



eda

Rezoning
Archer Place

PB-21-103 ZON
Ordinance 210331

City Commission February 17, 2022

Site Location: 3041-3155 Block Old Archer Road



- Property Size: 5.89 +/- acres
- 12 parcels (SF, MF, 1 vacant parcel)
- Proposal is to change the land use category on the property to PUD / PD for construction of a mixed-use development with apartments, condominiums, & commercial/office space

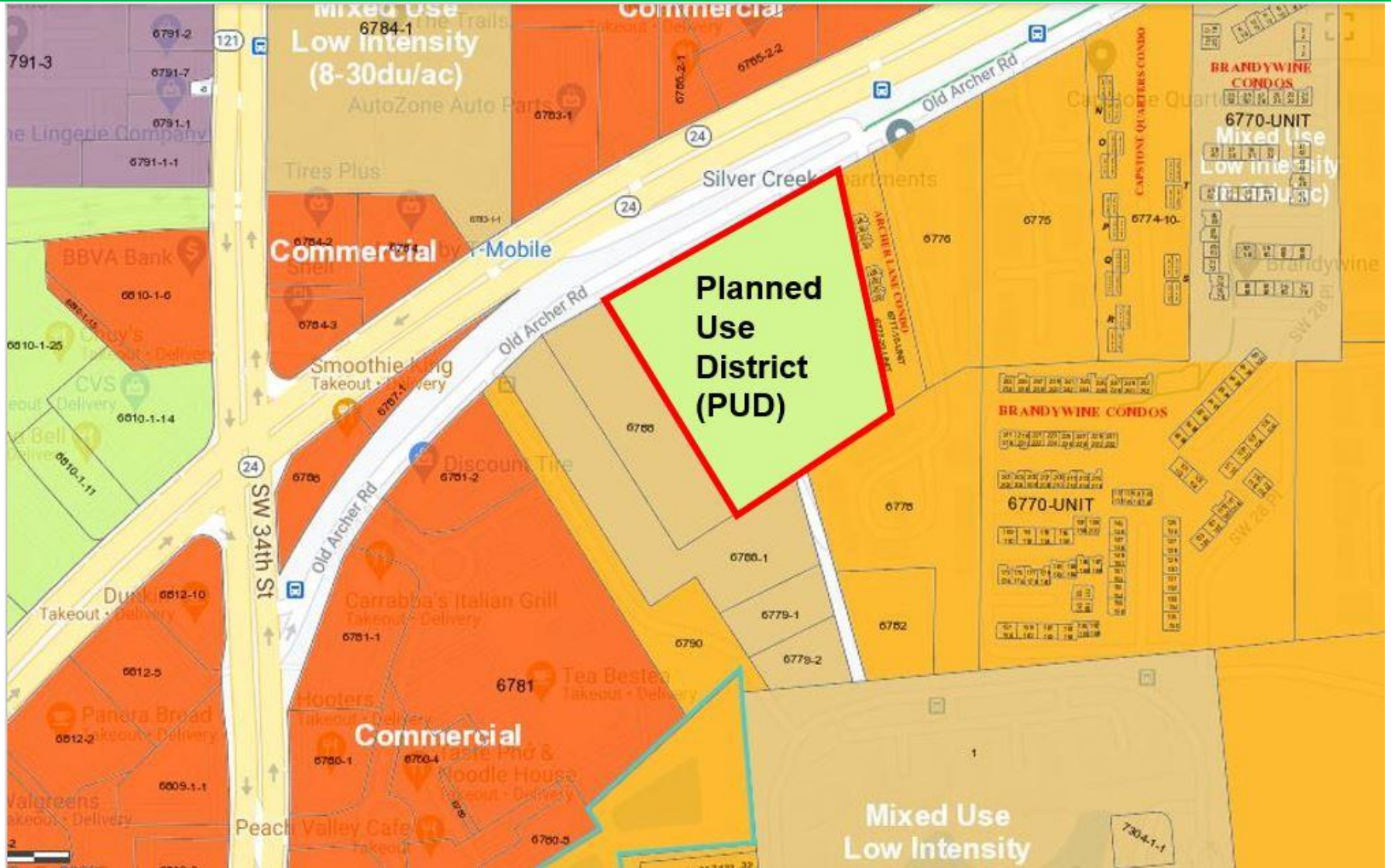
Archer Place Mixed Use PUD / PD

- Permitted uses include Condominiums, Apartments; Commercial/Retail Uses; & Parking Garage
- Maximum Residential Units: 240 Units (41 UPA)
- Up to 16,500 SF of Commercial
- Maximum height: 7 stories
- Urban Transect Design Compliance
 - Blocks, Streets, Building Frontage, Glazing, etc.
- Provision of minimum 10% affordable housing and binding agreement approved by City Attorney for the provision of affordable housing

