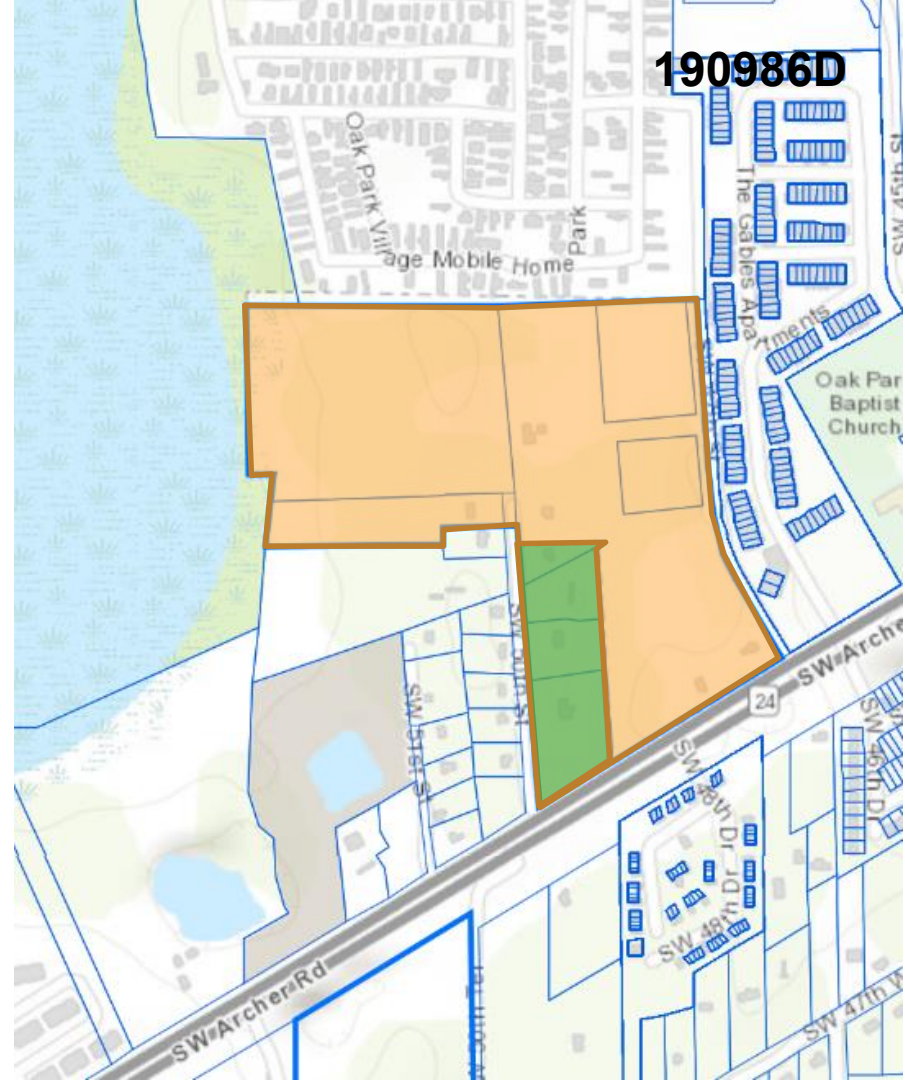


City of
Gainesville

PB-19-152 LUC
Land Use Change
Legistar #190986

Department of Sustainable Development
Juan Castillo
9/03/2020



Land Use Change

Large Scale

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

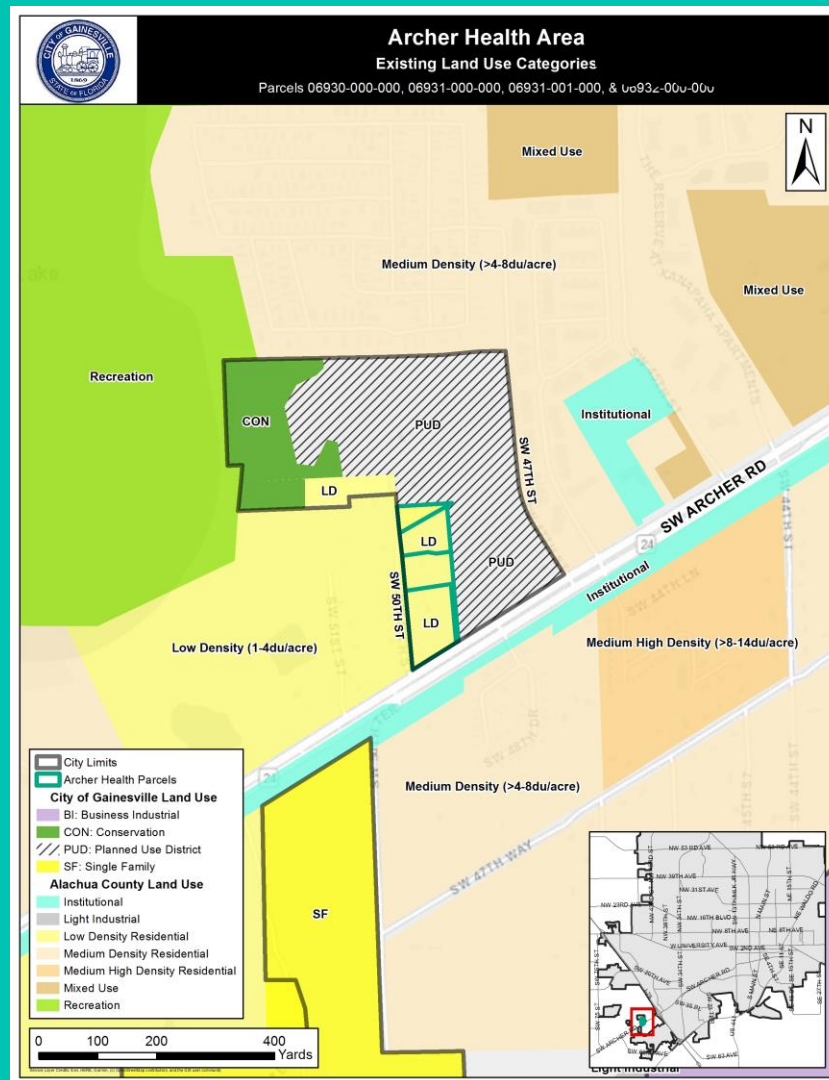
Current Use: SNF Medical Facilities, Residential Vacant

Property Size: approximately 27 acres

Current Land Use: Alachua County Low Density Residential (1-4 dwelling units per acre)

Proposed Land Use: City of Gainesville Planned Use District (PUD) – Amend existing PUD language to increase max ALF bed allowance from 130 beds to 235 beds

