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GATOR ESTATES

**Planned Development
Rezoning
Justification Report**

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Table of Contents

	Page No.
CONSISTENCY WITH LDC - PURPOSE & OBJECTIVES	1
CONSISTENCY WITH ZONING MAP.....	3
INTENSITY & DENSITY OF DEVELOPMENT.....	4
INTERNAL COMPATIBILITY	10
STATISTICAL INFORMATION AND DIMENSIONAL REQUIREMENTS.....	10
EXTERNAL & INTERNAL VEHICLE IMPACTS.....	11
CONCURRENCY	14
ENVIRONMENTAL IMPACTS & CONSTRAINTS.....	15
PROPOSED PD DESIGN GUIDELINES - INFRASTRUCTURE DESIGN STANDARDS	15

List of Tables

Table 1: Surrounding Zoning.....	3
Table 2: Maximum Usage, Coverage, and Density	10
Table 3: Minimum Setbacks and Building Height.....	10
Table 4: Trip Generation Impact.....	12
Table 5: 50%-50% Multi-Modal Split Trip Reduction.....	13

List of Figures

Figure 1: Existing Zoning.....	3
Figure 2: Community Redevelopment Area.....	8
Figure 3: Special Area Plans	9
Figure 4: Transportation Concurrence Exception Area	14

List of Illustrations

	Page No.
1. Vicinity Map	18
2. Existing Future Land Use Map	19
3a. Existing Zoning Map	20
3b. Proposed Zoning Map.....	21
4. Topographic, Floodplain, and Wetland Map	22
5. NRCS Soils Map.....	23
6. Planned Development Master Plan Map.....	24
7. Utilities Map	25

**GATOR ESTATES
PLANNED DEVELOPMENT REZONING
JUSTIFICATION REPORT**

*Submitted in accordance with the requirements of Sections 30-211, 213 & 214
City of Gainesville, Land Development Code (LDC)*

CONSISTENCY WITH LDC - PURPOSE & OBJECTIVES

The following is a description of the project's conformance and exception to the City of Gainesville's Land Development Code and University Heights Special Area Plan Overlay. The adopted City of Gainesville LDC, with regard to the Planned Developments states:

***Purpose.** It is the purpose of this district to provide a method for landowners or developers to submit unique proposals which are not provided for or allowed in the zoning districts otherwise established by this chapter. In particular, these provisions allow a mix of residential and nonresidential uses and/or unique design features which might otherwise not be allowed in the district, but they must conform to all aspects of the comprehensive plan. Rezoning for planned developments (PDs) will be an entirely voluntary procedure.*

***Objectives.** The PD provisions are intended to promote flexibility of design and integration of uses and structures, while at the same time retaining in the city commission the absolute authority to establish limitations and regulations thereon for the benefit of the public health, welfare and safety. By encouraging flexibility in the proposals which may be considered, while at the same time retaining control in the city commission over the approval or disapproval of such proposals, the PD provisions are designed to:*

- (1) Permit outstanding and innovative residential and nonresidential developments with a building orientation generally toward streets and sidewalks; provide for an integration of housing types and accommodation of changing lifestyles within neighborhoods; and provide for design which encourages internal and external convenient and comfortable travel by foot, bicycle, and transit through such strategies as narrow streets, modest setbacks, front porches, connected streets, multiple connections to nearby land uses, and mixed uses.*
- (2) Provide flexibility to meet changing needs, technologies, economics and consumer preferences.*
- (3) Preserve to the greatest extent possible, and utilize in a harmonious fashion, existing and outstanding landscape features and scenic vistas.*
- (4) Lower development and building costs by permitting smaller networks of utilities, a network of narrower streets, and the use of more economical development patterns and shared facilities.*
- (5) Achieve overall coordinated building and facility relationships and infill development, and eliminate the negative impacts of unplanned and piecemeal development.*

- (6) *Enhance the combination and coordination of architectural styles, building forms and building relationships within the development.*
- (7) *Promote the use of traditional, quality-of-life design features, such as pedestrian scale, parking located to the side or rear of buildings, narrow streets, connected streets, terminated vistas, front porches, recessed garages, alleys, aligned building facades that face the street, and formal landscaping along streets and sidewalks.*

PURPOSE OF PLANNED DEVELOPMENT

The purpose of the proposed Gator Estates Planned Development (PD) rezoning is to employ unique urban design principles to develop a mixed-use character development in concert with existing development along the SW 13th Street corridor. The development would have up to 80,000 sq. ft. of residential uses in 40 dwelling units, and a maximum 40,000 square feet of office and commercial uses along the SW 13th Street corridor, on .68 acres. Although the underlying current Residential High Future Land Use on the site allows up to 25% of the residential floor space as commercial use, the proposed project exceeds this threshold. The project's unique and innovative design elements and the amount of proposed commercial uses requires changing the Future Land Use to Planned Use District and the Zoning category to Planned Development.

