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PD REPORT
FAT TUSCAN NEIGHBORHOOD CAFE



Petition No. 112 PDA-07PB
December 10, 2007

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PHOTOGRAPHIC IMAGES OF EXISTING STRUCTURES AND ADJOINING PROPERTIES

I. PURPOSE AND INTENT

The purpose of the PD proposal is to allow the creation of a pedestrian oriented neighborhood café in an office/residential district. The neighborhood café will be created in an existing historic structure currently used as a professional office. The structure has recently been restored and is currently functioning as an architect's office. The existing structure is contained in the Northeast Residential Historic District and is also in a Special Area Planned District designated as Traditional City. The Traditional City designation that has been added to the area *"has been established to improve the sense of place and community; improve the environment for business, including smaller, locally-owned businesses; support a healthy economy by providing a vibrant mix of commercial, office, retail and residential uses in close proximity; reduce crime by encouraging a 24 hour mix of uses and a significant number of pedestrians; strike a balance between the needs of the car and pedestrian by creating a pleasant ambiance and interesting people scaled features, make the pedestrian feel safe and inconvenienced; increase transit viability; and improve independence of people without access to a car"* (SPECIAL AREA PLAN FOR TRADITIONAL CITY, ORDINANCE NO. 970452, 0-98-61). The PD rezoning will help meet the objectives of the Traditional City by providing a pedestrians access to a small café in an historic structure that they can walk to. **The unique aspect of this location is its pedestrian accessibility. It can be access via tree lined neighborhood streets that encourage patrons to walk and not drive to this destination.** The addition of the cafe will contribute to the vitality of this area.

The neighborhood café will be opened to serve breakfast and lunch six (6) days a week, Monday- Friday from 7:00 AM to 4:00 PM and Saturday from 9:00 AM to 4:00 PM. The proposed development is unique and will provide an eatery within a short walking distance of the many attorneys' offices, city offices, and residences and will be across the street from a high occupancy multi-family complex. The scale of the eatery will be small providing a total of no more than 30 seats. The total of 30 seats will be divided between the interior of the building and the courtyard area to the rear of the lot. The courtyard will provide seating in a garden setting complete with water features and extensive landscaping.

The current zoning, OR, will not allow an eating establishment.

This petition is for a deviation in the OR zoning to allow a small neighborhood café within this district.

a. CONFORMANCE WITH PD OBJECTIVES

The PD will conform to the Comprehensive Plan for this area. The proposed zoning change is for the creation of a minor use as a café in a structure where the primary use is office. The Future Land Use Map shows the area as Office. Concurrency requirements should have little impact on the proposed development. There will be no additional infrastructure required.

b. CONCURRENCY

The PD will not add any new demands on infrastructure. The proposed zoning change is for an additional use in an existing structure. Pedestrian patronage will be encouraged by the location and the proposed site modifications (i.e. sidewalk connections, minimal existing parking). The café addition should have little or no impact on the transportation network. A Trip Generation Analysis yielded an additional 152.90 trips/day (see the Trip Generation Analysis attached). Since the project will not require any additional parking or additional bathroom or kitchen facilities in the existing structure, no impacts to the existing utilities or stormwater management systems is anticipated.

c. INTERNAL COMPATIBILITY

The proposed neighborhood café will be totally contained within the existing structure with the exception of a small courtyard café area to the rear of the building/site.

d. EXTERNAL COMPATIBILITY

The PD is bordered by RMF-8 zoning on the north, RMF-5 to the east, OR to the south and OR and MU-1 to the west sides of the project. The current land uses surrounding the project to the north and east are multi-family and single family residential. The current land uses to the south and west are professional office.

e. INTENSITY OF DEVELOPMENT

There is a limited percentage of building and site change and seats proposed.

f. USABLE OPEN SPACE

A courtyard garden in the rear will serve as the open space for the project.

g. ENVIRONMENTAL CONSTRAINTS

There are no apparent environmental constraints to the development of the café. The proposed outdoor element is in an existing landscaped area.

h. EXTERNAL TRANSPORTATION ACCESS

As was stated earlier the project will generate an additional 152.90 trips/day. The site is approximately 260 feet east of Main Street, a four-lane arterial highway. An external pedestrian access point will be added to the site from the existing sidewalk on NE 1st Street. Little impact on the transportation network is anticipated with this project.

i. INTERNAL TRANSPORTATION ACCESS

The access to the site is currently from NE 1st Street and NE 8th Avenue. These access points will remain intact with the proposed PD development.

j. PROVISION FOR THE RANGE OF TRANSPORTATION CHOICES

On-street parking along NE 1st Street currently exists and an off-street parking lot with nine (9) spaces is contained within the site. Twelve (12) bicycle spaces are also provided on site. Pedestrian access exist from the sidewalks along the property frontage at NE 1st Street and NE 8th Avenue.

