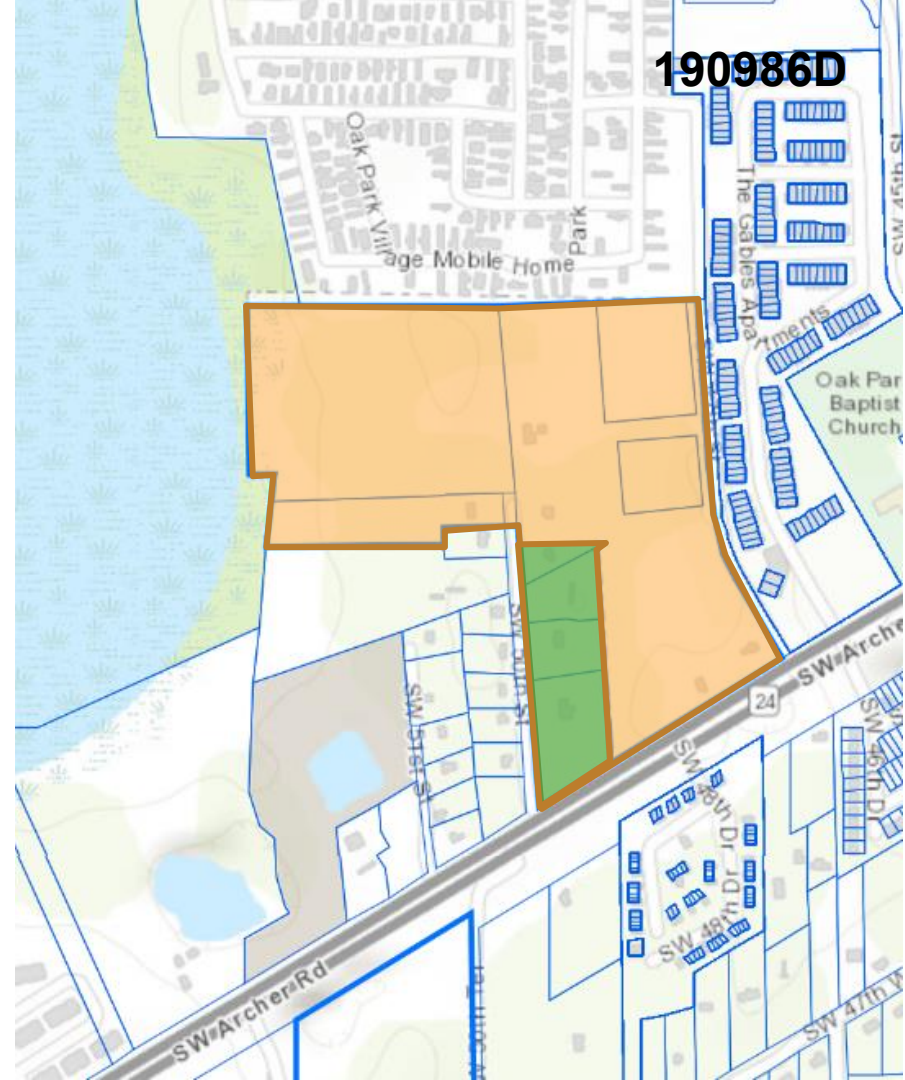


City of
Gainesville

PB-19-151 ZON
Zoning Change
Legistar #190987

Department of Sustainable Development
Juan Castillo
2/27/2020



Zoning Change PD Amendment

Location: North of SW Archer Rd between SW 50th St. and SW 47th St.