The total amount of nonresidential uses will be appropriately scaled to serve the University Heights neighborhood and will not exceed 40,000 sq. ft., although the relative proportion of secondary retail and office uses will be determined by market conditions and be subject to change. Except as expressly provided, development standards will be consistent with the Residential High-Density Future Land Use classification and the University Heights Special Area Plan. In addition, the location, or placement of uses within the project site's boundaries will be determined during the site plan review process and by the Planned Development Zoning district.

Gator Estates is proposed to occur on tax parcel 13074-000-000 and a portion of 13078-000-000. This project will be constructed with the principles of Traditional Neighborhood Design (TND)/Transit Oriented Design (TOD), such as orienting buildings toward the street and sidewalks; densities that support exemplary levels of pedestrian, bicycle, and transit usage, and also include vehicular connectivity to the Gainesville's multimodal transportation network. The proposed PD site is in close proximity to numerous employment, shopping, education, and recreation opportunities that are easily accessible by all travel modes.

The site is currently in the City of Gainesville's RH-2 Zoning category. The development site is also within the University Heights Special Area Plan. The PD also allows the site the unique opportunity to strengthen the urban character of the SW 13th Street Corridor and further develop the innovative, mixed-use vision of the University Heights Special Area Plan.

In addition, the proposed PD meets the requirements identified in the City of Gainesville's Land Development Code, Chapter 30, Article VII- Division 4 for rezoning property to a PD. This request will permit outstanding and innovative neighborhood design principles and foster redevelopment through the merits of the proposed PD. The project's proposed design features are unique and exceed those features currently permitted within the existing site Zoning category and are further defined in the following sections of this report.

CONSISTENCY WITH ZONING MAP

The project's proposed maximum of 40 dwelling units is consistent with the site's existing RH-2 Zoning, which allows a maximum of 100 dwelling units per acre (du/ac). The PD Zoning category will allow the overall gross density in a manner that is consistent with and complementary to both the surrounding context area and the character of the site.

As shown in Figure 1 and Table 1, the existing Zoning categories adjacent to the site include RH-2 and ED. Introduction of the project into the context area will promote neighborhood vitality and sponsor numerous secondary support activities such as retail, commercial, and service demand. In addition, employment opportunities will be created during construction and in the future management, marketing, and maintenance of the site.

