



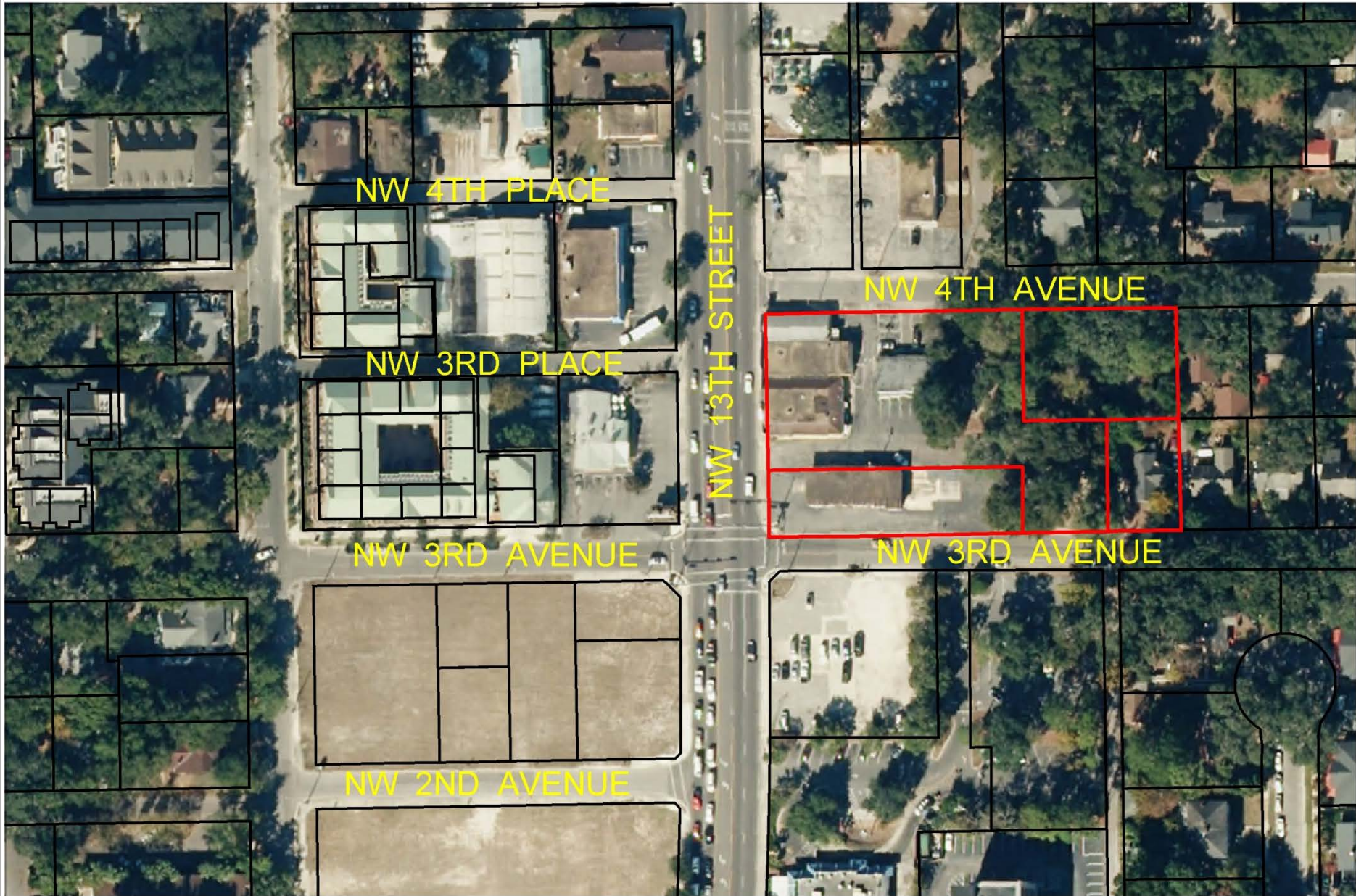
Planning and Development Services

PB-13-86 PUD

Planned Use District Amendment
and change land use to PUD from
Residential Low-Density
(*NW 13th Street Mixed Use PUD*)

(City Legistar No. 130514)