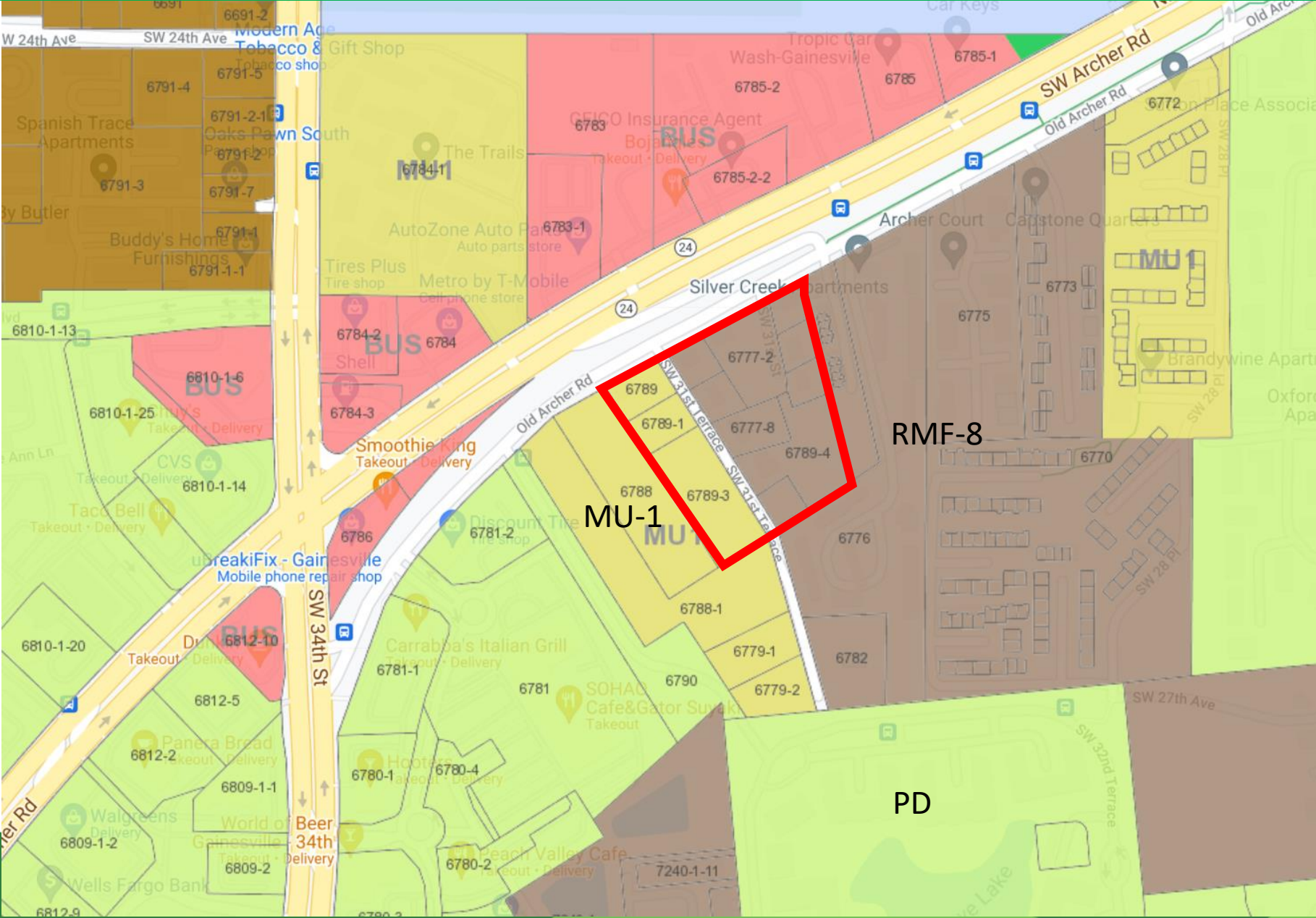
Conceptual Building Frontage View (Old Archer Road)



