



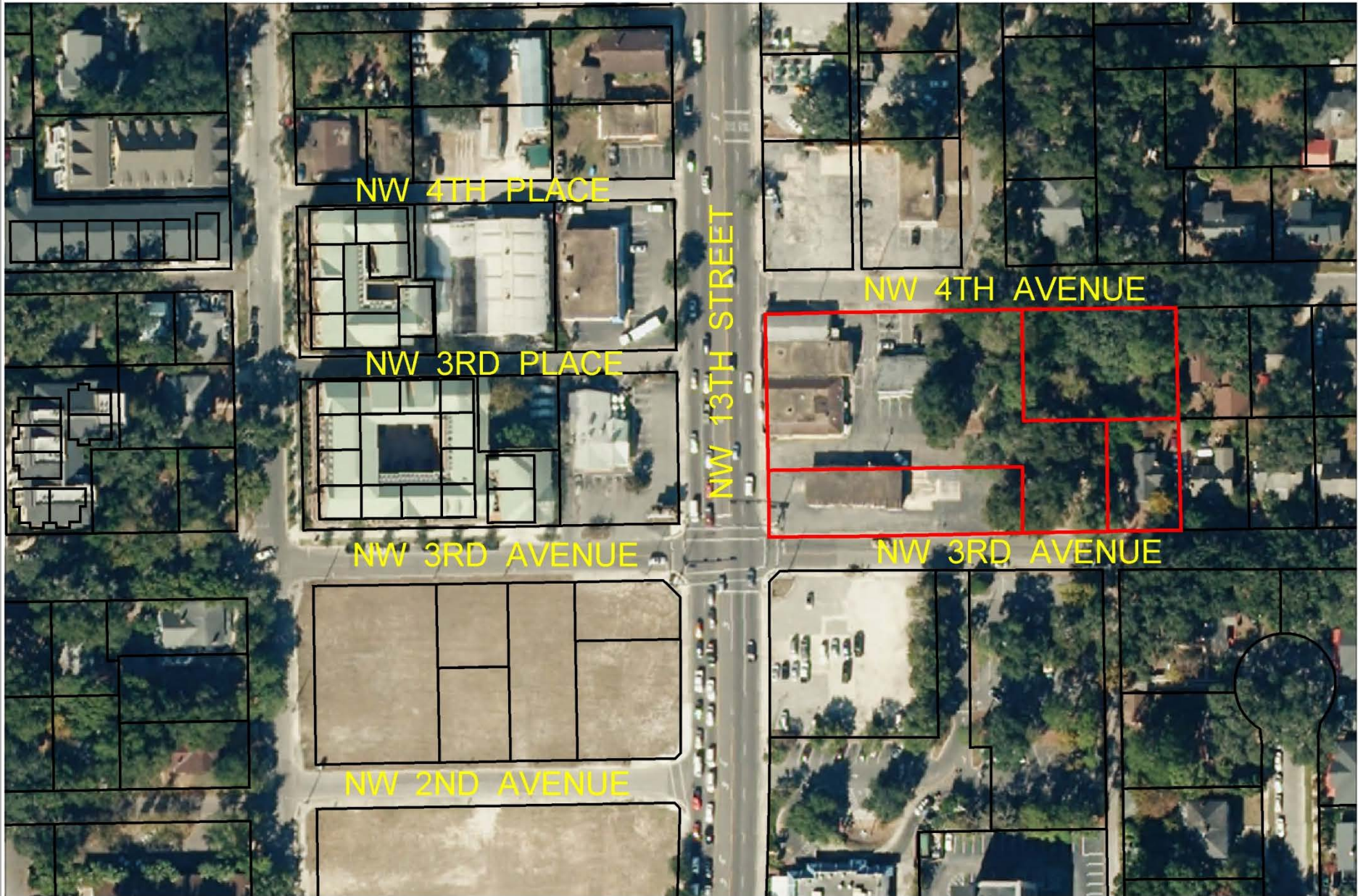
Planning and Development Services

PB-13-85 PDA

Planned Development Amendment and rezoning to PD from RMF-5 (*NW 13th Street Mixed Use PD*)

