

Petition PB-13-86 LUC. Causseaux, Hewett & Walpole, Inc., agent for RBLWP Parcel D, LLC, and D. Bruce and Kristin S. Hawkins. Amend an existing Planned Use District and amend the City of Gainesville Future Land Use Map from Residential Low-Density to Planned Use District. Located at 303-319 Northwest 13th Street, 1227 Northwest 4th Avenue, and 1226 NW 3rd Avenue. Related to Petition PB-13-85 PDA.

Senior Planner Scott Wright gave a combined presentation on this zoning petition and the related land use petition (PB-13-86 LUC). See minutes for Petition PB-13-86 LUC.

Senior Planner Scott Wright gave a combined presentation on this land use petition and the related zoning petition (PB-13-85 PDA). Mr. Wright reviewed the changes proposed by the applicants, which include but are not limited to: expansion of the 1.53-acre property by 0.14 acres; decrease in the number of stories from 8 to 7; decrease in building height from 106 feet to 85 feet; eastward expansion of the main building and parking garage; decrease of office space by 20,000 sq. ft.; increase in the number of multiple-family residential units from 168 to 202 and in the number of bedrooms 230 to 288; and change in architectural styles of the main building and parking garage. Mr. Wright ended his presentation by stating that staff recommends approval with the conditions in the staff report, which differ from several of the conditions proposed by the applicant. Plan Board members asked about the loss of trees and expressed concern over the stark look of the parking garage. Mr. Wright stated that Condition 21 pertains to improving the design of the parking garage.

Craig Brashier, AICP, of Causseaux, Hewett & Walpole, Inc. (CHW), agent for the applicant, gave a presentation on behalf of the applicant. He noted that the following individuals on the applicant's team were also present: Alfred Rossi (of RD Management, representing the property owner and developer), Jeff Smith, AIA (of Niles Bolton architects) and Chris Gmeur, P.E. (of CHW). Mr. Brashier cited financial feasibility as the reason for the proposed changes to the approved PUD and PD. He passed out several revised PUD and PD conditions to the Plan Board, and said that it was his understanding that these revisions are acceptable to City staff. Mr. Brashier told the Board that they know they must revise the parking garage elevations before these petitions are heard by the City Commission. He added that future approvals by the Development Review Board and the Historic Preservation Board will be required. Mr. Brashier added that two historic houses on the property are to be moved to one of the City's historic districts, which will also require approval by the Historic Preservation Board. Project engineer Chris Gmeur described street tree placement and then discussed how that the old, inadequate infrastructure in the project vicinity area will be substantially improved by the proposed development.

In response to questions from Plan Board member Seth Lane and Vice-Chair Bob Ackerman, Senior Planner Scott Wright discussed what parts of the project will be reviewed by the Historic Preservation Board.

Ms. Bonnie Kraft, Gainesville resident, who owns the historic house that is adjacent to the project, expressed her concerns about the project. She said that the applicant is "trying to do an end run around the historic preservation people". Ms. Kraft expressed concerns about traffic generation by this project and other projects in the area. She asked the Board to deny the proposed changes to the PD and to not include the additional property that would encroach upon the historic properties in the neighborhood.

Mr. Roger Beebe, who owns two houses that are located two doors away from the property, and who resides in one of them, expressed concern about the project. He said that he was particularly concerned

about the low number of proposed parking spaces and about the traffic that will be generated by the project. Plan Board Chair Crystal Goodison said that the residents who have spoken have described issues regarding compatibility of the project.

Gainesville resident and owner of the adjacent chert house, John Kraft, said that the revised plans increase the potential for people to cut through his property. He added that that the project would have a large impact on the historic district. In response to questioning from Board member Stephanie Sims regarding the proposed loss of trees on the property, Chris Gmeur of CHW said that the applicant will be paying the maximum cost for mitigation of the trees that will be removed.

Craig Brashier said that the project reflects a balance, and is in accord with the direction of the form-based code. Mr. Wright remarked that the project is consistent with the goals of the City to encourage infill development near UF and downtown, but that the challenge was in addressing compatibility with existing single-family neighborhoods and historic districts. The public hearing was then closed.

Vice-Chair Ackerman said that he agrees with Scott Wright that this project is consistent with the direction of the City. He acknowledged that there will be inevitable conflicts at the boundaries of historic districts. Mr. Ackerman said that the parking garage facades need to be softened, but that with revisions he supports the project. Board member Erin Condon expressed concern about pedestrians walking next to the Kraft's adjacent house, to which Craig Brashier replied that the applicant will consider possible plan revisions to address that issue. Ms. Condon said that she generally concurs with Mr. Ackerman on this project (these petitions), and added that Condition 21 needs revision. Plan Board member Seth Lane concurred with the comments of Ms. Condon and Mr. Ackerman, and recommended deleting the word "eastern" in Condition 21, so that all elevations of the garage will be enhanced. Erin Condon concurred, and recommended the incorporation of "architectural and landscape elements" in Condition 21.

Scott Wright said that staff supports the revised conditions proposed by the applicant, provided that the revisions to Condition 21 proposed by Plan Board members are included. Mr. Wright added that staff will work with the applicant before the petitions go to the City Commission. Chair Crystal Goodison said that she wished the project looked a little better than it does, and therefore was undecided as to whether she would vote in support of the project.

Motion By: Bob Ackerman	Seconded By: Seth Lane
Moved To Approve Petition PB-13-86 LUC based on the staff report and with revised conditions proposed by the applicant	Upon Vote: : 5-1 (Nay, Goodison)