



Gainesville Mixed Use on NW 13th Street

(Petitions PB-11-20 PUD and PB-11-8 PDV)

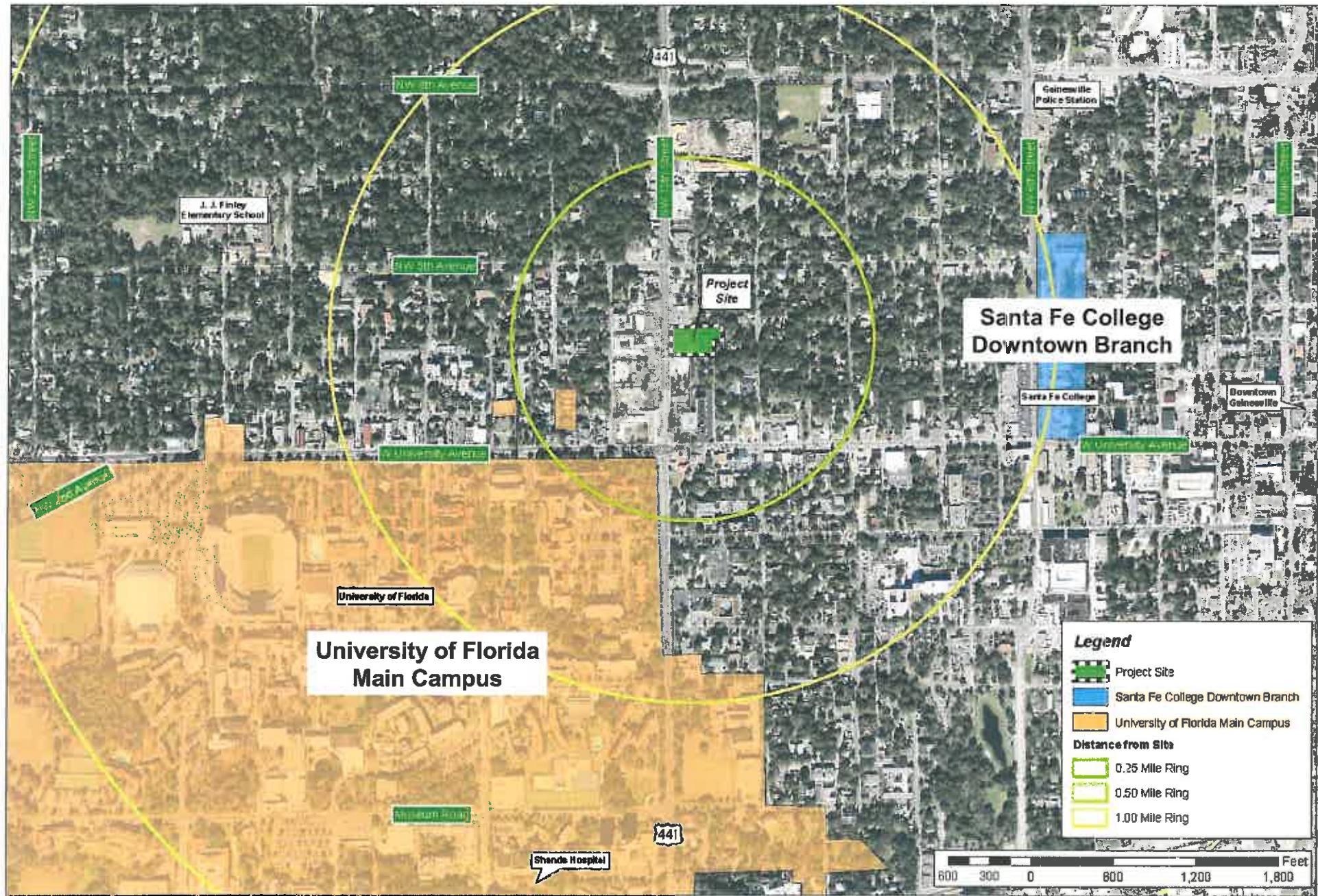
Small-scale Comprehensive Plan
Amendment and Rezoning

City of Gainesville
City Commission Public Hearing
May 5th, 2011

**Gainesville Mixed Use on NW 13th Street
Small-scale Comprehensive Plan Amendment
and Re-zoning Amendment**



Prepared by:
City of Gainesville
Planning Department
2011 NW 13th Street, Gainesville, Florida 32607
Phone: (352) 339-4955 Fax: (352) 339-4956
http://www.gainesville.org



**University of Florida
Main Campus**

**Santa Fe College
Downtown Branch**

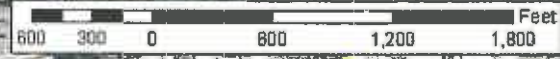
Project Site

Legend

- Project Site
- Santa Fe College Downtown Branch
- University of Florida Main Campus

Distance from Site

- 0.25 Mile Ring
- 0.50 Mile Ring
- 1.00 Mile Ring



PUBLIC NOTICE

A Neighborhood Workshop will be held to discuss a proposed Small-scale Comprehensive Plan Amendment and Rezoning application on a ±1.5-acre site at 309/319 NW 13th Street. The proposed changes will amend the Future Land Use categories from Commercial (C), Mixed Use Low (MUL), and Residential Low Density (RL) to Urban Mixed Use 2 (UMU2) and the Zoning district from General Business (BUS), Automotive Oriented Business (BA), Mixed Use 1 (MU-1), and Residential Multi-family 5 (RMF-5) to Urban Mixed Use 2 (UMU2).