Proposed Future Land Use Map



Existing Zoning Map



Existing vs. Proposed Land Use & Zoning Entitlements

Existing FLU & Zoning

- MUL & RMF-8
- 30 du/ac

Site Development Potential

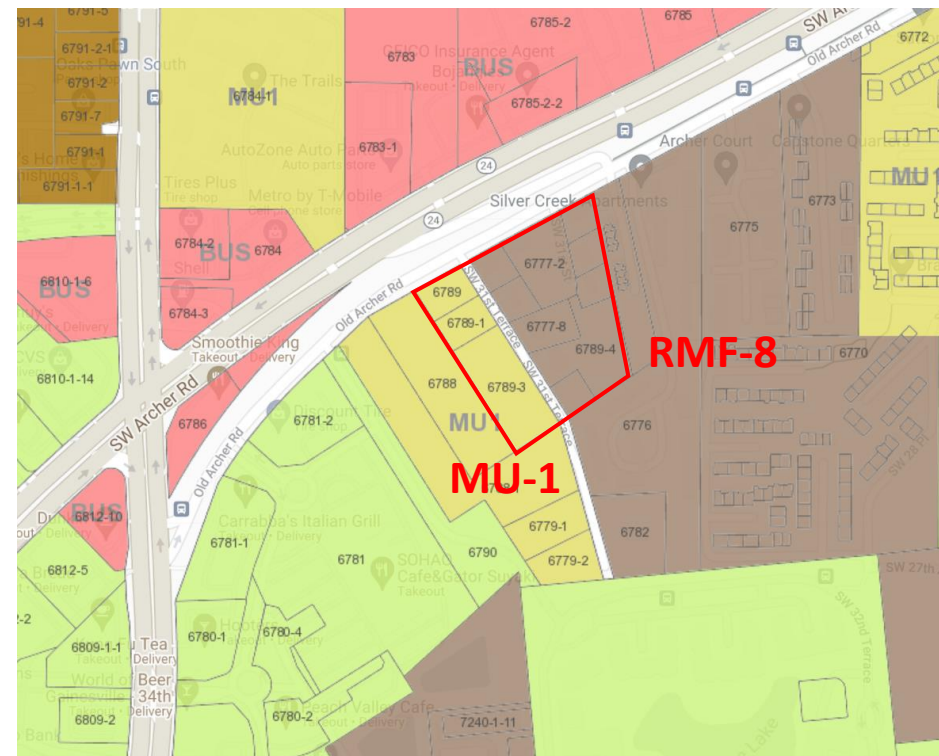
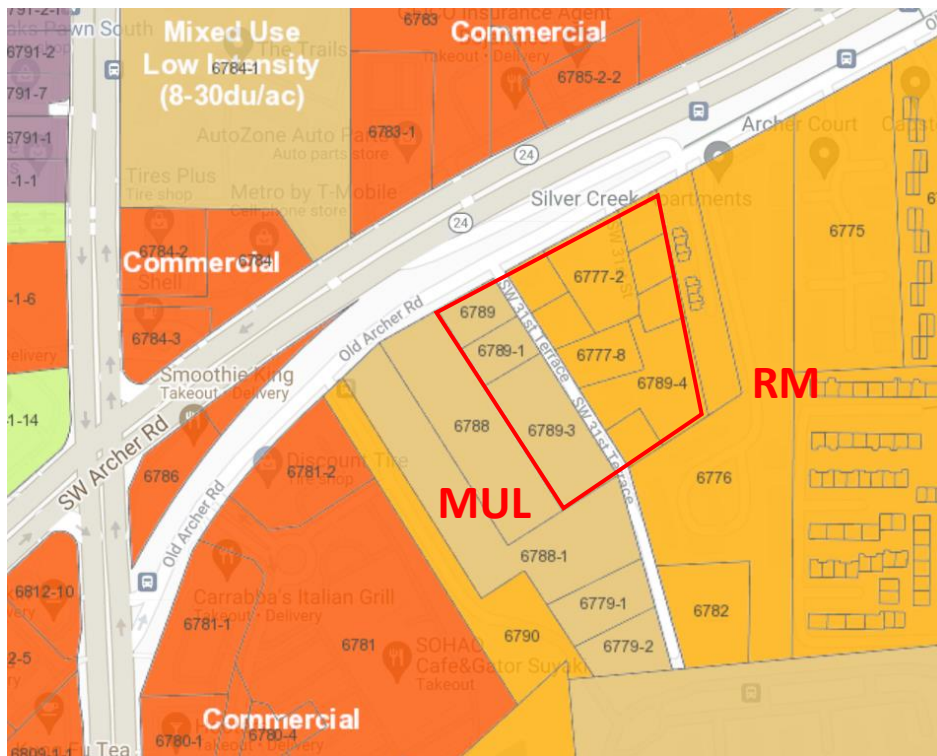
- 5.9 ac. x 30 = 177
- *No Affordable Housing