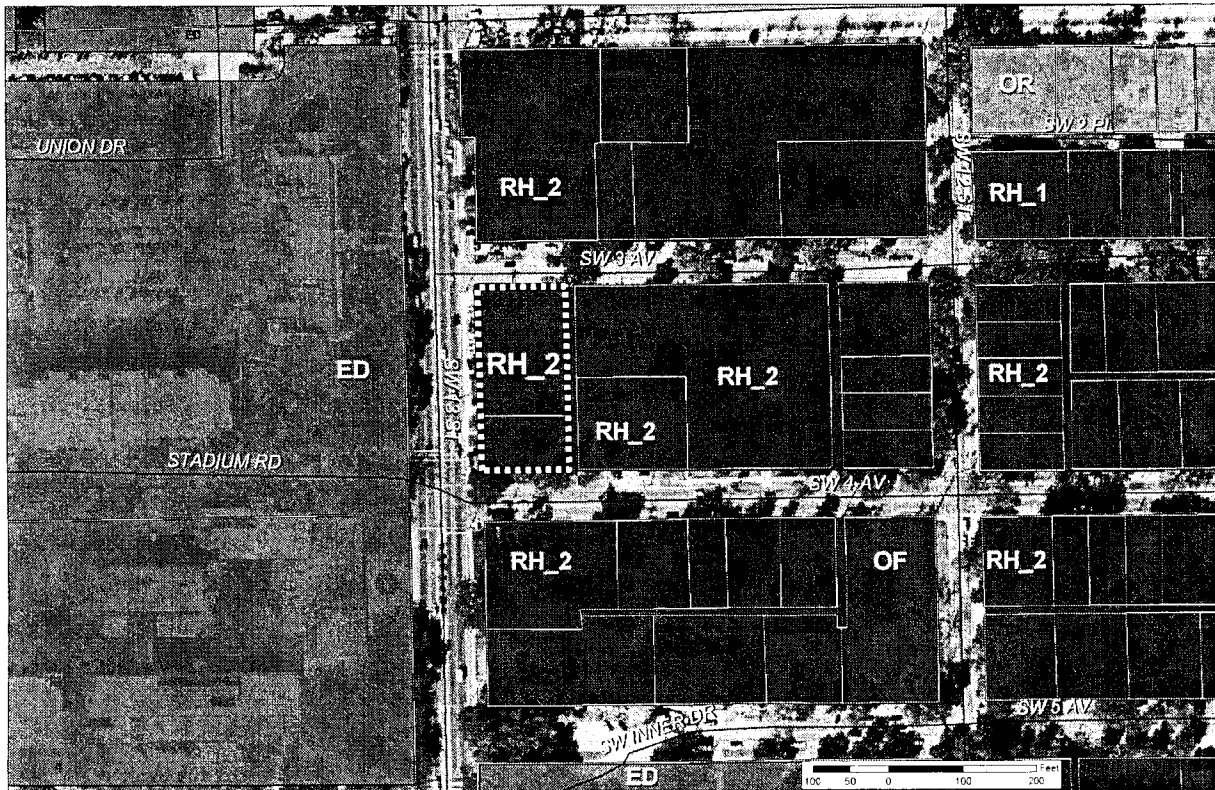


Figure 1: Existing Zoning

Table 1: Surrounding Zoning

DIRECTION	ZONING	PARCEL
North	RH-2	13066
East	RH-2	13078, 13086
South	RH-2	13129-001
West	ED	15505-075, 15505-080

INTENSITY & DENSITY OF DEVELOPMENT

The project's proposed intensity and density of development is consistent with the City's Land Development Code requirements for Planned Developments. The project's intensity is commensurate with the location (SW 13th Street Corridor and downtown Gainesville). This central corridor through the urbanized area has a variety of uses, with many institutional and professional structures varying from single-story converted homes to multi-story buildings such as Greek student housing, University of Florida Administration Building, and apartments.

The project's proposed density of 40 units on .68 acres (58.8 du/ac), and intensity including 40,000 square feet nonresidential areas, will not have undue adverse impacts on the physical and environmental characteristics of the site and surrounding neighborhoods. The architectural character of the proposed site, with its articulated façades, streetscaping, and walkways will enhance the urban character. These elements also assist in defining the pedestrian space and the outdoor room further defined by the corridors surrounding the project.

Existing development on the site is the Courtyard's Apartments, which currently uses a portion of the proposed site as an automobile parking area. The Courtyard's Apartments has 90 dwelling units on their 1.5 acre site, which is equivalent to 60 units per acre and meets the requirements of the Residential High-Density Future Land Use for density between 8-100 units per acre. The parking area that will be lost as a result of the proposed project has not previously been used as part of the density calculation for this site. Moreover, the loss of parking area is consistent with the University Heights Special Area Plan, which does not stipulate a minimum automobile parking requirement.

The following sections analyze and discuss the compatibility with the City of Gainesville's Land Development Code Chapter 30, Article VII- Division 4 and the Planned Development (PD) Zoning category and also describes the design characteristics developed, further meeting the requirements of Section 30-213 which states:

- (1) Unique and promoted by comprehensive plan. The proposed development is unique. Although it does not fit within an existing zoning district, it is consistent with the city comprehensive plan, except it may require a land use change. Other options available under the existing zoning district(s) in the city land development code would not allow the use and associated design elements of the proposed project.*
- (2) Size, scale, complexity and design. The proposed development is of such size, scale, complexity, and/or unique design that it would be inconvenient and inefficient to process such a proposal outside the PD process.*
- (3) Specialized compatibility and design characteristics. The nature of the proposed use at a specific site requires specialized design characteristics to preserve and protect neighborhood character, environmental concerns and other concerns unique to the immediate area, consistent with comprehensive plan policies.*

The PD will enable Gator Estates to construct a mixed use redevelopment project with flexibility of size, scale, and design while requiring a high standard of aesthetic appeal. This will make certain that the goals of pedestrian-scale and external architectural integrity are met. In addition, the internal character of the design will allow the connection of built elements by walkways which will encourage pedestrian movement throughout and around the site. The introduction of this development into the University Heights neighborhood will revitalize and reinforce the existing neighborhood's ongoing commitment to preservation and revitalization of existing structures.

The PD Zoning category has been proposed to develop a unique urban neighborhood by utilizing a mix of TND, TOD, and modern neighborhood design features such as the following:

- 1.) Permit outstanding and innovative residential and nonresidential developments with a building orientation generally toward streets and sidewalks; provide for an integration of housing types and accommodation of changing lifestyles within neighborhoods; and provide for design which encourages internal and external convenient and comfortable travel by foot, bicycle, and transit through such strategies as narrow streets, modest setbacks, front porches, connected streets, multiple connections to nearby land uses, and mixed uses.*
 - a.) orientation of buildings toward the streets, sidewalks that define outdoor spaces that Gainesville has traditionally lacked in its urban areas;*

- b.) *provision of a variety of residential unit types that further establish a variety of size, style, and price ranges within the local rental market; and*
- c.) *provision of streets, bike paths and sidewalks that provide connectivity to adjacent land uses and to transportation corridors that provide access to employment, shopping, educational, and recreational opportunities through utilization of new and existing multi-modal transportation corridors.*

Consistent with the City's of Gainesville's guidelines for the University Heights Special Area Plan, the intent to create a unified street edge façade is realized by the project's orientation. Setbacks along articulated façades shall be measured as an average along the façade. Landscape buffer area will be calculated as a total of improved area from the structure to the back of sidewalk.

