

**Petition 36LUC-05 PB, Legislative Matter No. 060110**  
**City Plan Board and Staff Conditions**  
**May 18, 2006**

Application of the PUD (Planned Use District) land use classification on the subject property will be consistent with the City of Gainesville, 2000-2010 Comprehensive Plan, provided the following conditions are adopted:

1. The development is limited to a minimum density of 30 dwelling units per acre, and a maximum density of 40 dwelling units per acre.
2. The permitted uses are limited to uses permitted within the MUL (Mixed-Use Low-Intensity: 8-30 units per acre).
3. The development is limited to a maximum lot coverage not to exceed 60 percent.
4. The development is limited to no less than 20 percent pervious, open space.
5. The development is subject to a maximum building height of 70 feet, and a maximum of 6 stories.
6. The permitted uses are limited to those uses allowed by the MUL (Mixed-Use Low-Intensity: 8- 30 units per acre) land use designation in the City of Gainesville, 2000-2010 Comprehensive Plan, and which may be further limited by the PD (Planned Development District) zoning used to implement this PUD.
7. Uses involving outdoor storage and drive-through facilities are prohibited.
8. Hazardous materials shall be disposed of in accordance to the Alachua County Hazardous Materials Management Code.
9. Accessory uses considered customarily incidental to a permitted principal use on the subject property are limited to the uses permitted within the planned development.
10. The owner/developer shall construct a bus shelter that is architecturally compatible with the building constructed on the subject property. The bus shelter shall be subject to the review and approval of the City's Regional Transit System (RTS). Construction of the bus shelter shall be completed prior to the issuance of a Certificate of Occupancy for any building on the subject property.
11. The owner/developer shall construct new sidewalks along Old Archer Road and the paved portion of Southwest 23<sup>rd</sup> Street in accordance to applicable design standards, provided the owner/developer receives approval from the appropriate regulating agency. The owner/developer shall be required to extend the construction of new sidewalk along the full length of the eastern boundary of the subject property concurrently with the expansion of Southwest 23<sup>rd</sup> Street.

12. A maximum of two driveway connections shall be allowed onto public right-of-way, one from Old Archer Road and one from Southwest 23rd Street, subject to approval by the City's Public Works Director and the Florida Department of Transportation (FDOT). A third point of ingress/egress shall be allowed, subject to approval of the relevant regulating authorities.
13. The owner/developer shall commence construction of the planned development within 24 months of the adoption of the ordinance implementing the PD (Planned Development District) zoning on the subject property. Failure to comply with this requirement shall cause the PUD land use classification to be deemed null and void. The City may then commence the process to remove the PUD (Planned Use District) land use classification on the subject property shall be removed from the Future Land Use Map, leaving the original and underlying land use in place.
14. The owner/developer shall obtain a final development order for the planned development within 12 months of the adoption of the ordinance implementing the PD (Planned Development District) zoning on the subject property. Failure to comply with this requirement shall cause the PUD land use classification to be deemed null and void. The City may then commence the process to remove the PUD (Planned Use District) land use category on the subject property from the Future Land Use Map. The city commission may approve a one-time, one-year extension of the valid dates of the PUD, after review by the City Plan Board, only if the request is in writing to the Commission prior to any expiration date. This also includes the valid period for obtaining a building permit and commencing construction. Failure to comply with these time requirements shall cause the development order approved with this ordinance to be null and void and of no further force and effect. In this event, the City shall initiate a petition to change the land use to the appropriate category.

*City of*  
*Gainesville*

Inter-Office Communication

Planning Division  
x5023, FAX x3259, Station 12

Item No. 5

**TO:** City Plan Board

**DATE:** May 18, 2006

**FROM:** Planning Division Staff

**SUBJECT:** Petition 36LUC-06PB: Causseaux & Ellington, Inc., agent for Gatorwood Apartments, LLC. Amend the City of Gainesville Future Land Use Map from MUL (Mixed-Use Low-Intensity: 8-30 units per acre) to PUD (Planned Use District). Located at 2337 Southwest Archer Road. Related to Petition 37PDV-06PB.

Recommendation:

Approve Petition 36LUC-06PB with staff conditions.

Explanation:

The subject property is the current site of a vacant multi-family residential development known as Gatorwood Apartments. It consists of a single parcel of land that is approximately 9.15 (MOL) acres in size. Old Archer Road abuts the subject property on the north, and immediately north of Old Archer Road is Southwest Archer Road (SR 24). A single-family residence and University of Florida agriculture facilities abut on the south. Southwest 23<sup>rd</sup> Street abuts on the east. (See Exhibit A.)

The Future Land Use Map of the City of Gainesville, 2000-2010 Comprehensive Plan, shows RM (Residential Medium-Density: 8-30 units per acre) and C (Commercial) land use designations north of the subject property across Southwest Archer Road. The AGR (Agriculture) and E (Education) land use designations are applied to the properties abutting on the south. East of the subject property across Southwest 23<sup>rd</sup> Street properties have an MUL (Mixed-Use Low-Intensity: 8-30 units per acre) and E (Education) land use designation. The MUL (Mixed-Use Low-Intensity: 8-30 units per acre) land use designation is also applied to the property abutting on the west. (See Exhibit B.)

According to the application documents submitted, the proposed land use change has been requested for the demolition of the existing Gatorwood Apartments development and the construction of a new, mixed-use residential development. The new development will involve the construction of a multi-story building to a maximum height of 70-feet within a single phase. The multi-story building will contain space for multi-family residential units and an internal parking area. Space for retail use will also be provided. Other features will include stormwater facilities, landscape/open space areas, sidewalks, and a new bus shelter. A driveway connection will be provided on Old Archer Road and Southwest 23<sup>rd</sup> Street.

The principal use will be multi-family residential units. Multi-family residential units are proposed at 40 dwelling units per acre, which will allow a maximum of 366 total units on the

subject property. The multi-family residential portion of the multi-level building will include and internal parking area and other amenities, such as a leasing office, gym, computer lab, game room and sports courts. The internal parking area will be accessible only to residents and emergency personnel. The remaining portion of the multi-level building will include accessory retail uses that are consistent with the MUL (Mixed-Use Low-Intensity: 8-30 units per acre) land use designation within the City's 2000-2010 Comprehensive Plan.