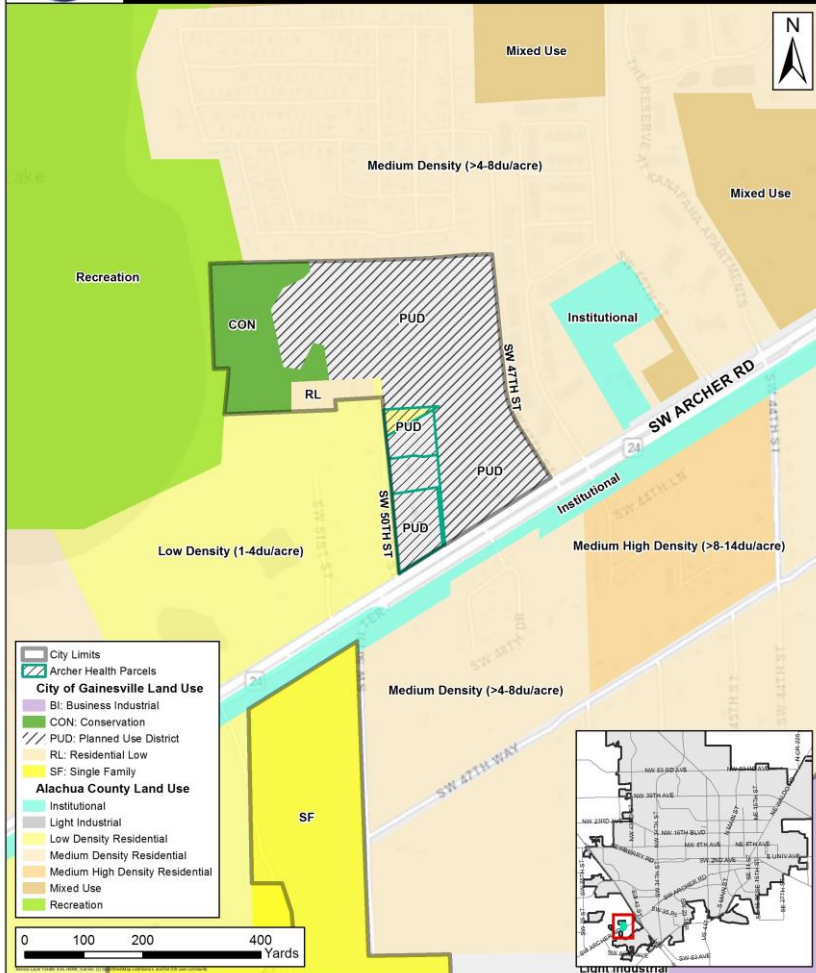
Size of Annexed Portion: 4.3 acres





Archer Health Area Proposed Land Use Categories

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



Staff Recommendation: Approval

190986D

Meets Review Criteria

1. Consistency with the Comprehensive Plan ←
2. Compatibility and surrounding land uses ←
3. Environmental impacts and constraints ←
4. Support for urban infill and redevelopment ←
5. Impacts on affordable housing ←
6. Impacts on the transportation system ←
7. Availability of facilities and services ←
8. Need for the additional acreage in the proposed future land use category ←
9. Discouragement of urban sprawl ←
10. Need for job creation, capital investment, and economic development to strengthen and diversify the City's economy ←
11. Need to modify land use categories and development patterns within antiquated subdivisions ←

| Date | Action |
|---------|--|
| 2/27/20 | Petition heard by City Plan Board (Passed 4-1) |
| 9/03/20 | Petition heard by City Commission |
| TBD | Second reading of petition/ordinance |

