

LEGISLATIVE #

120326A



PLANNING & DEVELOPMENT SERVICES DEPARTMENT
PO Box 490, STATION 11
GAINESVILLE, FL 32602-0490

306 N.E. 6TH AVENUE
P: (352) 334-5022
P: (352) 334-5023
F: (352) 334-2648

TO: City Plan Board

Item Number: 8

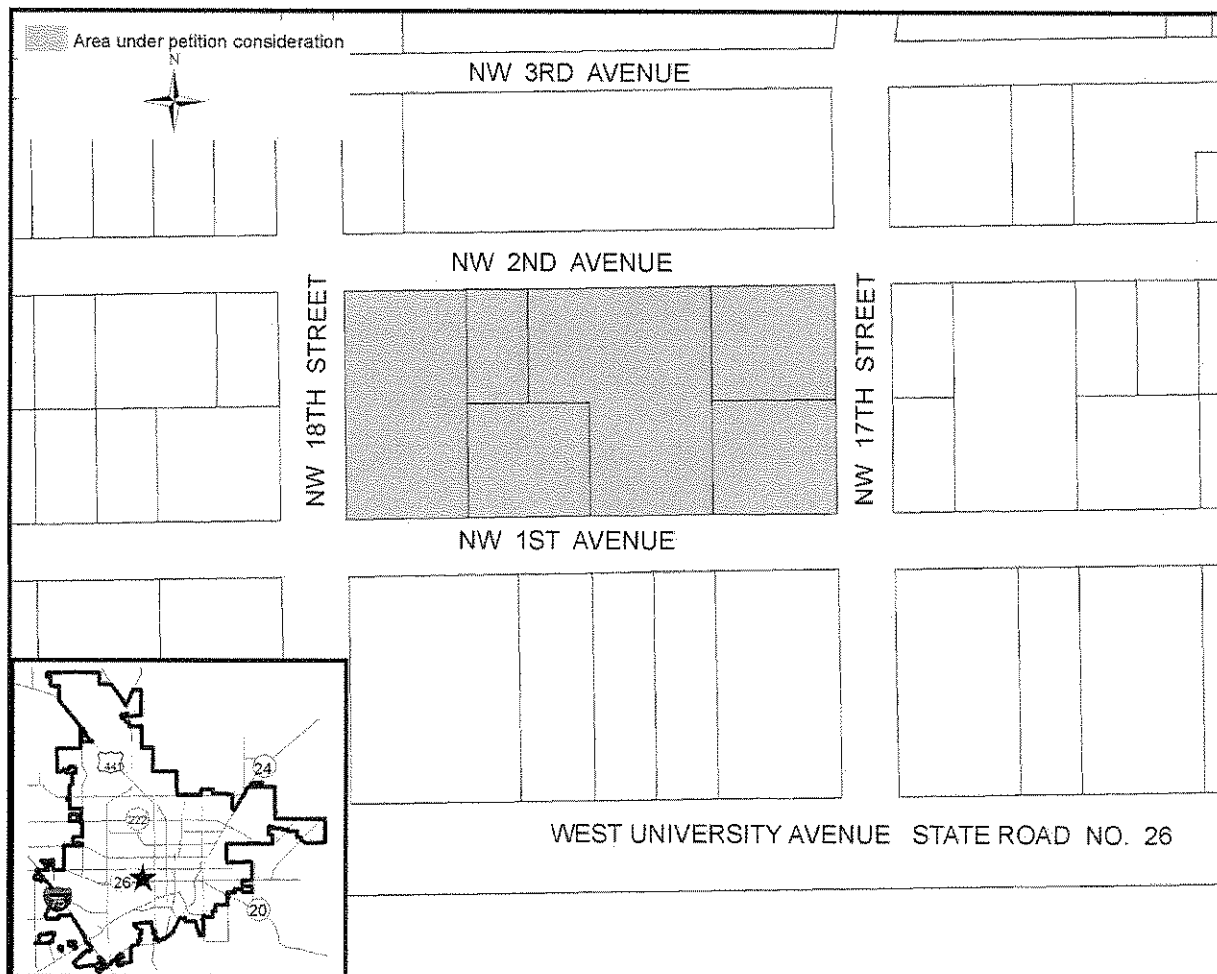
FROM: Planning & Development Services Department
Staff

DATE: August 23, 2012

SUBJECT: Petition PB-12-83 PDA. C. David Coffey, Esq., agent for College Park Group, LLC. Amendment to an existing Planned Development to allow a dormitory as an additional use. Zoned: PD (Planned Development District). Located between NW 17th Street and NW 18th Street, and between NW 1st Avenue and NW 2nd Avenue.

Recommendation

Staff recommends approval of Petition PB-12-83 PDA.



Background

The proposed 'One College Park' Planned Development is located on 1.7 acres of the block that is between NW 17th and 18th Streets and NW 1st and 2nd Avenues. The property is currently the site of a surface parking lot which serves surrounding uses, including the St. Augustine Church. The planned development covers the entire block, with the exception of a small property on the southeast corner. This is the site of Hurley Hall, a former single-family house that now contains meeting rooms used by the St. Augustine Church/Catholic Student Center. The development site was officially rezoned on May 7, 2009 from the UMU-1 and RMU districts to the PD (Planned Development) district. The purpose of the rezoning to PD was to allow for buildings up to six stories to be developed over the entire site, and also to bring the proposed principal uses, accessory uses, and required infrastructure under a single set of regulations. The allowed uses, design of the buildings, and many development standards are dictated by the PD ordinance. As approved, the development includes 55 apartment units, a 170-room hotel, 14,000 square feet of commercial, and a central parking structure that will contain 610 parking spaces. The proposed parking structure is intended to serve the development and also provides for the replacement of some of the existing surface parking.

