

# **Gainesville Mixed Use on NW 13<sup>th</sup> Street**

(Petitions PB-11-20 PUD and PB-11-08 PDV )

**Small-scale Comprehensive Plan  
Amendment and Rezoning**

City of Gainesville  
City Commission Second, Final Reading  
January 19<sup>th</sup>, 2012

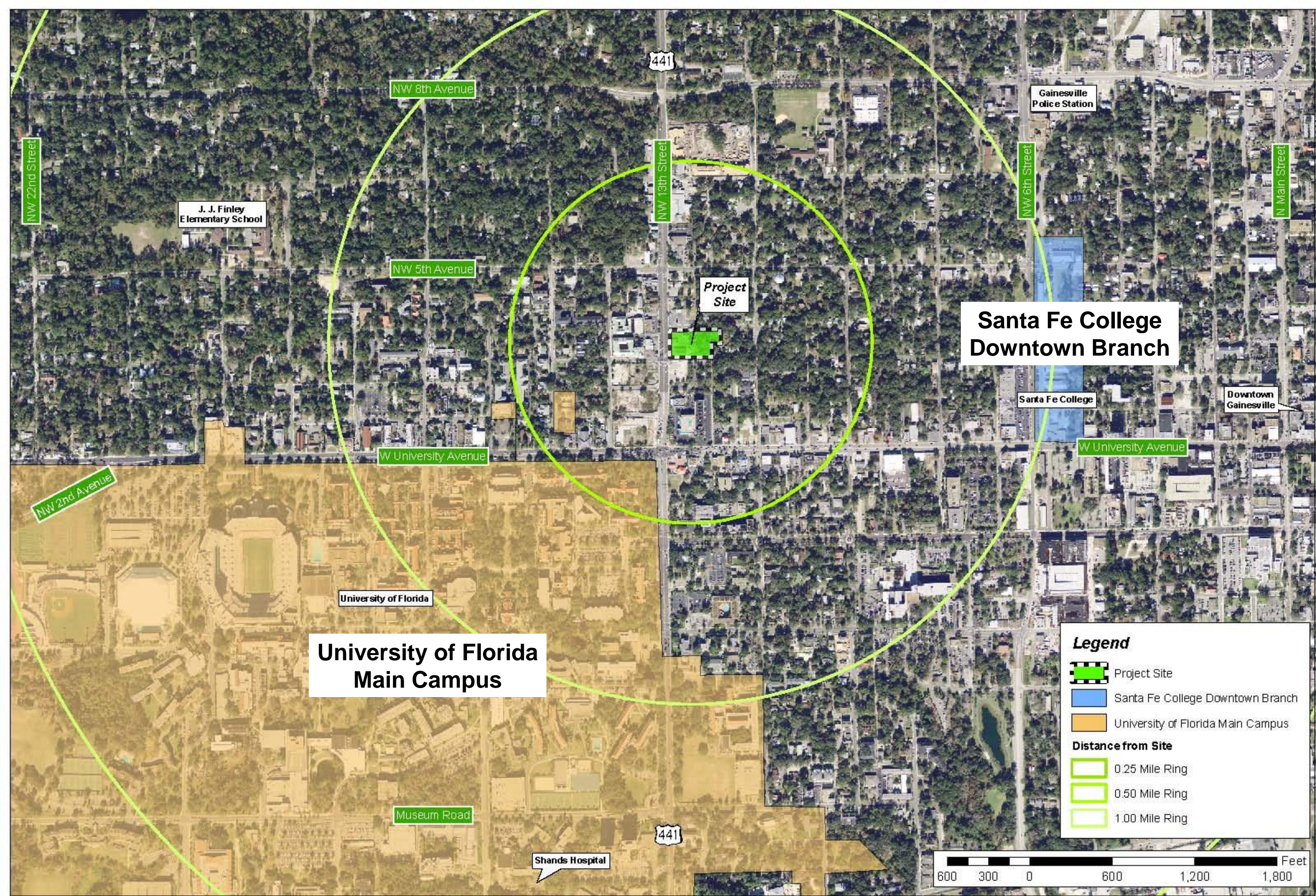


**Gainesville Mixed Use on NW 13th Street  
Small-scale Comprehensive Plan Amendment  
and Re-zoning Amendment**



Prepared by: Employee 314  
Project No: 01-1975-0002  
Title: Gainesville, Florida, Land Use and Planning  
Scale: As Shown  
Date: 04/11/2010  
Author: [Name]  
Checked: [Name]  
Approved: [Name]

**Causeaux, Hewett, & Walpole, Inc.**  
Engineering • Surveying • Planning  
6011 NW 1st Place, Gainesville, Florida 32607  
Phone: (352) 331-1975, Fax: (352) 331-2476  
<http://www.chw-inc.com>



**Legend**

- Project Site
- Santa Fe College Downtown Branch
- University of Florida Main Campus

**Distance from Site**

- 0.25 Mile Ring
- 0.50 Mile Ring
- 1.00 Mile Ring

# Gainesville Mixed Use on NW 13th Street Small-scale Comprehensive Plan Amendment and Re-zoning Amendment



Prepared by: Employees 3-12  
Title: 14012-000-000  
Project: Land Use  
Date: 10/20/2010  
Scale: 1" = 100'  
Author: [Name]  
Checked: [Name]  
Approved: [Name]

**Causeaux, Hewett, & Walpole, Inc.**  
Engineering • Surveying • Planning  
6011 NW 1st Place, Gainesville, Florida 32607  
Phone: (352) 331-1976 Fax: (352) 331-2476  
<http://www.chw-inc.com>



