



Planning and Development Services

PB-11-20 PUD

Jason Simmons

May 5, 2011

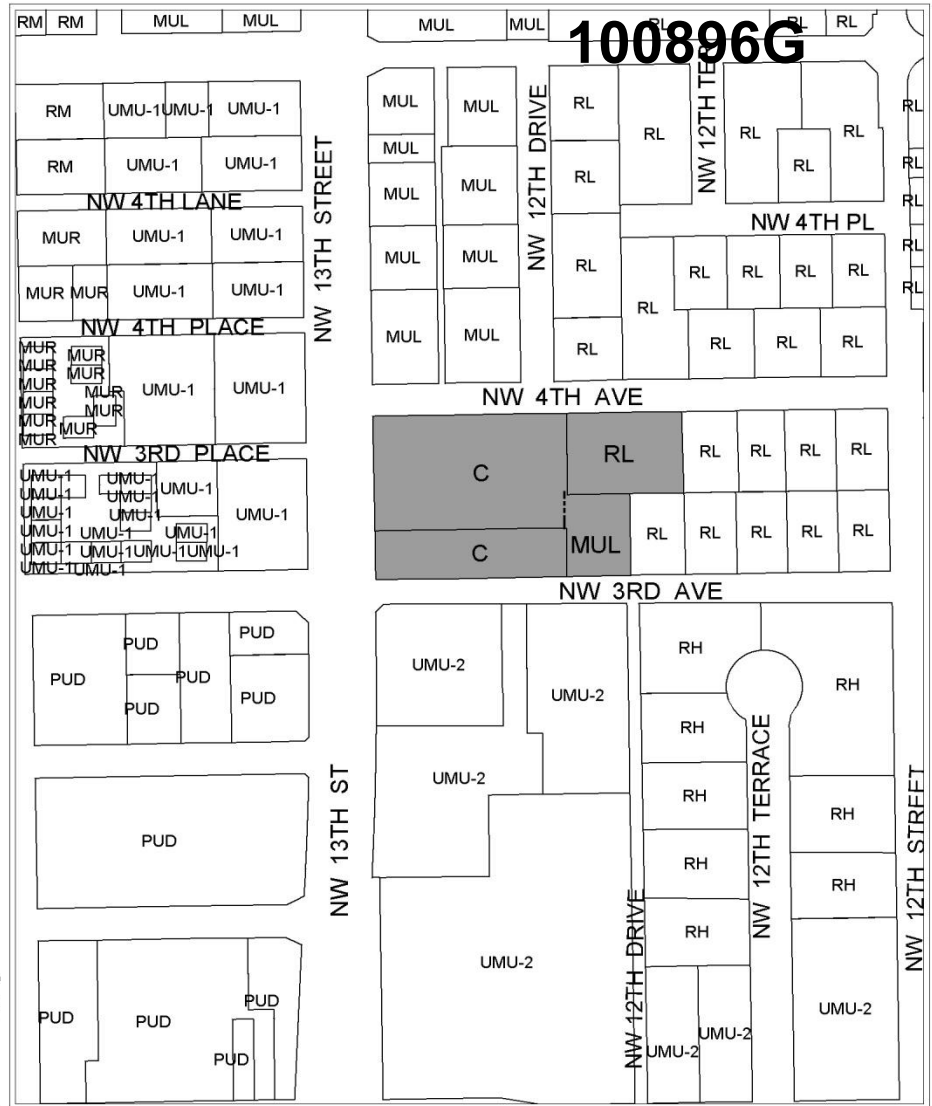
(City Legistar No. 100896)

Land Use Designations

- SF Single Family (up to 8 du/acre)
- RL Residential Low Density (up to 12 du/acre)
- RM Residential Medium Density (8-30 du/acre)
- RH Residential High Density (8-100 du/acre)
- MUR Mixed Use Residential (up to 75 du/acre)
- MUL Mixed Use Low Intensity (8-30 du/acre)
- MUM Mixed Use Medium Intensity (12-30 du/acre)
- MUH Mixed Use High Intensity (up to 150 du/acre)
- UMU1 Urban Mixed Use 1 (up to 75 du/acre)
- UMU2 Urban Mixed Use 2 (up to 100 du/acre)
- O Office
- C Commercial
- IND Industrial
- E Education
- REC Recreation
- CON Conservation
- AGR Agriculture
- PF Public Facilities
- PUD Planned Use District