According to Policy 4.1.1 of the Future Land Use Element of the City of Gainesville, 2000-2010 Comprehensive Plan, the PUD land use designation is an overlay land use district created to allow consideration of "*unique, innovative or narrowly construed land use proposals that because of the specificity of the land use regulations can be found to be compatible with the character of the surrounding land uses and environmental conditions of the subject land*". The applicant states within an associated report entitled, Gatorwood Apartments: Small-Scale Comprehensive Plan Amendment Report, that the PUD (Planned Use District) land use designation will facilitate redevelopment of the subject property at a slightly higher density than the existing land use allows to accommodate population growth within the area of the University of Florida, Shands Hospital and the Veteran's Administration Hospital. The applicant also identifies other advantages to applying a PUD land use designation to the subject property, such as the ability to create a more efficient and innovative design for the proposed multi-level building through the application of modified dimensional requirements. (See Exhibit C.)

Staff's findings on the consistency of this land use application with the City of Gainesville, 2000-2010 Comprehensive Plan are listed below with reference to Policy 4.1.1, 4.1.2 and 4.1.3 of the Future Land Use Element, and other relevant goals, objectives and policies of the Comprehensive Plan:

I. Future Land Use Policy 4.1.1 and Policy 4.1.2:

**1. Density and Intensity of Development:**

The proposed development will increase the number of dwelling units per acre currently allowed on the subject property by 10. It will occur on Southwest Archer Road, between Southwest 13<sup>th</sup> Street (US 441) and Southwest 34<sup>th</sup> Street, where the maximum allowable density has increased up to 100 units per acre with the application of the new UMU-2 (Urban Mixed-Use 2: up to 100 units per acre) land use designation on nearby properties. This land use designation has been applied to properties less than 2,500 feet away that, like the subject property, are within close proximity to the University of Florida, Shands Hospital and the Veteran's Administration Hospital. The Alachua County Environmental Protection Department (ACEPD) and City Arborist have not reported the presence of significant environmental features on the subject property. And, the land use application indicates that at least 20 percent of the subject property will remain pervious, open space inclusive of perimeter buffers, stormwater facilities and interior courtyards. The height of the proposed multi-level building is consistent with the maximum height of the MUL (Mixed-Use Low-Intensity: 8-30 units per acre) land use designation.

Future Land Use Element Policy 2.1.2:

The City's Future Land Use Plan should strive to accommodate increases in student enrollment at the University of Florida and the location of students, faculty, and staff in areas designated for multi-family residential development and/or appropriate mixed-use development within ½ mile of the University of Florida campus and the medical complex east of campus (rather than at the urban fringe), but outside of single-family neighborhoods.

## **2. Permitted Uses:**

The proposed development will permit uses allowed by the MUL (Mixed-Use Low-Intensity: 8-30 units per acre) land use designation that will be further limited by the planned development. According to the applicant, accessory retail use will be scaled to serve the needs of on-site residents and residents in the surrounding area.

### Future Land Use Objective 4.1:

The City shall establish land use designations that allow sufficient acreage for residential, commercial, mixed-use, office, professional uses and industrial uses at appropriate locations to meet the needs of the projected population and which allow flexibility for the City to consider unique, innovative, and carefully construed proposals that are in keeping with the surrounding character and environmental conditions of specific sites.

## **3. Access by Car, Foot, Bicycle, and Transit:**

The proposed development will include a new architecturally compatible bus shelter for residents and non-residents using existing Regional Transit System (RTS) bus routes located along Southwest Archer Road. Off-street parking for vehicles and bikes will be provided within the proposed multi-level building. A maximum of two driveway connections will be provided for access to Southwest Archer Road and Southwest 23<sup>rd</sup> Street. New sidewalks will be constructed along Southwest Archer Road and Southwest 23<sup>rd</sup> Street, and sidewalk connections will be made between these right-of-ways and entrances within the proposed development. The approved development plan for the Villa Tuscany development immediately west does not provide for vehicular or pedestrian connections to the proposed development.

### Transportation Mobility Policy 1.1.2:

The City shall promote transportation choice, healthy residential and non-residential development, safety, and convenience.

## **4. Trip Generation and Trip Capture:**

The proposed development is located within Zone A of the City's Transportation Concurrency Exception Area (TCEA) and will be required to meet Concurrency Management Element Policy 1.1.4 and Policy 2.1.16 of the Transportation Mobility Element of the City's Comprehensive Plan. The proposed development is projected to generate 908 more vehicular trips on the surrounding roadway segments than the existing development.

### Concurrency Management Element Policy 1.1.4:

Within Zone A, development or redevelopment shall provide the following:

- a. Sidewalk connection from the development to existing and planned public sidewalk along the development frontage.
- b. Cross-access connections/easements or joint driveways, where available and economically feasible.
- c. Deeding of land or conveyance of required easements along the property frontage to the City, as needed, for construction of public sidewalks, bus turn-out facilities and/or bus shelters. Such deeding or conveyance of required easements, or a portion of same, shall not be required if it would render the property unusable for development. A Transit Facility License Agreement (executed by the property owner and the City) for the placement of a bus shelter and related facilities on private property may be used in lieu of

deeding or conveyance of easements if agreeable to the City. The License term shall be for a minimum of 10 years.

- d. Closure of existing excessive, duplicative, or unsafe curb cuts or narrowing of overly wide curb cuts at the development site, as defined in the Access Management portion of the Land Development Code.
- e. Provide safe and convenient on-site pedestrian circulation such as sidewalks and crosswalks connecting buildings and parking areas at the development site.

Transportation modifications which are required due to traffic safety and/or operating conditions and which are unrelated to transportation concurrency shall be provided by the developer.

Transportation Mobility Element Policy 2.1.16:

At least 5 feet of unobstructed width shall be maintained on all sidewalks, except as necessitated by specific physical and/or natural feature constraints that require a more narrow dimension for a short length within a standard width sidewalk. Under no circumstances shall the sidewalk be less than 36 inches in width.

**5. Environmental Features:**

The City's environmental consultant (i.e., Alachua County Environmental Protection Department) and City Arborist have not identified significant environmental features on the subject property. However, prior to demolition, existing structures must be inspected for hazardous materials. If hazardous materials are found, they must be disposed of in accordance to the Alachua County Hazardous Materials Management Code.

The proposed development will connect to the City's wastewater and potable water systems. The stormwater management system will be designed as a wet basin. The basin shall be designed to meet the level of service standards and design criteria of the City of Gainesville and State of Florida.

Conservation, Open Space & Groundwater Recharge Element Objective 2.2:

The City shall improve the quality of stormwater entering City lakes and creeks by requiring development and redevelopment to meet the adopted water quality standards of this Element and the Stormwater Management Element.

Solid Waste Element Objective 1.2:

Prevent the disposal of hazardous waste that would cause significant degradation of the environment. Coordinate with hazardous materials service providers to increase the capacity of hazardous materials management facilities.

