

City of  
**Gainesville**



**Shoppes at Pinewood PD Amendment  
LD22-000006  
Legistar #211143**

**City Commission  
July 21, 2022  
Jason Simmons**



# Site Information & PD Amendment Request

**Location:** SW corner of US 441 and NW 23<sup>rd</sup> Terrace.

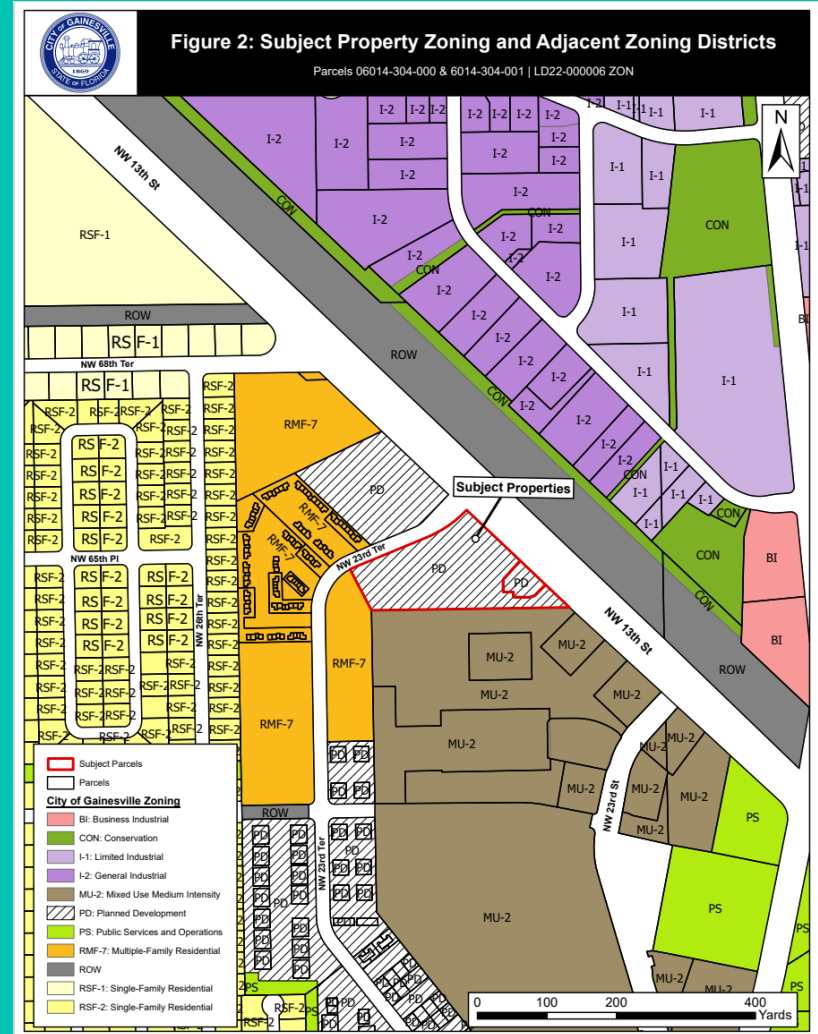
**Address:** 6510 NW 13<sup>th</sup> Street (Carpet Store), 6520 & 6530 NW 13<sup>th</sup> Street.

**Size:** Approximately 5.28± acres

**Land use:** Planned Use District (PUD)

**Zoning:** Planned Development (PD)

**Request:** Allow mini-warehouse/self-storage facility as a permitted use within the PD; allow maximum building area SF to increase from 46,000 SF to 90,000 SF to accommodate self-storage facility.





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- Request is to amend Planned Development Ordinance (Ord. 050487) in order to allow a mini-warehouse/self-storage facility as a permitted use.
- Increase the allowed maximum building area square footage from 46,000 square feet to 90,000 square feet, in order to accommodate the self-storage facility.
- Property has been a PD since 1991, when the Gainesville City Commission approved a land use and zoning change on the property for a Planned Development by Zach's Level Builders (Ordinance number 0-91-05).
- Intensity of development proposed for the site was equivalent to a "neighborhood shopping center."
- The PD was not developed and the PD ordinance expired after 5 years.
- In 2006, a revision to the previously approved PD was adopted under ordinance 0-06-25.
- Phase 1 of the revised PD has been completed, including the storm water management facilities and internal access drives. In addition, a commercial building was also constructed for a carpet and flooring store.

