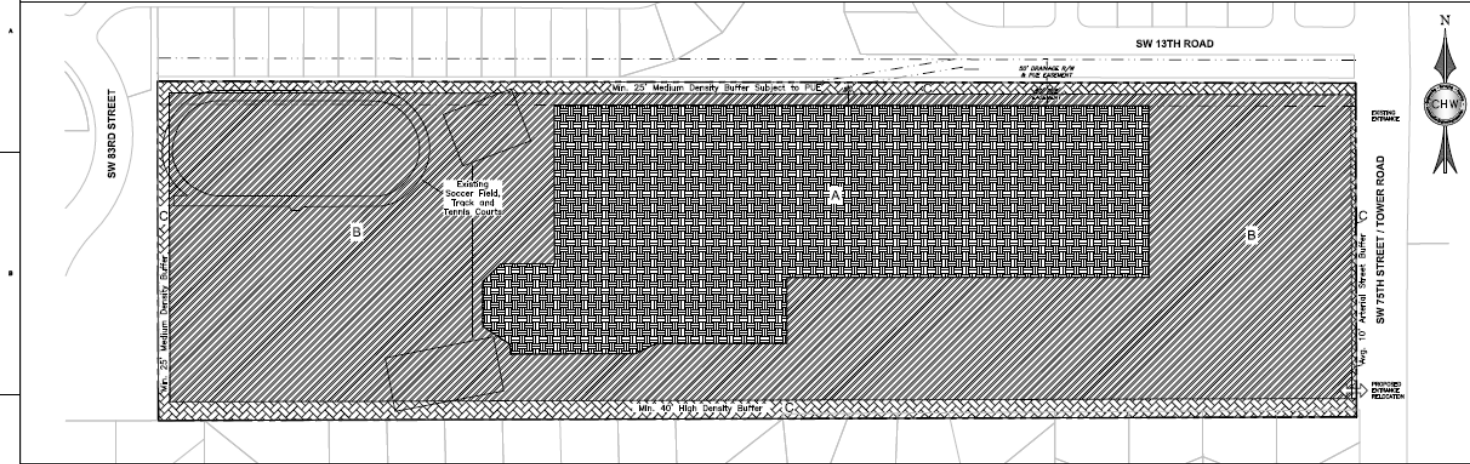
Sec. 30-3.17

Planned Development Review Criteria

- A. Consistent with Comprehensive Plan.
- B. Conformance to PD purpose.
- C. Internal compatibility.
- D. External compatibility.
- E. Intensity of development.
- F. Usable open spaces, plazas and recreation areas.
- G. Environmental constraints.
- H. External transportation access.
- I. Internal transportation access.
- J. Provision for the range of transportation choices.



OAK HALL SCHOOL PD Layout Plan



N

CHW

CHW
Professional Services
11000 SW 15th Street, Suite 100
Miami, FL 33187
Tel: 305.444.1100
Fax: 305.444.1101
www.chw.com

DATE: 11/11/11
SCALE: AS SHOWN
PROJECT: OAK HALL SCHOOL PD LAYOUT PLAN
DRAWN BY: J. B. BROWN
CHECKED BY: J. B. BROWN
DATE: 11/11/11

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CONDITIONS per Petition PB-20-02 ZON

- Buildings, parking, and vehicular circulation shall be located no less than 40 feet from the north, west, and south property lines, subject to encroachments of no more than ten feet for vehicular circulation within the southern setback. Along the east property line, buildings shall be set back at least 25 feet.
- Maximum building height shall be 45 feet.
- The site shall provide the following buffers:
 - North = 25' wide Medium Density Buffer, subject to the existing PUE
 - West = 25' wide Medium Density Buffer
 - South = 40' wide High Density Buffer, including an eight foot high opaque fence, subject to encroachments of not more than 10' for vehicular circulation
 - East = 10' wide Aerial Collector Street Buffer

Project boundary buffer minimum planting material per 100 linear feet

	Medium Density Buffer	High Density Buffer	Aerial Collector Street Buffer (3 options)		
			Option 1	Option 2	Option 3
Canopy Trees	3	5	3	2	4"
Umbrella Trees	4	7	2	2	4"
Evergreen Trees	0	3			
Shrub	40	60			

*Option permitted only if buffer is located under utility lines.

- Athletic facilities shall not be located within the buffers described above. The existing track, soccer field and tennis courts shown on the PD Layout Plan may remain in their current locations. At such time one of these existing facilities is demolished or relocated, it shall be relocated to outside the buffers.
- The existing soccer field, track, and tennis courts, which are located within 25 feet of the property lines, shall be permitted to remain in their current locations as shown on the PD Layout Plan and an equivalent buffer to those required above shall be determined by City staff. No new facilities, including buildings, parking areas, and/or athletic fields, shall be located in any buffer area.
- Transportation mitigation shall occur in accordance with the City of Gainesville's Transportation Mobility Program per City Comprehensive Plan, Transportation Mobility Element, Goal 10, Transportation Mobility Program Area (TMPA) fees will be assessed only on net new square footage, as identified on each Development Plan, which documents square footage to be both demolished and proposed.
- Outdoor lighting associated with existing or proposed sports or parking facilities shall not occur between 9:00pm and 7:00am, except during limited times for special events where light shall be allowed until 11:00pm. Lighting for the existing field at the northwest corner of the site shall be consistent with the previously approved photometric plan attached.

GENERAL NOTES

- The Land Use Area boundaries are approximate locations and may be adjusted during Development Plan approval.
- Open Space and Stormwater Management Facilities can be located within any Land Use Area.
- Vehicular parking and circulation can be located within Land Use Areas A and B.
- Temporary buildings required for the redevelopment of existing structures, academic or athletic, may be located within Land Use Areas A or B.

Land Use Areas

- Area A: Academic Buildings
- Area B: Athletic Fields and Buildings
- Area C: Landscape Buffer

Thank You