Solid Waste Policy 1.2.4:

The City shall continue to coordinate with the Alachua County Environmental Protection Department, which requires submission of a hazardous materials management plan as a contingency for all development approvals for sites where hazardous materials may be handled.

Potable Water/Wastewater Policy 1.4.1:

All new developments at equivalent residential densities greater than 2 units per acre that require potable water, within the City of Gainesville, shall be required to connect to the centralized potable water system except as specified in Policy 1.4.5. Equivalent development densities shall be determined as estimated by Gainesville Regional Utilities.

Potable Water/Wastewater Policy 1.4.2:

All new developments at equivalent residential densities greater than 2 units per acre that require wastewater treatment, within the City of Gainesville, shall be required to connect to the centralized wastewater system except as specified in Policies 1.4.4 and 1.4.5. Equivalent development densities shall be determined as estimated by Gainesville Regional Utilities. Non-residential development proposed to be on septic tanks must demonstrate that it will not dispose of toxic, hazardous, or industrial waste in the septic tank.

**6. Buffering of Adjacent Uses:**

The proposed development will include landscape material along the perimeter of the subject property for street buffers, adjacent use buffers, and vehicular use areas. Interior landscaping will also be provided within interior courtyards and the proposed stormwater management facility. Landscape material will be maintained with an irrigation system.

Architecturally compatible walls have been proposed as alternative means of buffering adjacent land use. And, internal parking facilities are proposed to screen vehicles and bikes from adjacent uses and the abutting right-of-ways. The application documents indicate that the City's screening requirements will be met to protect the surrounding area from potential negative impacts.

Future Land Use Objective 4.2:

The City shall implement regulations that will protect low-intensity uses from the negative impacts of high-intensity uses and provide for the healthy coexistence and integration of various land uses.

II. Future Land Use Policy 4.1.3:

**1. Overall compatibility of the proposal:**

The proposed land use change is consistent with the above-mentioned goals, objectives and policies of the City of Gainesville, 2000-2010 Comprehensive Plan that promote infill development, multi-modal transportation, environmental protection and land use compatibility with the adoption of staff conditions.

**2. Surrounding land uses:**

The proposed land use change is consistent with surrounding land uses with the adoption of staff conditions. In addition, the application documents indicate that certain design features will be incorporated into the development to ensure compatibility with the surrounding land uses, such as an internal parking facility, landscape material, street orientation, pedestrian-scale lighting and on-site stormwater treatment. The proposed uses are consistent with the existing land use designation, which allows a mixture of residential and non-residential uses compatible in scale and character with the surrounding area. The requested density represents a modest increase in the maximum allowable density of the MUL (Mixed-Use Low-Intensity: 8-30 units per acre) and RM (Residential Medium-Density: 8-30 units per acre) land use designations, which are applied to many of the properties in the surrounding area.

**3. Environmental impacts and constraints:**

Based on information obtained from the Alachua County Environmental Protection Department and City Arborist, the proposed land use change does not involve environmental constraints. However, demolition of existing structures will be subject to the Alachua County Hazardous Materials Management Code.

**4. Promotion of urban infill:**

The proposed land use change promotes urban infill. The existing Gatorwood Apartments are currently vacant. The proposed development, with the adoption of staff conditions, will revitalize residential and retail activity along this segment of Southwest Archer Road for residents, students, faculty, and employees of the University of Florida, Shands and the Veteran's Administration Medical Center area.

**5. Achievement of best interests, community values, or neighborhood support:**

The proposed land use change is intended to meet the housing and retail needs of the surrounding area and City in accordance to the goals, objectives and policies of the City of Gainesville, 2000-2010 Comprehensive Plan. The applicant presented the proposed development at a Neighborhood Workshop held on March 2, 2006 (See Exhibit D).

**Finding:**

Application of the PUD (Planned Use District) land use classification on the subject property will be consistent with the City of Gainesville, 2000-2010 Comprehensive Plan, provided the following conditions are adopted:

1. The development is limited to a minimum density of 30 dwelling units per acre, and a maximum density of 40 dwelling units per acre.
2. The permitted uses are limited to uses permitted within the MUL (Mixed-Use Low-Intensity: 8-30 units per acre).
3. The development is limited to a maximum lot coverage not to exceed 60 percent.
4. The development is limited to no less than 20 percent pervious, open space.
5. The development is subject to a maximum building height of 70 feet, and a maximum of 6 stories.
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7. Uses involving outdoor storage and drive-through facilities are prohibited.

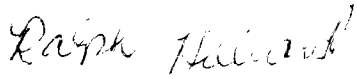


8. Hazardous materials shall be disposed of in accordance to the Alachua County Hazardous Materials Management Code.
9. Accessory uses considered customarily incidental to a permitted principal use on the subject property are limited to the uses permitted within the planned development.
10. The owner/developer shall construct a bus shelter that is architecturally compatible with the building constructed on the subject property. The bus shelter shall be subject to the review and approval of the City's Regional Transit System (RTS). Construction of the bus shelter shall be completed prior to the issuance of a Certificate of Occupancy for any building on the subject property.
11. The owner/developer shall construct new sidewalks along Old Archer Road and the paved portion of Southwest 23<sup>rd</sup> Street in accordance to applicable design standards, provided the owner/developer receives approval from the appropriate regulating agency. The owner/developer shall be required to extend the construction of new sidewalk along the full length of the eastern boundary of the subject property concurrently with the expansion of Southwest 23<sup>rd</sup> Street.
12. A maximum of two driveway connections shall be allowed onto public right-of-way, one from Old Archer Road and one from Southwest 23<sup>rd</sup> Street, subject to approval by the City's Public Works Director and the Florida Department of Transportation (FDOT).
13. The owner/developer shall commence construction of the planned development within 24 months of the adoption of the ordinance implementing the PD (Planned Development District) zoning on the subject property. Failure to comply with this requirement shall cause the PUD land use classification to be deemed null and void. The City may then commence the process to remove the PUD (Planned Use District) land use classification on the subject property shall be removed from the Future Land Use Map, leaving the original and underlying land use in place.
14. The owner/developer shall obtain a final development order for the planned development within 12 months of the adoption of the ordinance implementing the PD (Planned Development District) zoning on the subject property. Failure to comply with this requirement shall cause the PUD land use classification to be deemed null and void. The City may then commence the process to remove the PUD (Planned Use District) land use category on the subject property from the Future Land Use Map. The city commission may approve a one-time, one-year extension of the valid dates of the PUD, after review by the City Plan Board, only if the request is in writing to the Commission prior to any expiration date. This also includes the valid period for obtaining a building permit and commencing construction. Failure to comply with these time requirements shall cause the development order approved with this ordinance to be null and void and of no further force and effect. In this event, the City shall initiate a petition to change the land use to the appropriate category.