(City Legistar No. 130515)

Prepared by Scott Wright
12/19/13

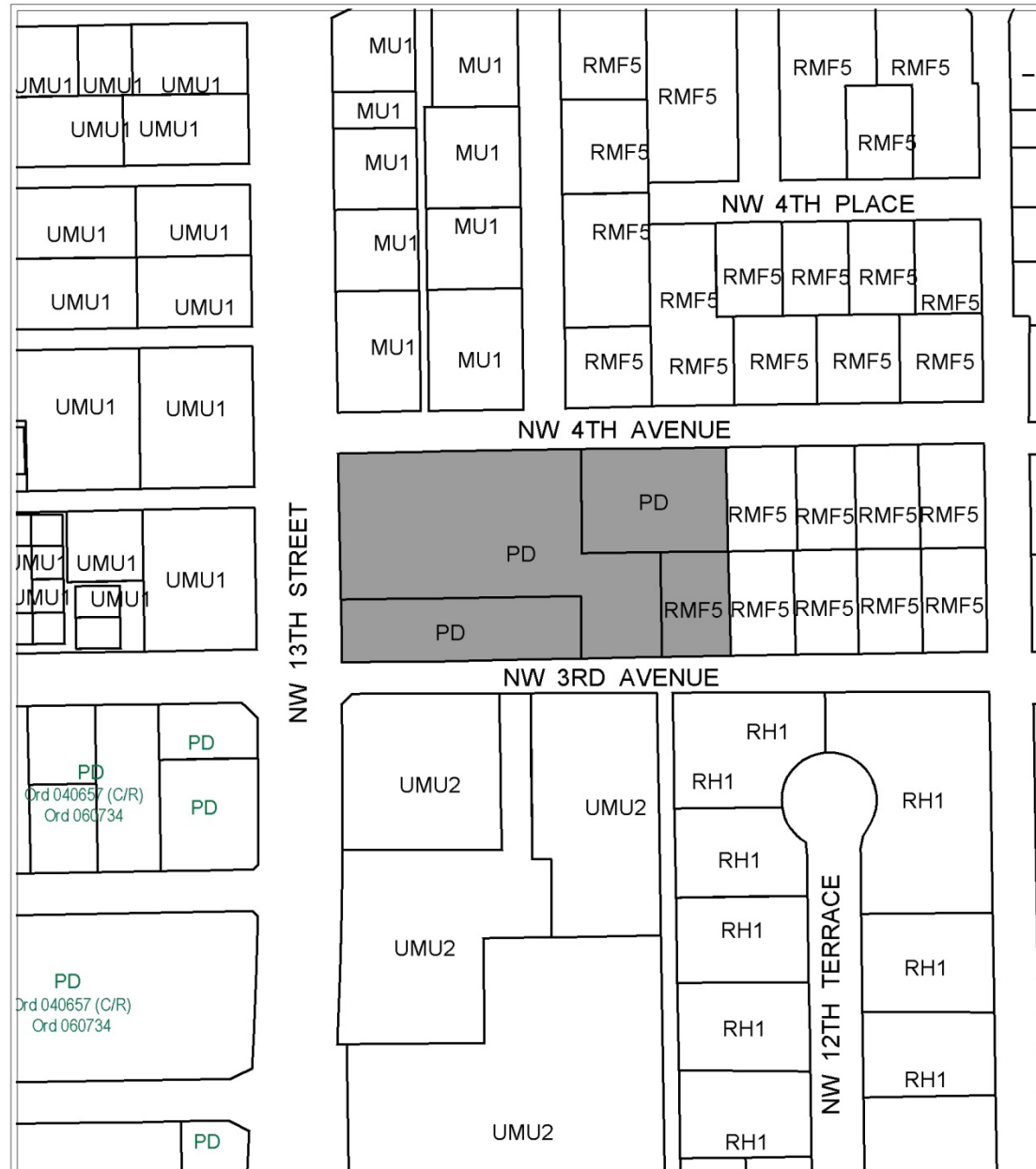


Existing Zoning Map

130515H

City of Gainesville Zoning Districts

- RMF-5 12 units/acre Single-Family/Multiple-Family Residential
- RH-1 8-43 units/acre Residential High Density
- MU-1 8-30 units/acre Mixed Use Low Intensity
- UMU-1 Up to 75 units/acre Urban Mixed-Use
- UMU-2 Up to 100 units/acre Urban Mixed-Use
- PD Planned Development