Date: April 1, 2010



**Project Site  
+/- 1.53 Acres**

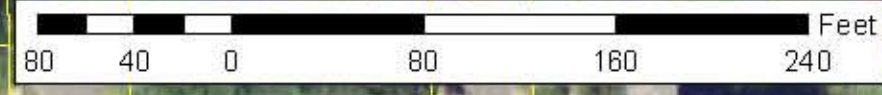
Parcel #  
14038-000-000  
+/- 0.89 Acres

Parcel #  
14044-000-000  
+/- 0.32 Acres

Parcel #  
14012-000-000  
+/- 0.32 Acres

**Legend**

- Project Site
- Alachua County Tax Parcels



# View from Krispy Kreme, looking east toward project site



# Site Data

- Total Acreage: ±1.53 Acres
- Land Use Districts:
  - Commercial (C) 1.05 ac.
  - Mixed Use Low (MUL) .18 ac.
  - Residential Low (RL) .32 ac.
- TCEA: Zone A
- Central Corridor Overlay District
- Special Area Plans
  - Traditional City
  - University Heights
- CRA: Fifth Avenue/Pleasant Street
- Within the Enterprise Zone
- Within the UF Context Area
- Historic District: University Heights

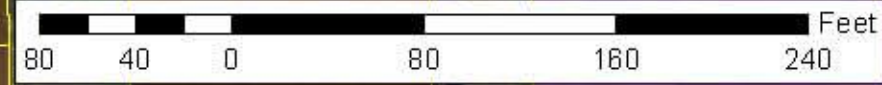
**Gainesville Mixed Use on NW 13th Street  
 Small-scale Comprehensive Plan Amendment  
 and Re-zoning Amendment**

**Project Site  
 +/- 1.53 Acres**  
 Parcel #  
 14038-000-000  
 +/- 0.89 Acres  
**C**  
 Parcel #  
 14044-000-000  
 +/- 0.32 Acres

Parcel #  
 14012-000-000  
 +/- 0.32 Acres  
 RL  
 MUL  
 RL

## Legend

-  Project Site
-  Alachua County Tax Parcels
- City of Gainesville Future Land Use Map**
-  Residential Low Density (RL)
-  Residential High Density (RH)
-  Mixed Use Residential (MUR)
-  Mixed Use Low (MUL)
-  Urban Mixed Use 1 (UMU1)
-  Urban Mixed Use 2 (UMU2)
-  Commercial (C)
-  Planned Use District (PUD)



Prepared by Employees 3-14  
 Project # 14038-000-000  
 Planning # 14038-000-000  
 Survey # 14038-000-000  
 Date 11/14/2014  
 City of Gainesville  
 Planning Department  
 6011 NW 1st Place, Gainesville, Florida 32607  
 Phone: (352) 331-1976 Fax: (352) 331-2476  
 http://www.city-of-gainesville.com

**Causseaux, Hewett, & Walpole, Inc.**  
 Engineering • Surveying • Planning  
 6011 NW 1st Place, Gainesville, Florida 32607  
 Phone: (352) 331-1976 Fax: (352) 331-2476  
 http://www.chw-inc.com



# Gainesville Mixed Use on NW 13th Street Small-scale Comprehensive Plan Amendment and Re-zoning Amendment



Prepared by Employees 314  
Project # 14012-000-000  
Parcel # 14012-000-000  
Date: 04/11/2011  
Scale: 1" = 200'  
Author: [Name]  
Checked: [Name]  
Approved: [Name]

**Causseaux, Hewett, & Walpole, Inc.**  
Engineering • Surveying • Planning  
6011 NW 1st Place, Gainesville, Florida 32607  
Phone: (352) 331-1976, Fax: (352) 331-2476  
<http://www.chw-inc.com>