<u>Applicant Information:</u>	Gatorwood Apartments, LLC	
<u>Request:</u>	Amend the Land Use Designation to PUD.	
<u>Existing Land Use Plan Classification:</u>	MUL (Mixed-Use Low-Intensity: 8-30 units per acre)	
<u>Existing Zoning:</u>	MU-1 (Mixed use low intensity district)	
<u>Purpose of Request:</u>	Construct a mixed-use residential development	
<u>Location:</u>	2337 Southwest Archer Road	
<u>Size:</u>	9.15 (MOL) acres	
<u>Existing Use:</u>	Vacant, multi-family residential (Gatorwood Apartments)	
<u>Proposed Density:</u>	Maximum: 40 du/ac; Minimum: 30 du/ac	
<u>Proposed Floor Area Ratio:</u>	1.23 (MOL)	
<u>Surrounding Uses:</u>		
<u>North:</u>	Apartment complexes; office Building; convenience store; and automotive service station	
<u>South:</u>	University of Florida agriculture facilities; single-family residence	
<u>East:</u>	Southwest 23 <sup>rd</sup> Street; commercial; and University of Florida facilities	
<u>West:</u>	Warehousing and distribution	
<u>Surrounding Controls:</u>		
	<u>Existing Zoning</u>	<u>Existing Land Use Plan</u>
<u>North:</u>	RMF-8, W and BUS	RM and C
<u>South:</u>	ED and AGR	E and AGR
<u>East:</u>	MU-1 and E	MUL and E
<u>West:</u>	MU-1	MUL

City Plan Board  
Petition 36LUC-06PB  
May 18, 2006  
9

Sincerely,

A handwritten signature in cursive script that reads "Ralph Hilliard".

Ralph Hilliard  
Planning Manager

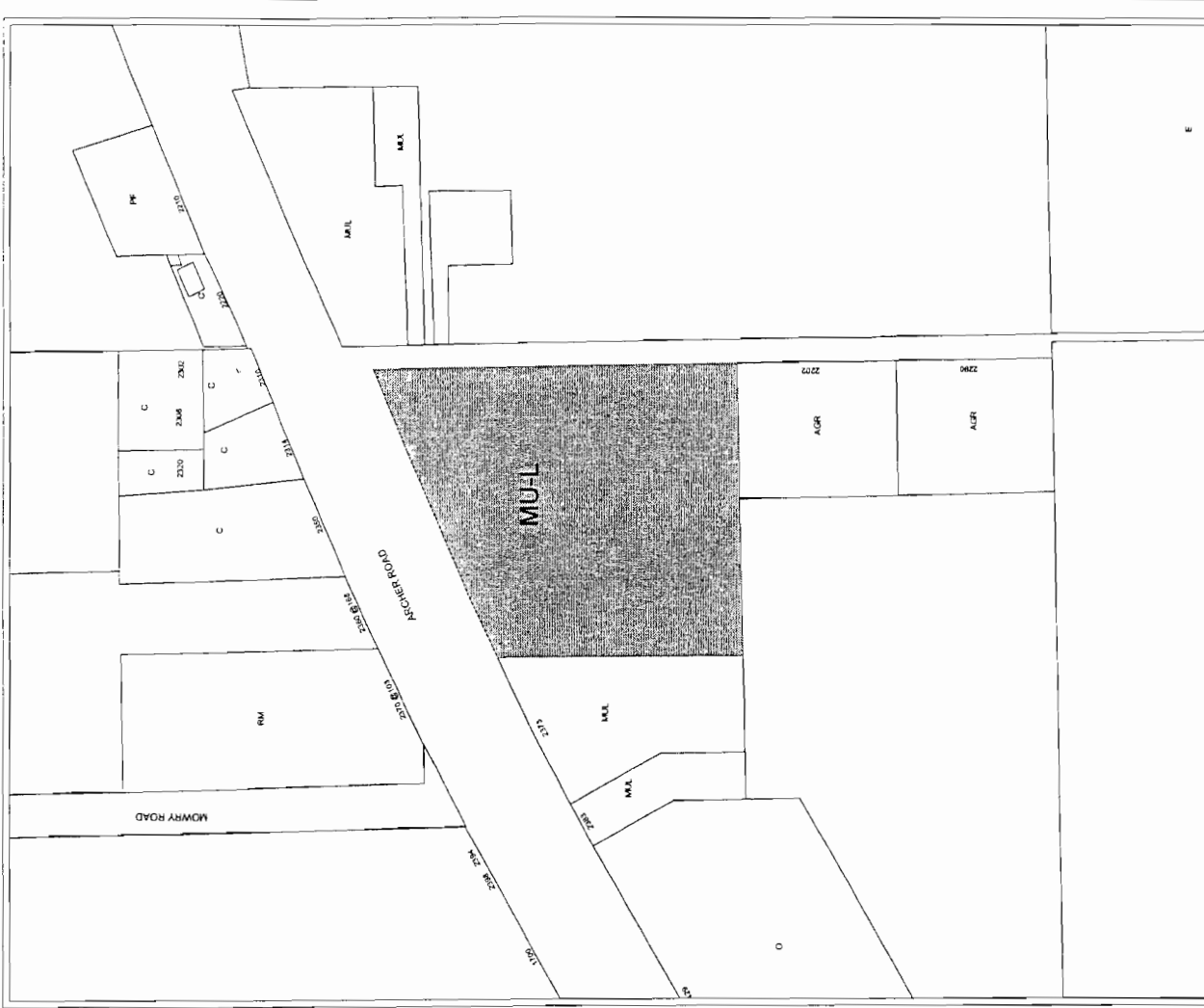
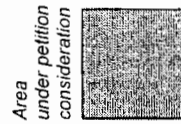
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Exhibits  
36luc.doc

# Land Use Designations

- SF Single Family (up to 8 du/acre)
- RL Residential Low Density (up to 12 du/acre)
- RM Residential Medium Density (8-30 du/acre)
- RH Residential High Density (8-100 du/acre)
- MUR Mixed Use Residential (up to 75 du/acre)
- MUL Mixed Use Low Intensity (10-30 du/acre)
- MUM Mixed Use Medium Intensity (14-30 du/acre)
- MUM Mixed Use High Intensity (up to 150 du/acre)
- UMU1 Urban Mixed Use 1 (up to 75 du/acre)
- UMU2 Urban Mixed Use 2 (up to 100 du/acre)
- O Office
- C Commercial
- IND Industrial
- E Education
- REC Recreation
- CON Conservation
- AGR Agriculture
- PF Public Facilities
- PUD Planned Use District