Building height shall be a minimum of two stories and a maximum of five stories or 58 feet along SW 13th Street. Along SW 3rd Avenue and SW 4th Avenue, building height shall be a maximum of three stories or 39 feet, as measured from the finished floor elevation to the top plate of the highest story, not including stair towers. If more than three stories are proposed along SW 3rd or SW 4th Avenue, upper stories shall be terraced or stepped back.

- 1.) *Preserve and extend the historic neighborhood character through the design and placement of building types and public spaces*

The Gator Estates Planned Development architectural guidelines will be consistent with the University Heights Special Area Plan architectural guidelines, requiring constructed elements such as awnings marquees, balconies, colonnades, front porches, stoops, and bay windows to comply with Section VI. Building Elements.

- 2.) *Create high quality street spaces by using buildings to form a pleasant, convenient and safe environment designed for pedestrians, bicyclists, public transit and motorists.*

The street space created by the proposed development will be oriented towards SW 13th Street. Various merchants occupying the space on the street level will be required to adhere to window, entry, and sign specifications outlined in the University Heights Special Area Plan. The streetscape will be pedestrian-oriented including a minimum 8-foot wide sidewalk and street trees located between curb and sidewalk where possible. A sidewalk with a maximum 20-foot width will be built and/or integrated with the existing sidewalk along SW 13th Street to create a downtown-style streetscape. All trees shall be Florida Grade #1 or better and selected from the Approved Tree List in the Land Development Code.

- 3.) *Enhance the viability of local businesses and reduce car travel demand by focusing growth in appropriate locations.*

The University Heights area and its inherent pedestrian nature will serve the proposed development with a high volume of foot and bicycle traffic. The design of this development will

encourage increased pedestrian activity by providing additional public spaces and connections. Pedestrians will be able to walk or bike from the surrounding neighborhood through the internal streetscape, acting as a vital link to the University of Florida campus. The increased activity generated by the residents of the PD will reinforce the principals of Crime Prevention through Environmental Design (CPTED).

The commercial and professional amenities occupied within this development will further draw residents and workers to the site. Gator Estates sponsors pedestrian alternatives such as walking along University Avenue. The addition of this commerce along SW 13th Street will encourage similar development, fulfilling the City of Gainesville's intent for the University Heights Special Area Plan, "to allow profitable, positive infill and change which strengthen property values and appearance."

- 4.) *Provide a measure of predictability to property owners and occupants about what may be built on their land or that of their neighbors property, yet allow for a market-driven mixture of land uses.*

The nature of this development fits within the context of the existing neighborhood. The proposed guidelines allow development of similar scale, character, and footprint. The PUD Future Land Use and PD Zoning of the site will enable a "market-driven mixture of land uses."

- 5.) *Encourage a wide range of building types and sizes that will offer a measure of self-sufficiency and sustainability, and which will adapt gracefully to change over time.*

The development will utilize a combination of stylistic traditional architectural elements, creating a unified theme, while complementing the existing neighborhood style. In addition, landscape architectural elements, such as paving materials, hardscape elements, lighting, and vegetation will further define the Planned Development's unified neighborhood style.

This Planned Development will provide new housing alternatives that are needed in this community to meet changing economic needs, technologies, and consumer preferences. Gator Estates Planned Development will bring a live, work, and play environment to the central-city context area while preserving and enhancing the existing neighborhoods by stimulating secondary market revitalization.

- 6.) *Make the neighborhood a pleasant place to live that will attract a mix of long-term residents reflecting the composition of the university community and adjacent neighborhoods.*

The project site is located in very close proximity to University of Florida Greek student housing, the Tigert Hall administrative building, and Shands at Alachua General Hospital; both students and professionals will be attracted to the proposed residential units. This will provide a mixture of short-term and long-term residents. The up-scale character of Gator Estates reflects the consumer preference for new urbanism and the live, work, and play atmosphere.

