



..title

PLANNED DEVELOPMENT AMENDMENT – GAINESVILLE MIXED-USE DEVELOPMENT ON NW 13TH STREET” (B)

Ordinance No. 130515; Petition PB-13-85 PDA

An ordinance of the City of Gainesville, Florida, amending the Zoning Map Atlas by rezoning to Planned Development District (PD) approximately 1.67 acres of property located at 1226 NW 3rd Avenue, 303 NW 13th Street, 1249 NW 4th Avenue and 1227 NW 4th Avenue, as more specifically described in this ordinance; adopting PD maps, a PD report, and development conditions; providing for enforcement; providing a severability clause; providing a repealing clause; and providing an effective date.

..recommendation

The City Commission adopt the proposed ordinance.

..explanation

PLANNING AND DEVELOPMENT SERVICES DEPARTMENT STAFF REPORT

This ordinance is an amendment to an existing Planned Development District (PD) located on NW 13th Street. A 0.14 acre parcel, located at 1226 NW 3rd Avenue and currently developed with a single-family residence, will be added to the southeast corner of the existing 1.53-acre PD. Both the new parcel and the approximately 0.3-acre parcel located at 1227 NW 4th Avenue are located within the University Heights Historic District-North, and both structures are considered contributing structures to the historical character of the district. The remainder of the property is developed with several small commercial buildings. The entire PD is located within the Traditional City Special Area Plan and the Fifth Avenue/Pleasant Street Redevelopment Area.

This ordinance will enable the applicant to construct a mixed-use redevelopment project that will include commercial and multi-family residential uses. The PD Report outlines the permitted uses within the development and some basic design standards. The permitted uses are a subset of the uses currently allowed by the UMU-2 zoning district, omitting certain uses such as rooming houses, day care facilities, limited automotive services, and hardware stores. The PD Report describes a 6-story building on the site that will transition to a lower height to the east adjacent to the University Heights North neighborhood. The building will use a parking garage that will be accessed from entrances on NW 3rd and 4th Avenues. Solid waste collection and freight access will be contained within the garage.

A basic layout for the site is shown on the PD Layout Map, which depicts the building envelope and setbacks from the streets and from the adjacent properties to the east. Development standards are also listed on the layout map, including the intensity of uses, maximum building height, building coverage, and setbacks. New building elevations are also included with this ordinance.

The major revisions from the existing approved PD include:

1. Reduction of the overall maximum building height from 8 stories to 6 stories, and 106 feet to 85 feet.
2. An allowance for the highest portion of the building to extend further to the east (by approximately 50 feet), and for the parking garage to extend further to the east (by approximately 75 feet). This is made possible by the incorporation of the additional parcel.
3. Removal and relocation of a second historic house from the additional parcel.
4. An increase in the maximum number of multiple-family units from 168 to 202, and an increase in the maximum number of bedrooms from 230 to 288.
5. Removal of 20,000 square feet of office, and clarification that a total of 26,000 square feet of nonresidential uses is allowed.
6. Removal of a requirement to preserve an existing 56" heritage live oak tree on the site.
7. Revision of the building elevations and removal of requirements for exterior building materials to be a combination of brick, stone and stucco.

Staff finds this proposal to meet the minimum requirements for a rezoning to the Planned Development District (PD) as specified in Section 30-213 and Section 30-216 of the Land Development Code.

After public notice was published in the Gainesville Sun on October 8, 2013, the City Plan Board held a public hearing on October 24, 2013, and by a vote of 5-1 recommended approval of the petition with certain revisions. The City Commission held a public hearing on January 16, 2014, and approved the petition by a vote of 4-3.

CITY ATTORNEY MEMORANDUM

This ordinance requires two hearings and, following adoption, shall become effective upon Planned Use District (PUD) Ordinance No. 130514 becoming effective as provided therein.

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1 **WHEREAS**, on October 24, 2013, a public hearing was held by the City Plan Board,
 2 which acts as the local planning agency pursuant to Section 163.3174, Florida Statutes, where it
 3 recommended approval of the petition with certain revisions; and

4 **WHEREAS**, on January 16, 2014, the City Commission held a public hearing and
 5 approved the petition with certain revisions; and

6 **WHEREAS**, at least ten (10) days' notice has been given once by publication in a
 7 newspaper of general circulation notifying the public of this proposed ordinance and of public
 8 hearings in the City Hall Auditorium located on the first floor of City Hall in the City of
 9 Gainesville; and

10 **WHEREAS**, public hearings were held pursuant to the notice described above at which
 11 hearings the parties in interest and all others had an opportunity to be and were, in fact, heard;
 12 and

13 **WHEREAS**, the City Commission finds that the amendments to the Planned
 14 Development District (PD) zoning for the property described herein is consistent with the City of
 15 Gainesville Comprehensive Plan and Planned Use District (PUD) Ordinance No. 130514.

