

210837C

City of
Gainesville

PB-21-194 SVA NW 12th Ter-NW 4th PL
ROW Vacation and PB-21-195 SUP 521
NW 13th St.

Legistar #210837 and 210838
Department of Sustainable Development
Forrest Eddleton, Planner
January 27th, 2022



Request for ROW Vacation and SUP for Density

Agent of Applicant: CHW Professional Consultants

Address: NW 12th Ter and Extension of NW 4th Place

Existing Use: Public Right-of-Way

Surrounding Zoning: U6 and U8 (Urban 6 and Urban 8)


Surrounding Land Use: UMU (Urban Mixed Use)

Acres: 0.16 +/- acres of ROW, 2.92 acres associated w/SUP


REQUEST:

Vacate portions NW 12th Ter and extend NW 4th Place to connect with NW 12th Drive. Grant Special Use Permit to allow 60 du/ac in U6 zoned properties and 80 du/ac in U8 zoned properties.

LEGEND:

 U6 and U8 (Urban 6, 8)

LEGEND:

 UMU (Urban Mixed-Use)



Project Area



University Heights North Historic District

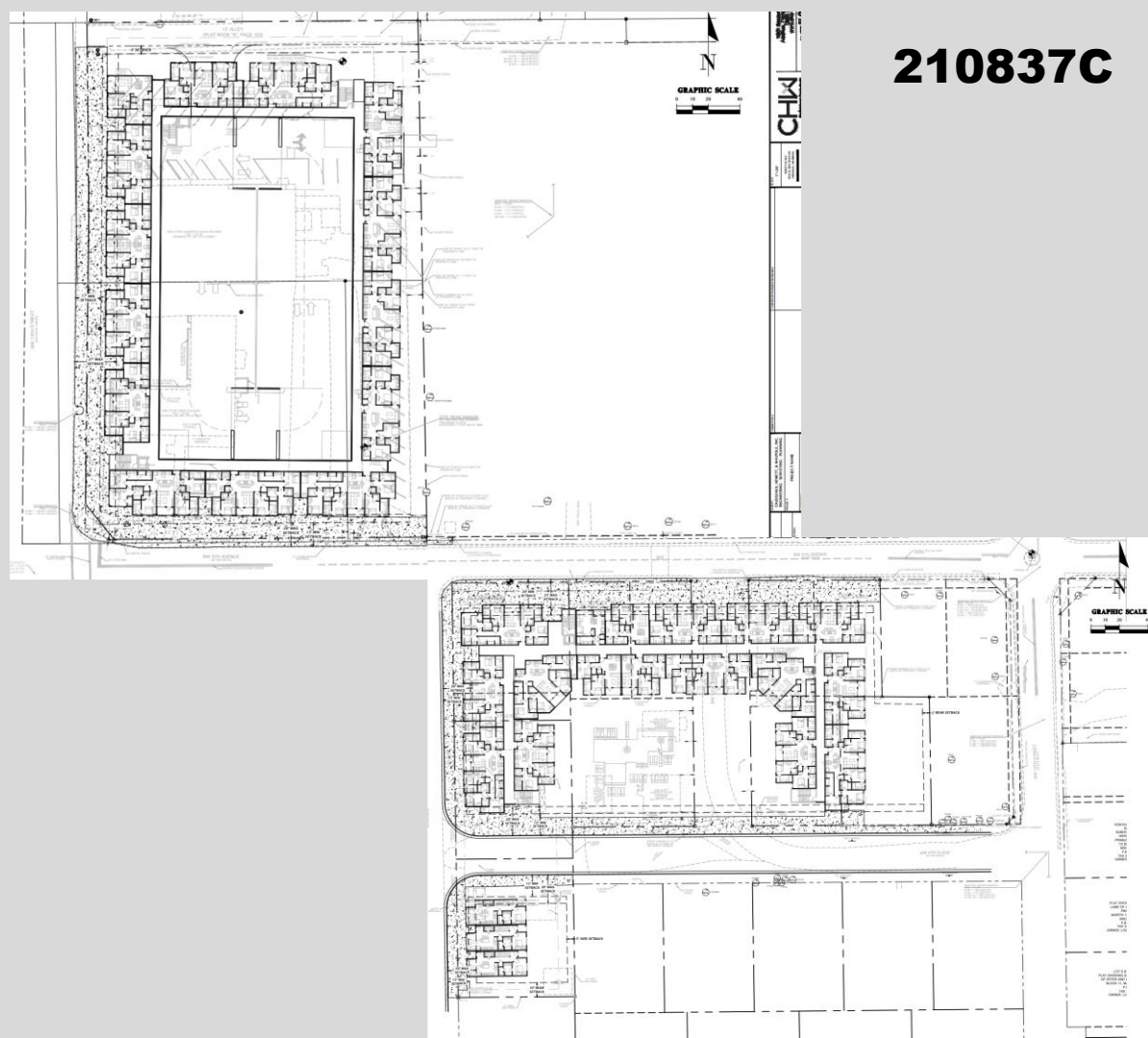
Conceptual Site Plan

Multi-family Development at 521 NW 13th Street & South of 5th Ave

- Structured parking to interior of northern building
- “Area 2” multi-family in U6 zoning with townhomes south of extension of 4th Place