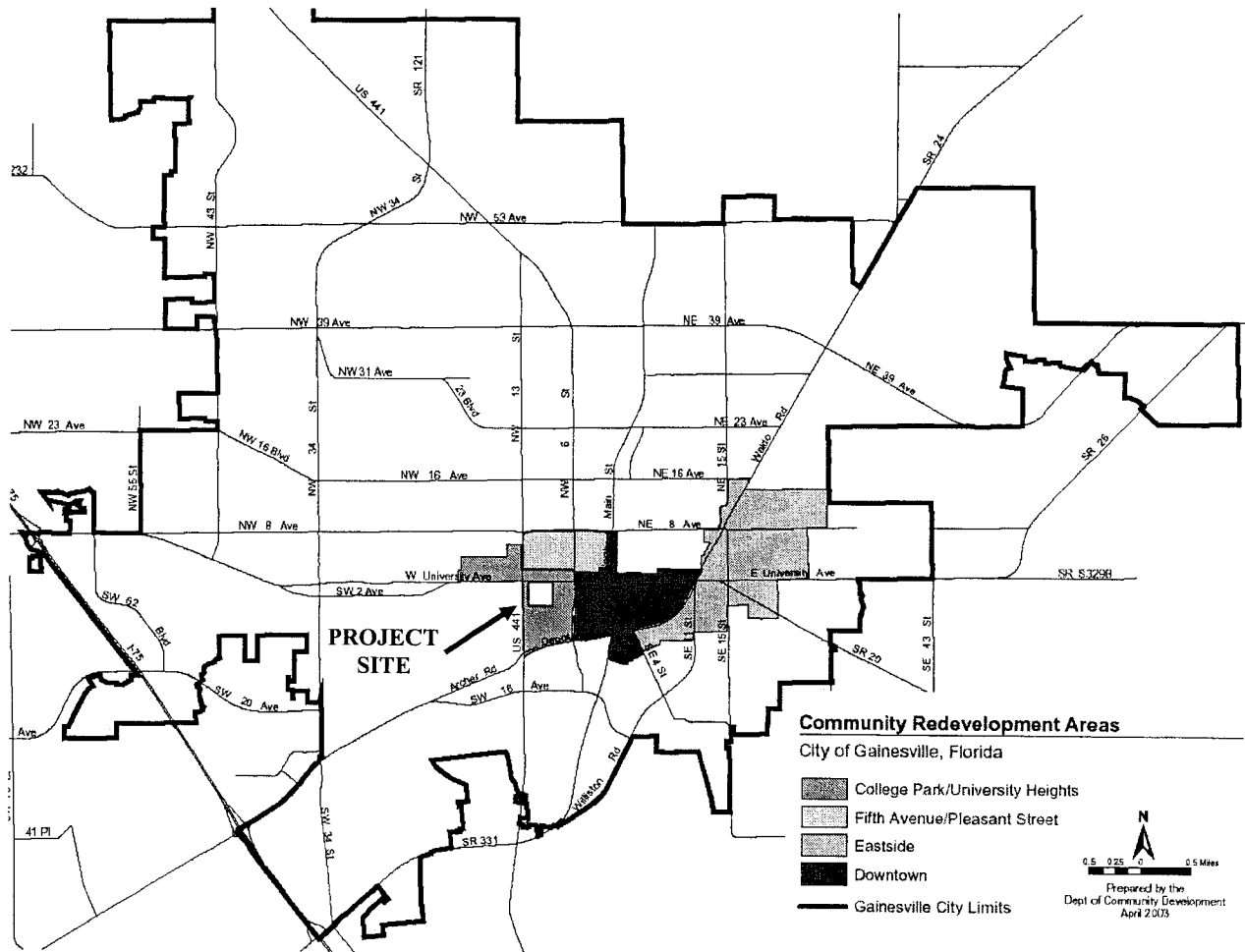


Figure 2: Community Redevelopment Area

With its location on the east side of SW 13th Street, the development is challenged to transition from a relatively urban context to the residential character of the neighborhoods further to the east. Utilizing multi-story structures, the development will create distinctly unique areas that will be joined via sidewalks employing hardscape and landscape materials to enhance its connection to the neighborhood. The development will express contextual forms through articulated façades of brick, stone, and stucco and may include external balconies and porches addressing the street fronts along the perimeter and interior of the site, consistent with the University Heights Special Area Plan.