Proposed FLU & Zoning

- PUD & PD
- 41 du/ac

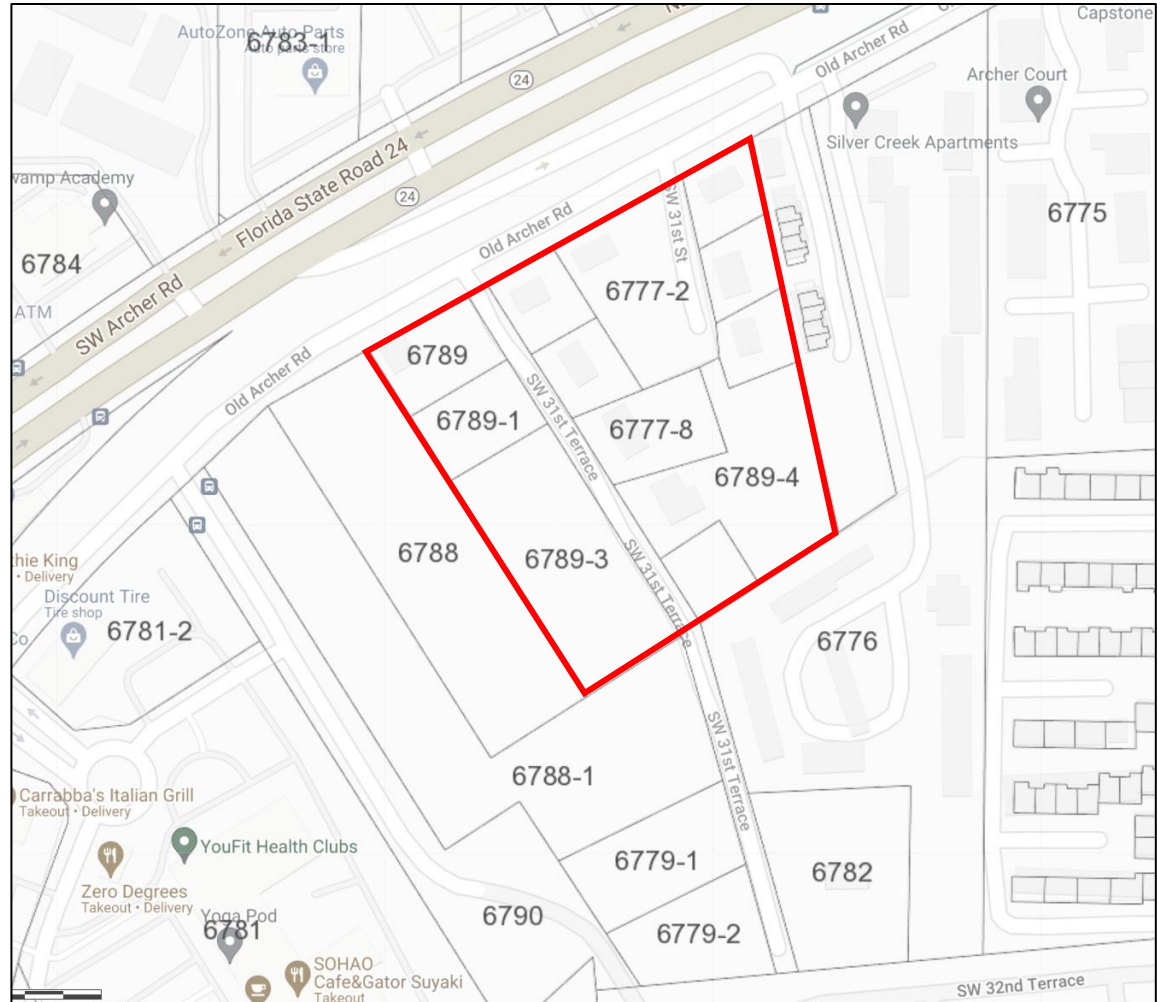
Site Development Potential

- 5.9 ac. x 41 = 240
- *10% (24) Affordable Housing Units



Existing Site Conditions

- 12 Tax Parcels
- 11 Residential Structures
- All Unoccupied & Abandoned
- Set for Demolition