The workshop will be held Tuesday, July 13th, 2010 at 6:00 p.m. at Holiday Inn University Center, Gator Boardroom, located at 1250 West University Avenue, Gainesville, Florida, 32601.

Contact Person:
Gerry Dedenbach, AICP, LEED[®] AP
Phone Number: (352) 331-1976



Based on the City's Neighborhood Workshop format, ninety three (93) notifications were sent.



*Focused on Excellence
Delivered with Integrity*

MEMORANDUM

TO: Neighbors of the 300 Block on NW 13th Street PN10-0154

FROM: Gerry Dedenbach, AICP, LEED[®] AP, Director of Planning & GIS Services

DATE: Monday, June 28th, 2010

RE: Neighborhood Workshop Public Notice

Causseaux, Hewett, & Walpole, Inc. (CHW) will be holding a Neighborhood Workshop to discuss a proposed Small-scale Comprehensive Plan Amendment and Rezoning application on a ±1.5-acre site at 309/319 NW 13th Street, across from Knsby Kreme. The proposed changes will amend the Future Land Use categories from Commercial (C), Mixed Use Low (MUL), and Residential Low Density (RL) to Urban Mixed Use 2 (UMU2) and the Zoning district from General Business (BUS), Automotive Oriented Business (BA), Mixed Use 1 (MU-1), and Residential Multi-family 5 (RMF-5) to Urban Mixed Use 2 (UMU2).

Date: Tuesday, July 13th, 2010

Time: 6:00 p.m.

Place: Holiday Inn University Center, Gator Boardroom
1250 West University Avenue
Gainesville, Florida 32601

Contact: Gerry Dedenbach, AICP, LEED[®] AP
(352) 331-1976

This is not a public hearing. The purpose of the workshop is to inform neighboring property owners about the nature of the proposal and to seek comments. We look forward to seeing you at the workshop.

Meetings with the University Park Neighborhood Association (UPNA) Board, the City's Community Redevelopment Agency (CRA) 5th Avenue Board, and the City's Historic Preservation Board have occurred.

ILLUSTRATION 14:
AERIAL MAP

**Gainesville Mixed Use on NW 13th Street
Small-scale Comprehensive Plan Amendment
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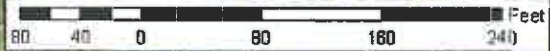
Map prepared by:
Clausen & Associates, Inc.
1000 NW 13th Street, Gainesville, FL 32609
Phone: 352-336-1111
Fax: 352-336-1112
www.clausen.com

Clausen & Associates, Inc.
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Legend

- Project Site
- Alachua County Tax Parcels



View from Krispy Kreme, looking east toward project site



Site Data

- Total Acreage: ±1.53 Acres
- Land Use Districts:
 - Commercial (C) 1.05 ac.
 - Mixed Use Low (MUL) .18 ac.
 - Residential Low (RL) .32 ac.
- TCEA: Zone A
- Central Corridor Overlay District
- Special Area Plans
 - Traditional City
 - University Heights
- CRA: Fifth Avenue/Pleasant Street
- Within the Enterprise Zone
- Within the UF Context Area
- Historic District: University Heights