Thank You

ARCHER HEALTH PLANNED DEVELOPMENT PD LAYOUT PLAN

190986D

CHW
CITY HEALTH & WELFARE DEPARTMENT
PLANNING & ZONING DIVISION

DATE: 7/1/2024
PROJECT: ARCHER HEALTH PLANNED DEVELOPMENT
DRAWN BY: J. HARRIS
CHECKED BY: J. HARRIS
SCALE: AS SHOWN

APPROVED BY: [Signature]
DATE: 7/1/2024

APPROVED BY: [Signature]
DATE: 7/1/2024

APPROVED BY: [Signature]
DATE: 7/1/2024

APPROVED BY: [Signature]
DATE: 7/1/2024

- 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. |

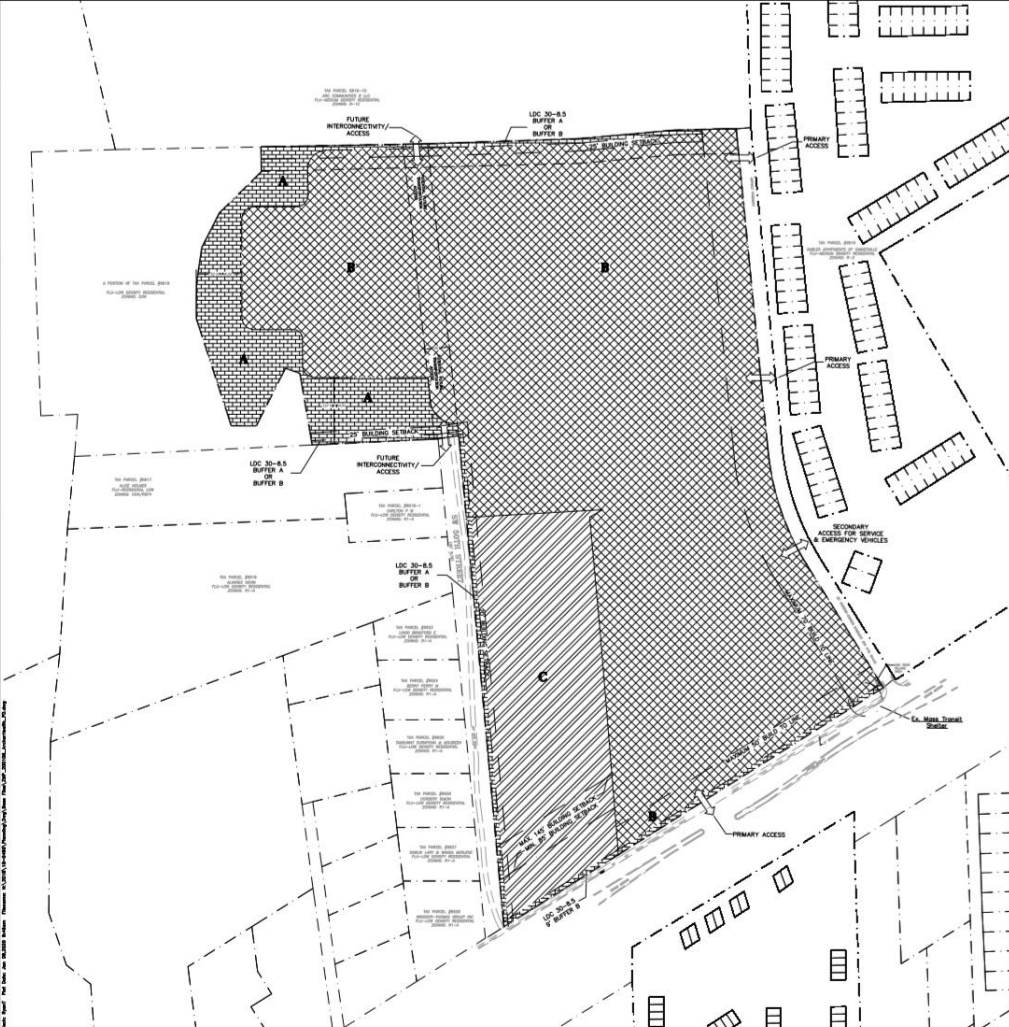
CHART B. REQUIRED WIDTH AND PLANTINGS FOR BUFFER TYPES

| 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 |

| HATCH PATTERN | LAND USE DATA | | AREA | |
|--------------------|----------------------|------|------|--|
| | LAND USE AREA | (AC) | (%) | |
| [Cross-hatch] | PROJECT SITE | 27.7 | 100% | |
| [Diagonal lines] | BUFFERS | 2.6 | 9% | |
| [Horizontal lines] | DEVELOPABLE AREA 'B' | 21.0 | 76% | |
| [Vertical lines] | DEVELOPABLE AREA 'C' | 4.1 | 15% | |

| DEVELOPMENT STANDARDS | |
|-------------------------------------|--------------------------------------|
| MINIMUM LOT DIMENSIONS ¹ | N/A |
| SETBACKS AND BUILD-TO LINES ARE | DELINEATED ON THE ZONING MASTER PLAN |
| BUILDING STANDARDS: | |
| BUILDING HEIGHT, MAX. (FT) | 65 |
| 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.



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SW 50th St

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Archer Rd

Property of Interest

Existing Residential

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High Quality Trees on Property

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