



1 proposed ordinance and of a Public Hearing in the City Commission Meeting Room, First Floor,  
2 City Hall, in the City of Gainesville; and

3 **WHEREAS**, Public Hearings were held pursuant to the published and mailed notices  
4 described at which hearings the parties in interest and all others had an opportunity to be and were, in  
5 fact, heard.

6 **NOW, THEREFORE, BE IT ORDAINED BY THE CITY COMMISSION OF THE**  
7 **CITY OF GAINESVILLE, FLORIDA:**

8 **Section 1.** Section 3 of Ordinance No. 030904 adopted on July 12, 2004, that adopted a  
9 certain Development Plan is repealed in its entirety and is of no further force and effect, and a revised  
10 Development Plan, as set forth in Section 2 of this Ordinance, is adopted and approved.

11 **Section 2.** The Development Plan attached to this Ordinance which consists of the following:

12 1. the development plan report entitled "University House, Planned Development (PD) Report  
13 for Application 30PDA-06PB", updated February 15, 2007, attached and identified as Exhibit "B"; and

14 2. development plan maps consisting of 4 sheets: 1) "Cover Sheet", last revised on October  
15 20, 2006; 2) "Existing Conditions Map", last revised on October 20, 2006; 3) "Existing Vegetation  
16 Map", last revised on October 20, 2006; and 4) "Planned Development Layout Plan Map", last revised  
17 on February 15, 2007; identified as Exhibit "C", are incorporated and made a part of this Ordinance as  
18 if set forth in full. The terms, conditions, and limitations of the Development Plan shall regulate the use  
19 and development of the land described herein zoned to the category of Planned Development District  
20 as provided in Chapter 30, Land Development Code of the City of Gainesville (hereinafter referred to  
21 as "Land Development Code"). In the event of conflict between the provisions of the development

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1 plan report (Exhibit "B") and the development plan maps (Exhibit "C"), the provisions, regulations,  
2 and restrictions of the development plan maps (Exhibit "C") shall govern and prevail.

3 **Section 3.** Section 4 of the planned development originally adopted by Ordinance No.  
4 030904, adopted on July 12, 2004, is amended as follows:

5 Condition 1. Up to 15,000 square feet of non-residential commercial uses may be allowed  
6 on within the area designated as "areas where non-residential use may be allowed Commercial  
7 Use Areas", as shown on Sheet 4 of Attachment D Exhibit "C" along Northwest 13<sup>th</sup> Street. The  
8 specifically permitted non-residential commercial uses are those designated on Attachment  
9 "D Exhibit "A": Allowable Uses," "Table 2: Uses Allowed Only in Commercial Area", attached  
10 hereto and made a part hereof as if set forth in full. In the event the commercial uses are  
11 permitted, the number of total residential units shall be reduced by the equivalent square footage.  
12 For example, if 5,000 square feet of residential use is converted to commercial, then the  
13 residential use shall be reduced by 5,000 square feet, and the total number of units in the  
14 development shall be reduced by the number of units that had been within that 5,000 square feet.  
15 (See Exhibit "D" attached hereto and made a part hereof for purposes of making the calculations  
16 for the reduction of units.)

17  
18 Condition 2. ~~Any use as~~ The uses permitted under Attachment "D" as shown in Exhibit  
19 "A" shall only be located within the area designated as "commercial use areas, as shown on Sheet  
20 4 of Exhibit "C". in The commercial uses shall be within a multi-story building with a design and  
21 architectural pattern that is compatible with the remainder of the development, and must comply  
22 with development requirements of the Special Area Plan for Traditional City of the City's Land  
23 Development Code. Such uses shall be subject to approved by the City Plan Board. The  
24 intensity, size and operation of each use is subject to approval by the City Plan Board based upon  
25 the limitations in the MU-1 Zoning District, and subject to further use restrictions as set forth in  
26 this Planned Development ordinance.

27  
28 Condition 3. A creek setback area (line) has been established along the south side of the  
29 creek as shown on Sheet 4 of Exhibit "BC". There shall be no development on the north side of  
30 the creek, ~~except for fencing and a stormwater management facility.~~ Except for routine  
31 maintenance activities, no development shall be allowed within or over the areas delineated as the  
32 "Creek Setback Area" located north and south of the creek (See Sheet 4 of Exhibit "C"). Routine  
33 maintenance shall mean the following:

34 The regular care and upkeep of property removal of invasive species from the property,  
35 regularly scheduled cleaning and removal from the site of miscellaneous debris and trash,  
36 and execution of elements of a stormwater management plan designed to control erosional  
37 sedimentation into Rattlesnake Branch.

38  
39 ~~Condition 4. An appropriate structure, such as a building with a compatible configuration~~  
40 ~~and orientation, a fence and/or an above-grade boardwalk system with a railing may be erected~~

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1 between the residential buildings and the areas designated as creek setback on the south side of  
2 the creek. Any improvements or development shall address construction activity, safety after  
3 construction and the need to protect the creek system and its buffers from activities that would be  
4 detrimental to the creek. The exact type, location and nature of the fencing shall be determined  
5 during development plan review.