**Project Site
±/- 1.53 Acres**

Parcel #
14912-000-100
± 0.32 Acres

Parcel #
14912-000-100
± 0.07 Acres

Parcel #
14912-000-000
± 0.89 Acres

C

MUL

RL

RL

RL

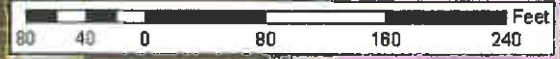
RL

MUL

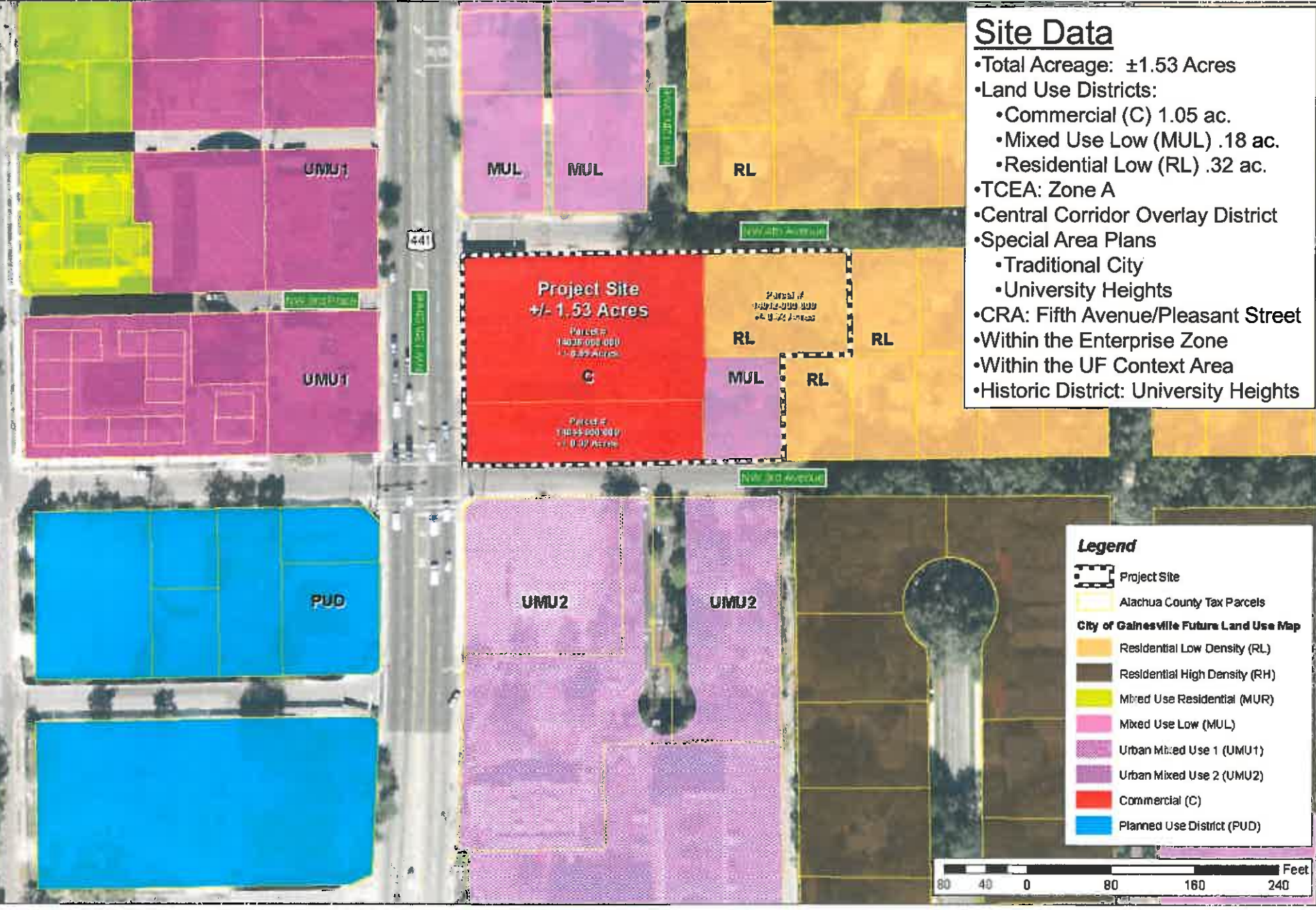
RL

Legend

- Project Site
- Alachua County Tax Parcels
- City of Gainesville Future Land Use Map**
- Residential Low Density (RL)
- Residential High Density (RH)
- Mixed Use Residential (MUR)
- Mixed Use Low (MUL)
- Urban Mixed Use 1 (UMU1)
- Urban Mixed Use 2 (UMU2)
- Commercial (C)
- Planned Use District (PUD)



Prepared by: CHW
 Project: Gainesville Mixed Use on NW 13th Street
 Date: 11/11/2014
 City of Gainesville
 Planning Department
 1000 University Blvd, Suite 100
 Gainesville, FL 32601
 Phone: (352) 336-2000
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 Email: info@cityofgainesville.com



**Gainesville Mixed Use on NW 13th Street
Small-scale Comprehensive Plan Amendment
and Re-zoning Amendment**



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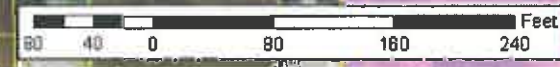
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Legend