--- Division line between two land use districts  
 — City Limits



## EXISTING LAND USE

Name	Petition Request	Map(s)	Petition Number
Causseaux & Ellington, Inc agent for Gatorwood Apartments, LLC	Change FLUM from MU-L (8-30 du/acre) to PUD (Planned Use District)	4247	36LUC-06PB



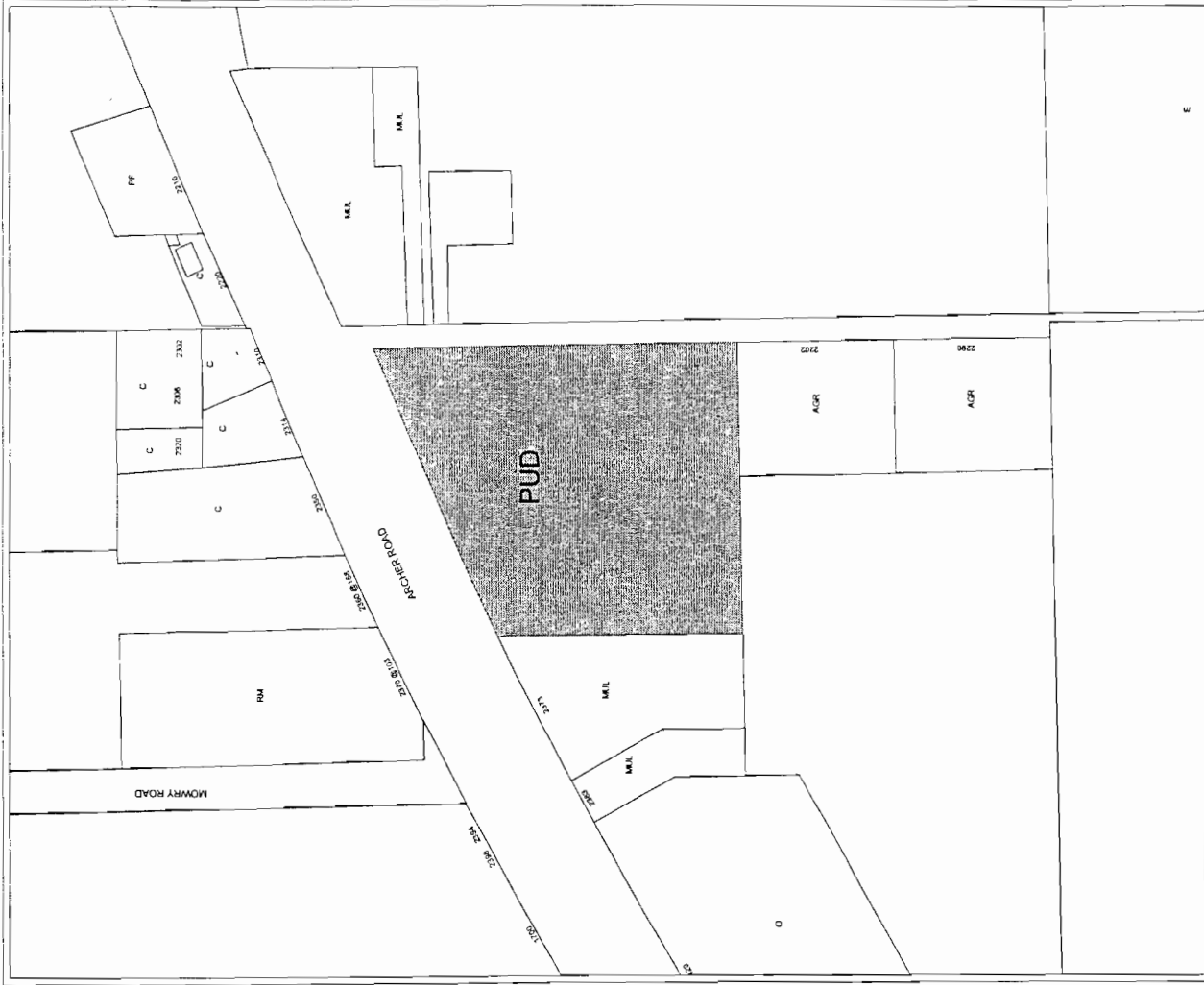
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# Land Use Designations

- SF Single Family (up to 8 du/acre)
- RL Residential Low Density (up to 12 du/acre)
- RM Residential Medium Density (8-30 du/acre)
- RH Residential High Density (8-100 du/acre)
- MUR Mixed Use Residential (up to 75 du/acre)
- MUL Mixed Use Low Intensity (10-30 du/acre)
- MUM Mixed Use Medium Intensity (14-30 du/acre)
- MUM Mixed Use High Intensity (up to 150 du/acre)
- UMU1 Urban Mixed Use 1 (up to 75 du/acre)
- UMU2 Urban Mixed Use 2 (up to 100 du/acre)
- O Office
- C Commercial
- IND Industrial
- E Education
- REC Recreation
- CON Conservation
- AGR Agriculture
- PF Public Facilities
- PUD Planned Use District