II. STATISTICAL INFORMATION

- a. Total acreage of the site: 0.23 acres
- b. Existing Building Coverage: 14.3%
- c. Existing Impervious Ground Coverage: 8,204 SF = 77.39%
- d. Maximum and Minimum Number of Dwelling Units: 20
- e. Listing of Nonresidential Land Uses by Type:
 - i. Professional Office
 - ii. Eating Establishment (Neighborhood Café)
- f. Maximum Area of Each Use Area:
 - i. Professional Office – 1665 SF
 - ii. Café (indoor)– 973 SF
- g. Open Space for Public Use: 460 SF = 4.33%

III. STORMWATER MANAGEMENT PLAN

A brick paved courtyard is proposed for the rear of the site. The total area of the paving (impervious area) will be 460 SF which is less than the 500 SF required for stormwater treatment.

IV. DESIGN STANDARDS FOR STREETS AND PARKING

The site lies totally within the Traditional City Special Area Plan and is exempt from parking requirements.

V. DEVELOPMENT SCHEDULE

The neighborhood café will be created within 90 days of the approval of the PD zoning.

VI. UNIFIED SIGNAGE PLAN:

Signage shall meet the City of Gainesville signage regulations LDC.

VII. ENUMERATION OF DIFFERENCES BETWEEN OR AND THE PROPOSED PD STANDARDS

| <u>Parameter</u> | <u>OR</u> | <u>PD</u> |
|------------------|----------------|--------------|
| Density | 20 units/ac | 20 units/ac |
| Front Setback | 10' | 8'(existing) |
| Side Street | 10' | 10' |
| Side Interior | 0' | 0' |
| Rear Setback | 0' | 0' |
| Min. Lot Width | 60' | 100' |
| Min Lot Depth | 90' | 106.0' |
| Min Lot Area | 6000 SF | 10,600 SF |
| Max Bld Ht. | 35' | 35' |

TABLE KEY:

XXX Meets or exceeds OR current zoning

XX.X Does not meet OR current zoning

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Proposed NE 1st Street pedestrian entrance from the sidewalk. Looking NE.



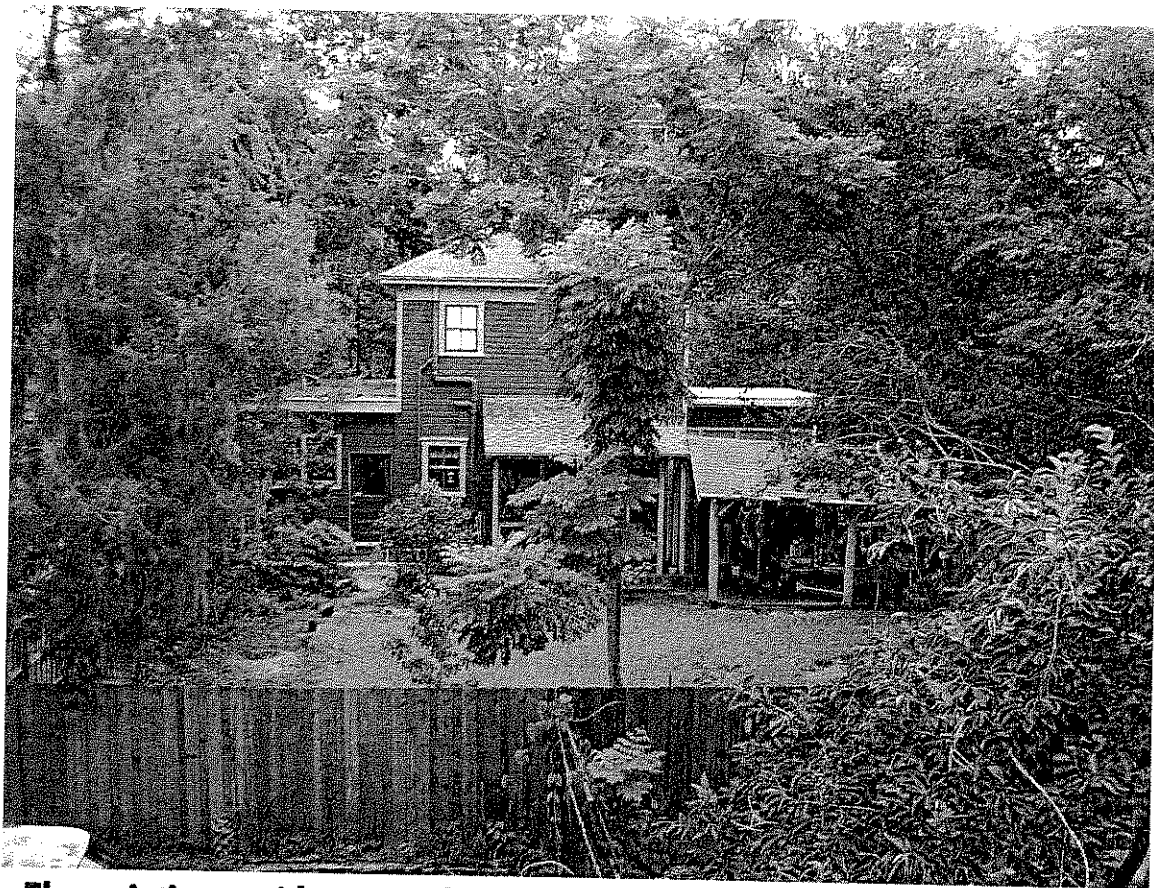
Looking south from the existing parking lot.