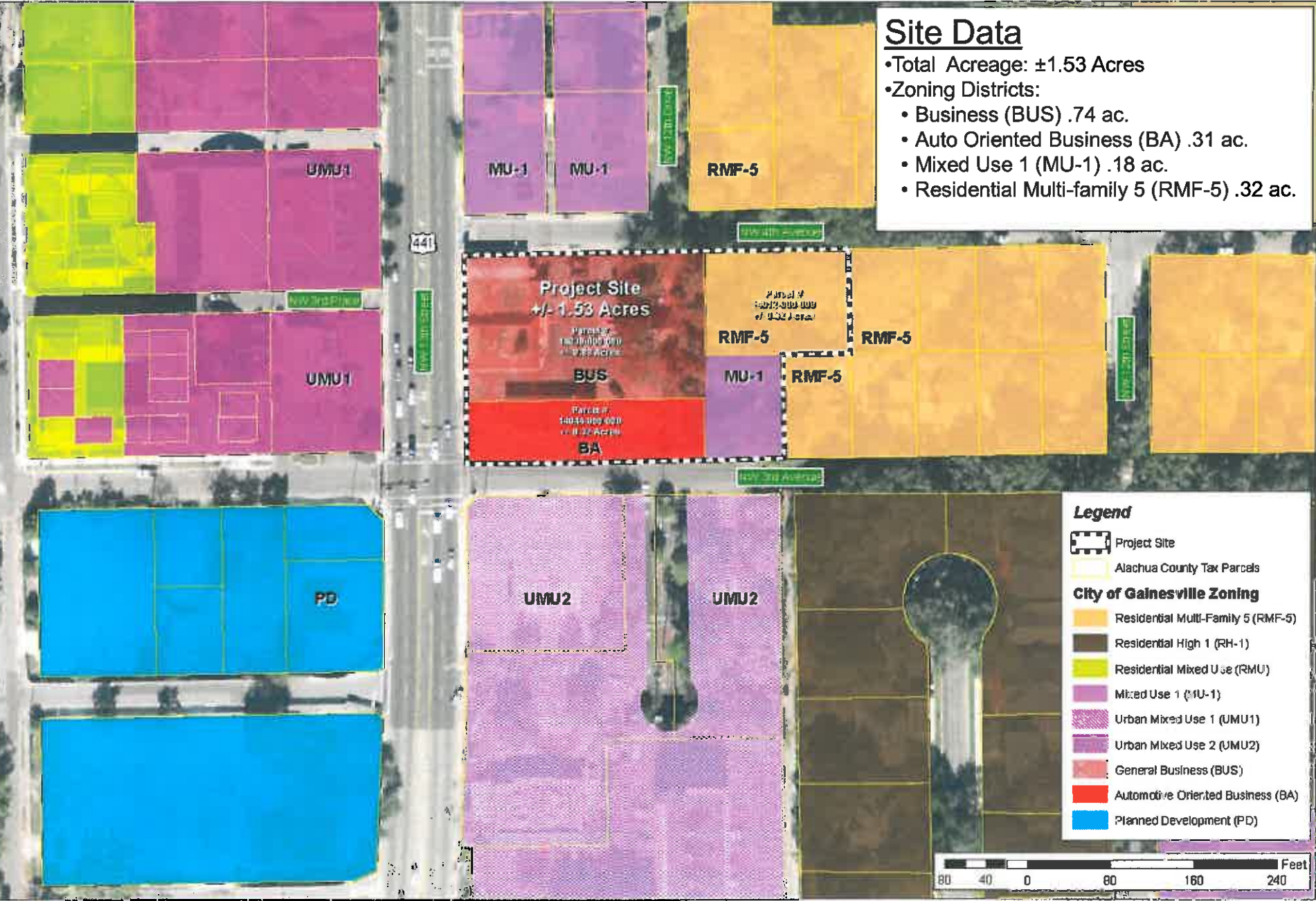
- Project Site
- Alachua County Tax Parcels
- Proposed Future Land Use Map**
- Residential Low Density (RL)
- Residential High Density (RH)
- Mixed Use Residential (MUR)
- Mixed Use Low (MUL)
- Urban Mixed Use 1 (UMU1)
- Urban Mixed Use 2 (UMU2)
- Planned Use District (PUD)



**Gainesville Mixed Use on NW 13th Street
Small-scale Comprehensive Plan Amendment
and Re-zoning Amendment**

Site Data

- Total Acreage: ±1.53 Acres
- Zoning Districts:
 - Business (BUS) .74 ac.
 - Auto Oriented Business (BA) .31 ac.
 - Mixed Use 1 (MU-1) .18 ac.
 - Residential Multi-family 5 (RMF-5) .32 ac.

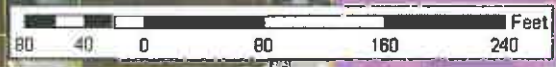


Legend

- Project Site
- Alachua County Tax Parcels

City of Gainesville Zoning

- Residential Multi-Family 5 (RMF-5)
- Residential High 1 (RH-1)
- Residential Mixed Use (RMU)
- Mixed Use 1 (MU-1)
- Urban Mixed Use 1 (UMU1)
- Urban Mixed Use 2 (UMU2)
- General Business (BUS)
- Automotive Oriented Business (BA)
- Planned Development (PD)



NORTH

Prepared by: City of Gainesville, Florida
Date: 08/11/2014
Scale: 1" = 100'

CHW
Crawford, Howard & Waldrop, Inc.
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File: 081114-01.dwg
Date: 08/11/2014