For Phase 2 the property owner is proposing a self-storage facility be developed on one of the existing building pads and a retail commercial use on the second vacant building pad. Commercial business and retail development is currently allowed in the PD, consistent with the City of Gainesville General Business (BUS) zoning district. The proposed amendment to add a mini-warehouse/self-storage facility as a use would supplement the current allowed uses in the PD.

**Proposed amendments to Ordinance 050487 include:**

Section 4. The following additional conditions, restrictions and regulations shall apply to the development and use of the land:

Except as expressly provided in this ordinance, the Planned Development shall be governed as if it were zoned BUS (General business district).

**The permitted uses are ~~only~~ those uses permitted by right within the BUS: General business district, and also including Mini-warehouses, self-storage as a permitted use by right in the development.**

~~11. \_\_\_\_\_ The owner/developer shall construct a bus shelter that is architecturally compatible with the buildings constructed on the subject property. The bus shelter shall be placed on or off site in a location that is accessible to the existing City bus stop within the Northwest 23<sup>rd</sup> Terrace right-of-way. In either case, the bus shelter shall be subject to the review and approval of the City's Director of the Regional Transit System. Construction of the bus shelter shall be completed prior to the issuance of any Certificate of Occupancy for any building on the subject property.~~

**Proposed amendments to Shoppes at Pinewood Planned Development Report include:**

**B. Compliance with Zoning Objectives, Goals & Policies of Comprehensive Plan and Future Land Use Map.**

**3. Zoning Objectives & Justification for Rezoning**

...Some of the proposed uses allowed within the PD are as follows:

Eating places, Outdoor café, Places of religious assembly, Veterinary services, Repair service for household needs, Printing, publishing and related services, U.S. Postal service, Communications, Paint, glass and wallpaper stores, Hardware stores, Retail nurseries, lawn & garden supply stores, General merchandise stores, Food stores, Auto and home supply stores, Apparel and accessory stores, Home furniture, furnishings and equipment stores, Carpet, tile and floor coverings stores, Miscellaneous retail, Finance, insurance, and real estate services, Retail banking services, Personal services, Business services, Miscellaneous services, Motion pictures, Amusement and recreation services, Sporting goods stores and bicycle shops, Health services, Legal services, Educational services, Social services, Museums and art galleries, Membership organizations, Engineering, accounting, research, management and related services, Alcoholic beverage establishments, associated drive-through facilities, mini-warehouse/self-storage facility, and accessory uses customarily incidental to a permitted principal use.

**C. Statistical Information**

Total Site acreage: 5.28 ac +/- (229,945 SF +/-)

Maximum Building Area: ~~20% of Total Site Area~~ 90,000 ~~46,000~~ SF

Maximum Impervious Ground Coverage: 60% of Total Site Area (138,000 SF)

Minimum open space: 40% of the Total Site Area

Land Uses Allowed: All uses listed on page 3 above and uses allowed in the BUS zoning district, and mini-warehouse/self-storage use.

Building Area Allowable: 90,000 ~~46,000~~ SF

Use Areas:

Building Area Footprint: no greater than 46,000 SF (1.06 ac)