16 **NOW, THEREFORE, BE IT ORDAINED BY THE CITY COMMISSION OF THE**
 17 **CITY OF GAINESVILLE, FLORIDA:**

18 **Section 1.** The Zoning Map Atlas of the City of Gainesville is amended by rezoning
 19 the following described property to Planned Development District (PD):

20 See legal description attached as Exhibit "A" and made a part hereof as if set
 21 forth in full. The location of the property is shown on Exhibit "B" for visual
 22 reference. In the event of conflict or inconsistency, Exhibit "A" shall prevail over
 23 Exhibit "B".

24 **Section 2.** The use and development of the property described in Section 1 of this
 25

1 ordinance shall be consistent with the City of Gainesville Comprehensive Plan and Planned Use
 2 District (PUD) Ordinance No. 130514, and shall be regulated by the following exhibits that are
 3 attached to this ordinance and made a part hereof as if set forth in full:

- 4 1. Exhibit “C” consisting of the following Planned Development (PD) maps:
 - 5 a. PD Layout Plan map dated October 1, 2013; and
 - 6 b. Elevations dated December 17, 2013.
- 7 2. Exhibit “D” consisting of the PD Report titled “Gainesville Mixed Use on NW
 8 13th Street Planned Development Amendment Justification Report” dated April
 9 10, 2014.

10 In the event of conflict or inconsistency, the order of precedence shall be as follows, with
 11 number 1 taking precedence over number 2 and so on: 1) the land development regulations set
 12 forth in Section 3 of this ordinance; 2) Exhibit “C”; 3) Exhibit “D”; and 4) The City’s Land
 13 Development Code.

14 **Section 3.** The use and development of the property described in Section 1 of this
 15 ordinance shall be regulated by the following land development regulations:

16 Condition 1. The permitted uses by right are as listed below. The GN, MG and Div. numbers
 17 are references to the Standard Industrial Code Classification of Uses, 1987 Edition and the
 18 references to articles are to the requirements stated in that article as set forth in the City’s Land
 19 Development Code, as may be amended or renumbered from time to time.
 20

| SIC | Uses | Conditions |
|-----|--|--|
| | Rowhouses | |
| | Multi-family dwellings (up to 100 units per acre). | An additional 25 units per acre may be added by special use permit |
| | Incidental residential accessory uses, including storage rooms, management offices, club or game rooms, and recreational and laundry facilities intended for use solely by the residents | |

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| | | |
|--------|---|--|
| | of the developments and their guests. | |
| | Consolidated apartment management offices | |
| | Bed and breakfast establishment | In accordance with article VI |
| | Day care center | In accordance with article VI |
| | Places of religious assembly | In accordance with article VI |
| | Outdoor cafes | In accordance with article VI |
| | Eating places | |
| | Research and Development in the Physical, Engineering and Life Sciences | |
| GN-074 | Veterinary services | Only within enclosed buildings and in accordance with article VI |
| MG-43 | U.S. Postal Service | |
| GN-471 | Arrangement of passenger transportation | Offices only, with no operation of passenger tours on site. |
| MG-53 | General merchandise stores | |
| MG-54 | Food stores | Excluding gasoline pumps |
| MG-56 | Apparel and accessory stores | |
| MG-57 | Home furniture, furnishing, and equipment stores | |
| MG-59 | Miscellaneous retail | Excluding GN598 Fuel Dealers |
| Div. H | Finance, insurance and real estate | Excluding cemetery subdividers and developer (IN-6553) |
| MG-72 | Personal services | Including funeral services and crematories in accordance with article VI and excluding industrial laundries (IN-7218) |
| MG-73 | Business services | Excluding outdoor advertising services (IN-7312), disinfecting and pest control services (IN-7342), heavy construction equipment rental and leasing (IN7353), and equipment rental and leasing, not elsewhere classified (IN-7359) |
| GN-525 | Hardware stores | |
| GN-701 | Hotels and motels | |
| GN-752 | Automobile parking | |
| MG-78 | Motion picture | |
| MG-80 | Health services | |

| | | |
|-------|---|--|
| MG-81 | Legal services | |
| MG-82 | Educational services | |
| MG-84 | Museums, art galleries, and botanical and zoological gardens | |
| MG-86 | Membership organization | |
| MG-87 | Engineering, accounting, research, management, and related services | |

1
2 Condition 2. The permitted uses shall be regulated within Zones A and B as depicted and
3 described in the PD Layout Plan and the PD report.
4

5 Condition 3. Drive-through facilities are prohibited. Drive-through facilities are defined as
6 facilities that provide services mechanically or personally to customers who do not exit their
7 vehicles and include, but are not limited to, banking facilities, payment windows, restaurant,
8 food or beverage sales, dry cleaning and express mail services. The following are not considered
9 drive-through facilities: auto fuel pumps and depositories that involve no immediate exchange
10 or dispersal to the customer, such as mail boxes, library book depositories, and recycling
11 facilities.
12