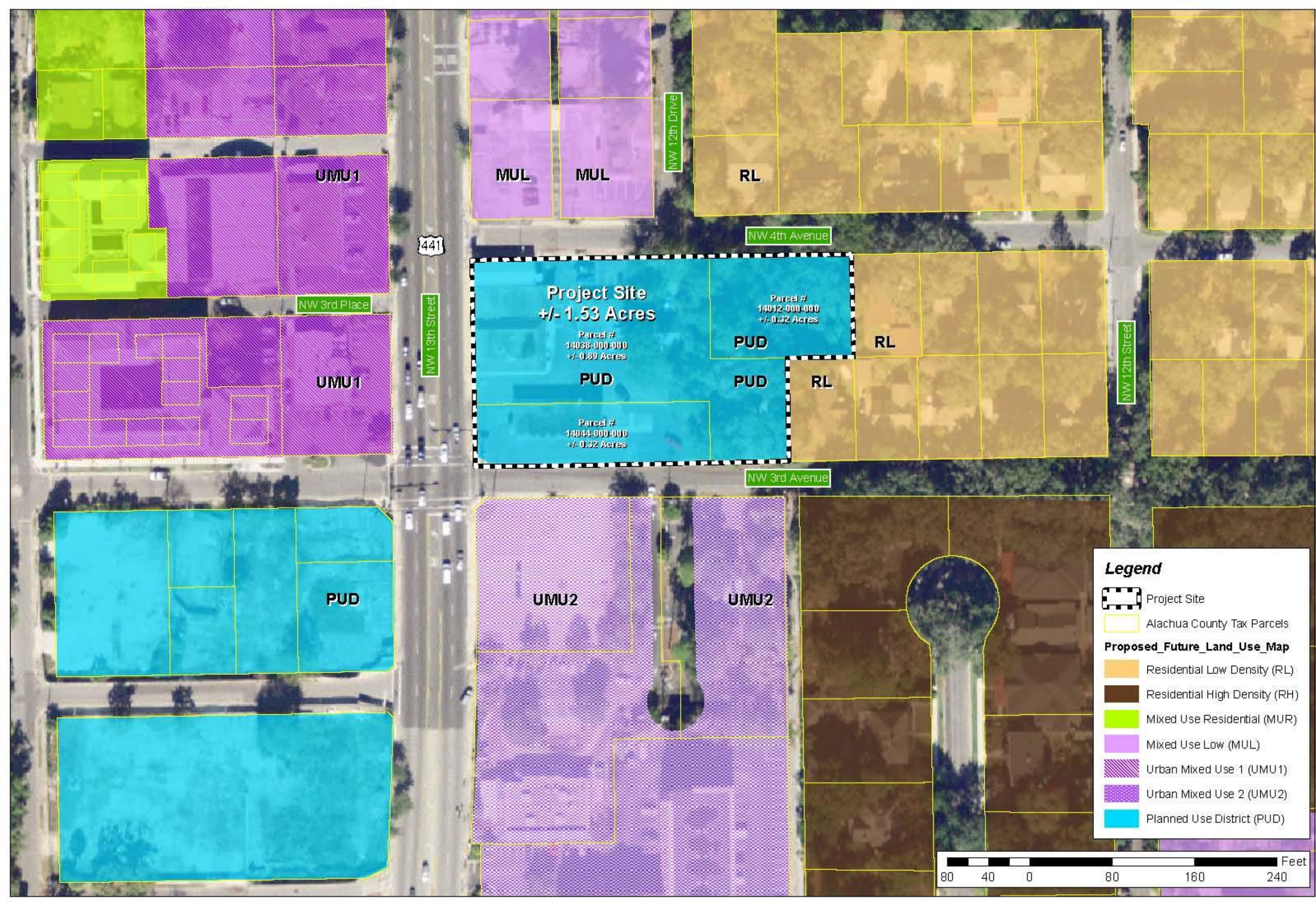
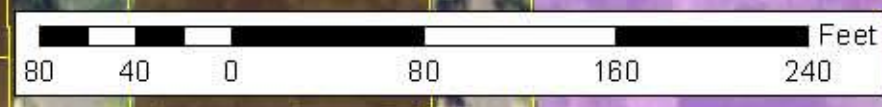
File: L:\2010\04\14\14012-000-000.mxd Date: April 1, 2011

**Legend**

- Project Site
- Alachua County Tax Parcels

**Proposed Future Land Use Map**

- Residential Low Density (RL)
- Residential High Density (RH)
- Mixed Use Residential (MUR)
- Mixed Use Low (MUL)
- Urban Mixed Use 1 (UMU1)
- Urban Mixed Use 2 (UMU2)
- Planned Use District (PUD)



**Project Site  
+/- 1.53 Acres**

Parcel #  
14038-000-000  
+/- 0.89 Acres

**PUD**

Parcel #  
14044-000-000  
+/- 0.32 Acres

**PUD**

Parcel #  
14012-000-000  
+/- 0.32 Acres

**PUD**

# Site Data

- Total Acreage: ±1.53 Acres
- Zoning Districts:
  - Business (BUS) .74 ac.
  - Auto Oriented Business (BA) .31 ac.
  - Mixed Use 1 (MU-1) .18 ac.
  - Residential Multi-family 5 (RMF-5) .32 ac.

**Project Site  
±/- 1.53 Acres**

Parcel #  
14038-000-000  
±/- 0.89 Acres  
**BUS**

Parcel #  
14044-000-000  
±/- 0.32 Acres  
**BA**

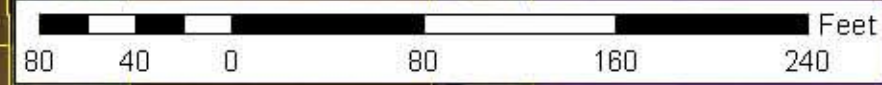
Parcel #  
14012-000-000  
±/- 0.32 Acres  
**RMF-5**

**MU-1**

**RMF-5**

## Legend

- Project Site
- Alachua County Tax Parcels
- City of Gainesville Zoning**
- Residential Multi-Family 5 (RMF-5)
- Residential High 1 (RH-1)
- Residential Mixed Use (RMU)
- Mixed Use 1 (MU-1)
- Urban Mixed Use 1 (UMU1)
- Urban Mixed Use 2 (UMU2)
- General Business (BUS)
- Automotive Oriented Business (BA)
- Planned Development (PD)