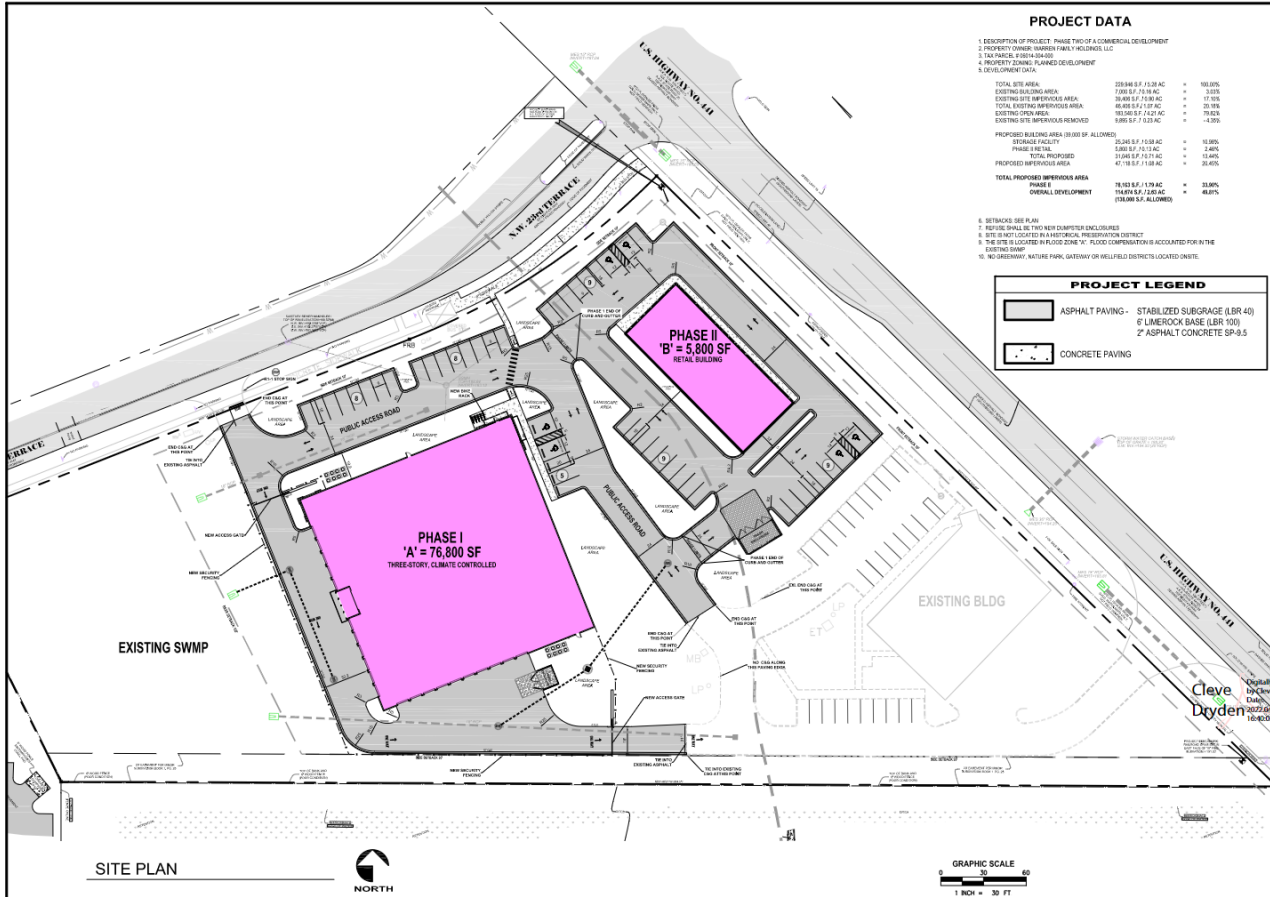
(Based on Building Area definition per City Planning)

Parking & Sidewalk Area: 92,000 SF (2.11 ac).

Publicly owned usable open space, recreational areas, and plazas: 0.0 ac.

Common area usable open space, recreational area, and plazas (Minimum area): 0% of mixed use area (0 SF)