Current Use: NSF Medical Facilities, Vacant

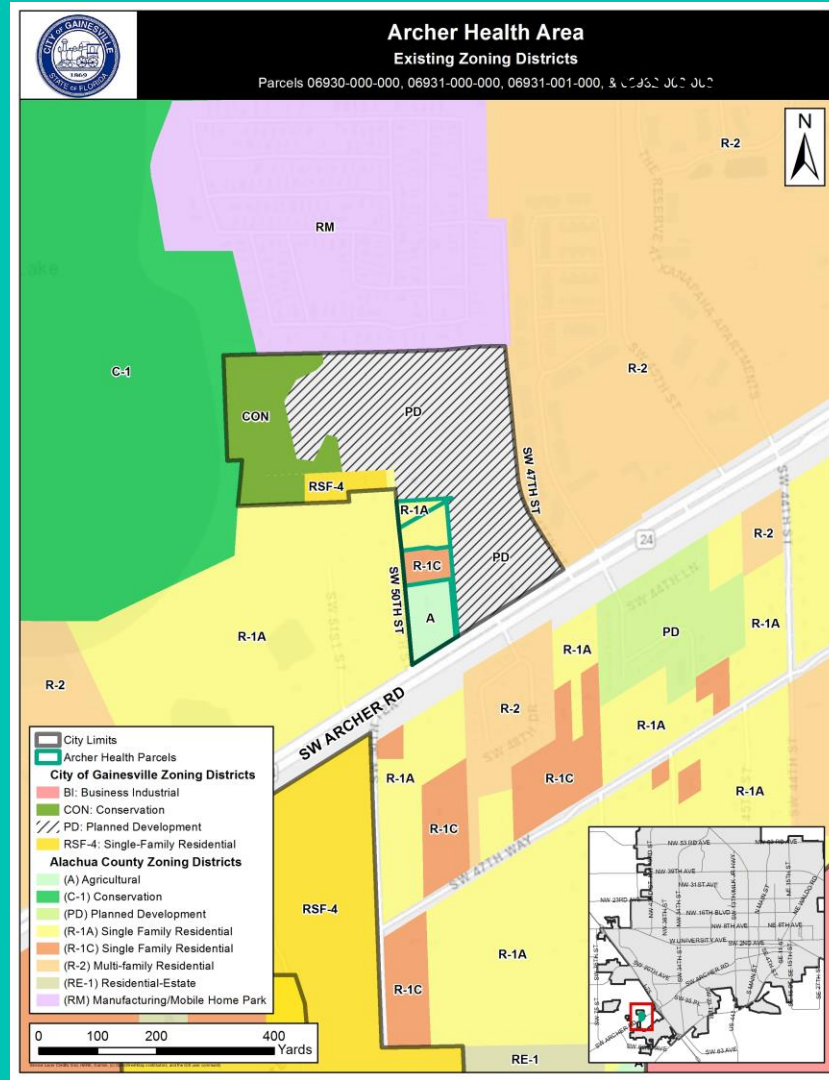
Property Size: Approximately 27 acres

Current Zoning: Alachua County R-1A (1-4

DU/A), R-1C (1-4 DU/A) and Agriculture

Proposed Zoning: City of Gainesville Planned Development (PD) and amend PD document.