Adjacent Development Characteristics

Summary of Adjacent Development within 1/8 Mile & Accessible Via Sidewalk

- South of Archer Road & East of 34th Street
- 6 RTS Bus Stops
- Multi-Use Path along Archer Road / Old Archer Road with Linkage to UF Campus
- Hundreds of Multifamily Units (Silver Creek, Archer Court, Capstone, The Enclave, Brandywine, The Point)
- Adjacent Future Hotel Site
- University Town Center Planned Development
 - 380,000 Square Feet
 - Restaurants, Retail, Personal Services, Grocery
 - All Linked by Sidewalk Network



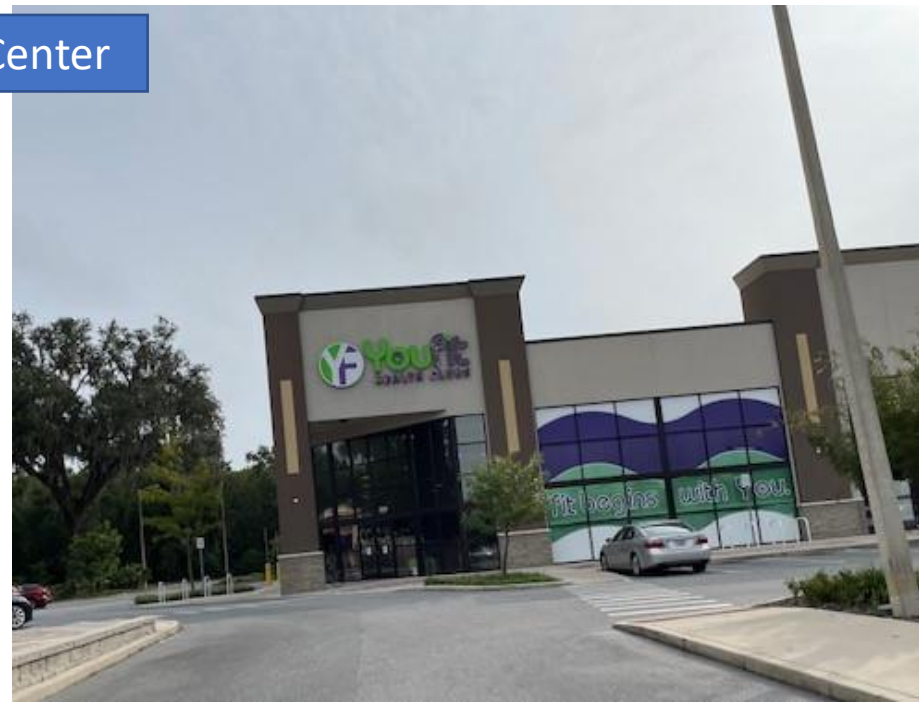
Archer Place & University Town Center



Pedestrian Facilities within University Town Center



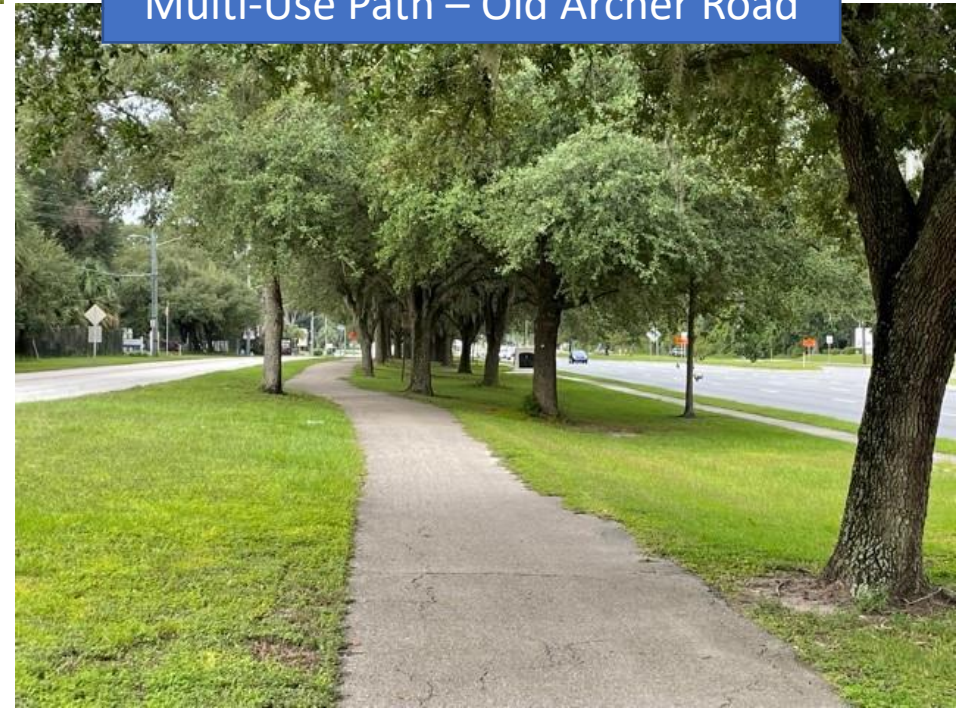
Retail Establishments within University Town Center



Multi-Use Path & RTS Bus Shelter – Old Archer Road



Multi-Use Path – Old Archer Road



Criteria for Proposed FLU & Map Changes

Consistency with the Comprehensive Plan

- FLUE Objective 1.5: Discourage the proliferation of urban sprawl.
- FLUE Policy 1.2.3: The City should encourage mixed-use development, where appropriate.
- Goal 2: Redevelop areas within the City, as needed, in a manner that promotes quality of life, transportation choice, a healthy economy, & discourages urban sprawl.

Comprehensive Plan Consistency

- **Supports Housing Element Goal 1 concerning provision of affordable housing**
- Proposed PUD / PD Condition 13 & 15 requirements:
- Legally binding document approved by City Attorney concerning affordable housing.
- Minimum 10% (24) of the units to meet affordable housing criteria set in PUD / PD.

September 13, 2021

Mr. Clay Sweger
eda consultants, inc.
720 SW 2nd Avenue, South Tower, Ste. 300
Gainesville, FL 32601

RE: Affordable Housing Units in Archer Place Planned Development

Mr. Sweger:

As we have discussed, your firm represents a developer who proposes a mixed use planned development within the center of the City of Gainesville. This project, known as Archer Place, will consist of 240 residential units of which the developer commits 10% of these units (24 one-bedroom units with the same finishes, etc. as the 'market rate' units) to be allocated as affordable housing units. To this end, we understand that the developer is offering at the PD zoning stage the following commitments to the City that will be memorialized in a Developer's Agreement (between the developer and City):

- The developer shall enter into a Developer's Agreement with the City concerning the provision of a minimum of 10% of the total residential units as affordable housing units reserved for occupancy by eligible households and affordable to households whose annual income does not exceed 80% of the Alachua County median household income, adjusted for household size, as determined by the US Department of Housing and Urban Development (HUD), and no more than 30 percent of the monthly household income is paid for monthly housing expenses (mortgage and mortgage insurance, property taxes, property insurance and homeowners dues).
- Tenant screening, selection, and income verification for affordable units shall be coordinated with a public agency such as the Alachua County Housing Authority.

We further understand that the developer would be interested in the Alachua County Housing Authority, or an instrumentality of the agency, providing the service of tenant identification and screening for income eligibility for the allotment of affordable housing units within the project, thus offering our agency expertise in assuring that truly qualified candidates are placed into these units.

Based on the understanding of the project provided to us and summarized above, the ACHA or an instrumentality of the agency, agrees in principle that we can provide the requested services to your client. We believe that the provision of affordable housing units as part of a new construction project is an excellent opportunity to serve some of the low-income clientele that we serve, and this will be the basis of establishing a useful relationship between the developer and ACHA.

Thank you for your outreach and we look forward to participating in this upcoming project.