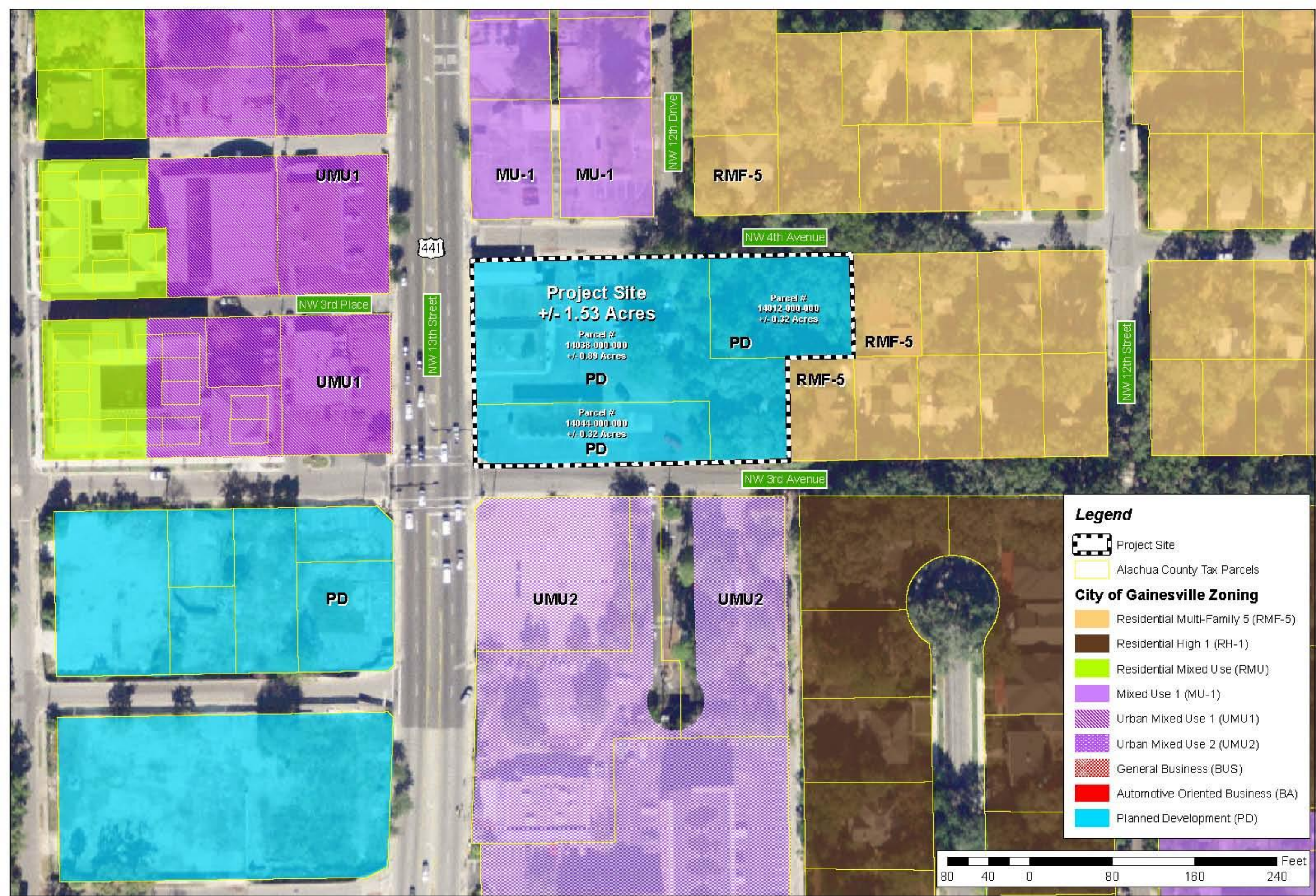
**Gainesville Mixed Use on NW 13th Street  
Small-scale Comprehensive Plan Amendment  
and Re-zoning Amendment**



Prepared by: Employees 3-14  
 Project: 14012-000-000  
 Project: 14038-000-000  
 Project: 14044-000-000  
 Date: 04/11/2010  
 City of Gainesville  
 Planning Department  
 6011 NW 1st Place, Gainesville, Florida 32607  
 Phone: (352) 331-1976 Fax: (352) 331-2476  
 http://www.city-of-gainesville.com

**Causseaux, Hewett, & Walpole, Inc.**  
 Engineering • Surveying • Planning  
 6011 NW 1st Place, Gainesville, Florida 32607  
 Phone: (352) 331-1976 Fax: (352) 331-2476  
 http://www.chw-inc.com

**Gainesville Mixed Use on NW 13th Street  
Small-scale Comprehensive Plan Amendment  
and Re-zoning Amendment**



**Project Site  
+/- 1.53 Acres**

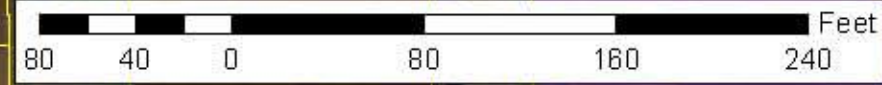
Parcel #  
14038-000-000  
+/- 0.89 Acres  
**PD**

Parcel #  
14012-000-000  
+/- 0.32 Acres  
**PD**

Parcel #  
14044-000-000  
+/- 0.32 Acres  
**PD**

**Legend**

- Project Site
- Alachua County Tax Parcels
- City of Gainesville Zoning**
- Residential Multi-Family 5 (RMF-5)
- Residential High 1 (RH-1)
- Residential Mixed Use (RMU)
- Mixed Use 1 (MU-1)
- Urban Mixed Use 1 (UMU1)
- Urban Mixed Use 2 (UMU2)
- General Business (BUS)
- Automotive Oriented Business (BA)
- Planned Development (PD)



Prepared by: Employees 3-14  
 Project: 14038-000-000, 14012-000-000, 14044-000-000  
 Location: Gainesville, FL  
 Date: 04/11/2011  
 Scale: 1" = 100'  
 Author: [Name]  
 Reviewer: [Name]  
 Date of Issue: 04/11/2011

**Causseaux, Hewett, & Walpole, Inc.**  
 Engineering • Surveying • Planning  
 6011 NW 1st Place, Gainesville, Florida 32607  
 Phone: (352) 331-1976 Fax: (352) 331-2476  
<http://www.chw-inc.com>