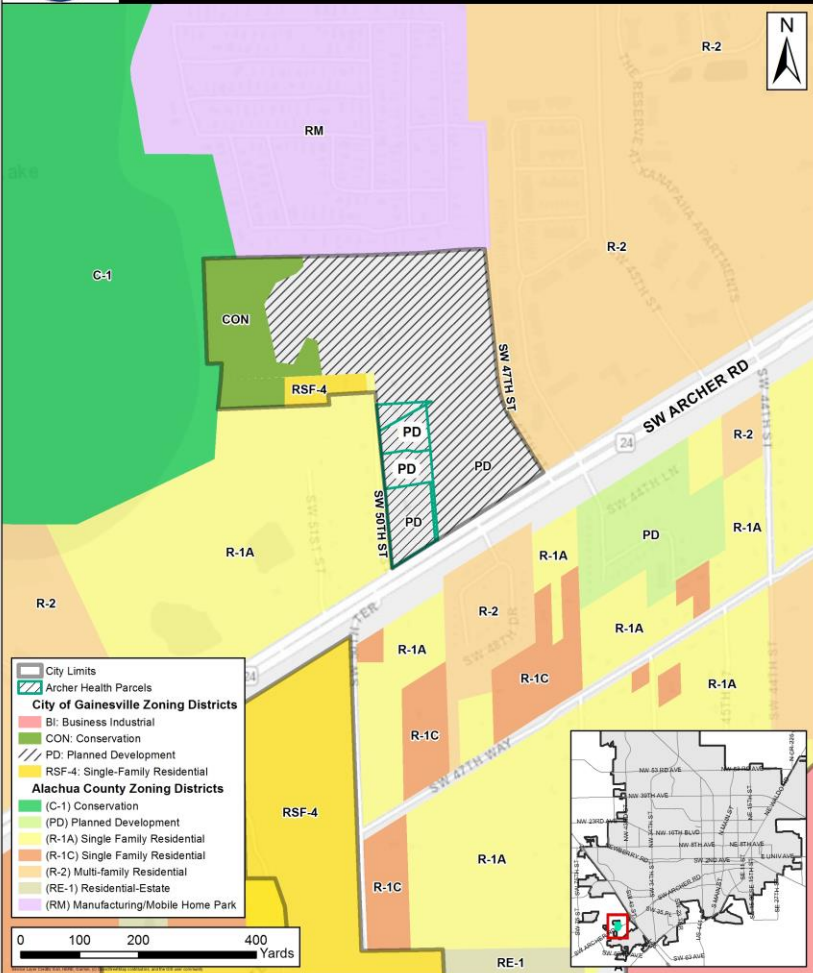
Size of Annexed Portion: 4.3 acres





Archer Health Area Proposed Zoning Districts

Parcels 06930-000-000, 06931-000-000, 06931-001-000, & 06932-000-000



Staff Recommendation: Approval ^{190986D}

Meets Rezoning Criteria Sec. 30-3.14

Meets Planned Development Review Criteria Sec. 30-3.17 & Sec. 30-3.21

PD Amendments

- **Condition 2.** Change to maximum ALF beds from 130 to 235
- **Condition 11.** Language separating requirements of area B from area C
- **Condition 12.** Building orientation in area C, min and max set backs (85 ft. min – 145 ft. max)
- **Condition 13.** Met conditions and buffer requirements for SW 50th street
- **Condition 15.** Adding stormwater requirements to area C

Date	Action
2/27/20	Petition heard by City Plan Board
TBD	Petition heard by City Commission
TBD	Second reading of petition/ordinance

Thank You

Condition 1. Change to language to correct grammatical error.

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The permitted uses by right are as listed below. The GN numbers are references to the Standard Industrial Code, 1987 Edition, classification of uses.

- A. *Beauty Shops (GN 723)*
- B. *Barber Shops (GN 724)*
- C. *Offices and clinics of Doctors of Medicine (GN 801)*
- D. *Offices and clinics of Dentists (GN 802)*
- E. *Offices and clinics of Doctors of Osteopathy (GN 803)*
- F. *Offices and clinics of other Health Practitioners (GN 804)*
- G. *Nursing and Personal Care Facilities (GN 805)*
- H. *Medical and dental laboratories (GN 807)*
- I. *Home Health Care Services (GN 808)*
- J. *Miscellaneous health and allied services not elsewhere classified (GN 809)*
- K. *Rehabilitation Centers, defined as a facility providing professional care, nonresident only, for those requiring therapy, counseling or other rehabilitative services related to alcohol abuse, physical disabilities, mental retardation or similar problems.*
- L. *Assisted Living Facility, defined as any building or buildings, section or distinct part of a building, private home, boarding home, home for the aged, or other residential facility, whether operated for profit or not, which is licensed by the state and undertakes through its ownership or management to provide housing, meals, and one or more personal services for a period exceeding 24 hours to one or more adults who are not relatives of the owner or administrator.*
- M. *Community Residential Homes over 14 persons, defined as a dwelling unit licensed by the state which provides a living environment for residents who operate as the functional equivalent of a family, including such supervision and care by supportive staff as may be necessary to meet the physical, emotional and social needs of the residents. This definition does not include foster family homes for children, rooming or boarding homes, clubs, dormitories, fraternities, sororities, monasteries or convents, hotels, residential treatment facilities (Levels I, III or V), nursing homes, emergency shelters, social service homes or halfway houses, or residences for destitute people.*
- N. *Accessory uses determined by the City to be uses customary and clearly incidental to the permitted uses listed as A through M above.*

Condition 2. Change to Maximum Intensity of Assisted Living Facility beds from 130 to 235.

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PHASE	USE	MAXIMUM INTENSITY
I	Skilled Nursing Facility and Administrative Offices for the Skilled Nursing Facility (the square footage of	180 Beds



	such offices will be deducted from the overall 75,000 gross square feet allowed for such uses in this PD)	
II	Assisted Living Facility Medical Offices Physical Therapy Dialysis Center Administrative Offices for the Skilled Nursing Center, Assisted Living Facility, Physical Therapy and/or Dialysis Center	235 Beds 75,000 Gross Square Feet

Condition 3. No change.