**PROJECT DATA**

- DESCRIPTION OF PROJECT: PHASE TWO OF A COMMERCIAL DEVELOPMENT
- PROPERTY OWNER: MARSH FARM HOLDINGS LLC
- TAX PARCEL: 14044-004-000
- PROPERTY ZONING: PLANNED DEVELOPMENT
- DEVELOPMENT DATA:
  - TOTAL SITE AREA: 228,940 S.F. / 3.28 AC = 188.00%
  - EXISTING BUILDING AREA: 7,000 S.F. / 0.10 AC = 3.03%
  - EXISTING SITE IMPROVEMENT AREA: 30,000 S.F. / 0.43 AC = 13.15%
  - TOTAL EXISTING IMPROVEMENT AREA: 37,000 S.F. / 0.53 AC = 16.18%
  - EXISTING OPEN AREA: 191,940 S.F. / 2.75 AC = 81.82%
  - EXISTING SITE IMPROVEMENTS REMOVED: 4,000 S.F. / 0.06 AC = 1.75%
- PROPOSED BUILDING AREA (30.00 SF ALLOWED):
  - STORAGE FACILITY: 32,000 S.F. / 0.46 AC = 14.00%
  - PHASE I RETAIL: 43,800 S.F. / 0.63 AC = 18.24%
  - TOTAL PROPOSED: 75,800 S.F. / 1.09 AC = 32.24%
  - PROPOSED IMPROVEMENT AREA:
    - PHASE I: 18,100 S.F. / 0.26 AC = 7.91%
    - PHASE II: 14,700 S.F. / 0.21 AC = 6.42%
    - OVERALL DEVELOPMENT: 32,800 S.F. / 0.47 AC = 14.33%
- REMARKS: SEE PLAN
- PAVING SHALL BE TWO NEW DUMPSTER ENCLOSURES
- SITE IS NOT LOCATED IN HISTORIC PRESERVATION DISTRICT
- THE SITE IS LOCATED IN FLOOD ZONE "X"; FLOOD COMPENSATION IS ACCOUNTED FOR IN THE EXISTING SWMP
- NO GREENWAY, NATURE PARK, GATEWAY OR WETLAND DISTRICTS LOCATED ON-SITE

**PROJECT LEGEND**

- ASPHALT PAVING - STABILIZED SUBGRADE (LBR 40)  
6" LIMEROCK BASE (LBR 100)  
2" ASPHALT CONCRETE SP-8.5
- CONCRETE PAVING

**CONSOLIDATED DESIGN PROFESSIONALS**  
 2940 Kary Forest Parkway  
 Suite 101  
 Tallahassee, FL 32309  
 Telephone: 904-299-3966  
 Fax: 904-299-5863

Construction Documents  
 PREPARED FOR:  
**PREMIER COMMERCIAL GROUP**

#	DATE & BY
1	4.18.22 PEE COMMENTS

STORAGE & SHOPS  
 PHASE 2 PLANNED DEVELOPMENT FOR SHOPPES @ PINEWOOD  
 Section 13, Township 9 S  
 Range 19 E  
 City of Galveston  
 County of Alachua  
 State of Florida

**811**  
 Know what's below  
 Call before you dig.  
 Dial 811  
 Or Call 866-263-7411

**STATE OF FLORIDA**  
 PROFESSIONAL ENGINEER  
 No. 00177  
 State of Florida  
 License No. 18262

DATE: JAN. 12, 2017  
 PROJECT NO.: 210604  
 DRAW FILE: 20072.009  
 SCALE: 1/8"=1'-0"

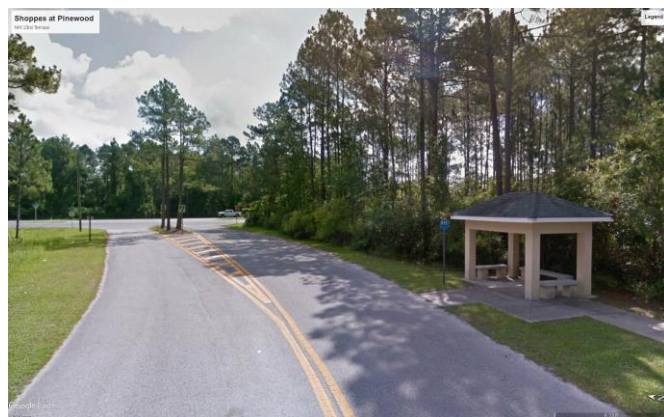
**SITE PLAN C 3.0**

SITE PLAN









Looking East at Bus Stop & US 441



Storm Water Pond



Shopping Center



Looking South at driveway into the site



Looking North into site from shopping center



Looking NW at shopping center storm water pond, subject property & MF area

# Rezoning Criteria

- 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.



# Review Criteria for Planned Development Applications

- 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.





Figure 2: Subject Property Zoning and Adjacent Zoning Districts

Parcels 06014-304-000 & 6014-304-001 | LD22-000006 ZON



Staff Recommends Approval of Petition LD22-000006 with the provisions of the previously adopted ordinance still in effect except where amended by this petition and with the condition that the request for additional square footage allowed for building area be limited to the mini-warehouse/self-storage facility and not allowed for any of the other uses in the PD.

Approve LD22-000006

Recommend to the City Commission adoption of Ordinance 211143

**Thank You**