13 Condition 4. The location of buildings shall be located as shown on the PD Layout Plan. Minor
14 shifts in building location (up to ten feet) may be authorized during development plan review,
15 consistent with other requirements.
16

17 Condition 5. The building shall be constructed with the exterior design as generally depicted in
18 the elevations in the PD Maps. The façade of the parking structure shall be designed to be
19 consistent with the general design, texture, and colors of the principal buildings. The
20 owner/developer shall provide color elevations with notations as to building materials for review
21 and approval during development plan review.
22

23 Condition 6. The development shall meet the Community Redevelopment Agency streetscape
24 standards that are in effect at the time of development plan review for the design and materials
25 for sidewalks, crosswalks, handicap ramps, bicycle racks, and other relevant streetscape fixtures.
26 The elements of the streetscape (street trees, sidewalk, outdoor cafés and bus shelters) shall be
27 provided within the Zone B Urban Areas identified on the PD Layout Plan. The required Zone B
28 Urban Areas shall be measured from the back-of-curb to the building façade. The Zone B Urban
29 Area along NW 13th Street shall be a minimum of 15 feet, except where landscaping or street
30 trees are provided the Zone B Urban Area shall be a minimum of 20 feet. The residential floors
31 (2-6) are permitted to extend up to six feet into the Zone B Urban Area along NW 13th Street.
32 Structural features such as arcade columns shall be permitted within the Zone B Urban Area
33 along NW 13th Street. Zone B Urban Areas along NW 4th Avenue and NW 3rd Avenue shall be a
34 minimum of 11 feet.
35

36 Condition 7. Bicycle parking spaces shall be provided along the streets and in appropriate
37 locations internal to the site, at a rate of 1 space per every 4 bedrooms and 1 space per every

1 2000 feet of commercial or office floor area. The development shall also provide a minimum of
 2 10 scooter spaces.

3
 4 Condition 8. On all three street frontages, buildings shall provide a minimum of 50% glazing
 5 within the area between 3' and 8' above grade. This required glazing must be 80% transparent
 6 and shall not utilize painted glass, reflective glass or other similarly treated windows. Entrances
 7 with glazing may be counted toward meeting this minimum glazing requirement.

8
 9 Condition 9. Individual uses on the ground floor shall provide functional entrances that face the
 10 street.

11
 12 Condition 10. The first three high quality heritage trees per acre that are removed with the
 13 development shall provide a mitigation payment consistent with the requirements of the Land
 14 Development Code. The payment shall be provided prior to issuance of a certificate of
 15 occupancy.

16
 17 Condition 11. Shade street trees as listed in the Gainesville Tree List (reaching at least 40 feet
 18 in height at maturity) shall be planted every 50 feet on average along the streets abutting the PD.

19
 20 Condition 12. The vehicular entrances to the parking garage shall be located as shown on the
 21 elevations in the PD Maps. No vehicular access is permitted from NW 13th Street.

22
 23 Condition 13. A minimum 4-foot wide pedestrian pathway shall be provided through the
 24 parking garage vehicular access in order to connect the sidewalks on NW 3rd Avenue and NW 4th
 25 Avenue.

26
 27 Condition 14. A 15-foot wide Type C landscape buffer shall be planted along the site's eastern
 28 boundary. The Type C landscape buffer shall include a minimum of three (3) shade trees, three
 29 (3) understory trees, and 25 shrubs per 100 linear feet.

30
 31 Condition 15. The owner/developer shall at its expense install an FDOT approved traffic
 32 separator on NW 13th Street from NW 3rd Avenue to NW 5th Avenue along the existing center
 33 turn lane. The traffic separator will generally be a 2-foot-wide concrete separator for the entire
 34 length with a full width median separator at the center of the block for a distance of
 35 approximately 100 feet. The final design of the traffic separator shall be subject to review and
 36 approval by the FDOT by permit.

37
 38 Condition 16. Prior to receiving a certificate of occupancy, the owner/developer shall improve
 39 NW 12th Drive from NW 4th Avenue to NW 5th Avenue as stated below. These improvements
 40 are required due to operational or safety issues and will not count toward Transportation
 41 Mobility Program requirements or other transportation mitigation program requirements.

- 42
 43 (1) The developer shall evaluate whether the typical section including pavement
 44 widths, thickness and the non-curbed condition can support the projected traffic
 45 loading for two-way travel. If found to be insufficient, the typical section shall be

1 widened and a structural course overlay and curbing of the entire roadway length
2 may be required.

3
4 (2) A 6-foot-wide sidewalk shall be installed along one side of the street.