On May 13, 2010, a development plan for One College Park was then approved by the Development Review Board (DRB). The proposed development plan was found to meet the conditions of the PD, as well as the applicable standards of the College Park Special Area Plan and other general development standards within the Land Development Code. Final development plan approval was not obtained following approval by the DRB, and so a development order for One College Park was never issued. Per Section 4, Condition 4 of the PD Ordinance, the PD was only valid for a period of 3 years from the date of adoption. As such, the PD expired on May 7, 2012. However, House Bill 503 (signed into law by the Governor on May 4, 2012) allows holders of local government-issued development orders with an expiration date between January 1, 2012 and January 1, 2014 to extend and renew their permit for a period of two years from its expiration. On July 19, 2012, the City Commission authorized the City Attorney to draft an ordinance establishing administrative procedures to carry out the extensions authorized by HB503. The City Attorney's Office has confirmed the ordinance is currently scheduled for first reading on September 6th and second reading on September 20th. The petitioner has been informed of the need to apply for the extension when the extension ordinance is finally adopted and will do so prior to petition hearing of its PD Amendment before the City Commission. The extension will then allow for the renewal of the One College Park PD to a new expiration date of May 7, 2015.

Description of Request

This petition requests an amendment to the approved PD zoning in order to allow for a 'dormitory' as an allowed use within the One College Park development. The intention is to allow for the dormitory use to be interchangeable with the originally approved hotel use. No changes to the physical layout of the development or to the exterior design of the building are proposed. A basic layout for the site is shown on the PD Layout Map, which depicts the outline of proposed buildings on the site and the general location of uses within those buildings. The approved map shows hotel and commercial uses along NW 1st Avenue and apartment residential units on the northern half of the site. The PD Layout Map also illustrates a central parking

Petition PB-12-83 PDA
August 23, 2012

structure, the location of driveway entrances from NW 18th Street and NW 2nd Avenue, and a recreational area on the northeast corner of the site. A revised PD Layout Map (Appendix C) shows "Hotel and/or Dormitory/Commercial" where "Hotel/Commercial" was previously labeled on the plan. The trip generation table shown on the map has also been updated to reflect the alternate traffic impact from a dormitory (which is considerably less than that of a hotel). These are the only proposed changes to the PD Layout Map or building elevation sheets. The PD Report has also been revised to include the dormitory use wherever the hotel use is referenced. Otherwise, the analysis and standards in the PD Report will remain unchanged. The PD conditions will not be revised, with the exception of Condition 3, which lists the allowed uses within the planned development.

Justification

A dormitory would be allowed by right within the zoning district of UMU-1 that originally applied to the southern half of the One College Park PD (this is the area of the proposed location for the hotel/dormitory use within the development). The proposed dormitory is also consistent with the general uses permitted within the Urban Mixed-Use 1 land use designation that applies to the property. The proposed amendment will simply allow for the previously approved hotel rooms to also be used as dormitory rooms. The standard definition for a dormitory in the Land Development Code is as follows:

"a dwelling used, or intended to be used, for the furnishing of sleeping accommodations for pay to transient or permanent guests and in which more than 2,500 gross square feet of space is used, or intended to be used, for such purpose. Meals or housekeeping facilities may also be provided such guests or tenants, but no dormitory shall maintain an eating or drinking place, open to the public, in the same building or in any building in connection therewith."

The apparent difference between a hotel and a dormitory is that a dormitory typically provides for a more permanent residence for tenants. Another difference is that the Land Development Code does not allow for a dormitory to include restaurants or other accessory uses that are typically allowed as part of hotels. This is because dormitories are allowed within certain residential districts where an accessory commercial use such as a restaurant would not be appropriate. The One College Park PD was previously approved with a restaurant to be located in the southern portion of the building adjacent to the hotel facilities. Therefore, this PD amendment also proposes to specifically allow for the dormitory to be located in the same building as a restaurant. This will be best accomplished by amending Condition 3 of the PD ordinance as shown below.

Condition 3. The allowed uses on the subject property are a hotel, dormitory, parking garage, apartment units and commercial uses enumerated in Exhibit "D". The dormitory shall be allowed within the same building as the commercial uses which may include eating or drinking places open to the public. The types of uses shall be located as generally shown on the PD Layout Plan (Exhibit "C"). The development shall include between 12,000 and 14,000 square feet of commercial uses.

Petition PB-12-83 PDA
August 23, 2012

Basis for Recommendation

During the previous review by the City Plan Board and the City Commission, the One College Park PD was found to meet the criteria for Planned Development approval in Section 30-216 of the Land Development Code. The One College Park Planned Development was also found to be consistent with the City's Comprehensive Plan, particularly with Objective 4.2 regarding "the coexistence and integration of various land uses". The proposed amendment maintains the same general layout, character, and standards for regulating design and function within the urban environment. The new proposed use is consistent with the underlying land use designation for this property on the Future Land Use Map. This overall proposal is consistent with the general objectives for the Planned Development District in Section 30-211(b).

Respectfully submitted,



Ralph Hilliard
Planning Manager

Prepared by:



Scott A. Wright
Senior Planner

List of Appendices

Appendix A Application and Neighborhood Workshop

Appendix B Revised PD Report

Appendix C Revised PD Maps

C-1 – Existing Conditions Map

C-2 – PD Layout Map

C-3 – Building Elevations