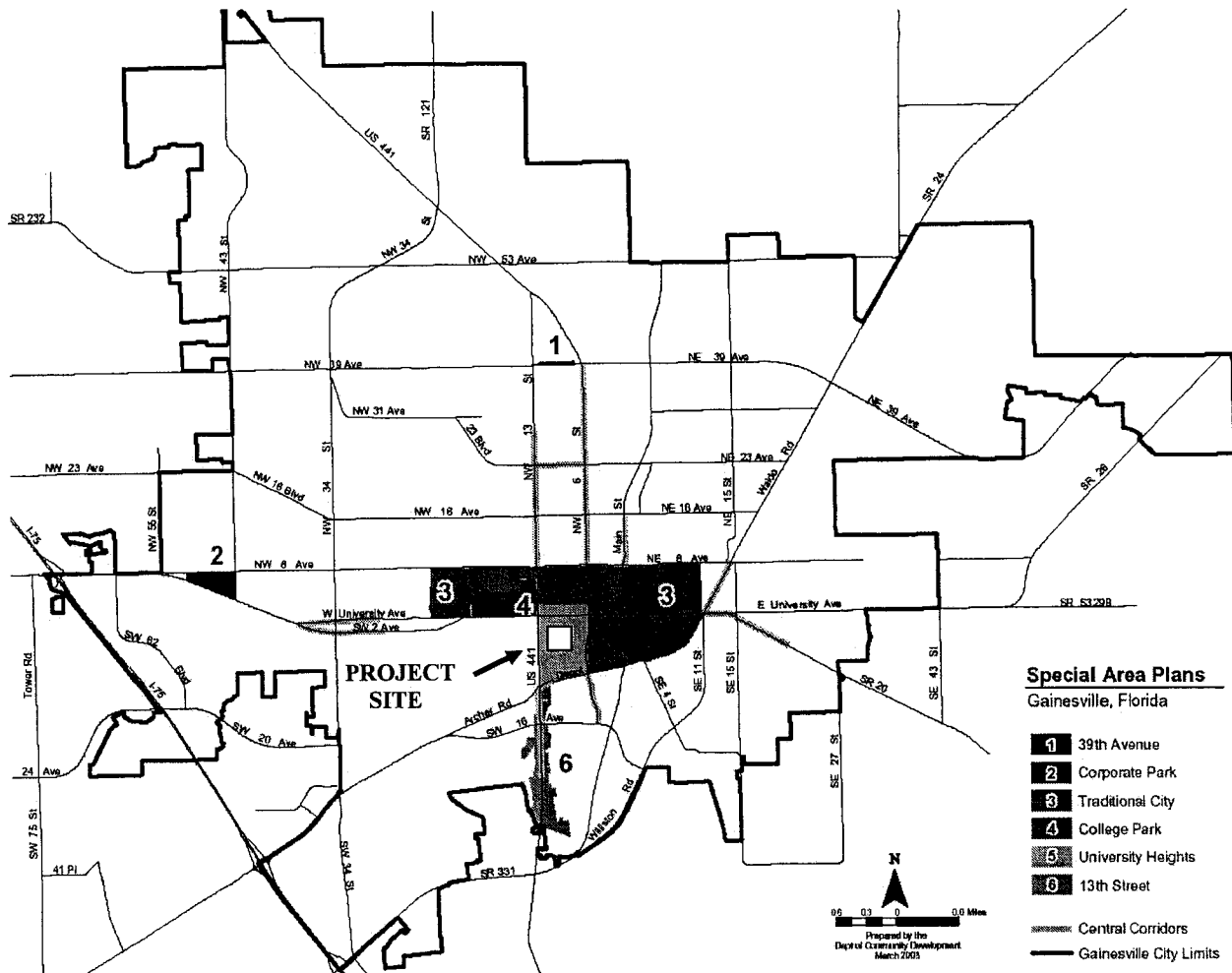


Figure 3: Special Area Plans

The Gator Estates PD will create a walkable, pedestrian-scale streetscape. Treatment of streetscape, street and sidewalk design and building orientation shall be consistent with the intent of the University Heights Special Area Plan, unless expressly provided for within the Planned Development Zoning category created here. This unique design will stimulate pedestrian travel and sponsor the growth of more attractive retail, commercial, and service offerings along the SW 13th Street Corridor. Common areas, created with both hard and soft landscape architectural elements, are well suited for community gatherings and are centrally situated.

INTERNAL COMPATIBILITY

The PD is comprised primarily of residential uses that by nature do not produce the impacts of larger predominately commercial mixed-use developments with accessory residential. There is a provision for commercial use limited to 40,000 square feet. The PD's proximity to the surrounding urban context of the City of Gainesville and the SW 13th Street Corridor will produce far fewer trips than typical development patterns. The City of Gainesville Public Works department has indicated that a 50%-50% split between automobile and other travel modes is reasonable.

Proximity to the urban core, green spaces, and common spaces will be incorporated into the PD within a short walk to all residences providing essential educational, recreational, and social offerings, and in turn promoting higher quality of life and internal trip capture. Common areas will be landscaped, enhanced, or retained in their natural condition to varying degrees adding to the character of the development.

The project's proposed uses are compatible with a downtown urban neighborhood environment. The residential component produces greater opportunities for today's urban lifestyles where one can live, work, play, and attend school within the same area. The option to develop a small office, retail, and commercial portion of the project along the SW 13th Street Corridor will encourage additional reinvestment in this portion of town. Setback requirements will, unless otherwise stated, follow the guidelines set forth by the University Heights Special Area Plan.