**Gainesville Mixed Use on NW 13th Street
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**Project Site
+/- 1.53 Acres**

Parcel # 18029 000 000
1.089 Acres
PD

Parcel # 18034 000 000
1.013 Acres
PD

- Legend**
- Project Site
 - Alachua County Tax Parcels
 - City of Gainesville Zoning**
 - Residential Multi-Family 5 (RMF-5)
 - Residential High 1 (RH-1)
 - Residential Mixed Use (RMU)
 - Mixed Use 1 (MU-1)
 - Urban Mixed Use 1 (UMU1)
 - Urban Mixed Use 2 (UMU2)
 - General Business (BUS)
 - Automotive Oriented Business (BA)
 - Planned Development (PD)

CHW

CHW CONSULTANTS, INC.
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Gainesville, FL 32609
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www.chwconsultants.com

Prepared by: CHW CONSULTANTS, INC.
Date: 10/15/2013

View from NW 13th Street, looking south at project site



Development Program



- Site Area = ±66,647 sq. ft.
- Specialty Retail: 26,000 sq. ft.
- Office: 2,500-20,000 sq. ft.
- Residential: 168-191 units
- Garage Parking ±296 spaces

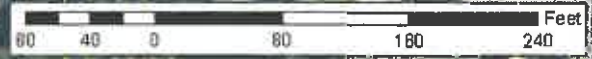
Primary
Building
Area

Central
Passageway
Structured
Parking

Surface
Parking

Legend

-  Project Site
-  Alachua County Tax Parcels



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Small-scale Comprehensive Plan Amendment
and Re-zoning Amendment



Prepared by CH2M Hill
Project No. 10000000000000000000
Map Date: 08/11/2010
Map Scale: 1" = 100'
Map Projection: UTM
Map Datum: NAD 83
Map Contour Interval: 5'
Map Contour Elevation: 100'
Map Contour Interval: 5'
Map Contour Elevation: 100'

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Gainesville, FL 32607
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View from Jackson Square, looking east toward project site



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)	= 0.19 ACRES; 12% OF TOTAL SITE

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




MULTI-FAMILY RESIDENTIAL	= 150 DWELLING UNITS
RETAIL/COMMERCIAL	= 25,000 SQUARE FEET
OFFICE	MAX. = 20,000 SQUARE FEET MIN. = 3,000 SQUARE FEET




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

MAXIMUM SITE SETBACKS FROM PROPERTY LINES:	
FRONT	= 10 FEET
SIDE	= 8 TO 15 FEET
REAR	= 15 TO 25 FEET

NOTES

- LAND USE AREAS ILLUSTRATED HEREIN ARE CONCEPTUAL IN NATURE AND SHALL NOT BE INTERPRETED AS STRICT REGULATORY BOUNDARIES. THEREFORE, THESE 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 ACCOMPANYING PD REPORT, TABLE 2. PROPOSED PERMITTED USES, AS WELL AS STORMWATER MANAGEMENT, AND PEDESTRIAN AND VEHICULAR CIRCULATION AND PARKING.
- ZONE B CONSISTS OF THE BUILDING SETBACK. PERMITTED USES SHALL INCLUDE LANDSCAPING AND SCREENING WALLS, STORMWATER MANAGEMENT, PEDESTRIAN AND VEHICULAR CIRCULATION, AND SURFACE PARKING (AS APPROPRIATELY SCREENED) OTHER THAN THE SCREENING WALLS. NO STRUCTURES SHALL BE PERMITTED WITHIN ZONE B.
- ZONE C MEASURES FROM THE BUILDING FACADE TO THE PROPERTY LINE. 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 C. HOWEVER, STORMWATER MAY NOT BE DISPERSED IN ZONE C. COMMERCE MAY INCLUDE, BUT NOT BE LIMITED TO, SMALL-SCALE SIDEWALK-SALE STREET VENDING.
- SIDEWALKS WILL BE A MINIMUM OF TEN FEET (10') WIDE ALONG NW 3RD STREET AND SEVEN FEET (7') WIDE ALONG NW 3RD AND 4TH AVENUES, CONSISTENT WITH THE UNIVERSITY HEIGHTS OVERLAY.
- THE DEVELOPMENT IS IN TOA ZONE A AND SHALL MEET THE CITY OF GAINESVILLE COMPREHENSIVE PLAN CONCURRENTLY MANAGEMENT ELEMENT REQUIREMENTS.
- PROJECTED TRIP GENERATION IS BASED ON THE FOLLOWING FIGURES:
 ALL PEAK HOUR = 88 TRIPS
 P.M. PEAK HOUR = 338 TRIPS
 ANNUAL AVERAGE DAILY TRIPS = 2,070 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 COLONNAGE/INTERNAL PARKING GARAGE. MECHANICAL EQUIPMENT MAY BE LOCATED ON THE BUILDING'S ROOF.
- COMMERCIAL USES SHALL NOT BE PERMITTED EAST OF THE NW 12TH DRIVE RIGHT-OF-WAY.
- THE BUILDING'S HEIGHT WILL TRANSITION FROM EIGHT (8) STORES TOWARDS NW 12TH STREET TO SURFACE PARKING ADJACENT TO THE HISTORIC DISTRICT. THE DIVISION LINES MAY BE MODIFIED UP TO 5 FEET TO FACILITATE WALL ARTICULATIONS 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 LINES
-  PROJECT BOUNDARY
-  BUILDING HEIGHT DIVISION LINES



