

PB-20-141 LUC
PUD Conditions

Condition 1. The Future Land Use Map of the City of Gainesville Comprehensive Plan is amended by overlaying the land use category “Planned Use District (PUD)” over the subject property with the underlying land use category of “Mixed-Use Low-Intensity (MUL)”. Except as provided in the implementing PD Zoning Ordinance and these PUD Conditions, density and intensity; permitted uses; access by car, pedestrians, bicycle, and transit; trip generation, trip distribution, and trip capture; environmental features; and buffering requirements shall be applied consistent with the Mixed-Use Low-Intensity future land use category.

Condition 2. Permitted uses shall be specified in the Planned Development zoning ordinance. Only one drive-through facility shall be permitted within the development.

Condition 3. The maximum intensity of the development shall be limited to 32,000 sq. ft. of building area.

Condition 4. The maximum building height shall be one story.

Condition 5. Transportation modifications required due to operational safety issues are the responsibility of the owner/developer. Future development at the property is subject to meeting transportation mobility requirements for Transportation Mobility Program Area (TMPA) B as specified in the Transportation Element of the City’s Comprehensive Plan.

Condition 6. Vehicular access to the development shall be limited to ingress and egress from a maximum of three (3) access points: two (2) on NW 43rd Street and one (1) on NW 23rd Avenue.

Condition 7. Total traffic generation for the development may not exceed 3,853 daily trips. Trip generation beyond that maximum requires a revised traffic study and associated transportation mitigation requirements.

Condition 8. Crosswalks shall be provided by the owner/developer where necessary and appropriate. Design of crosswalks shall be safe and efficient as determined by the City’s Public Works and Mobility Departments.

Condition 9. Sidewalks shall be provided within the development which connect to public sidewalks abutting adjacent roadways in order to facilitate safe pedestrian travel.

Condition 10. Preservation of the existing conservation land use area (±3.7 acres) shall be maintained with the dedication of a Conservation Easement. No habitable structures may be located within the Conservation Easement area.