Condition 4. Change to the building orientation language to ascertain applicable window glazing requirements.

“Building facades oriented towards Archer Road and SW 47th Street shall have non-reflective, transparent windows or glazed area covering at least 25 percent of their surface area at pedestrian level (between 3 feet above grade and 8 feet above grade) on the first floor. Operable entrance doors shall be included in the calculation of total surface area for purposes of glazing.”

Condition 5. Change to language to reflect current naming of Mobility Program Area (TMPA) and phasing schedule.

“The PD is located in Zone D of the Transportation Mobility Program Area (TMPA). Prior to the second reading of this ordinance, the owner/developer shall sign a TMPA Zone D Agreement or agreement for transportation mitigation based on the program in effect at that time.”

Condition 6. No change.

Condition 7. Change to language to reflect current naming of Engineering Design and Construction Manual.

“The development shall incorporate an internal network of sidewalks linking buildings and activity areas to each other and to the primary road network. Special consideration shall be given to designing internal layout and sidewalks for safe and efficient movement of pedestrians across vehicular use areas, with minimum conflict. Internal sidewalks shall be a minimum of 5 feet wide and paved per the standards in the Engineering Design and Construction Manual. During development plan review, the City may require wider sidewalks and additional sidewalks, provided the City finds that additional and/or wider sidewalks are necessary to establish safe, efficient and convenient pedestrian circulation.”

Condition 8. Change to language to reflect current LDC references.

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“Landscaping for all vehicular use areas shall meet the requirements, as may be amended or renumbered from time to time, of a parking lot as set forth in Sec. 30-7.2. Design requirements for

vehicle parking and Sec. 30-7.4. Design requirements for bicycle and motorcycle parking, of the Land Development Code, as same may be amended or renumbered from time to time.”

Condition 9. Change of language to reflect current LDC references. Also, addition of language to detail parking space requirement.

“No parking is allowed in Zone A as depicted on the PD Layout Plan. The maximum number of parking spaces allowed in the PD for Skilled Nursing and Assisted Living Facility beds shall be one (1) parking space per bed. The maximum number of parking spaces allowed in the PD for all other permitted uses shall be as set forth in Sec. 30-7.5. Required number of parking spaces, of the Land Development Code, as same may be amended or renumbered from time to time.”

Condition 10. Change of language to clarify building height requirements.

“A maximum building height of 35 feet shall be allowed for buildings abutting property zoned residential. In other areas, the maximum building height shall be 65 feet.”

Condition 11. Change to language to create distinction between Area B and Area C requirements. Also incorporates parts of language and requirements in condition 12 to reflect new conditions for development in Area C.

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“Area B buildings shall be placed to frame Archer Road and SW 47th Street and other future proposed connecting streets. Each building or building set, oriented to the above roadways, shall have a functional entrance from the adjacent roadway. The longest sides of Area B buildings shall be parallel with Archer Road or SW 47th Street and a minimum of 70% of the building facade shall be at the build-to line. However, with respect to one medical office building, the shorter side of the building may be parallel with SW 47th street, provided 100% of the building facade is at the build-to line.

The Area B build-to line along Archer Road shall be a maximum of 50 feet from the existing southern property line of the PD. The build-to line along SW 47th Street shall be a maximum of 70 feet from the existing eastern property line of the PD along SW 47th Street, the following exceptions to the build-to line may be allowed:

- (a) Limited parking associated with the secondary emergency and service access may be allowed but shall not exceed 70 feet in length; and*
- (b) the north 250 feet of the property may have parking that encroaches into the 70 foot build-to line but shall be no closer than the building facade along the street with no parking allowed in front of buildings.*

Within the north 250 feet of Area B, the area between any parking and right-of-way line shall be designed to visually screen the vehicular use area from the public right-of-way and adjacent development. Screening shall include an architecturally compatible garden wall, or other acceptable fencing, and vegetation, as determined during the plan review; provided the screening provides at least 80% opacity between 0 and 4 feet above grade. In addition, there shall be no more than 10 consecutive parking spaces in a row and at the end of each row, there shall be a 20-foot-wide area

that is landscaped and includes an architectural feature designed to be compatible and consistent with the architecture of the building as determined by the City during development plan review.