GRAPHIC SCALE
0 50 100 150
FEET

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 Planning • Survey • Mapping
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 Fax: (352) 336-1101
 Website: www.chw.com



Professional Engineer
 State of Florida
 License No. 12345
 Exp. 12/31/2025

PROJECT NO. 2024-001
 SHEET NO. 1 OF 1
 DATE: 10/26/2024

PROJECT: PD LAYOUT PLAN
 CLIENT: [REDACTED]

DESIGNED BY: [REDACTED]
 CHECKED BY: [REDACTED]
 DATE: 10/26/2024

SCALE: AS SHOWN
 SHEET: 1 OF 1

An aerial photograph of a city, likely Cambridge, Massachusetts, showing a dense cluster of red brick buildings with green trees interspersed. The buildings have multiple stories and many windows. The trees are lush and green, suggesting a park or a well-landscaped area. The overall scene is a mix of urban architecture and nature.

Planned Use District (PUD) Conditions

Proposed Changes



Single contributing historic structure on NW 4th Avenue, eastern-most parcel



PUD Condition #6

The historic contributing structure located on the subject property shall not be removed prior to final development plan approval. The house shall be placed on a property within the University Heights North Historic District, or another lot within the vicinity and where the structure may be awarded local historic status.

PD Condition #27

Amend to mirror recommended revisions to PUD Condition #6

The historic structure on the site shall not be removed until final development plan approval has been received. At the time of final development plan approval, it must be demonstrated that the structure will be relocated to a suitable site within the University Heights North Historic District, or another lot within the vicinity and where the structure may be awarded local historic status.

An aerial, artistic rendering of a university campus. The scene is dominated by large, multi-story red brick buildings with numerous windows. The buildings are interspersed with lush green trees, some of which are in full leaf, while others appear to be in autumn. The perspective is from a high angle, looking down on the campus. The overall style is that of a detailed architectural illustration or a high-quality digital painting. The text is overlaid on the left side of the image.

Planned Development (PD) Conditions

Proposed Changes

PD Condition #5

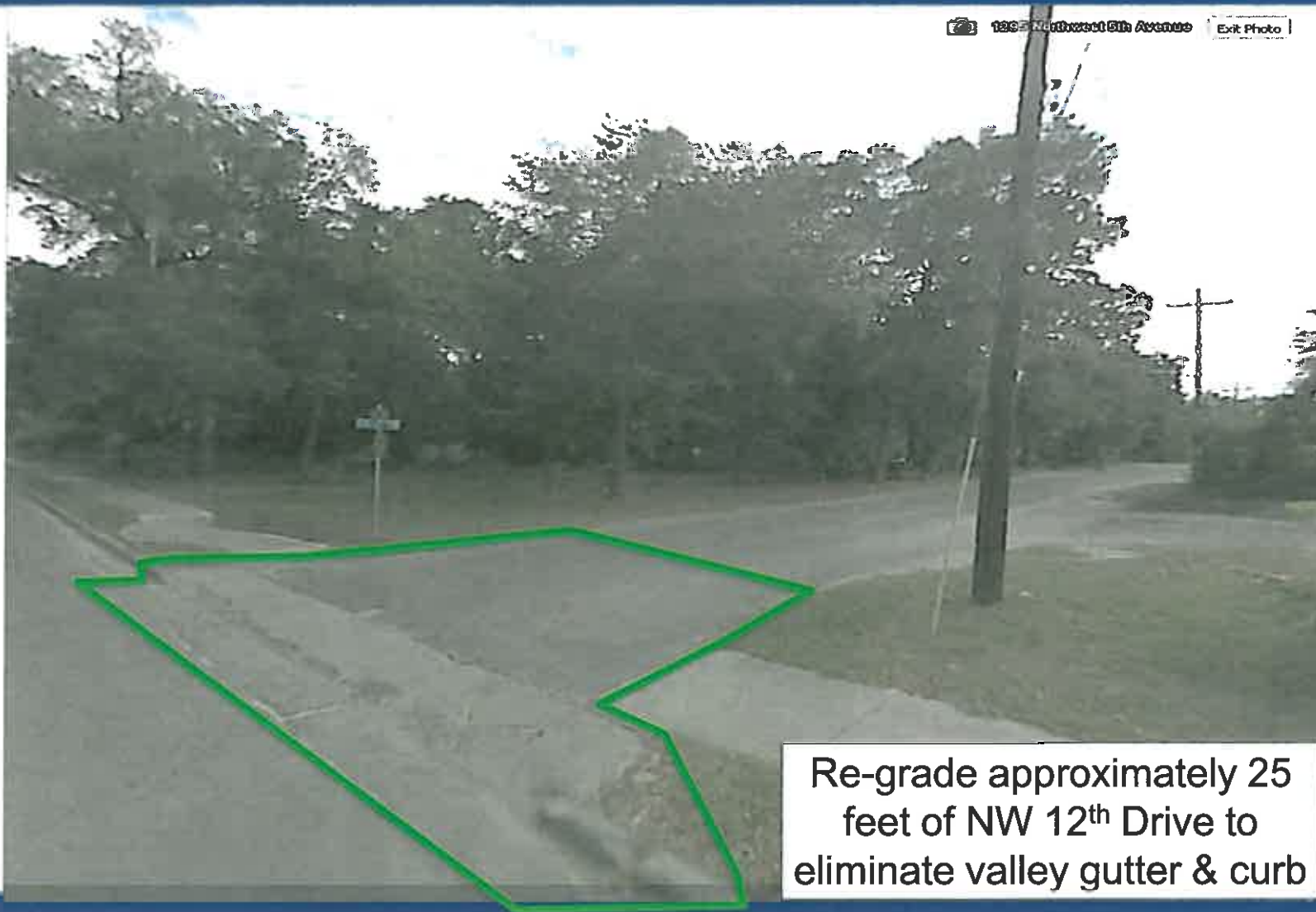
After receiving final development plan approval, the development must file for a building permit within ~~one~~ two years.