5
6 (3) The northern terminus (approximately 25 feet) of the roadway shall be re-graded
7 to eliminate the valley gutter and dip. Type F curb-and-gutter radius returns shall
8 be installed at the intersection with NW 5th Ave.
9

10 Condition 17. Due to the development's location in the University of Florida Context Area,
11 prior to final development plan approval, the owner/developer shall sign a Context Area Transit
12 Agreement meeting the Transportation Mobility Element Policy 10.1.14 requirements for the
13 proposed number of multi-family units.
14

15 Condition 18. Plans depicting construction staging areas must be provided during development
16 plan review. Construction staging shall be contained on the property to the extent possible. The
17 owner/developer shall notify the construction contractors that all construction vehicles shall
18 enter the site only from NW 3rd Avenue or NW 4th Avenue via NW 13th Street, as approved by
19 the City Public Works Department, and shall not travel to or from the site along the
20 neighborhood streets to the east of the site.
21

22 Condition 19. If completion of the footer and vertical construction has not commenced within
23 one year after the existing buildings have been removed from the site, the site shall be planted
24 with grass and properly maintained.
25

26 Condition 20. The removal and relocation of the two historic contributing structures on the site
27 shall require approval from the Historic Preservation Board.
28

29 Condition 21. The elevation of the parking structure shall be designed to minimize lighting
30 impacts on adjacent residential properties and incorporate architectural and landscape elements
31 to create a façade that more closely resembles a building rather than open levels of a parking
32 garage. The elevations for structures located within the University Heights North Historic
33 District shall receive approval from the Historic Preservation Board prior to final development
34 plan approval. Elevations shall be generally consistent with those included in this ordinance, but
35 elevation details and materials may be revised by the Historic Preservation Board and/or
36 Development Review Board without amending this ordinance.
37

38 **Section 4.** The development terms and conditions in this ordinance shall remain effective
39 until such time as, upon either the City or the property owner filing a rezoning petition, the City
40 adopts an ordinance rezoning the property described in Section 1 of this ordinance to another zoning
41 district consistent with the Comprehensive Plan and Land Development Code.

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1 **Section 5.** Any person who violates any provision of this ordinance shall be deemed guilty
2 of a municipal ordinance violation and shall be subject to fine or imprisonment as provided by
3 Section 1-9 of the Gainesville Code of Ordinances. Each day a violation occurs or continues,
4 regardless of whether such violation is ultimately abated or corrected, shall constitute a separate
5 offense.

6 **Section 6.** If it is determined by the City Manager that a violation of this ordinance exists,
7 the City Manager may issue and deliver an order to cease and desist from such violation in order to
8 correct a violation, to preclude occupancy of the affected building or area, or to vacate the premises.
9 The City Manager, through the City Attorney, may seek an injunction in a court of competent
10 jurisdiction and seek any other remedy available at law.

11 **Section 7.** The City Manager or designee is authorized and directed to make the necessary
12 changes to the Zoning Map Atlas to comply with this ordinance.

13 **Section 8.** If any word, phrase, clause, paragraph, section or provision of this ordinance
14 or the application hereof to any person or circumstance is held invalid or unconstitutional, such
15 finding shall not affect the other provisions or applications of this ordinance that can be given
16 effect without the invalid or unconstitutional provision or application, and to this end the
17 provisions of this ordinance are declared severable.

18 **Section 9.** Ordinance No. 100897 is hereby superseded in its entirety and is hereby
19 repealed effective on the effective date of this ordinance. All other ordinances or parts of
20 ordinances in conflict herewith are to the extent of such conflict hereby repealed effective of the
21 effective date on this ordinance.

1 **Section 10.** This ordinance shall become effective upon Ordinance No. 130514 becoming
2 effective as provided therein.

3

4 **PASSED AND ADOPTED** this ____ day of _____, 2015.

5

6

7

8

9

EDWARD B. BRADDY
MAYOR

10

11 Attest:

Approved as to form and legality:

12

13

14

KURT M. LANNON
CLERK OF THE COMMISSION

NICOLLE M. SHALLEY
CITY ATTORNEY

17

18 This ordinance passed on first reading this ____ day of _____, 2015.

19

20 This ordinance passed on second reading this ____ day of _____, 2015.



*Focused on Excellence
Delivered with Integrity*

LEGAL DESCRIPTION

September 3, 2013

PROJECT NO: 13-0305
DESCRIPTION FOR: OVERALL DESCRIPTION

DESCRIPTION FOR TAX PARCEL(S): 14012-000-000, 14038-000-000, 14044-000-000
(OFFICIAL RECORDS BOOK 3826, PAGE 2134)

A PARCEL OF LAND IN SECTION 5, TOWNSHIP 10 SOUTH, RANGE 20 EAST, IN THE CITY OF GAINESVILLE, ALACHUA COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