- Division line between two land use districts
- City Limits

Area under petition consideration



EXISTING LAND USE

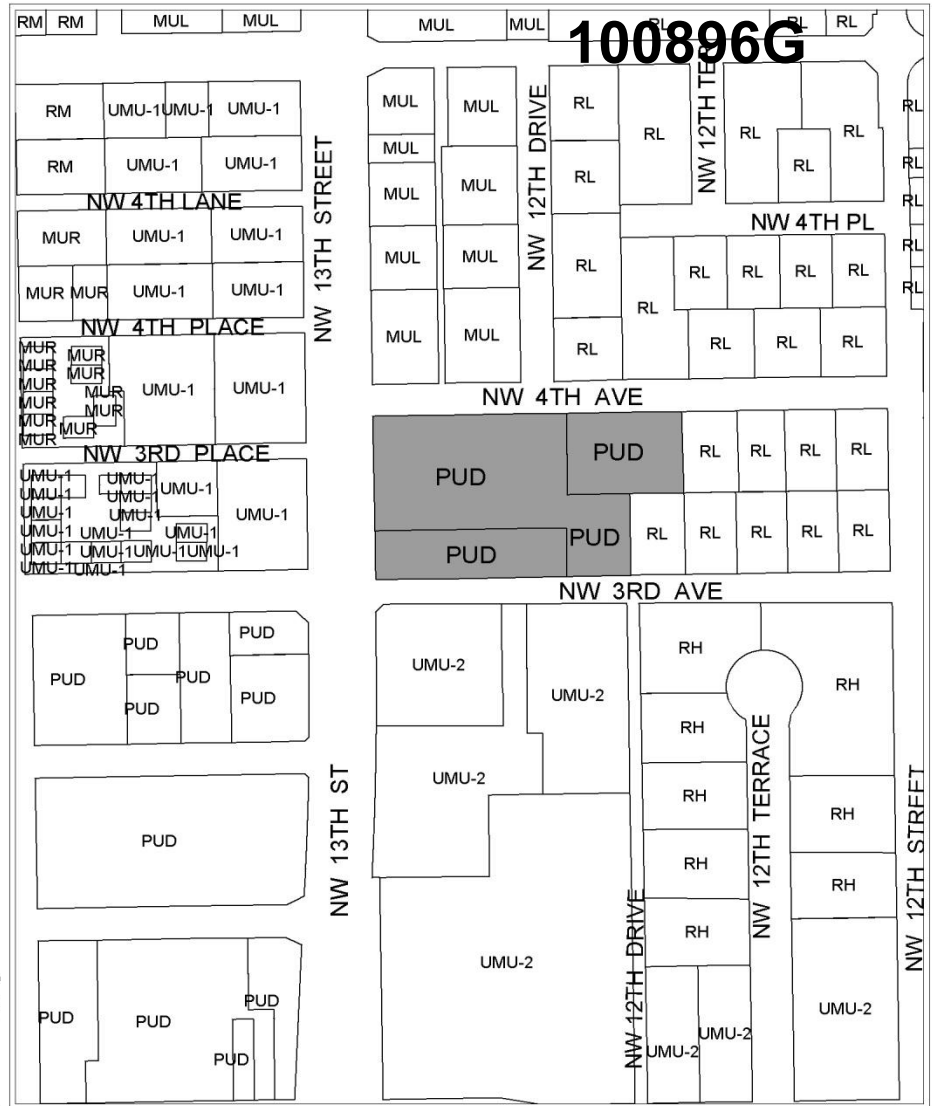
 No Scale	Name	Petition Request	Map(s)	Petition Number
	Causseaux, Hewett & Walpole, Inc agent for RD Management, LLC	Amend FLUM from Commercial (C), Mixed Use Low Intensity (MUL) and Residential Low Density (RL) to PUD.	3950	PB-11-20 PUD