Sincerely,



Ken Armstrong
Executive Director

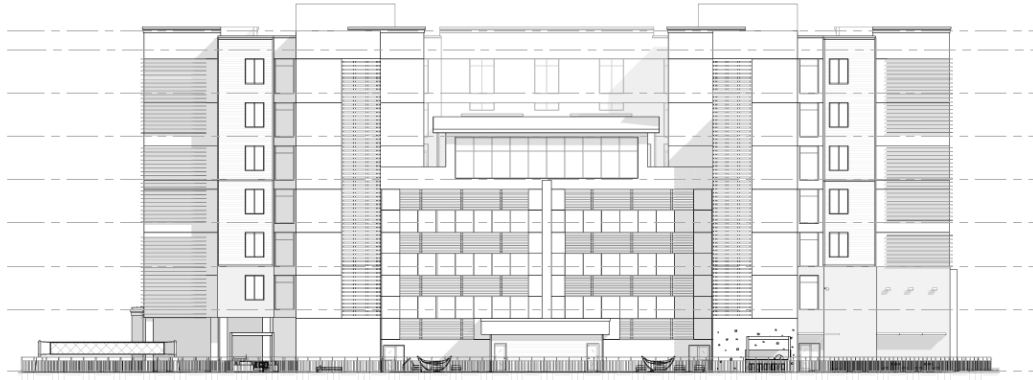
Building Height & Perimeter Setback Requirements for Adjacent Zoning Districts

Table V - 8: Mixed-Use and Nonresidential Districts Dimensional Standards.

	MU-1	MU-2	OR	OF	CP	BUS	BA	BT	W	BI	I-1	I-2
SETBACKS (ft.)												
Front	10 min 100 max	10 min 100 max	10 min 100 max	10 min 100 max	10 min 100 max	10 min 100 max	15 min	10 min 100 max	25 min	25 min	25 min	25 min
Side-street (min)	15	15	10	10	10	10	15	10	25	20	25	25
Side-interior (min)	10	10	10	10	10	10	10	10	10 ⁴	10	10 ⁴	20 ⁴
Rear (min)	10	10	10	10	10	10	15	10	10 ⁴	20	10 ⁴	10 ⁴
MAXIMUM BUILDING HEIGHT (stories)												
By right	5	5	3	3	5	5	5	5	5	5	5	5
With building height bonus	8	8	-	8	8	8	-	8	-	-	-	-

	RSF-1	RSF-2	RSF-3	RSF-4	RC	MH	RMF-5	RMF-6	RMF-7	RMF-8
MIN SETBACKS (ft.)										
Front	20 ³	20 ³	20 ³	20 ³	10 ⁴	15	10 min 100 max	10 min 100 max	10 min 100 max	10 min 100 max
Side (street)	10	10	7.5	7.5	NA	NA	15	15	15	15
Side (interior) ^{5,6}	7.5	7.5	7.5	7.5	5	5	10	10	10	10
Rear ^{6,7}	20	20	15	10	20	15	10	10	10	10
Rear, accessory	7.5	7.5	5	5	5	5	5	5	5	5
MAXIMUM BUILDING HEIGHT (stories)										
By right	3	3	3	3	3	3	3	3	3	3
With building height bonus	NA	NA	NA	NA	NA	NA	NA	5	5	5

Architectural Elevations



1 South Elevation - Apartments
A401 1/16" = 1'-0"

South Side



North Elevation - Apartments
A402 1/16" = 1'-0"

Old Archer Road



2 West Elevation - Apartments
A401 1/16" = 1'-0"

SW 31st Terrace

Conceptual Building Frontage View (Old Archer Road)



Conceptual SW 31st Terrace View



RESTAURANT

BOKETTO
ASIAN STREET FARE

MISTER O1
EXTRAORDINARY PIZZA

Conceptual SW 31st Terrace View



Conceptual Rear Southeastern View



Conceptual Rear Southwestern View



Summary

- ✓ Staff recommends approval
 - ✓ Plan Board recommended approval
 - ✓ Consistent with Comprehensive Plan & Development Pattern in Area
 - ✓ Provides Affordable Housing as Condition of Development
 - ✓ Urban Infill / Public Facilities Available
 - ✓ Applicant requests approval of Petition PB-21-103 ZON
- &
- Ordinance 210331