**Planned Use District (PUD) Conditions  
NO Proposed Changes**

**Planned Development (PD) Conditions  
NO Proposed Changes**



# **Gainesville Mixed Use on NW 13<sup>th</sup> Street**

(Petitions PB-11-20 PUD and PB-11-08 PDV )

**Small-scale Comprehensive Plan  
Amendment and Rezoning**

City of Gainesville  
City Commission Second, Final Reading  
January 19<sup>th</sup>, 2012



# PD LAYOUT PLAN

## DEVELOPMENT DATA

TOTAL SITE AREA	= 1.53 ACRES
ZONE A (MIN. BUILDING AREA)	= 1.13 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)

MULTI-FAMILY RESIDENTIAL	= 168 DWELLING UNITS
RETAIL/COMMERCIAL	= 26,000 SQUARE FEET
OFFICE	MAX. = 20,000 SQUARE FEET MIN. = 5,000 SQUARE FEET







MAX. BUILDING HEIGHT	= AS SHOWN ON PLAN
MAX. IMPERVIOUS AREA	= 1.53 ACRES; 100% OF TOTAL SITE

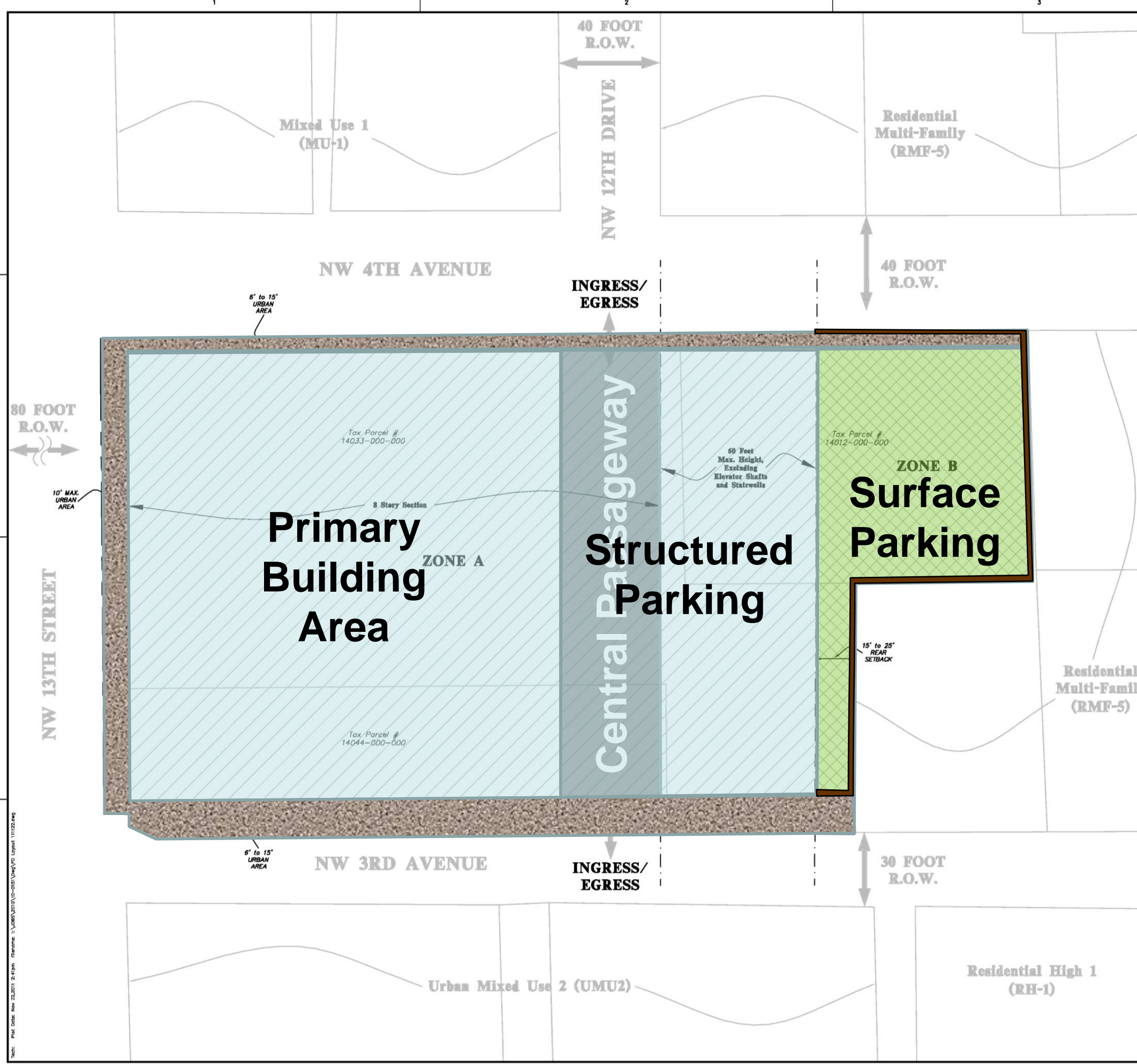
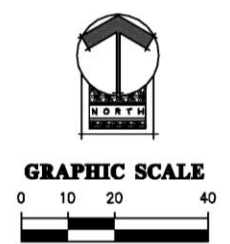
SITE SETBACKS FROM PROPERTY LINES:

FRONT	= 10 FEET
SIDE	= 6 TO 15 FEET
REAR	= 15 TO 25 FEET

## NOTES

- LAND USE ZONE AREA BOUNDARIES MAY BE MODIFIED 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 PD ORDINANCE, 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 APPROPRIATELY SCREENED.) OTHER THAN THE SCREENING WALLS, NO STRUCTURES SHALL BE PERMITTED WITHIN ZONE B.
- ZONE C MEASURES FROM THE BUILDING FACADE TO THE PROPERTY LINE. PERMITTED USES SHALL BE OUTDOOR DINING AND COMMERCE THAT ARE ANCILLARY TO ON-SITE USES, PEDESTRIAN AND VEHICULAR CIRCULATION, A BUS SHELTER, LANDSCAPING, AND UTILITIES. PIPES THAT COLLECT AND RELOCATE STORMWATER MAY BE LOCATED IN ZONE C. HOWEVER, STORMWATER MAY NOT BE DISPENSED IN ZONE C. COMMERCE MAY INCLUDE, BUT NOT BE LIMITED TO, SMALL-SCALE SIDEWALK-SALE STREET VENDING.
- SIDEWALKS WILL BE A MINIMUM OF TEN FEET (10') WIDE ALONG NW 13TH STREET AND SEVEN FEET (7') WIDE ALONG NW 3RD AND 4TH AVENUES, CONSISTENT WITH THE UNIVERSITY HEIGHTS OVERLAY.
- 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.
- LOADING ZONES AND SOLID WASTE FACILITIES WILL BE LOCATED WITHIN THE COLONNADE/INTERNAL PARKING GARAGE. MECHANICAL EQUIPMENT SHALL BE LOCATED ON THE BUILDING'S ROOF, IF FEASIBLE.
- COMMERCIAL USES SHALL NOT BE PERMITTED EAST OF THE NW 12TH DRIVE RIGHT-OF-WAY.
- THE BUILDING'S HEIGHT WILL TRANSITION FROM EIGHT (8) STORIES TOWARDS NW 13TH STREET TO SURFACE PARKING ADJACENT TO THE HISTORIC DISTRICT. THE DIVISION LINES MAY BE MODIFIED UP TO 5 FEET TO FACILITATE WALL ARTICULATIONS AND ON-SITE CONSTRAINTS.
- A TOTAL OF 23 DWELLING UNITS MAY BE SUBSTITUTED FOR 15,000 SQUARE FEET OF OFFICE SPACE.

-  ZONE A: BUILDING AREA
-  ZONE B: RESIDENTIAL SETBACK
-  ZONE C: URBAN AREA
-  PARCEL LINES
-  PROJECT BOUNDARY
-  BUILDING HEIGHT DIVISION LINES



Title Block: Plan Date: Nov 22, 2011 2:41pm Filename: I:\Users\jtd\OneDrive\Projects\111122.dwg  
 SHEET NO.: SHEET 1

CLIENT: RD MANAGEMENT, LLC  
 PROJECT: GAINESVILLE MIXED-USE ON NW 13TH ST - PLANNED DEVELOPMENT  
 SHEET TITLE: PD LAYOUT PLAN  
 PROJECT NUMBER: 10-0151  
 SHEET NO.: SHEET 1

SUBMITTALS:  
 SUBMITTAL 07-13-10  
 RESUBMITTAL 01-12-11  
 RESUBMITTAL 02-09-11  
 RESUBMITTAL 03-16-11  
 RESUBMITTAL 11-09-11

TECHNICAL:  
 R. THOMPSON  
 R. THOMPSON  
 C. DEEBRACH  
 PROJECT NUMBER: 10-0151

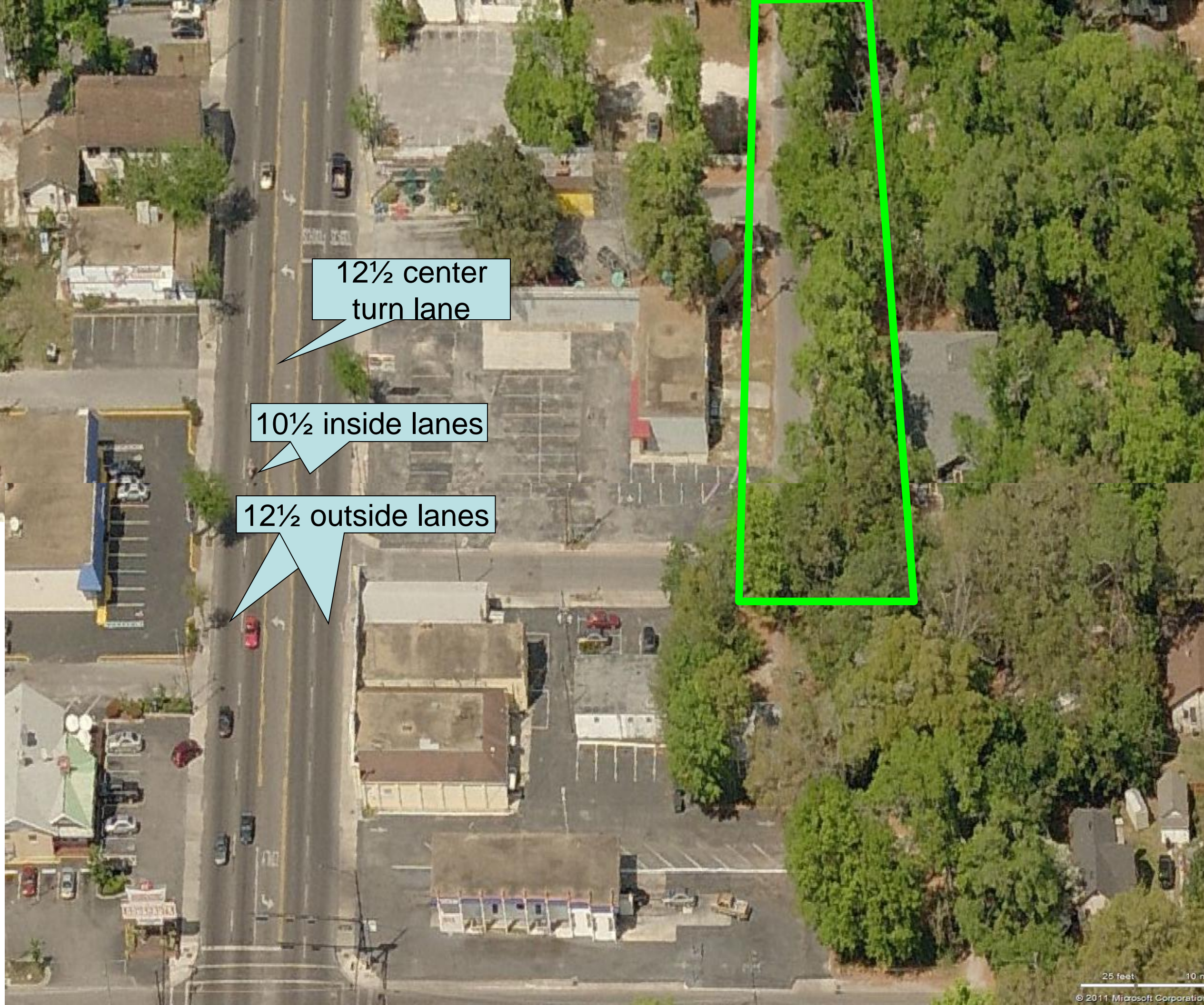
CAUSSEAU, HEWETT, & WALPOLE, INC.  
 Engineering • Surveying • Planning  
 6011 NW 1st Place, Gainesville, Florida 32607  
 Phone: (352) 351-1976 • Fax: (352) 351-2476 • www.chw-inc.com  
 CA-5075