STATISTICAL INFORMATION AND DIMENSIONAL REQUIREMENTS

Table 2: Maximum Usage, Coverage, and Density

Total Acreage of site	.68 acres
Maximum residential multi-family attached	40 units / 80,000 sq. ft.
Maximum commercial and professional	40,000 sq. ft.
Maximum common area & usable open space	There will be no maximum
Maximum Allowable Density	100 du/ac
Maximum floor area ratio (F.A.R.)	Not applicable in University Heights
Maximum Building Setback (Build-to Line Location)	Please see Zoning Master Plan

Table 3: Minimum Setbacks and Building Height

Minimum Building Setback - SW 13 th Street	Please see Zoning Master Plan
Minimum Building Setback - SW 3 rd Avenue	
Minimum Building Setback - SW 4 th Avenue	
Side (Interior)	
Side (Street)	
Rear	
Maximum building height	

USABLE DEVELOPMENT AREA

Within the .68 acres site, the structures will be comprised of residential units, office, retail, and commercial spaces. The site's common areas are interconnected by the sidewalks. This connection allows residents and neighbors the opportunity to access common areas by foot or bicycle.

On-site public space is limited due to the dense surrounding urban context of the site and may include a colonnade and courtyard as part of the built space. Interior space will provide urban landscape amenities and moderate shade tree coverage. Vehicle access shall be controlled and prevent congestion on public roads.

Urban spaces often do not contain buffers due to the close proximity of parcels and structures. A landscape buffer will be located along the northern and southern boundaries of the site to create a more appealing streetscape. In addition, a decorative-type metal fence may be placed along the eastern boundary of the site adjacent to the vehicle use and storage areas. Fence elements will be constructed in a non-opaque manner, allowing open view into and out of the development promoting security and compatibility with surrounding uses. Currently no trees exist on the site.

EXTERNAL & INTERNAL TRANSPORTATION ACCESS AND PARKING

Transportation to and from the site is accommodated via pedestrian, bicycle, mass transit, and personal vehicles. Two access points will provide ingress / egress to SW 3rd and 4th Avenues and will be maintained to minimize conflict with SW 13th Street vehicular traffic. The sidewalks, pedestrian-scale lighting, and streetscape improvements will comply with, and in many cases exceed, City standards. Sidewalk continuity will be created along the site's perimeter. Crosswalks indicating pedestrian movement will be created at the entrance drives on SW 3rd Avenue and SW 4th Avenue.

According to the University Heights Special Area Plan, there is no minimum auto parking requirement; the site's location is key to promoting multimodal travel. This site may include a small area for parking that would be consistent with the maximum requirements stipulated by the University Heights Special Area Plan (please also see Page 13). Emergency vehicular access shall be allowed from SW 3rd Avenue and 4th Avenue. On-site bicycle parking will be provided to comply with the City requirements. RTS routes 8 and 43 and a Commuter Lot route provide mass transportation to the 300 block of SW 13th Street. The project will provide a bus stop enhancement that may include a free-standing improvement, potentially on SW 13th Street, or improvements integrated into the site's design. Such improvements may include seating and/or a covered shelter.

EXTERNAL & INTERNAL VEHICLE IMPACTS

The proposed development may have direct access to both SW 3rd Avenue and SW 4th Avenue. The final determination of access points shall be based on review during the site plan development phase. The access points shall include a stop sign and delineated pedestrian crosswalks. The developer may be required to make improvements commensurate with the potential impacts of the development on the roadway system of the context area.

Trip generation impacts will be consistent with urban travel patterns and multi-modal distributions. Recent studies indicate, and the City of Gainesville's Public Works Department states that a 50%-50% split between automobile and other modes is reasonable for the project area. Trip Generations are based upon the latest edition of the ITE Trip Generation, 7th Edition.

Table 4: Trip Generation Impact

Apartment

ITE Land Use 220

Period	Rate/unit*	Units	Trips
Daily	6.72	40	269
AM of Generator	0.55	40	22
PM of Generator	0.67	40	27
AM of Adjacent Street Traffic	0.51	40	20
PM of Adjacent Street Traffic	0.62	40	25

* Unit = 1 Apartment

Specialty Retail Center

ITE Land Use 814

Period	Rate/unit*	Square Feet	Trips
Daily	44.32	40,000	1,773
AM	6.84	40,000	274
PM	5.02	40,000	201
PM of Adjacent Street Traffic	2.71	40,000	108

* Unit = 1,000 sq. ft. of gross leasable floor area

Total Trip Generation

Period	Trips
Daily	2,042
AM	296
PM	228

Source: ITE Trip Generation, 7th Edition

Table 5: 50%-50% Multi-Modal Split*
Trip Reduction

Period	Automobile Trips
Daily	1,021
AM	148
PM	114

Period	Pedestrian, Bicycle, and Bus Trips
Daily	1,021
AM	148
PM	114

* Source: Brian Kanely, City of Gainesville Public Works Department

PARKING

The University Heights Special Area Plan states:

“There shall be no minimum auto parking requirement, except bicycle parking, which shall be provided as specified by Sec. 30-332.” and “There shall be a maximum auto parking allowance of 1 parking space per 400 sq ft of gross floor area”

This site may include a small area of parking that is within the allotted amount set per the University Heights Special Area Plan guidelines of a maximum of 1 space per 400 sq ft. Emergency vehicular access shall be allowed from SW 3rd Avenue and SW 4th Avenue. Bicycle parking is included in the PD’s design and will be consistent with Sec. 30-332.