Area
under petition
consideration



---- Division line between two zoning districts

Major changes to PD

- Includes new 0.14-acre parcel to the southeast
- Removes 20,000 sq ft office
- Increases from 168 to 202 multifamily units
- Reduces building height from 8 to 6 stories (and 106' to 85')
- Extends parking structure further to the east
- Removes 56" heritage live oak
- Revises building elevations

130515H



130515H



130515H



1305154



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NW 4th AVE
PRESALA ST

NW 12th ST



PD Layout Plan

130515H



PD LAYOUT PLAN

DEVELOPMENT DATA

TOTAL SITE AREA	= 1.53 ACRES
ZONE A (MIN. BUILDING AREA)	= 1.13 ACRES; 74% OF TOTAL SITE
ZONE B (MAX. BUILDING SETBACK)	= 0.22 ACRES; 14% OF TOTAL SITE
ZONE C (MAX. URBAN AREA)	= 0.18 ACRES; 12% OF TOTAL SITE

APPROVED USE MIX:
(Square footage may vary 2.5% to accommodate building footprint requirements)

MIX D-FAMILY RESIDENTIAL	= 160 DWELLING UNITS
RETAIL/COMMERCIAL	= 26,000 SQUARE FEET
OFFICE	MAX = 20,000 SQUARE FEET
	MIN = 5,000 SQUARE FEET