FOR A POINT OF BEGINNING, COMMENCE AT THE NORTHWEST CORNER OF LOT 4, BLOCK 3, OF BELLAH'S SUBDIVISION, A SUBDIVISION AS PER PLAT THEREOF, RECORDED IN PLAT BOOK "C", PAGE 77 OF THE PUBLIC RECORDS OF ALACHUA COUNTY, FLORIDA, SAID POINT ALSO BEING THE INTERSECTION OF THE EAST RIGHT OF WAY LINE OF NW 13TH STREET (80' RIGHT OF WAY) WITH THE SOUTH RIGHT OF WAY LINE OF NW 4TH AVENUE (40' RIGHT OF WAY); THENCE RUN NORTH 89°32'21" EAST ALONG THE SOUTH RIGHT OF WAY LINE OF SAID NW 4TH AVENUE, FOR 299.62 FEET TO THE NORTHEAST CORNER OF LOT 1 OF SAID BELLAH'S SUBDIVISION; THENCE RUN NORTH 89°11'10" EAST, CONTINUING ALONG SAID SOUTH RIGHT OF WAY LINE, FOR 70.85 FEET TO THE NORTHEAST CORNER OF LOT 5 OF SHELLIE COURT, A SUBDIVISION AS PER PLAT THEREOF, RECORDED IN PLAT BOOK "C", PAGE 61 OF SAID PUBLIC RECORDS; THENCE RUN SOUTH 01°10'41" EAST, ALONG THE EAST LINE OF SAID LOT 5, FOR 100.14 FEET TO THE SOUTHEAST CORNER OF SAID LOT 5; THENCE RUN SOUTH 89°12'22" WEST, ALONG THE SOUTH LINE OF SAID LOT 5 AND AN EXTENSION THEREOF, 71.24 FEET TO THE NORTHEAST CORNER OF LOT 7 OF SAID BELLAH'S SUBDIVISION; THENCE RUN SOUTH 00°15'21" WEST, ALONG THE EAST LINE OF SAID LOT 7, FOR 99.62 FEET TO THE NORTH RIGHT OF WAY LINE OF NW 3RD AVENUE (30' RIGHT OF WAY); THENCE RUN SOUTH 89°26'23" WEST, ALONG SAID NORTH RIGHT OF WAY, FOR 73.04 FEET TO THE SOUTHWEST CORNER OF SAID LOT 7; THENCE RUN NORTH 00°33'42" EAST, ALONG THE WEST LINE OF SAID LOT 7, FOR 59.86 FEET; THENCE RUN SOUTH 89°32'21" WEST, FOR 7.30 FEET; THENCE RUN SOUTH 00°33'42" WEST, FOR 59.85 FEET TO THE AFORESAID NORTH RIGHT OF WAY LINE; THENCE RUN SOUTH 89°30'05" WEST, ALONG SAID NORTH RIGHT OF WAY LINE, FOR 205.00 FEET; THENCE RUN NORTH 64°22'42" WEST, FOR 11.22 FEET; THENCE RUN NORTH 00°28'51" EAST, FOR 5.06 FEET; THENCE RUN SOUTH 89°30'05" WEST, FOR 10.00 FEET TO THE AFOREMENTIONED EAST RIGHT OF WAY LINE OF NW 13TH STREET; THENCE RUN NORTH 00°26'47" WEST, FOR 190.00 TO THE POINT OF BEGINNING.

AND

ALLEY DESCRIPTION (DEED BOOK 220, PAGE 468)

BEGIN AT THE SOUTHEAST CORNER OF LOT 7, BLOCK 3, OF BELLAH'S SUBDIVISION IN GAINESVILLE, FLORIDA, AND RUN NORTH 100 FEET ALONG THE EAST LINE OF SAID LOT 7, RUN THENCE EAST 5 FEET, RUN THENCE SOUTH 100 FEET TO THE NORTH LINE OF COURT STREET, RUN THENCE WEST ALONG THE NORTH LINE OF COURT STREET 5 FEET TO POINT OF BEGINNING.

AND

LOT 14 DESCRIPTION (OFFICIAL RECORDS BOOK 4185 , PAGE 1008)

LOT 14, SHELLIE COURT, A SUBDIVISION AS PER PLAT THEREOF, RECORDED IN PLAT BOOK C, PAGE 61, OF THE PUBLIC RECORDS OF ALACHUA COUNTY, FLORIDA.