Prepared by Scott Wright
12/19/13



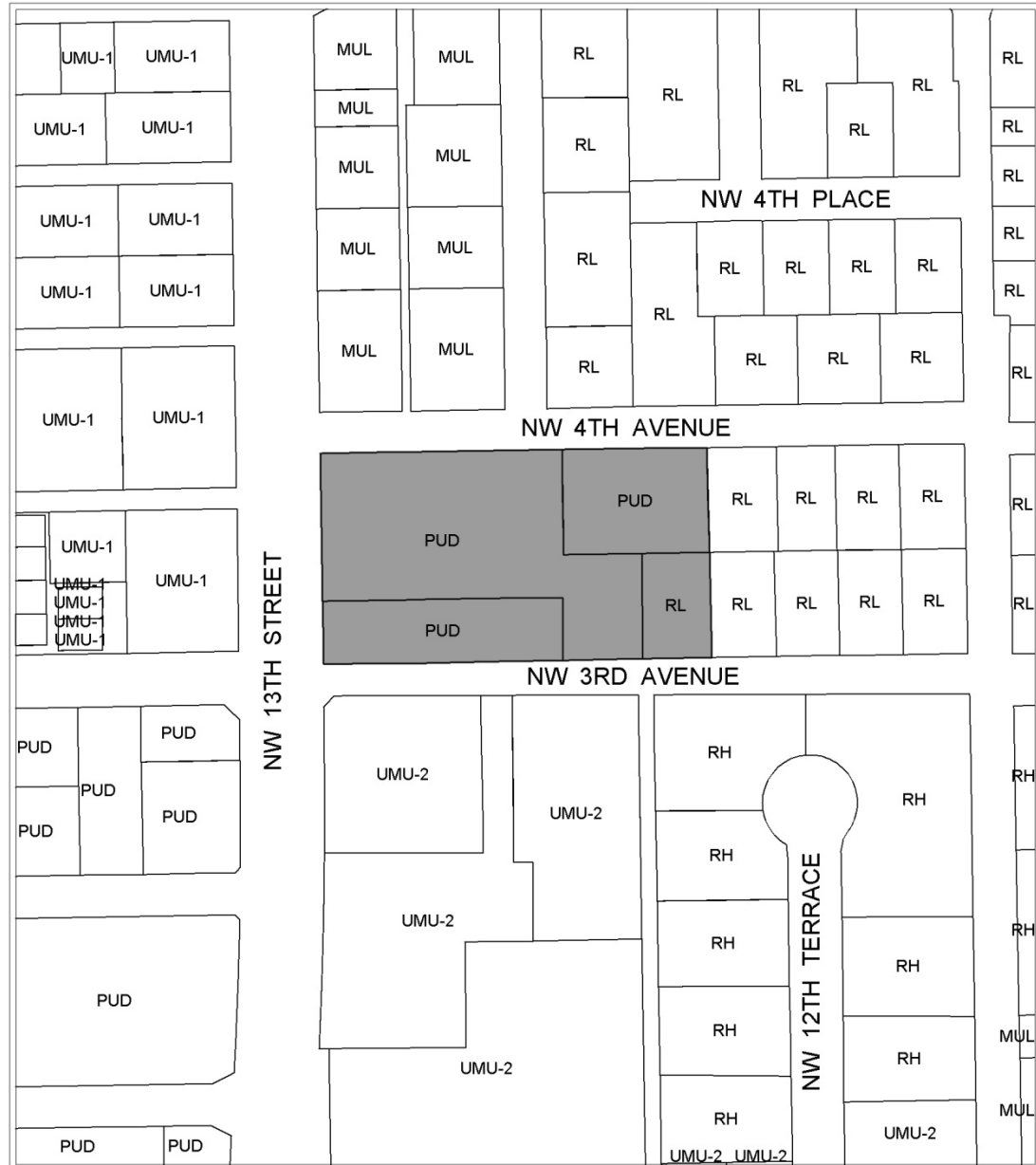
City of Gainesville Land Use Designations

