

City of Gainesville



Stillpoint PD Amendment
PB-20-96
Legistar # 200440

Department of Sustainable Development
2/18/21



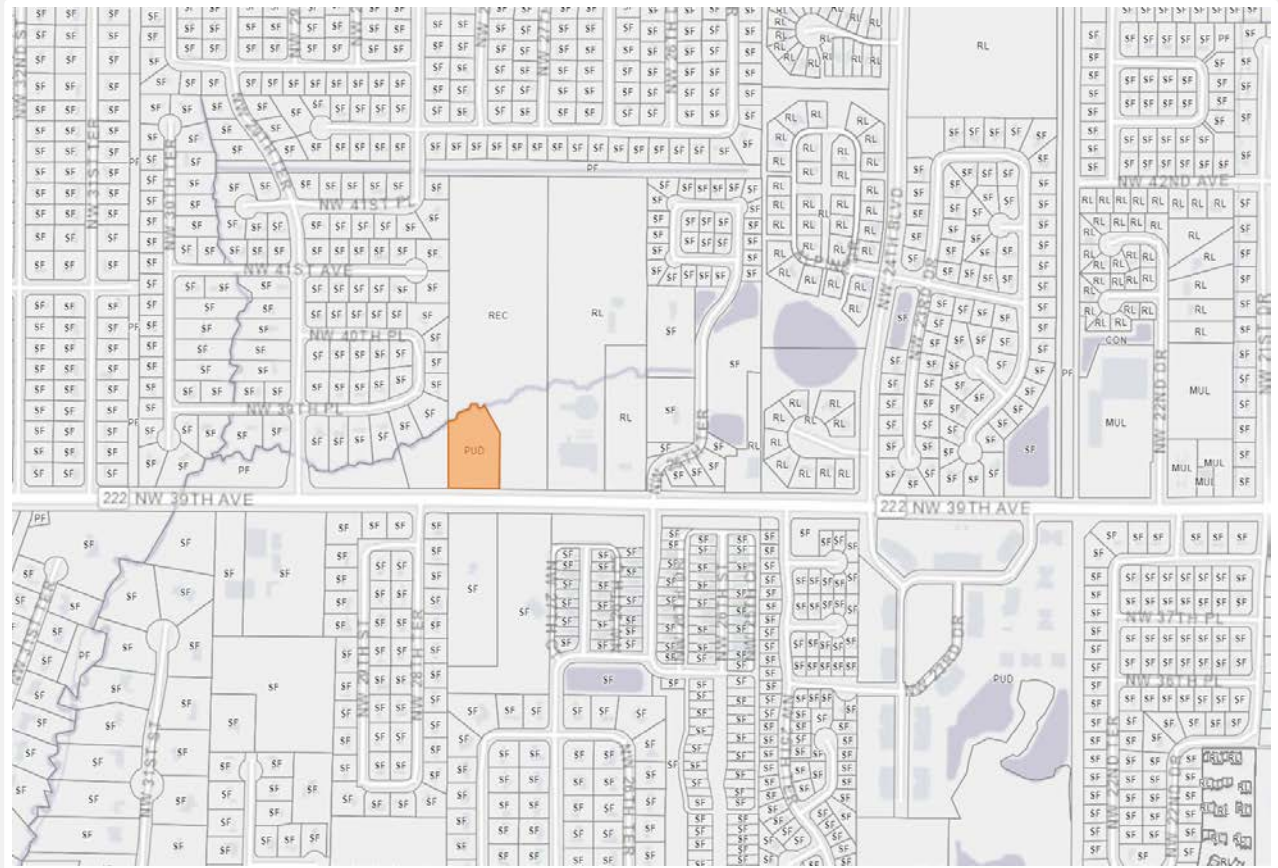
Request:

Ralph Hilliard, applicant, for Three Lakes Creek, LLC. Amendment to the Stillpoint Planned Development Zoning Ordinance to allow for a 30 bed assisted living facility (ALF) and technical office use.

Surrounding Land Use

200440

REC: Recreation
RL: Residential Low
SF: Single Family



LAND USE MAP

Existing Site



200440

Address: 2730 NW 39th Ave.