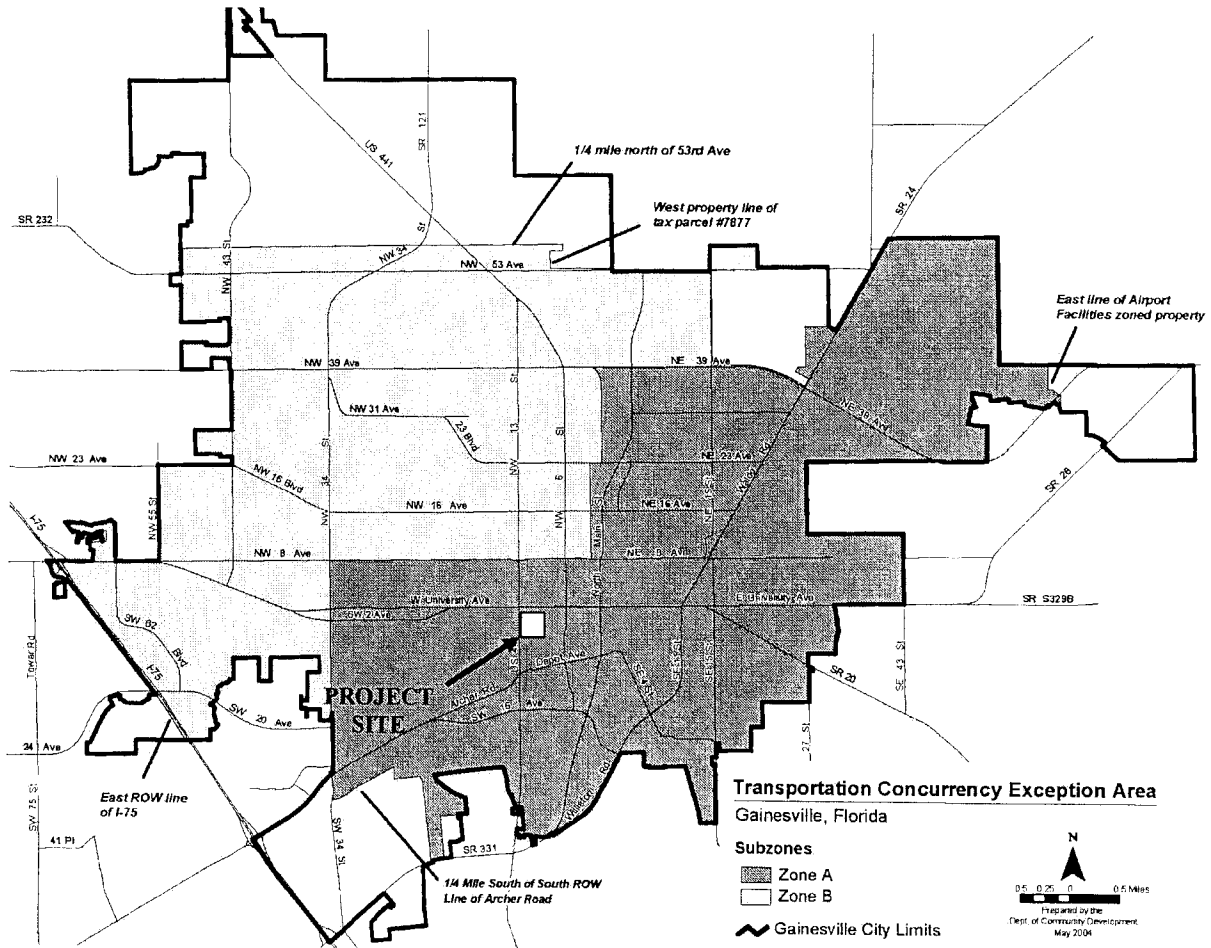


Figure 4: Transportation Concurrency Exception Area

CONCURRENCY

This development is located within Zone A of the Transportation Concurrency Exception Area (TCEA). An application for a Certificate of Final Concurrency must be submitted when a site plan is submitted for this development. An application for Preliminary Concurrency Certification has been submitted to the City of Gainesville’s Department of Community Development for the proposed Gator Estates PD.