# Condition 22, view from NW 5<sup>th</sup> Avenue, looking south along NW 12<sup>th</sup> Drive



Re-grade approximately 25 feet of NW 12<sup>th</sup> Drive to eliminate valley gutter & curb





# Aerial View of NW 13<sup>th</sup> Street and NW 12<sup>th</sup> Drive

The applicant  
proposes  
maintaining the  
existing 10'-11'  
traffic calmed  
lanes for a  
neighborhood  
character street

# Condition 22, view from NW 4<sup>th</sup> Avenue, looking north along NW 12<sup>th</sup> Drive



Clean, Clear, and Restripe NW 12<sup>th</sup> Drive

Add traffic control markings

Add midblock Traffic calming

Add sidewalk to serve businesses



# Conceptual West Elevation



WEST ELEVATION - N.W. 13<sup>th</sup> STREET

# Conceptual South Elevation



NW 3<sup>RD</sup> AVE SOUTH ELEVATION



# Conceptual North Elevation



NW 4<sup>TH</sup> AVE NORTH ELEVATION

# Conceptual East Elevation



EAST ELEVATION

The 56" Oak will remain, shading and screening the building's east side





## THE COURTYARD

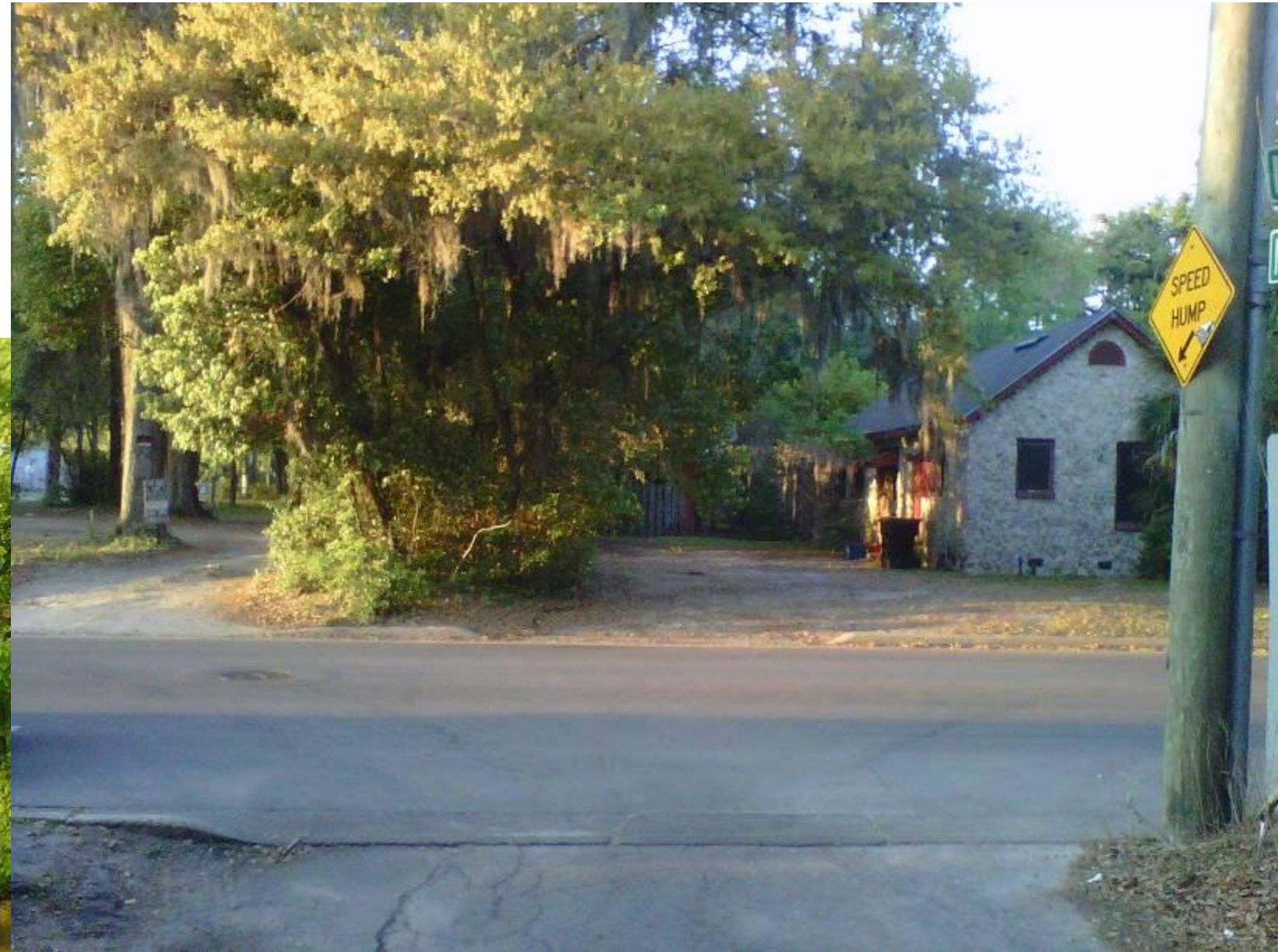
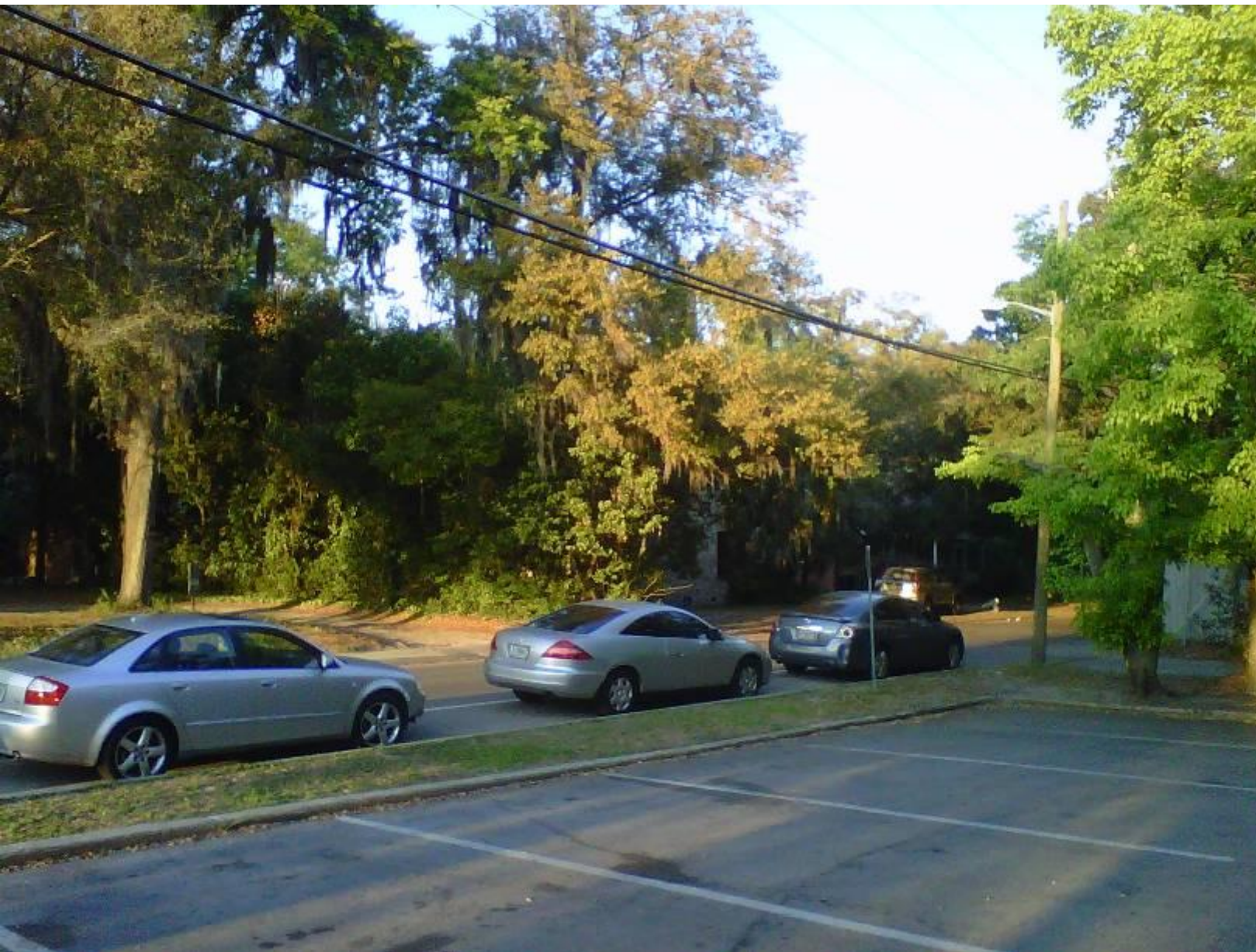
*Bricks salvaged from an old mill were used in the courtyard, which is landscaped with fragrant trees and vines.*



A complete garden wall will wrap the property's eastern end



# McDonalds overflow parking looking north



# NW 3rd Avenue, looking west at 7:00pm