Condition 12. Language changed to reflect language incorporated into Condition 11. Also adds language to describe building orientation requirements for development in Area C.

“Area C building(s) may be oriented with the shorter side of the building toward Archer Road due to Area C’s linear shape and orientation. Due to the site’s topography, location of Heritage trees, and required Stormwater Management Facility, Area C building(s) adjacent to Archer Road shall be a minimum of 100 feet and a maximum of 135 feet from the right-of-way line of Archer Road. Area C building(s) façade(s) facing Archer Road will have the appearance of a functional door. Fencing and vegetation consistent with Area B may be included along the Area C frontage to maintain continuity along Archer Road.”

Condition 13. Changed language to reflect met conditions and buffer type for SW 50th Street.

“The portion of the western property line of the PD which is adjacent to SW 50th Street and residential zoning shall have a 9-foot-wide landscape buffer, either Buffer A or Buffer B as set forth in Sec. 30-8.5 of the Land Development Code, as same may be amended from time to time. A building setback of 20 feet shall be required along the PD property line adjacent to SW 50th Street.”

Condition 14. No change

Condition 15. Change language to reflect stormwater distance requirements.

“The highest elevation contour of the edge of a stormwater basin shall be no closer than 30 feet from the property line along Archer Road and SW 47th Street, except in Developable Area C where this distance is reduced to 10 feet from the property line along Archer Road. In Area B, the area between the stormwater basin and the public right-of-way shall be landscaped consistent with the landscaping along the street frontage that provides an 80% opacity at 0 to 4 feet high within two-years of planting. In Area C, the stormwater basin will meet Land Development Code requirements in place at the time development plan applications are proposed.”

Condition 16. Change language to clarify requirement specifically for Area B.

“The PD shall maintain a minimum of 20% open space. In Area B, the open space shall include a minimum of 1.16 acres devoted to active recreation space, including recreational facilities, for residents of the PD.”

Condition 17. Removed, conditions met with existing Archer Health Development.

Condition 18. Removed, conditions met with existing Archer Health Development.

Condition 19. Becomes condition 17.

“Within the PD, there shall be established Transportation and Roadway Facilities Corridors for the purposes of accommodating roadways, sidewalks, bike paths, landscape buffers and screenings, street trees, utilities and other roadway related facilities. The PD shall provide two east/west Transportation and Roadway Facilities Corridors (each of which commences at a primary access point as shown on the PD Layout) to establish connectivity and a gridded road network system to serve the PD. The widths of the east/west Transportation and Roadway Facilities corridors shall be a minimum of 50 feet. During development plan review, future roadway connections from the PD to future developments along SW 50th Street may be identified.”

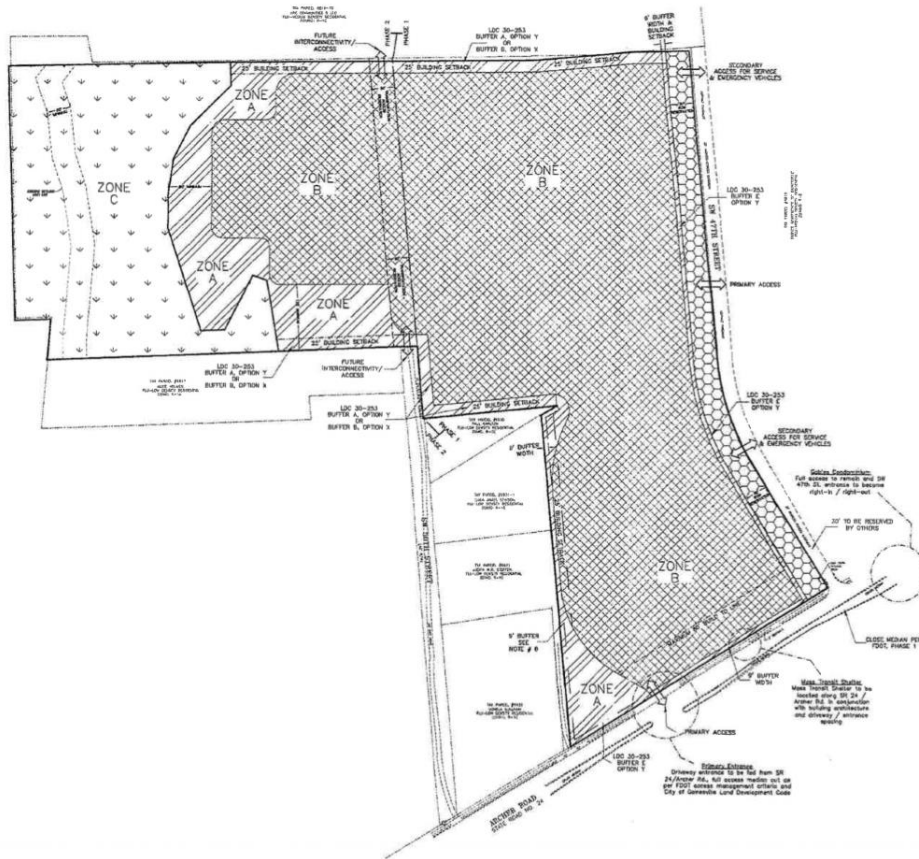
Condition 21. Becomes condition 19.