MAX. BUILDING HEIGHT	= 45 SHOWN ON PLAN
MAX. IMPROVED AREA	= 1.53 ACRES; 100% OF TOTAL SITE

MAXIMUM SITE SETBACKS FROM PROPERTY LINES:	= 10 FEET
FRONT	= 10 FEET
SIDE	= 5 TO 15 FEET
REAR	= 15 TO 25 FEET

NOTES

- LAND USE AREAS ILLUSTRATED HEREON ARE CONCEPTUAL IN NATURE AND SHALL NOT BE INTERPRETED AS STRICT REGULATORY BOUNDARIES. THEREFORE, THESE ZONE AREA BOUNDARIES MAY BE ADJUSTED UP TO TEN FEET (10') TO FACILITATE ON-SITE PEDESTRIAN / VEHICULAR CIRCULATION PATTERNS AND NATURAL FEATURES PRESERVATION.
- ZONE A PERMITTED USES SHALL INCLUDE BUILDING AREA INCLUDING THOSE USES IDENTIFIED IN THE ACCOMPANYING PD REPORT, TABLE 5: PROPOSED PERMITTED USES, AS WELL AS STORMWATER MANAGEMENT, AND PEDESTRIAN AND VEHICULAR CIRCULATION AND PARKING.
- ZONE B CONSIST OF THE BUILDING SETBACK. PERMITTED USES SHALL INCLUDE LANDSCAPING AND SCREENING WALLS, STORMWATER MANAGEMENT, PEDESTRIAN AND VEHICULAR CIRCULATION, AND SURFACE PARKING (AS APPROPRIATELY SIZED) OTHER THAN THE SCREENING WALLS. NO STRUCTURES SHALL BE PERMITTED WITHIN ZONE B.
- ZONE C MAXIMUMS FROM THE BUILDING FRONT TO THE PROPERTY LINE PERMITTED USES SHALL BE OUTDOOR DINING AND COMMERCIAL THAT ARE ANCILLARY TO ON-SITE USES, PEDESTRIAN AND VEHICULAR CIRCULATION. A BUS SHED OR LANDSCAPING AND UTILITIES PAVES THAT COLLECT AND BELIEVED STORMWATER MAY BE LOCATED IN ZONE C. HOWEVER, STORMWATER MAY NOT BE DISPOSED IN ZONE C. COMMERCIAL MAY INCLUDE, BUT NOT BE LIMITED TO, SMALL-SCALE BICYCLE-SHED/SALE STREET VENDING.
- SIDEWALKS WILL BE A MINIMUM OF TEN FEET (10') WIDE ALONG NW 15TH STREET AND SEVEN FEET (7') WIDE ALONG NW 3RD AND 4TH AVENUES, CONSISTENT WITH THE UNIVERSITY HEIGHTS SUBAREA.
- THE DEVELOPMENT IS IN TOWN ZONE A AND SHALL MEET THE CITY OF GAINESVILLE COMPREHENSIVE PLAN CONFORMANCE MANAGEMENT ELEMENT REQUIREMENTS.
- PROJECTED TRIP GENERATION IS BASED ON THE FOLLOWING FIGURES:
A.M. PEAK HOUR = 88 TRIPS
P.M. PEAK HOUR = 238 TRIPS
ANNUAL AVERAGE DAILY TRIPS = 2,050 TRIPS
- TO MINIMIZE NOISE AND LIGHT POLLUTION, A LANDSCAPING/GARDEN WALL SHALL BE CONSTRUCTED ALONG THE EASTERN BOUNDARY (ADJACENT TO RESIDENTIAL USES). LANDSCAPING/GARDEN WALL SPECIFICATIONS WILL BE DETERMINED AT DEVELOPMENT PLAN REVIEW.
- SITE DESIGN SHALL BE REVIEWED AND APPROVED BY THE APPROPRIATE REVIEWING BOARD DURING DEVELOPMENT PLAN REVIEW.
- LOADING ZONES WILL BE LOCATED WITHIN THE COLONNADÉ/INTERNAL PARKING GARAGE. ADDITIONAL EQUIPMENT MAY BE LOCATED ON THE BUILDING'S ROOF.
- COMMERCIAL USES SHALL NOT BE PERMITTED EAST OF THE NW 15TH DRIVE RIGHT-OF-WAY.
- THE BUILDING'S HEIGHT WILL TRANSITION FROM EIGHT (8) STOREYS TOWARDS NW 15TH STREET TO SURFACE PARKING ADJACENT TO THE HISTORIC DISTRICT. THE DIVISION LINES MAY BE ADJUSTED UP TO 5 FEET TO FACILITATE WALL APPLICATIONS AND ON-SITE CONSTRAINTS.
- A TOTAL OF 23 DWELLING UNITS MAY BE SUBSTITUTED FOR 15,000 SQUARE FEET OF OFFICE SPACE.

	ZONE A: BUILDING AREA
	ZONE B: RESIDENTIAL SETBACK
	ZONE C: URBAN AREA
	PARCEL LINE
	PROJECT BOUNDARY
	BUILDING HEIGHT DIVISION LINES