PD Condition #22

Prior to receiving a certificate of occupancy, the developer shall improve NW 12th Drive from NW 4th Avenue to NW 5th Avenue as follows:

- 1) ~~Provide a minimum of two 12-foot travel lanes.~~ The developer shall evaluate whether the typical section including pavement widths, thickness, and the non-curbed condition can support the projected traffic loading for two-way travel. If found to be insufficient...
- 2) Install a 6 foot wide sidewalk along one side of the street.
- 3) Re-grade the northern terminus (approximately 25 feet) of the roadway to eliminate the valley gutter and dip. Install Type F curb and gutter radius returns at the intersection with NW 5th Avenue.

Condition 22, view from NW 5th Avenue, looking south along NW 12th Drive



Re-grade approximately 25 feet of NW 12th Drive to eliminate valley gutter & curb



Aerial View of NW 13th Street and NW 12th Drive

The applicant
proposes
maintaining the
existing 10'-11'
traffic calmed
lanes for a
neighborhood
character street



Condition 22, view from NW 4th Avenue, looking north along NW 12th Drive



Clean, Clear, and Restripe NW 12th Drive

Add traffic control markings

Add midblock Traffic calming

Add sidewalk to serve businesses

Eye Alt: 180 ft





Gainesville Mixed Use on NW 13th Street

(Petitions PB-11-20 PUD and PB-11-08 PDV)

Small-scale Comprehensive Plan
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May 5th, 2011

Conceptual West Elevation



WEST ELEVATION - N.W. 13th STREET

Conceptual South Elevation



NW 3RD AVE SOUTH ELEVATION

Sheet 1 of 2

Conceptual North Elevation



NW 4TH AVE NORTH ELEVATION

The 56" Oak will remain, shading and screening the building's east side



Conceptual North Elevation



NW 4TH AVE NORTH ELEVATION

Conceptual East Elevation



EAST ELEVATION

An aerial photograph of a city street, likely in Gainesville, Florida. The street is lined with multi-story brick buildings, some with red roofs. There are many green trees interspersed among the buildings. The overall scene is a dense urban environment.

Gainesville Mixed Use on NW 13th Street

(Petitions PB-11-20 PUD and PB-11-08 PDV)

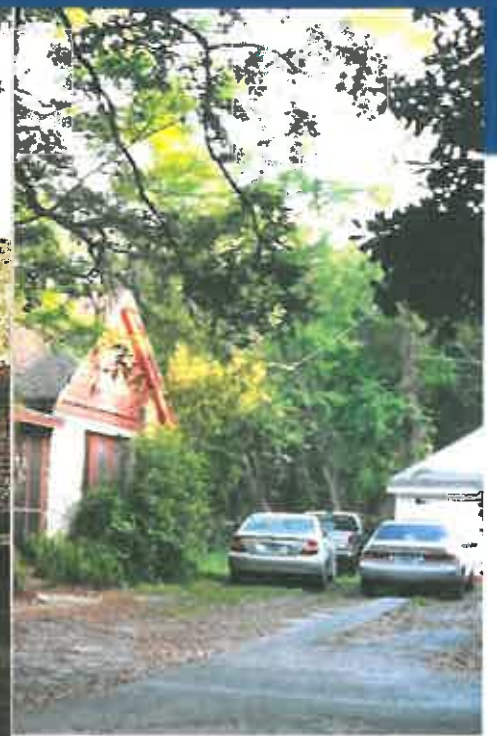
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City Commission Public Hearing
May 5th, 2011



THE COURTYARD

Bricks salvaged from an old mill were used in the courtyard, which is landscaped with fragrant trees and vines.