Condition 22. Becomes condition 20.

Condition 23. Removed, conditions met with existing Archer Health Development.

See Appendix J for strike through document.

Existing PD Layout Plan



PD LAYOUT PLAN

DEVELOPMENT DATA

TOTAL SITE AREA = 28.83 ACRES
 ZONE A = 3.89 ACRES / 14% OF TOTAL SITE
 ZONE B = 13.88 ACRES / 48.1% OF TOTAL SITE
 ZONE C = 5.49 ACRES / 19.1% OF TOTAL SITE
 RIGHT-OF-WAY (ROW) DEDICATION = 1.6 ACRES / 5.6% OF TOTAL SITE

MAXIMUM BEDS -
 SKILLED NURSING FACILITY(SNF) = 150 BEDS
 ASSISTED LIVING FACILITY(ALF) = 130 BEDS
 MAXIMUM MEDICAL OFFICE = 70,000 SQ. FT.

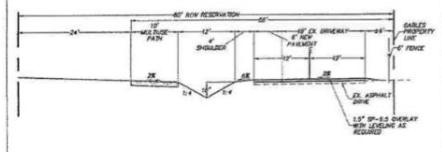
PHASE 1 -
 SKILLED NURSING FACILITY(SNF) = 180 BEDS
 ASSISTED LIVING FACILITY(ALF) = 130 BEDS
 MEDICAL OFFICE = 15,000 SQ. FT.

PHASE 2 -
 MEDICAL OFFICE = 65,000 SQ. FT.

NOTES

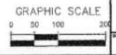
1. REFER TO THE APPROPRIATE PREVIOUS SITE SPECIFIC DEVELOPMENT PLAN FOR COMPLETE AND DETAILED INFORMATION.
2. LAND USE AREAS ILLUSTRATED ABOVE ARE IDENTIFIC IN NATURE AND SHALL NOT BE INTERPRETED AS ANY OTHER TYPE OF ZONING OR REGULATORY CONTROL TO THE EXTENT THAT MAY BE APPLIED TO FACILITIES IN THE FUTURE.
3. ZONE A FUTURE USES SHALL BE COORDINATED WITH THE CITY OF GADSDEN, ALABAMA, AND THE FEDERAL GOVERNMENT FOR PROTECTION OF NATURAL FEATURES PRESERVATION.
4. ZONE B FUTURE USES SHALL BE COORDINATED WITH THE CITY OF GADSDEN, ALABAMA, AND THE FEDERAL GOVERNMENT FOR PROTECTION OF NATURAL FEATURES PRESERVATION.
5. ZONE C FUTURE USES SHALL BE COORDINATED WITH THE CITY OF GADSDEN, ALABAMA, AND THE FEDERAL GOVERNMENT FOR PROTECTION OF NATURAL FEATURES PRESERVATION.
6. THE DEVELOPMENT IN ZONE B SHALL MEET THE CITY OF GADSDEN, ALABAMA, AND THE FEDERAL GOVERNMENT FOR PROTECTION OF NATURAL FEATURES PRESERVATION.
7. THE DEVELOPMENT IN ZONE C SHALL MEET THE CITY OF GADSDEN, ALABAMA, AND THE FEDERAL GOVERNMENT FOR PROTECTION OF NATURAL FEATURES PRESERVATION.
8. THE DEVELOPMENT IN ZONE B SHALL MEET THE CITY OF GADSDEN, ALABAMA, AND THE FEDERAL GOVERNMENT FOR PROTECTION OF NATURAL FEATURES PRESERVATION.
9. THE DEVELOPMENT IN ZONE C SHALL MEET THE CITY OF GADSDEN, ALABAMA, AND THE FEDERAL GOVERNMENT FOR PROTECTION OF NATURAL FEATURES PRESERVATION.