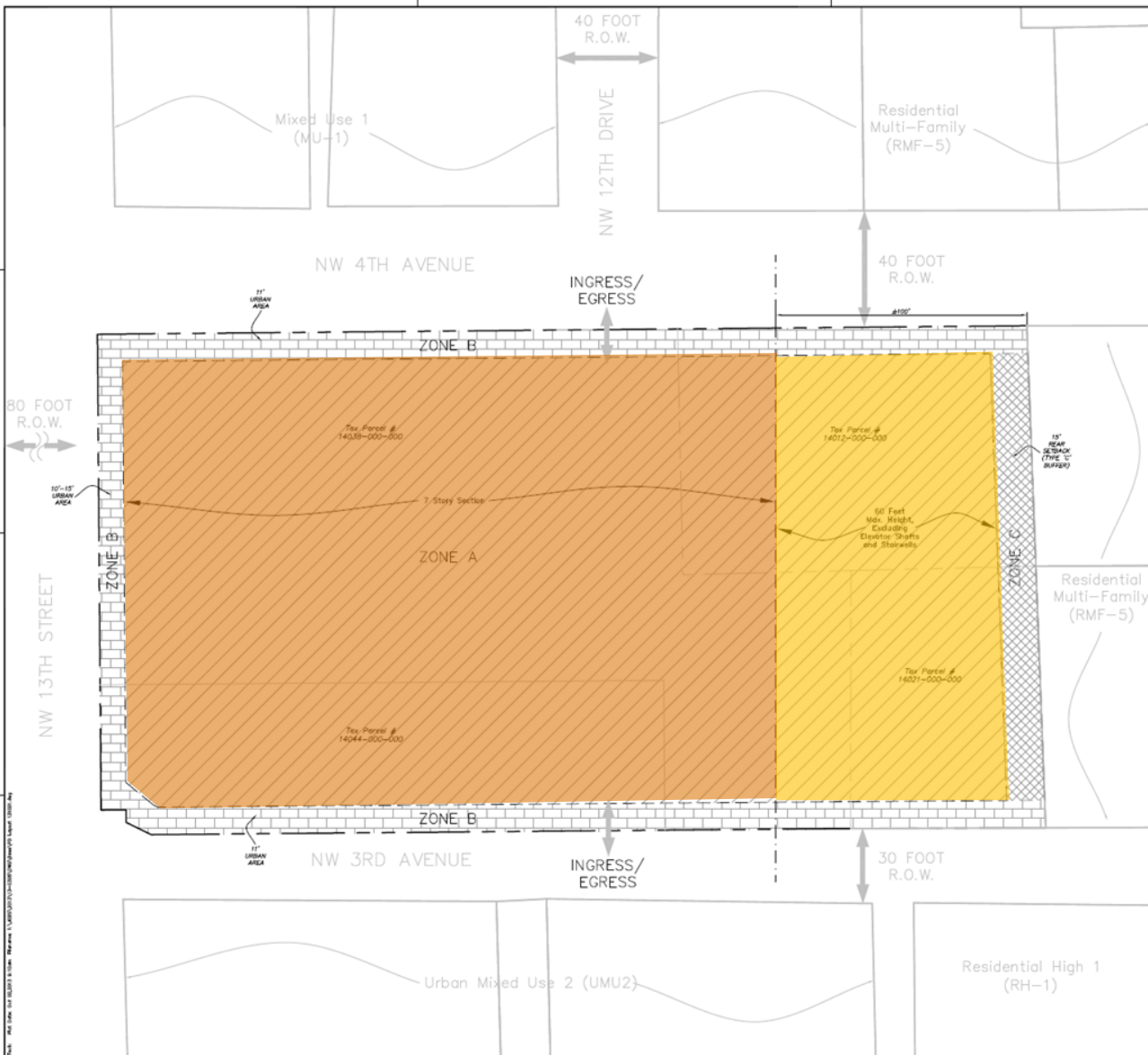
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DATE: 11/11/2024
 TIME: 10:00 AM
 DRAWN BY: [Name]
 CHECKED BY: [Name]
 IN CHARGE: [Name]

PD Layout Plan

130515H



PD LAYOUT PLAN

DEVELOPMENT DATA

TOTAL SITE AREA	= ±1.68 ACRES
ZONE A (MIN. BUILDING AREA)	= ±1.36 ACRES; 83.1% OF TOTAL SITE
ZONE B (MAX. URBAN AREA)	= ±0.22 ACRES; 13.4% OF TOTAL SITE
ZONE C (TYPE "C" BUFFER)	= ±0.06 ACRES; 3.5% OF TOTAL SITE

APPROVED USE MIX:
(Square footage may vary 2.5% to accommodate building footprint requirements)

MULTI-FAMILY RESIDENTIAL	= 202 DWELLING UNITS
NON-RESIDENTIAL*	= 26,000 SQUARE FEET

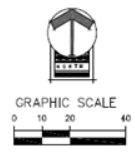
MAX. BUILDING HEIGHT = AS SHOWN ON PLAN
MAX. IMPERVIOUS AREA = 1.66 ACRES; 100% OF TOTAL SITE

MIN. URBAN AREA REQUIREMENTS:
FRONT = 10 TO 15 FEET
SIDE = 11 FEET
REAR SETBACKS = 15 FEET

*THE LEASING OFFICE WILL NOT COUNT AGAINST THE PERMITTED NON-RESIDENTIAL SQUARE FOOTAGE.