----- Division line between two land use districts  
 \_\_\_\_\_ City Limits

Area under petition consideration

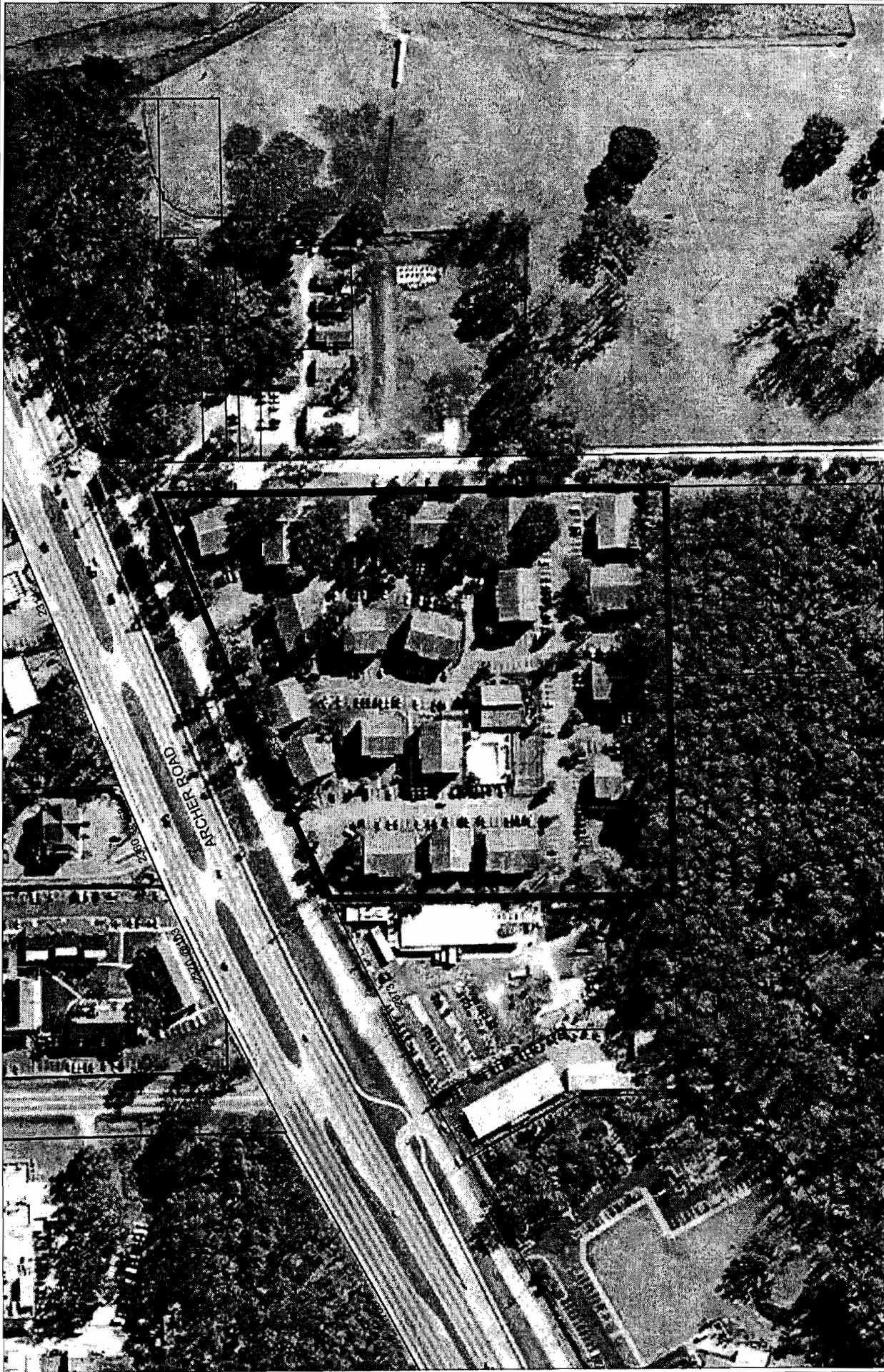


## PROPOSED LAND USE

Name	Petition Request	Map(s)	Petition Number
Causseaux & Ellington, Inc agent for Gatorwood Apartments, LLC	Change FLUM from MU-L (8-30 du/acre) to PUD (Planned Use District)	4247	36LUC-06PB



No Scale



**AERIAL PHOTOGRAPH**

Name	Parcel Number	Map(s)	Petition Number(s)
Causseaux & Ellington, Inc agent for Gatorwood Apartments, LLC	# 06759-000-000	4247	36LUC-06PB 37PDV-06PB



Exhibit C

**Gatorwood Apartments**  
*Small-Scale Comprehensive Plan Amendment*  
*Report*



*Prepared for submission to:*  
The City of Gainesville

*Prepared on behalf of:*  
Gatorwood Apartments, LLC

*Prepared by:*

<b>CE</b>	<b>Causseaux &amp; Ellington, Inc.</b>
	Engineering • Surveying • Planning
	6011 NW 1 <sup>st</sup> Place, Gainesville, Florida 32607
	Phone: (352) 331-1976 Fax: (352) 331 2476
	Email: <a href="mailto:mailbox@ce-civil.com">mailbox@ce-civil.com</a>
	<a href="http://www.ce-civil.com">http://www.ce-civil.com</a>

**May 2006**

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# Executive Summary

Causseaux & Ellington, Inc.

Engineering • Surveying • Planning

**To:** Ms. Bedez Massey, Project Planner, City of Gainesville

#06-0043

**From:** Gerry Dedenbach, AICP, Director of Planning and GIS Services

**Date:** 5/2/2006

**Re:** Gatorwood Apartments Planned Use District Comprehensive Plan Amendment

<b>Jurisdiction:</b> City of Gainesville		<b>Intent of Development:</b> Residential Planned Development	
<b>Description of Location:</b> Southwest corner of the intersection of Old Archer Road and SW 23 <sup>rd</sup> Street			
<b>Parcel Number:</b> 06759-000-000		<b>Acres:</b> ± 9.15 acres (Source: Surveyed on August 3, 2004)	
<b>Current Future Land Use Classification:</b> <i>Mixed Use Low (8-30 units per acre)</i> This category allows a mix of residential and nonresidential uses such as standard lot single-family houses, small-lot single-family houses, duplex houses, townhouses, accessory dwelling units, group homes, multi-family housing, offices scaled to serve the surrounding neighborhood, retail scaled to serve the surrounding neighborhood, public and private schools, places of religious assembly and other community civic uses.		<b>Proposed Future Land Use Classification:</b> <i>Planned Use District</i> This category is an overlay land use district. It allows the consideration of unique, innovative, or narrowly construed land use proposals that because of the specificity of the land use regulations, can be found to be compatible with the character of the surrounding land uses and environmental conditions of the subject land. This district allows a mix of residential and non-residential uses which might otherwise not be allowed in the underlying land use category.	
<b>Current Zoning Category:</b> <i>Mixed Use 1 (MU-1):</i> The mixed-use low intensity district is established for the purpose of allowing coordinated developments designed to offer a mixture of residential, convenience-type retail, professional and consumer service uses primarily for residents of mixed-use and adjacent residential neighborhoods.		<b>Proposed Zoning Category:</b> <i>Planned Development:</i> 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.	
<b>Current Maximum Dwelling Permitted</b> 9.15 acres x 30 dwelling units (du) / acre = 275 du		<b>Proposed Maximum Dwelling Permitted</b> 9.15 acres x 40 du / acre = 366 du	
<b>Evaluation Summary (F.A.C. 9J-5)</b>		<b>Positives</b>	<b>Negatives</b>
Location (Relative to existing urban core)		+	
Distribution (Vehicular & Pedestrian)		+	
Density (Maximum allowable units)		+	
Intensity (Impact of development)		+	
Compatibility (To surrounding land use)		+	
Suitability (Impacts on concurrency items)		+	
Functional Relationship (Relation to area)		+	
Land Use Combination (Promotion of mixes)		+	
<b>Evaluation Summary Total</b>		<b>+7</b>	

