

LEGISLATIVE #

120616F

Petition PB-12-124 PUD. C. David Coffey, Esq., agent for University Development of Gainesville, LLC. Melissa Murphy, Esq., agent for Gator Wesley Foundation, Inc. Amend the text of the Planned Use District ordinance to modify the mix of uses, square footage and building height for University Corners. Located between West University Avenue on the south, NW 3rd Avenue on the north, NW 13th Street (US 441) on the east, and NW 14th Street on the west. Related to PB-12-125 PDA.

Senior Planner Scott Wright explained that he would simultaneously present the PUD and PDA petitions, and that it is appropriate for the Plan Board to make one combined motion. He added that the petitions will be presented separately to the City Commission. Mr. Wright reviewed the project history (University Corners was approved in 2005 and modified in 2007) and said that the approved church has been built, and that it is now requesting inclusion in these PUD and PDA petitions. Next, he reviewed the various proposed changes to the project. The changes include but are not limited to an increase in the number of stories from 8 to 10, a larger parking garage, a reduction in non-residential use area, and revised elevations. Mr. Wright said that the only changes in the staff recommendation relative to the applicant's proposal are to Conditions 13 and 22 of the Planned Development.

Attorney David Coffey made a presentation for the applicant. He began by introducing Melissa Murphy, who is the attorney for the adjacent church, and developer Frank Durabi, who has long been involved with the University Corners project.

Mr. Coffey told the Board that even though the proposed building has more stories, the tall pitched roof that was approved in 2007 would have resulted in a more massive building than is currently proposed. In response to a question from Plan Board Member Erin Condon, he said that the additional two stories and additional residential units will help the project's financial feasibility. He added that the incentives from the CRA have helped and will help a lot, and that the adjacent church is partnering with the Swerdlow company in development of the project.

Mr. Coffey said that pedestrian comfort is key and that extensive colonnades will surround the building. In response to a question from the Board, he stated that the nearby Holiday Inn was six stories tall.

Plan Board Chair Crystal Goodison stated that several weeks ago she received a letter expressing concern about the University Corners project from a member of the Gator Wesleyan Board. She also stated that she did not reply to the letter.

Motion By: Amisha Sharma	Seconded By: Erin Condon
Moved To: Approve Petitions PB-12-124 PUD and PB-12-125 PDA with the conditions stated in the respective staff reports, and amend the PUD and PDA to include the adjacent church.	Upon Vote: 6-0