- ### NOTES
- LAND USE ZONE AREA BOUNDARIES MAY BE MODIFIED UP TO TEN FEET (10') TO FACILITATE ON-SITE PEDESTRIAN / VEHICULAR CIRCULATION PATTERNS AND NATURAL FEATURES PRESERVATION.
 - ZONE A PERMITTED USES SHALL BE BUILDING AREA INCLUDING THOSE USES IDENTIFIED IN THE PD ORDINANCE, AS WELL AS STORMWATER MANAGEMENT, AND PEDESTRIAN AND VEHICULAR CIRCULATION AND PARKING.
 - ZONE B SHALL BE MEASURED FROM THE BACK-OF-CURB TO THE BUILDING FACADE. PERMITTED USES SHALL BE OUTDOOR DINING AND COMMERCE THAT ARE ANCILLARY TO ON-SITE USES, PEDESTRIAN AND VEHICULAR CIRCULATION, A BUS SHELTER, LANDSCAPING, AND UTILITIES. PIPES THAT COLLECT AND RELOCATE STORMWATER MAY BE LOCATED IN ZONE B. HOWEVER, STORMWATER MAY NOT BE DISPENSED IN ZONE B.
 - REQUIRED URBAN AREAS SHALL BE MEASURED FROM THE BACK-OF-CURB TO THE BUILDING FACADE. THE URBAN AREA ALONG NW 13TH STREET SHALL BE A MINIMUM OF 10 FEET EXCEPT WHERE LANDSCAPING AND/OR STREET TREES ARE PROVIDED. THE URBAN AREA SHALL BE A MINIMUM OF 15 FEET. THE URBAN AREA ALONG NW 4TH AVENUE AND NW 3RD AVENUE SHALL BE A MINIMUM OF 11 FEET.
 - SIDEWALKS WILL BE A MINIMUM OF TEN FEET (10') WIDE ALONG NW 13TH STREET AND SEVEN FEET (7') WIDE ALONG NW 3RD AND 4TH AVENUES, CONSISTENT WITH THE UNIVERSITY HEIGHTS OVERLAY.
 - PROJECTED TRIP GENERATION IS BASED ON THE FOLLOWING FIGURES:
A.M. PEAK HOUR = 48 TRIPS
P.M. PEAK HOUR = 85 TRIPS
ANNUAL AVERAGE DAILY TRIPS = 853 TRIPS
 - LOADING ZONES AND SOLID WASTE FACILITIES WILL BE LOCATED WITHIN THE COLONNAGE/INTERNAL PARKING GARAGE. MECHANICAL EQUIPMENT SHALL BE LOCATED ON THE BUILDING'S ROOF, IF FEASIBLE.
 - NON-RESIDENTIAL USES SHALL NOT BE PERMITTED EAST OF THE NW 12TH DRIVE RIGHT-OF-WAY.
 - THE BUILDING'S HEIGHT WILL TRANSITION FROM SEVEN (7) STORIES TOWARDS NW 13TH STREET TO A 60' MAXIMUM HEIGHT WITHIN ±100' OF THE EASTERN PROPERTY BOUNDARY.

ZONE A: BUILDING AREA
 ZONE B: URBAN AREA
 ZONE C: 15' REAR SETBACK/TYPE "C" BUFFER
 PARCEL LINES
 PROJECT BOUNDARY
 BUILDING HEIGHT DIVISION LINES



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DATE: 11-27-2013
 DRAWN BY: J. THOMPSON
 CHECKED BY: J. THOMPSON
 PROJECT: PD LAYOUT PLAN
 SHEET NO.: 13-0515H-001

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View From NW 13th St.

Building Elevations

130515H



View From NW 4th Ave



View From East

Staff Recommendation:

Approval of *NW 13th Street Mixed Use PD (PB-13-85)* with recommended conditions from staff and the City Plan Board