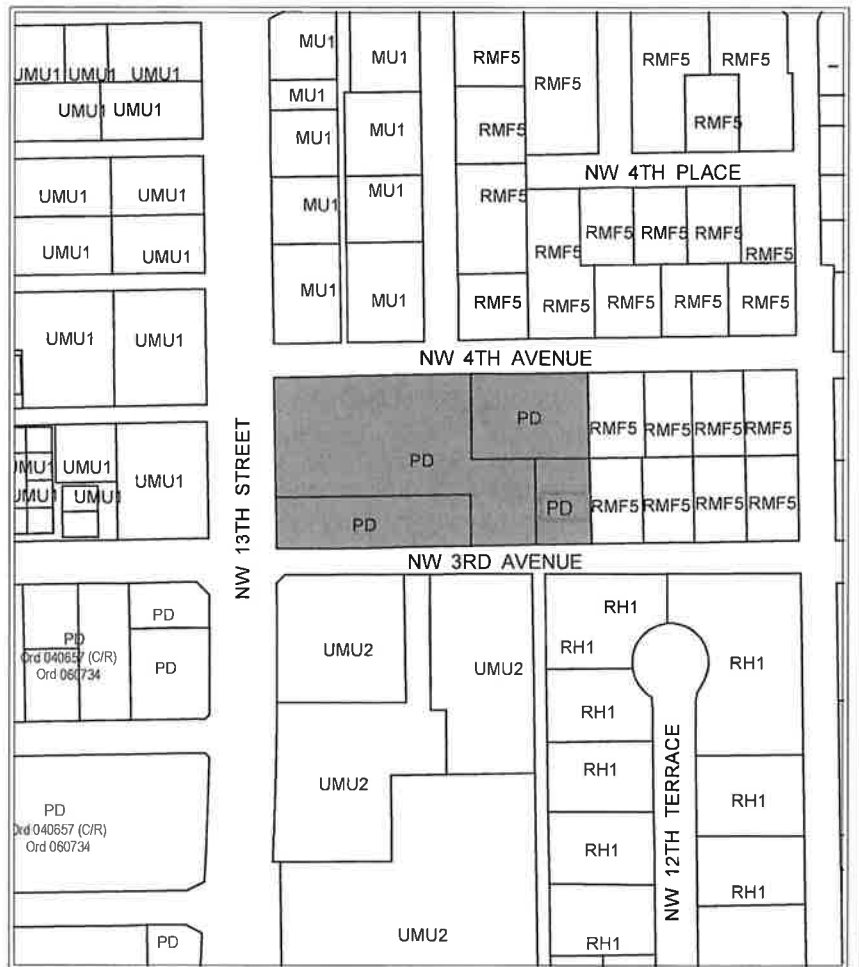
ALSO: A 5 FOOT STRIP OF LANDS LYING ADJACENT TO THE WEST SIDE OF SAID LOT 14 OF SHELLIE COURT, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE SOUTHWEST CORNER OF SAID LOT 14 OF SHELLIE COURT, THENCE RUN WEST ALONG THE WESTERLY PROLONGATION OF THE SOUTH LINE OF SAID LOT 14 A DISTANCE OF 5 FEET, THENCE RUN NORTH PARALLEL TO THE WEST LINE OF LOT 14 TO A POINT ON THE WESTERLY PROLONGATION OF THE NORTH LINE OF SAID LOT 14, THENCE RUN EAST 5 FEET ALONG THE WESTERLY PROLONGATION OF THE NORTH LINE OF SAID LOT 14 TO THE NORTHWEST CORNER OF SAID LOT 14, THENCE RUN SOUTH ALONG THE WEST LINE OF SAID LOT 14 TO THE POINT OF BEGINNING.

City of Gainesville Zoning Districts

- RMF-5 12 units/acre Single-Family/Multiple-Family Residential
- RH-1 8-43 units/acre Residential High Density
- MU-1 8-30 units/acre Mixed Use Low Intensity
- UMU-1 Up to 75 units/acre Urban Mixed-Use
- UMU-2 Up to 100 units/acre Urban Mixed-Use
- PD Planned Development