- Zoning: U8 and U6
- Future Land Use: UMU
- Adjacent to Seminary Lane development

Full development plan will be reviewed at development plan review. Concepts are for SVA and SUP request



Staff recommends **Approval of PB-21-194 SVA with Conditions** 2108370

Meets ROW Vacation Review Criteria ✓

1. The public right-of-way no longer serves a public purpose and the vacation of the public right-of-way is in the public interest, which shall be based on a consideration of the following:
 - a. Whether the public benefits from the use of the subject right-of-way as part of the city street system;
 - b. Whether the proposed action is consistent with the Comprehensive Plan;
 - c. Whether the proposed vacation is consistent with the minimum block size requirements and other applicable street connectivity standards;
 - d. Whether the proposed action would deny access to private property;
 - e. The effect of the proposed action upon public safety;
 - f. The effect of the proposed action upon the safety of pedestrians and vehicular traffic;
 - g. The effect of the proposed action upon the provision of municipal services including, but not limited to, emergency service and waste removal;
 - h. The necessity to relocate utilities both public and private; and
 - i. The effect of the proposed action on the design and character of the area.
2. If the public right-of-way is a street, the city shall not vacate the right-of-way except if the following additional criteria are met:
 - a. The loss of the street will not foreclose reasonably foreseeable future bicycle/pedestrian use;
 - b. The loss of the street will not foreclose non-motorized access to adjacent land uses or transit stops;
 - c. The loss of the street is necessary for the construction of a high density, mixed-use project containing both residential and non-residential uses or creating close proximity of residential and non-residential uses; and
 - d. There is no reasonably foreseeable need for any type of transportation corridor for the area.

Date

Action

1/27/2022

Petition heard by City Plan Board

TBA

Petition introduced to City Commission at 1st Reading

Proposed Motion

● Move to approve Petition PB-21-00194 SVA with the following conditions:

1. Subject property owners must grant to the City the ownership and rights necessary for the extension of NW 4th Place, as public right-of-way, westward to NW 12th Drive prior to the final vacating of NW 12th Terrace.
2. Any necessary or required improvements to NW 4th Place will be required at the time of redevelopment of directly adjacent properties and associated costs will be borne by the developer.

Staff recommends **Approval of PB-21-195 SUP with Conditions** 2108370

Meets SUP Review Criteria



•Sec. 30-3.24. - Review criteria.

No special use permit shall be approved by the city plan board unless the following findings are made concerning the proposed special use. The burden of proof on the issue of whether the development, if completed as proposed, will comply with the requirements of this chapter remains at all times on the applicant.

Whether the proposed action is consistent with the Comprehensive Plan;

- A. The proposed use or development is consistent with the Comprehensive Plan and the Land Development Code.
- B. The proposed use or development is compatible with the existing land use pattern and future uses designated by the Comprehensive Plan. Factors by which compatibility of the proposed use or development shall be reviewed include scale, height, mass and bulk, design, intensity, and character of activity.
- C. The proposed use will not adversely affect the health, safety, and welfare of the public.
- D. Ingress and egress to the property, proposed structures, and parking/loading/service areas is provided and allows for safe and convenient automobile, bicycle, and pedestrian mobility at the site and surrounding properties.
- E. Off-street parking, service, and loading areas, where required, will not adversely impact adjacent properties zoned for single-family residential use.
- F. Noise, glare, exterior lighting, or odor effects will not negatively impact surrounding properties.
- G. There is adequate provision for refuse and service/loading areas, and these areas shall be reviewed for access, screening, location on the site, and pedestrian/bicycle mobility and safety. Outdoor storage or display areas, if included, will not adversely impact surrounding properties and shall be reviewed for screening and location on the site.
- H. Necessary public utilities are available to the proposed site and have adequate capacity to service the proposed use or development.
- I. Screening and buffers are proposed of such type, dimension, and character to improve compatibility and harmony of the proposed use and structure with the uses and structures of adjacent and nearby properties.
- J. The hours of operation will not adversely impact adjacent properties zoned for single-family residential use.
- K. Any special requirements set forth in the Land Development Code for the particular use involved are met.

Date

Action

1/27/2022

Petition heard by City Plan Board

TBA

Petition introduced to City Commission at 1st Reading

Proposed Motion

● Move to approve Petition PB-21-00195 SUP with the following conditions:

1. Continue to work directly with Historic Preservation staff on final architectural designs.
2. Deviations from or omissions of items in Section I of this report during Development Review will require re-review of the SUP by the City Plan Board.

Thank You