Land Use Designations

- SF Single Family (up to 8 du/acre)
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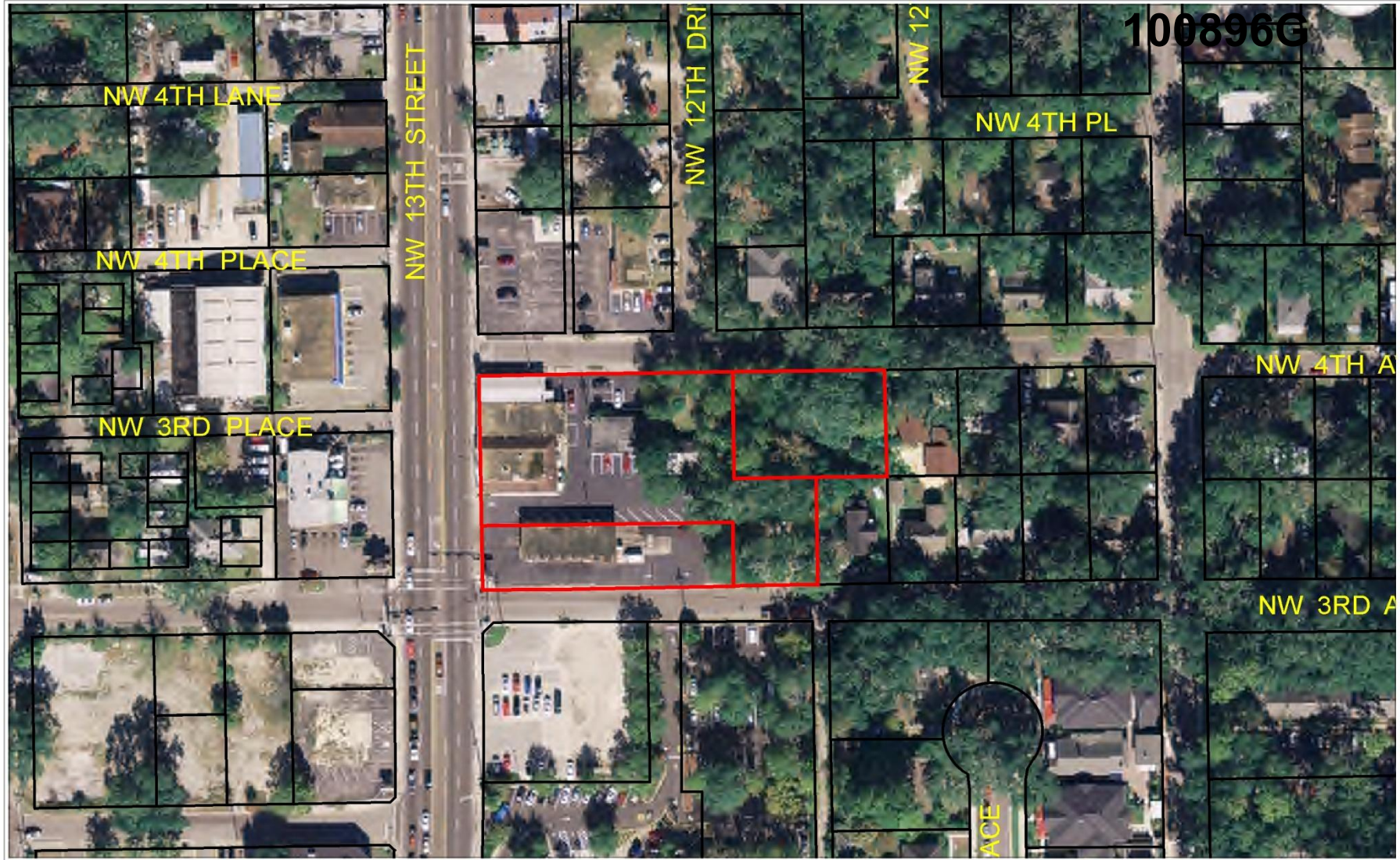
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Area under petition consideration




PROPOSED LAND USE

	Name	Petition Request	Map(s)	Petition Number
 No Scale	Causseaux, Hewett & Walpole, Inc agent for RD Management, LLC	Amend FLUM from Commercial (C), Mixed Use Low Intensity (MUL) and Residential Low Density (RL) to PUD.	3950	PB-11-20 PUD



AERIAL PHOTOGRAPH

 No Scale	Name	Petition Request	Map(s)	Petition Number
	Causseaux, Hewett & Walpole, Inc agent for RD Management, LLC	Amend FLUM from Commercial (C), Mixed Use Low Intensity (MUL) and Residential Low Density (RL) to PUD. Rezone from BUS, BA, MU-1 and RMF-5 to PD (Planned Development)	3950	PB-11-20 PUD PB-11-8 PDV

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- Proposal is for grocery store, offices and 168 multi-family units
- PUD & related PD zoning is consistent with and will implement the existing Commercial land use
- Redevelopment is encouraged to promote compact, vibrant urbanism near neighborhood centers close to important transit routes

- Vehicular access to the development limited to ingress/egress from NW 3rd & NW 4th Avenue
- Site in TCEA Zone A & within UF Context Area; must comply with CME Policy 1.1.14 concerning new MF residential development funding capital transit costs
- Maximum 60 foot height of new building adjacent to residential property to the east

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- Subject property includes historic home that is a contributing structure to University Heights Historic District - North
- Next to home is 56-inch heritage live oak that staff requires to be saved as a condition
- Historic home to be moved to another location within the district

- Condition 1 states permitted uses are those indicated in small-scale comprehensive plan amendment report
- Condition 2 requires provision of a bus shelter, architecturally consistent with the building, along NW 13th Street
- Condition 8 states that maximum building height limited to 8 stories along NW 13th Street, extending no further than eastern ROW line of NW 12th Drive

- **Condition 1.** The permitted uses within the PUD shall be limited to 26,000 square feet of retail, 20,000 square feet of office and 168-191 residential units, and to those specific uses indicated in ~~Table 3: Proposed Permitted Uses, in the Small-scale Comprehensive Plan Amendment, and as enumerated in Exhibit B-6 C-1, pages 11 and 12.~~ No drive-through facilities shall be allowed within the PUD.

- **Condition 8.** The maximum building height permitted onsite shall be limited to 8 stories or 106 feet along N.W. 13th Street and extending no further east than the eastern NW 12th Drive right-of-way line.
- **Condition 9.** The maximum building height of the parking garage located adjacent to the Residential Low designated property shall be 5 stories or 60 feet ~~shown on the PD Layout Plan.~~

- **Condition 10.** ~~The maximum number of building stories allowed shall be limited to eight (8) stories above grade level.~~

STAFF RECOMMENDATION:

APPROVAL with
CONDITIONS