## 2. Concurrency Analysis

**Table 1: Projected Trip Generation<sup>1</sup>**

Land Use	Units	Daily		AM Peak		PM Peak	
		Rate	Trips	Rate	Trips	Rate	Trips
Apartment ITE 220	366 <sup>2</sup>	6.72	2,460	0.51	187	0.62	227
Specialty Retail Center ITE 814	5 <sup>3</sup>	44.32	222	- <sup>4</sup>	- <sup>4</sup>	2.71	13
Trip Reduction for previous uses (Apartment)	240 <sup>2</sup>	6.72	-1,613	0.51	-122	0.62	-161
Redevelopment Credit (10% previous uses)	-	-	-149	-	-13	-	-16
<b>Total</b>			<b>920</b>		<b>52</b>		<b>63</b>

1. Source: Institute of Traffic Engineers. *ITE Trip Generation 7<sup>th</sup> Edition*.

2. Units = dwelling units

3. Units = 1,000 sq. ft. of building area

4. The ITE manual does not calculate AM peak hour of adjacent street traffic for specialty retail.

**Table 2: Projected Impact on Roadway Segments**

Traffic System Category	Segment S-55 SW Archer Road (SR 24) from SW 34 <sup>th</sup> Street (SR 121) to SW 16 <sup>th</sup> Avenue (SR 226) <sup>2</sup>
Maximum Service Volume (Level of Service F, 6/D Lanes) <sup>1</sup>	51,100
Existing traffic	51,500 <sup>3</sup>
Available capacity	-400
Reserved trips	None
Projected rezoning trip generation	920
Residual capacity after proposed development	-1,320

1. Numbers given in terms of Average Annual Daily Traffic (AADT) unless otherwise specified. Level of Service defined by 2006 Metropolitan Transportation Planning Organization (MTP0) Table 1: Highway Level of Service Data for State Roads within the Gainesville Metropolitan Area Boundary.

2. Segment S-55 of the MTP0 Illustration II – S.

3. Existing Traffic Estimate from 2005 Florida State Highway System LOS Summary for Alachua County.

### **3. Consistency with Florida Statutes Chapter 163 and Florida Administrative Code Rule 9J-5**

Florida Statutes (F.S.) Chapter 163 Part II establishes the framework for growth management and local government planning in the State of Florida. This area of the Statutes contains requirements for Comprehensive Plan Amendments to be found in compliance with local planning initiatives and promote fiscally sound development of the planning area. Furthermore, Florida Administrative Code (F.A.C) Chapter 9J-5 implements F.S. Chapter 163 by mandating specific measures and levels of evaluation for local comprehensive plans, land development regulations, and amendments to such documents. Chief among these requirements is that all amendments follow the guidelines established for concurrency of public facilities, specifically through the Future Land Use, Transportation, Sanitary Sewer, Potable Water, Solid Waste, Stormwater Management, and Ground Water Recharge elements.

#### *URBAN INFILL AND REDEVELOPMENT*

The proposed site lies within the City of Gainesville in an existing urbanized area. The project site is a vacated multi-family residential development. The proposed project will redevelop this site and provide a contemporary residential facility to accommodate population growth and enrich the urban fabric of the University of Florida / Shands Healthcare / Veteran's Administration Medical Center area. Furthermore, the use of this land, which is within an urbanized area, will promote efficient and fiscally sound development.

#### *CONCURRENCY MANAGEMENT SYSTEM*

The City of Gainesville has adopted level of service standards for roads, potable water, sanitary sewer, solid waste, recreation, and drainage to be consistent with the FAC 9J-5.005.

#### *FUTURE LAND USE ELEMENT*

The amendment proposes overlaying the Mixed Use Low land use with a Planned Use District. This PUD would allow for the development of the land at a slightly higher density than is currently allowed by the Comprehensive Plan. This increase in residential density will allow for more efficient and innovative design of the residential structure and associated off-street parking facilities. The PUD will replace an existing vacated multi-family residential development, which will help to promote infill and redevelopment and discourage sprawl. The site lies within an urbanized area and will not require further extension of public facilities for service. The project will utilize existing public potable water and sanitary sewer service. As defined in FAC 9J-5.006, these factors will promote systematic and cost effective growth thereby fighting the elements of urban sprawl.

#### *TRANSPORTATION ELEMENT*

Section 2: Concurrency Analysis has provided a current analysis which demonstrates the level of service standards for transportation in the area of the proposed development. The site lies within Transportation Concurrency Exception Area (TCEA) Zone A and will thus allow for multi-modal access by residents of the development.

Coordination with the State of Florida Department of Transportation and the City of Gainesville will ensure safe, appropriate access locations where such authority applies, and designs in conformance with Florida Administrative Code, Chapters 14-96 and 14-97. Sidewalks will be constructed proximate to roadways bordering/adjacent to site during appropriate phases of construction. This will further connect the development to the surrounding neighborhood and to create the building blocks of a truly multi-modal community.

*SANITARY SEWER, SOLID WASTE, STORMWATER MANAGEMENT, POTABLE WATER AND NATURAL GROUNDWATER AQUIFER RECHARGE ELEMENT*

The proposed amendment is located within the Gainesville Regional Utilities service area. Development resulting from the amendment will connect to the existing publicly available utility infrastructure. Efficient design of infrastructure will not decrease the existing facilities service capabilities. Design techniques may include such elements as looped potable water lines and pressurization devices.

The stormwater management facility (SMF) will be designed as a wet basin. This basin will provide adequate stormwater treatment so as not to degrade the water quality of the ultimate receiving water body. Furthermore, post-development stormwater runoff will not contribute pollutants which will degrade the water quality and stormwater treatment will provide a level of treatment which meets or exceeds Chapter 62-25 F.A.C and the City of Gainesville's adopted level of service standards.

#### 4. Statement of Proposed Change

The Gatorwood Apartments site has been a multi-family residential development since its inception nearly 30 years ago. The site is located at the southwest corner of the intersection of Old Archer Road and SW 23<sup>rd</sup> Street. The existing development is a fractured series of multi-family structures located on one parcel. The buildings are connected by a large parking lot and are poorly integrated into the surrounding multi-modal transportation network. The intent of this application is to redevelop the site as a mixed-use residential development with a contemporary design and state-of-the-art amenities.

The site currently has a Future Land Use classification of Mixed Use Low. This classification allows a maximum density of 30 dwelling units per acre (du/ac). Gatorwood Apartments is requesting a density of 40 du/ac. Therefore, Gatorwood Apartments proposes a Small-scale Comprehensive Plan Amendment (CPA) to change the classification of the parcel from Mixed Use Low to Planned Use District (PUD).