TYPICAL SW 47TH SECTION



DEVELOPMENT DATA LEGEND

- ▨ ZONE A (LANDSCAPING / STORMWATER MANAGEMENT)
- ▤ ZONE B (DEVELOPED AREA)
- ▧ ZONE C (CONSERVATION AREA)
- RIGHT-OF-WAY (ROW) DEDICATION
- INGRESS/EGRESS LOCATION



190986D

Causseaux, Hewitt, & Whitlock, Inc.
 Engineers, Surveyors, Planners
 4811 14th St. NE, Gadsden, AL 36040
 Phone: 334.251.2008 • Fax: 334.251.2009



PROJECT: PD LAYOUT PLAN
 SHEET: 1
 DATE: 08/10/2020



Proposed PD Layout Plan

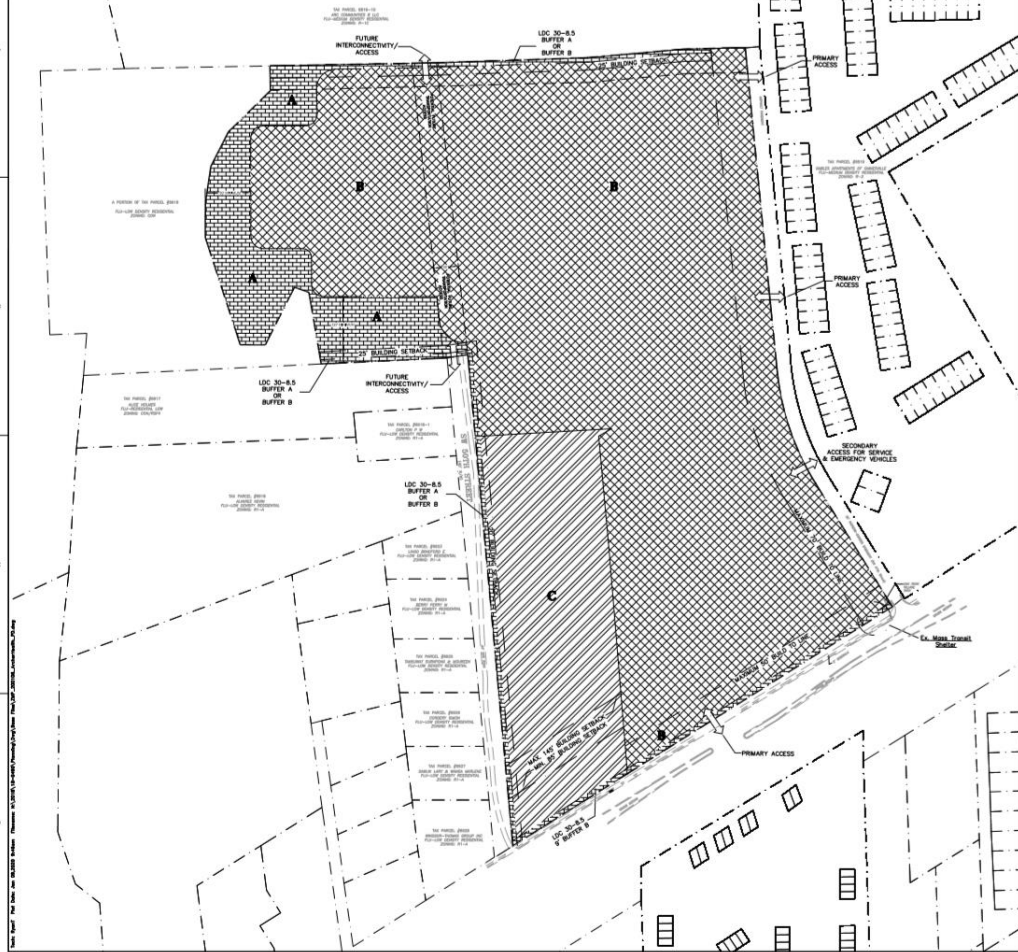
ARCHER HEALTH PLANNED DEVELOPMENT PD LAYOUT PLAN

190986D



SCALE: 1" = 100'
 NORTH
 DATE: 11/15/2023
 DRAWN BY: [Name]
 CHECKED BY: [Name]
 PROJECT: ARCHER HEALTH PLANNED DEVELOPMENT
 SHEET: PD LAYOUT PLAN

- GENERAL NOTES**
- REFER TO THE PD ORDINANCE FOR SPECIFIC DEVELOPMENT PLAN CONCEPTS AND RESTRICTIONS.
 - LAND USE AREAS ILLUSTRATED HEREIN ARE CONCEPTUAL IN NATURE AND SHALL NOT BE INTERPRETED AS STRICT REGULATORY BOUNDARIES. MODIFICATION TO THE ZONE AREAS MAY BE ALLOWED TO FACILITATE ON-SITE PEDESTRIAN / VEHICULAR CIRCULATION PATTERNS AND NATURAL FEATURES PRESERVATION.
 - ZONE A PERMITTED USES SHALL BE STORMWATER MANAGEMENT, OUTDOOR ACTIVITY INCLUDING PASSIVE / ACTIVE RECREATION, PEDESTRIAN AND VEHICULAR CIRCULATION, LANDSCAPING, AND/OR BUFFERS.
 - ZONE B AND C PERMITTED USES SHALL BE BUILDING AREA INCLUDING THOSE SPECIFIC USES PERMITTED IN THIS PD, STORMWATER MANAGEMENT, OUTDOOR ACTIVITY INCLUDING PASSIVE / ACTIVE RECREATION, PEDESTRIAN AND VEHICULAR CIRCULATION, AND PARKING.