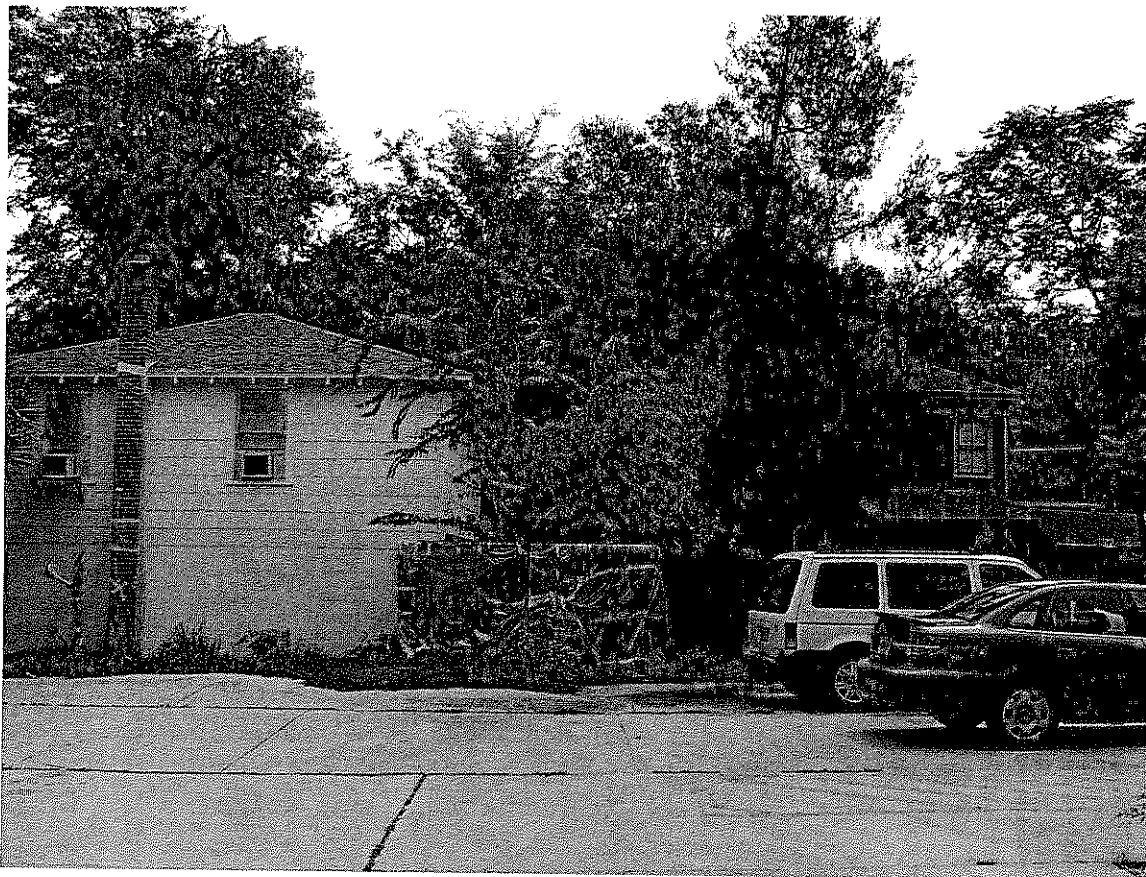
Looking SW from the existing parking lot.