Current Use: Medical Office

Property size: +/- 1.54 acres

Current Zoning: PD: Planned Development (2009)

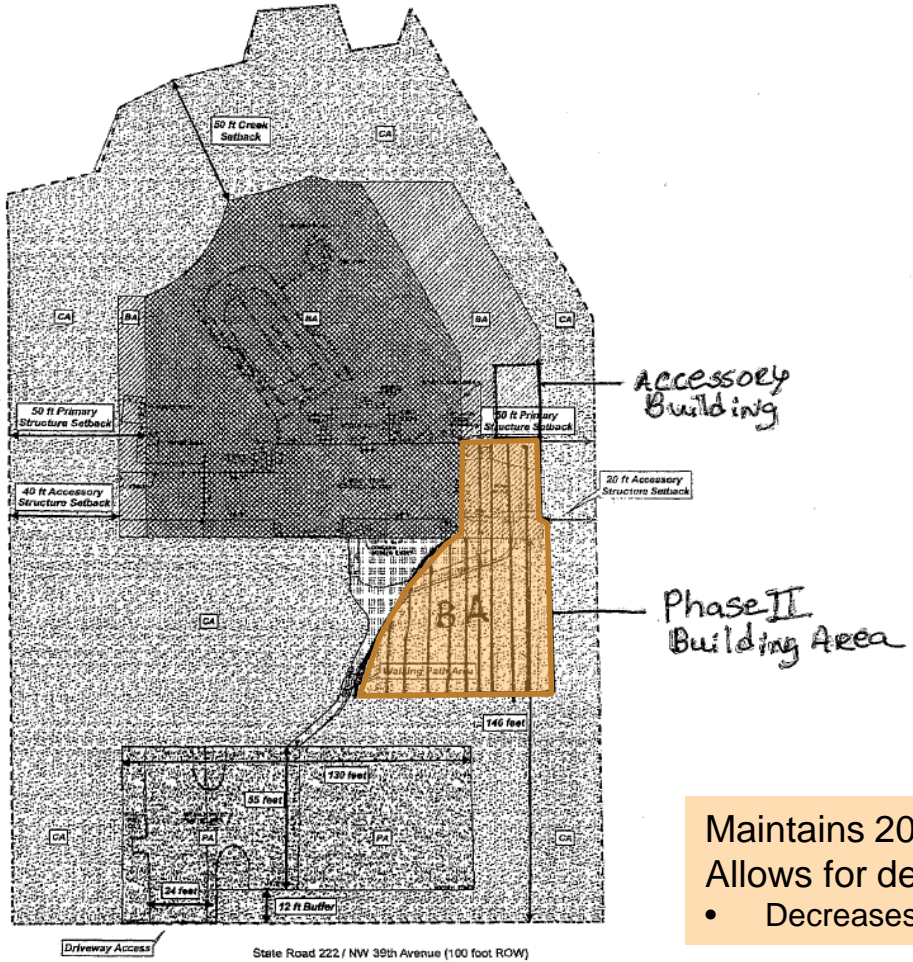
Proposed Use: 30 bed assisted living facility (ALF) and technical office use-medical/dental, research, development and testing

- Existing space (3505 sf) can accommodate up to 20 beds; amendment will allow up to 10 additional beds
- Propose 1495 sf of additional to accommodate additional beds

Site Photos

200440





- Maintains 20 ft side setback
- Allows for development south of existing structure
- Decreases setback to 146 ft

Staff recommends
Approval of
PB-20-96 PDA

Meets Review Criteria

200440

- ✓ **Consistency with the Comprehensive Plan**
- ✓ **Conformance to PD Purpose**
- ✓ **Internal compatibility**
- ✓ **External compatibility**
- ✓ **Intensity of development (in regards to residential development)**
- ✓ **Usable open spaces, plazas and recreation areas**
- ✓ **Environmental constraints**
- ✓ **External transportation access**
- ✓ **Internal transportation access**
- ✓ **Provision for the range of transportation choices**

Thank You