A complete garden wall will wrap the property's eastern end



McDonalds overflow
parking looking north



NW 3rd Avenue,
looking west at 7:00pm

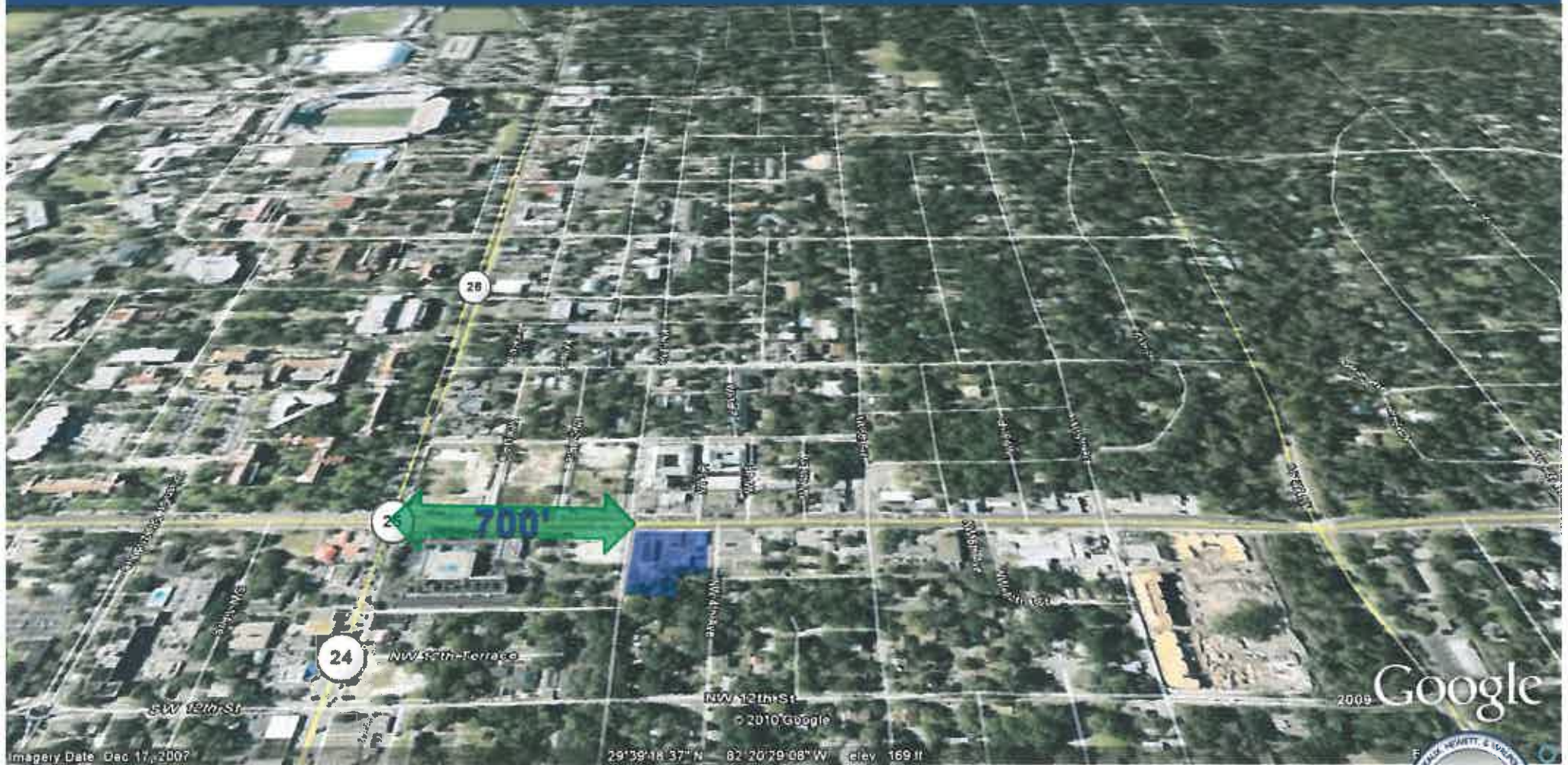
Oblique aerial looking from University of Florida Campus northerly towards site



Oblique aerial looking from site southerly towards University of Florida Campus



Oblique aerial looking from site westerly towards Campus and College Park



Oblique view looking east at project site and NW 12th Drive

Add traffic separator and full-width median between NW 3rd and NW 5th Avenues