The proposed courtyard garden outdoor cafe area.



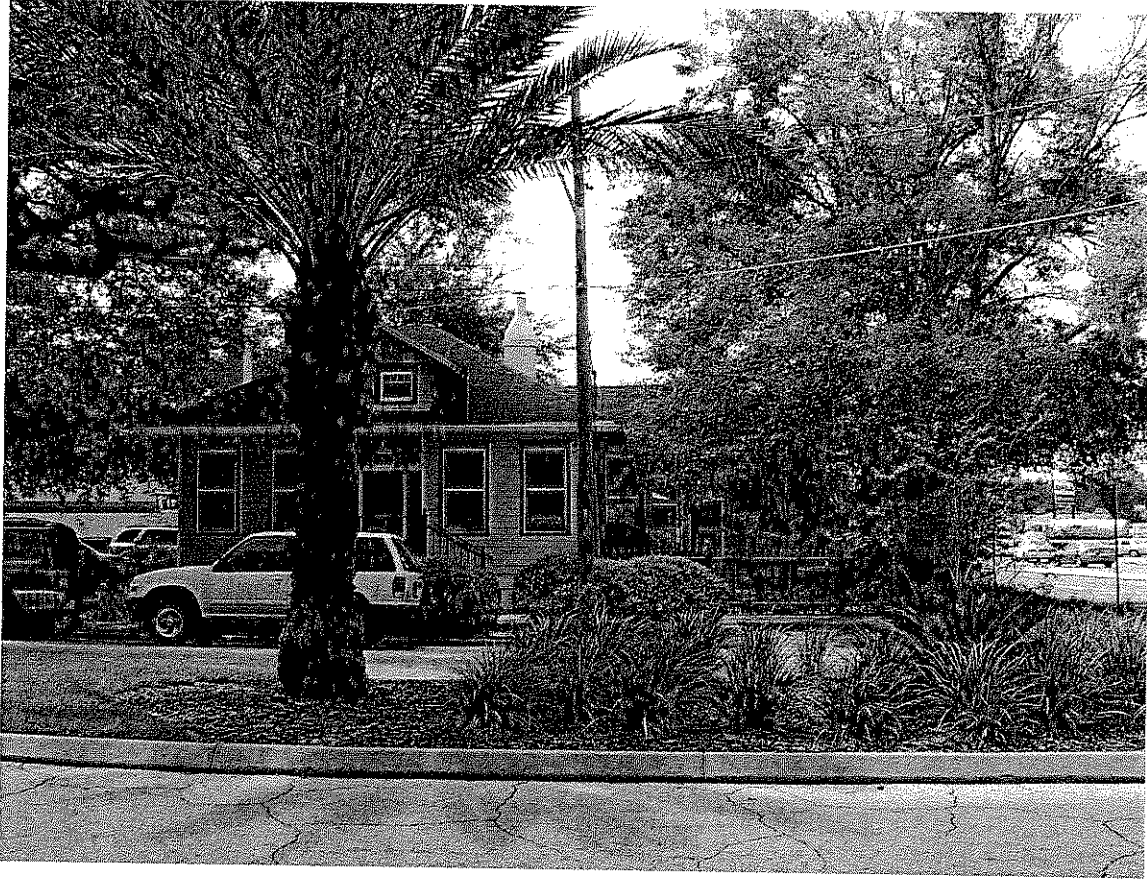
**The existing residence to the rear of the proposed courtyard garden
cafe area looking east.**



The existing multi-family structure to the rear of the existing parking lot looking east.



The existing Multi family complex across the street and to the north located on NE 8th Avenue.



The existing attorneys office across the street and to the west on NE 1stth Avenue.