Exhibit "B" to Ordinance No. 130515
page 1 of 2




Division line between two zoning districts

Area
under petition
consideration



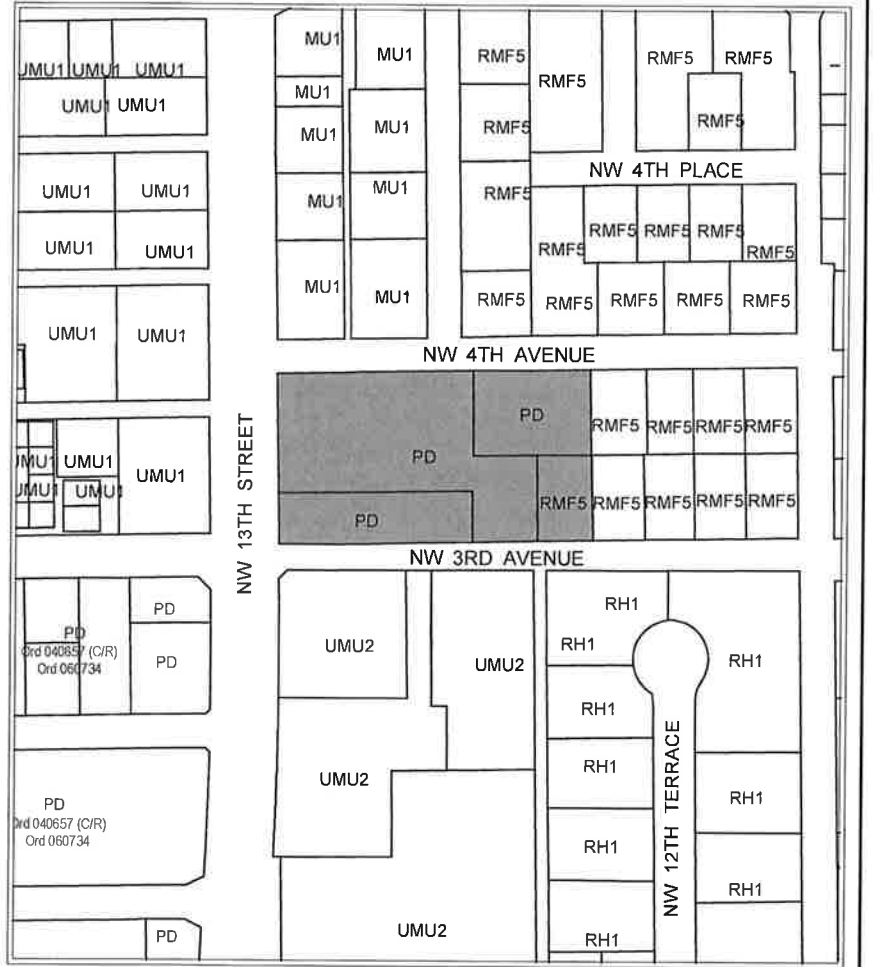
PROPOSED ZONING

|  No Scale | Name Causseaux, Hewett & Walpole, Inc agent for RBLWP Parcel D, LLC and Bruce and Kristin Hawkins | Petition Request Amend an existing PUD to allow construction of a mixed-use development and rezone parcel from RMF-5 to Planned Development (PD). | Petition Number PB-13-85 PDA |
|---|---|--|--|
|---|---|--|--|

**City of Gainesville
Zoning Districts**

- RMF-5 12 units/acre Single-Family/Multiple-Family Residential
- RH-1 8-43 units/acre Residential High Density
- MU-1 8-30 units/acre Mixed Use Low Intensity
- UMU-1 Up to 75 units/acre Urban Mixed-Use
- UMU-2 Up to 100 units/acre Urban Mixed-Use
- PD Planned Development


Exhibit "B" to Ordinance No. 130515
page 2 of 2



Area under petition consideration

Division line between two zoning districts

EXISTING ZONING

|  No Scale | Name | Petition Request | Petition Number |
|---|--|---|-----------------|
| | Causseaux, Hewett & Walpole, Inc agent for RBLWP Parcel D, LLC and Bruce and Kristin Hawkins | Amend an existing PUD to allow construction of a mixed-use development and rezone parcel from RMF-5 to Planned Development (PD). | PB-13-85 PDA |

PD LAYOUT PLAN

DEVELOPMENT DATA

| | |
|-----------------------------|------------------------------------|
| TOTAL SITE AREA | = 31.89 ACRES |
| ZONE A (MIN. BUILDING AREA) | = 21.48 ACRES; 66.4% OF TOTAL SITE |
| ZONE B (MAX. URBAN AREA) | = 10.17 ACRES; 31.9% OF TOTAL SITE |
| ZONE C (TYPE 'C' BUFFER) | = 0.24 ACRES; 0.8% OF TOTAL SITE |

| | |
|--------------------------|--|
| APPROVED USE ARE | (Square footage may vary 2.5% to accommodate building footprint) |
| INDUSTRIAL | = 202 DWELLING UNITS |
| MULTI-FAMILY RESIDENTIAL | = 26,000 SQUARE FEET |
| NON-RESIDENTIAL* | |

MAX. BUILDING HEIGHT = AS SHOWN ON PLAN

MAX. IMPERVIOUS AREA = 1.00 ACRES; 100% OF TOTAL SITE

MIN. URBAN AREA REQUIREMENTS:

FRONT = 15 to 20 FEET

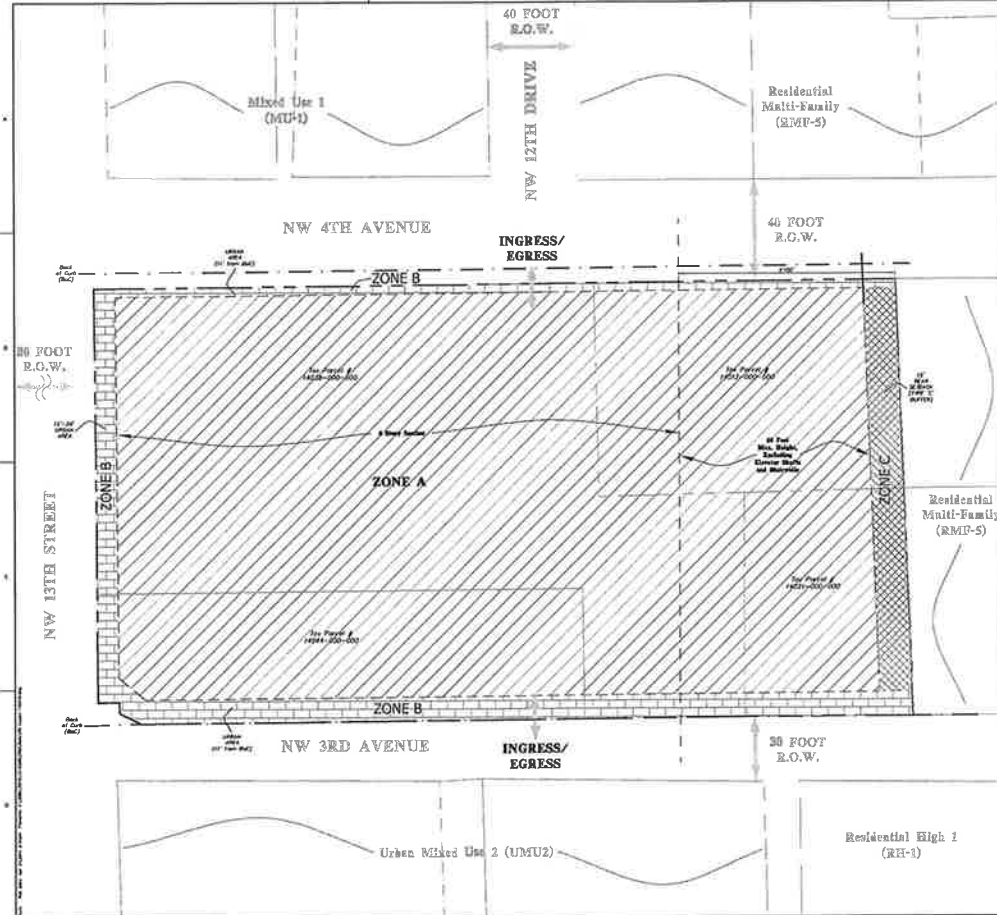
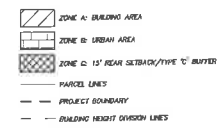
SIDE = 11 FEET

REAR SETBACKS = 15 FEET

*THE LEASING OFFICE WILL NOT COUNT AGAINST THE PERMITTED NON-RESIDENTIAL SQUARE FOOTAGE.

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 SHALL BE MEASURED FROM THE BACK-OF-CURB TO THE REAR FACADE. PERMITTED USES SHALL BE OUTDOOR DINING AND COMMERCE THAT ARE ANCILLARY TO ON-SITE USES, PEDESTRIAN AND VEHICULAR CIRCULATION, A BUS STOP, LANDSCAPING AND UTILITIES. PUPS THAT COLLECT AND RELOCATE STORMWATER MAY BE LOCATED IN ZONE B. HOMELESS SHELTERS MAY NOT BE SITUATED IN ZONE B.
- REQUIRED URBAN AREAS SHALL BE MEASURED FROM THE BACK-OF-CURB TO THE REAR FACADE. THE URBAN AREA ALONG NW 13TH STREET SHALL BE A MINIMUM OF 15 FEET EXCEPT WHERE LANDSCAPING AND/OR STREET TREES ARE PROVIDED. THE URBAN AREA ALONG NW 4TH AVENUE AND NW 3RD AVENUE SHALL BE A MINIMUM OF 11 FEET.
- SETBACKS WILL BE A MINIMUM OF TEN FEET (10') WIDE ALONG NW 12TH STREET AND SEVEN FEET (7') WIDE ALONG NW 3RD AND 4TH AVENUES, CONSISTENT WITH THE UNIVERSITY HEIGHTS OVERLAY.
- PREDICTED TRIP GENERATION IS BASED ON THE FOLLOWING FIGURES:
 AM PEAK HOUR = 48 TRIPS
 PM PEAK HOUR = 51 TRIPS
 ANNUAL AVERAGE DAILY TRIPS = 83 TRIPS
- LOADING ZONES AND SOLID WASTE FACILITIES WILL BE LOCATED WITHIN THE COLONNAD, INTERNAL PARKING GARAGE, MECHANICAL EQUIPMENT SHALL BE LOCATED ON THE BUILDING'S ROOF, IF FEASIBLE.
- NON-RESIDENTIAL USES SHALL NOT BE PERMITTED EAST OF THE NW 12TH STREET RIGHT-OF-WAY.
- THE BUILDING'S HEIGHT WILL TRANSITION FROM SIX (6) STORES TOWARDS NW 12TH STREET TO A 80' MAXIMUM HEIGHT WITHIN 8100' OF THE EASTERN PROPERTY BOUNDARY.



CHW
 Engineering • Surveying • Planning
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CHW
 PROJECT NO. 140813G
 SHEET NO. 1 OF 1

Elevations
Mixed Use Development
Gainesville, Florida



View From NW 13th St.

Elevations
Mixed Use Development
Gainesville, Florida



View From NW 4th Ave

Elevations
Mixed Use Development



View From NW 3rd Ave

Elevations
Mixed Use Development
Gainesville, Florida



View From East

Exhibit "C" to Ordinance No. 130515
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