- RH Education
- MUL Recreation
- UMU-1 Conservation
- UMU-2
- PUD

----- Division line between two land use categories

— City Limits

Area
under petition
consideration

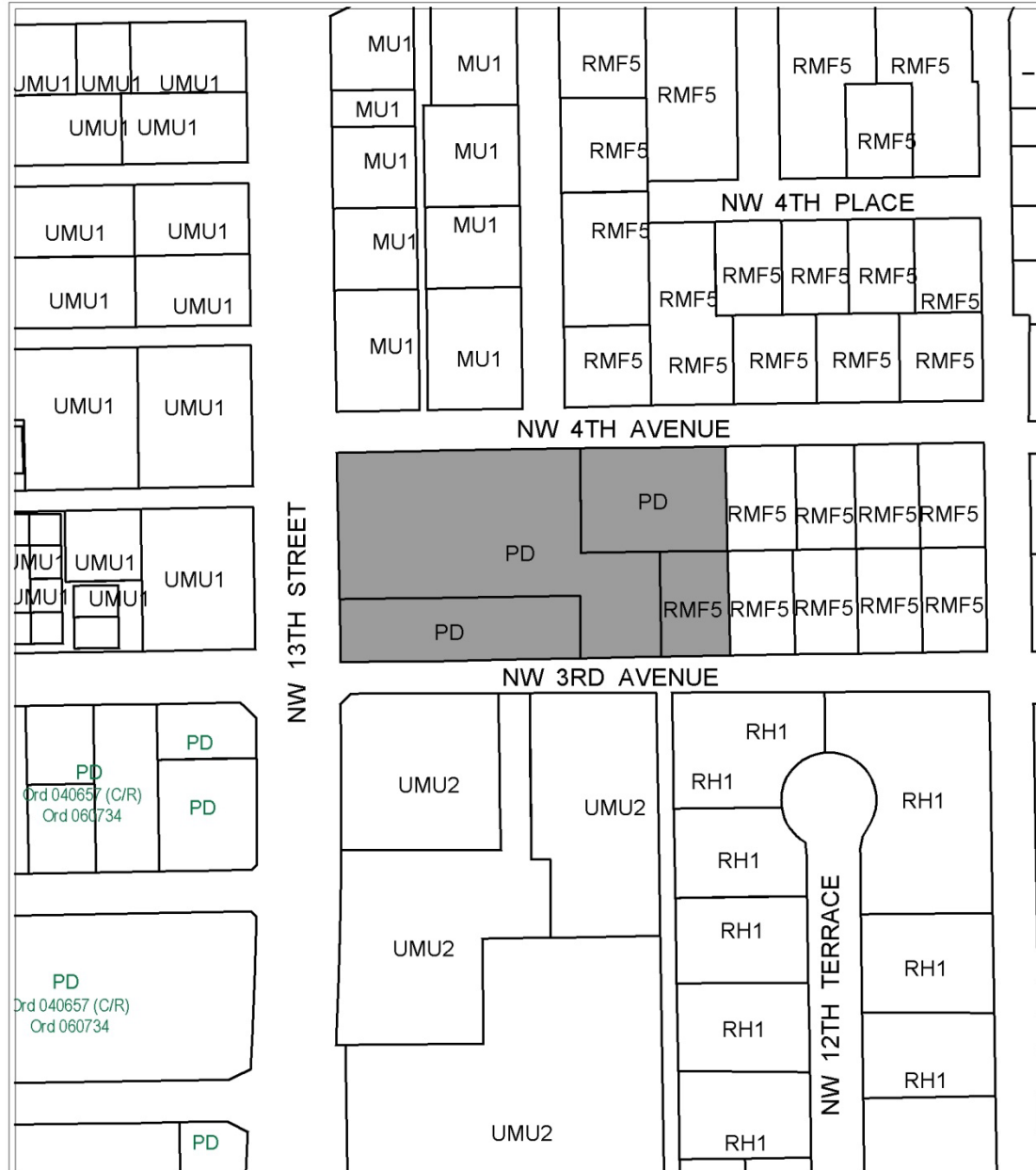


Existing Zoning Map

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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 PUD

- 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 7 stories (and 106' to 85')
- Allows building to extend further to the east

130514H



130514H



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LOW KEYWAY
NO ZONE
ANYTHING PARKED
HERE WILL BE TOWED
AT OWNER'S RISK
FOR A FULL SERVICE
TOWING COMPANY
ROAD TOWING

NO PARKING

13051411



FedEx
Ground
fedex.com

HOTEL

130514H



Staff Recommendation:

Approval of *NW 13th Street Mixed Use PUD (PB-13-86)* with recommended conditions