LAND USE	PHASING SCHEDULE		TOTAL
	I	II	
SKILLED NURSING FACILITY (SNF)	180 BEDS		180 BEDS
ASSISTED LIVING FACILITY (ALF)		235 BEDS	235 BEDS
MEDICAL OFFICE		75,000 SQ. FT.	75,000 SQ. FT.

CHART B. REQUIRED WIDTH AND PLANTINGS FOR BUFFER TYPES

BUFFER TYPE	MIN WIDTH	SHADE TREES (per 100 linear feet)	UNDERSTORY TREES (per 100 linear feet)	SHRUBS (per 100 linear feet)
A	2'	2	2	20
B	3'	2	2	20

LAND USE DATA			DEVELOPMENT STANDARDS	
HATCH PATTERN	LAND USE AREA	AREA (AC) (%)	MINIMUM LOT DIMENSIONS¹	N/A
[Cross-hatch]	PROJECT SITE	27.7 100%	SETBACKS AND BUILD-TO LINES ARE DELINEATED ON THE ZONING MASTER PLAN	
[Diagonal lines]	BUFFERS	2.6 9%	BUILDING STANDARDS:	
[Horizontal lines]	DEVELOPABLE AREA 'B'	21.0 76%	BUILDING HEIGHT, MAX. (FT)	65
[Cross-hatch]	DEVELOPABLE AREA 'C'	4.1 15%	BUILDING COVERAGE, MAX. (SF)	N/A

¹ THE PROJECT SITE CONSISTS OF A SINGLE LOT.
² MAX BUILDING HEIGHT IS 30' WHERE ABUTTING RESIDENTIAL ZONED PROPERTY.

190986D

SW 50th St

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Property of Interest

Archer Rd

Existing Residential

190986D



High Quality Trees on Property

190986D





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CHART B. REQUIRED WIDTH AND PLANTINGS FOR **BUFFER TYPES**

BUFFER TYPE	MIN. WIDTH	SHADE TREES (per 100 linear feet)	UNDERSTORY TREES (per 100 linear feet)	SHRUBS (per 100 linear feet)
A	9'	2	2	20
B	9'	3	2	20
C	15'	3	3	25