Gatorwood Apartments intends to remove all of the existing buildings and infrastructure and completely redesign the site. The new development will be a multistory, interconnected structure with an associated parking facility. The new residential structure will feature interior courtyards, breezeways, and direct connection to the internal parking facility. Additionally, Gatorwood Apartments intends to construct new sidewalks along both Old Archer Road and a portion of SW 23<sup>rd</sup> Street, proximate to the site, connecting to the existing multi-modal transportation system and encouraging less vehicular traffic. Based on aerial images and survey data, the existing site contains approximately one acre of common open space. Gatorwood Apartments proposes approximately two acres of common open space. The new development will also replace the existing bus shelter located on SW Archer Road with an architecturally compatible rider shelter.

The parcels surrounding the project have several different Future Land Use designations. Table 3 illustrates the existing property uses and Future Land Use designations surrounding the entire project site.

**Table 3: Property Uses\* and Future Land Use Designations**

<b>Direction</b>	<b>Property Use</b>	<b>Future Land Use Designation</b>
North	Apartment complexes, office building, convenience store, and automotive service station	Residential Medium Density, Commercial
East	Commercial, University of Florida facilities	Mixed Use Low, Education
South	University of Florida agriculture facilities, single-family residence	Education, Agriculture
West	Warehousing and distribution	Mixed Use Low

\* Current property use information was taken from the Alachua County Property Appraiser's website on April 7, 2006.

The proposed Small-scale CPA consists of one parcel totaling ± 9.15 acres that has a Future Land Use designation of Mixed Use Low. The proposed Future Land Use change to PUD will

be designed to be consistent and compatible with the surrounding Future Land Uses and the general character of the neighborhood.

The following report illustrates the consistency of the proposed Small-scale CPA with the City of Gainesville Comprehensive Plan and applicable Land Development Regulations. In addition, the proposed CPA will help to promote redevelopment of properties located on Old Archer Road, SW Archer Road, and proximate to the University of Florida, Shands Healthcare, and the Veteran's Administration Medical Center.

## 5. Specific Planned Use District Definition

As required by the Planned Use District (PUD) Future Land Use category, the District must be strictly defined. This definition, according to the City of Gainesville Comprehensive Plan Policy 4.1.1, shall address density and intensity, permitted uses, access by car, foot, bicycle, and transit, trip generation and trip capture, environmental features and, when necessary, buffering of adjacent uses.

### Density and Intensity

As stated, the existing Future Land Use on the site is Mixed Use Low. The proposed PUD will increase the density and intensity allowed by this existing category. The Mixed Use Low land use classification allows for a density of up to 30 dwelling units per acre (du/ac). The proposed PUD will allow Gatorwood Apartments to construct a maximum of 366 multi-family dwelling units on the site, with the minimum remaining at 30 du/ac. The maximum residential density will be  $366 \text{ du} / 9.15 \text{ ac} = 40 \text{ du} / \text{ac}$ , which is slightly more than currently allowed by the existing Future Land Use designation. The Gatorwood Apartments site is located proximate to the University of Florida, Shands Healthcare, and the Veteran's Administration Medical Center. Furthermore, SW Archer Road is one of the busiest corridors in the Gainesville Metropolitan Area. For these reasons alone an increase in density and intensity is consistent with the character of the surrounding area. An increase in density and intensity on this site promotes infill and redevelopment adjacent to one of the largest centers of activity in Alachua County.

Neighboring residential development consists primarily of multi-family, multi-story structures. Redevelopment of the site as described in this report is consistent with the height and scale of surrounding residential development. Also, by allowing a modest increase of 10 additional dwelling units per acre, Gatorwood Apartments will act as a transitional area between the less intense Mixed Use Low and Residential Medium Density areas to the west and north and the more intense Urban Mixed Use-2 (UMU-2) area located approximately ¼ mile to the east. The existing open space on the site consists of several small isolated areas and totals approximately one acre. The redeveloped site will replace the existing fractured open space with large, contiguous open space areas totaling approximately two acres.

### Permitted Uses

The permitted uses on the site will be limited by the underlying Mixed Use Low land use classification. The principal use will be multi-family residential and the associated parking facility. Accessory uses will include a leasing office and retail. Accessory retail and commercial uses will be scaled to serve the surrounding area, as provided for in the Mixed Use Low land use classification. Please refer to Table 4 – Permitted Uses for specific information on the scale and location of principal and accessory uses.

**Table 4: Permitted Uses**

	<b>Multi-family Residential</b>	<b>Office</b>	<b>Retail</b>
<b>Use</b>	Principal	Accessory	Accessory
<b>Floors</b>	All floors	First and second floors only	First and second floors only
<b>Types of Uses</b>	Residential units, parking facilities, and amenities <sup>1</sup>	Leasing office	Consistent with Mixed Use Low category and neighborhood convenience center definition (Sec. 30-23) <sup>2</sup>
<b>Maximum Gross Floor Area</b>	N/A	2,200 sq. ft.	5,000 sq. ft.

<sup>1</sup> Amenities include typical passive and active recreation facilities including pool(s), gym(s), game room, computer lab, sports courts, etc.

<sup>2</sup> Specific retail uses will be defined during the Planned Development process.

Access by Car, Foot, Bicycle, and Transit

*Access by Car*

The primary ingress/egress point will be on Old Archer Road. A secondary ingress/egress point will be on SW 23<sup>rd</sup> Street. As part of the development process, Gatorwood Apartments will improve SW 23<sup>rd</sup> Street to the extent necessary to provide secondary and emergency access to the site. Gatorwood Apartments does not propose improvements on SW 23<sup>rd</sup> Street to the southern property line, as there is no need for public access to the privately owned land to the south.

Gatorwood Apartments proposes the construction of a multi-level parking facility on site. The facility will be up to six-levels and located internal to the residential structure. The parking facility will not be visible from the front of the site or from adjacent development to the north and west. The parking facility will serve as the primary point of entry for residents and will connect to the rest of the development via breezeways. The parking facility will be gated at the points of entry and accessible only by residents and emergency service personnel. Access control will occur within the boundaries of the site, not on public right-of-way. The gating of the parking structure will in no way limit access to external open space areas for Gainesville residents. Furthermore, the gated parking facility will not limit transportation choice for any member of the community. The gated parking facility will not be in violation of Future Land Use Element Policy 1.2.8. All parking and driveway installation will be provided in accordance with Article IX and any other applicable regulations, except where otherwise noted in the Planned Development zoning. Handicapped spaces and van-accessible spaces will comply with all applicable provisions of Article IX, the Florida Building Code, and the Fair Housing Act.

Please refer to Section 2: Concurrency Analysis for trip generation, trip capture, and projected roadway impact information.