6  
7 ~~Condition 5. Prior to development plan approval, the owner/applicant shall coordinate~~  
8 ~~with staff: Public Works, Planning, Alachua County Department of Environmental Services and~~  
9 ~~the City Arborist to establish an exact limit of development/creek setback along the north side of~~  
10 ~~the creek. The designated area shall be plotted out in the field and designated on the development~~  
11 ~~plan.~~

12  
13 ~~Condition 6. Except for routine maintenance activities, no development, beyond~~  
14 ~~construction of the fence and/or an above grade boardwalk system with a railing or stormwater~~  
15 ~~management, shall be allowed within or over the areas delineated as the "Creek Setback Area"~~  
16 ~~located north and south of the creek (See Sheet 4 of Exhibit "C"). Routine maintenance shall~~  
17 ~~mean the following:~~

18  
19 ~~the regular care and upkeep of property, which includes vegetative watering,~~  
20 ~~trimming and pruning, and removal of invasive species upon the property.~~  
21 ~~Maintenance also will include the regularly scheduled cleaning and removal from~~  
22 ~~the site of miscellaneous debris and trash.~~

23  
24 Condition 4. A plan detailing the management of invasive/non-invasive plant species shall  
25 be submitted for review and final approval by the City Plan Board considering development plan  
26 review.

27  
28 Condition 75. Any building along Northwest 13<sup>th</sup> Street shall be setback a minimum  
29 distance between have a build-to line ranging between 15 to 30 feet from the curb line. The  
30 exact placement must facilitate the following conditions:

- 31 a. allow sidewalks between 6 to 8 feet in width;  
32 b. allow placement of street trees;  
33 c. provide for the greatest pedestrian safety,

34  
35 subject to development plan approval by the City Plan Board.

36  
37 Condition 86. Any building along Northwest 13<sup>th</sup> Street and Northwest 7<sup>th</sup> Avenue, shall  
38 present a unified architectural style, which reflects a multiple-unit facade, each with a separate  
39 identity, subject to final development plan approval. Entrances at ground level shall be oriented  
40 towards the street with stairs, porches or a compatible entrance feature directly related to the  
41 adjacent sidewalk.

42  
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1 Condition 97. Building height shall be a minimum of two stories and a maximum of five  
2 stories or 65 feet along Northwest 13<sup>th</sup> Street. If more than ~~three~~ four stories are proposed along  
3 Northwest 13<sup>th</sup> Street, the upper storyies shall be terraced or stepped back.  
4

5 Condition ~~10~~8. Building height along Northwest 7<sup>th</sup> Avenue shall be a maximum of three  
6 stories or 39 feet, as measured from the finished floor elevation to the top plate of the highest  
7 story and excluding stair towers. ~~Overall building height on the subject property shall not exceed~~  
8 ~~five (5) stories or 65 feet.~~

9  
10 Condition 9. Overall building height on the subject property shall not exceed five (5)  
11 stories or 65 feet.  
12

13 Condition ~~11~~10. Existing trees along Northwest 12<sup>th</sup> Street shall be preserved, except  
14 those determined by the city arborist to be invasive species or that have no significant value.  
15

16 Condition ~~12.~~ Development allowed on the portion of the property between the creek and  
17 N.W. 8<sup>th</sup> Avenue, shall be limited to fencing and stormwater management. The type of fencing,  
18 the nature, design and configuration of the stormwater management facilities shall meet  
19 requirements of this ordinance and the Land Development Code. A determination as to whether  
20 the proposed development is in compliance will be issued at development plan review.  
21

22 Condition ~~13~~11. The existing billboard on the subject property shall be permanently  
23 removed during commencement of site work. The city shall have no liability in the removal of  
24 such billboard or other related graphics.  
25

26 Condition ~~14~~12. Signage for the development shall be in accordance with the City's Land  
27 Development Regulations Code.  
28

29 Condition ~~15~~13. The maximum allowable density on the subject property shall be ~~30~~  
30 dwelling units per acre with is limited to a maximum of 225 (188) residential units, or lesser if  
31 commercial uses are permitted. There shall be no residential units located north of the creek.  
32

33 Condition ~~16~~14. One vehicular ingress/egress driveway will be allowed onto Northwest  
34 7<sup>th</sup> Avenue and one driveway onto Northwest 13<sup>th</sup> Street. The configuration and location of each  
35 access shall be subject to development plan approval. The ~~reviewing body~~ City Plan Board shall  
36 impose standards appropriate to facilitating safe and efficient movement of vehicular, bicycle and  
37 pedestrian traffic. All traffic improvements associated with the impact of this development shall  
38 be made at the full cost and expense of the owner/applicant. The final determination of access  
39 points shall also be based on a full traffic analysis, such as, for example, the analysis provided by  
40 the owner/applicant with the petition submitted by the owner/developer with the rezoning  
41 application.  
42

43 Condition ~~17~~15. The design, placement, configuration and use of the limited access  
44 points/emergency/occasional service points, off of Northwest 12<sup>th</sup> Street shall be subject to  
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1 development plan approval. The design approved by the ~~reviewing body~~ City Plan Board shall be  
2 based on development standards and regulations of the jurisdiction having authority over the  
3 specific right-of-way. Access to the rights-of-way ingress/egress points on Northwest 12<sup>th</sup> Street  
4 shall only occur during limited times, as approved during development plan review, which shall be  
5 regulated and managed by the property owner/management. Emergency access will be controlled  
6 by a 3M Opticom system or similar system. Access points shall allow access by City services,  
7 such as fire, police, and solid waste. Temporary access, for the purposes of loading and  
8 unloading, will be allowed for residents of the development for the two week period surrounding  
9 the beginning and ending of the University of Florida's semesters.

10  
11 Condition ~~18~~16. During development plan review, the ~~city~~ owner/applicant shall analyze  
12 the proposed development in terms of its traffic impact on the existing roadway and traffic  
13 signalization patterns. The owner/applicant shall be required to make improvements at its own  
14 cost and expense commensurate with the potential impacts of the development on the roadway  
15 system. The analysis and findings shall be submitted to the City for review and determination of  
16 approval or approval with conditions during development plan review.

17  
18 Condition ~~19~~17. The development shall provide vehicular and bicycle parking that  
19 complies with the parking standards of the City's Land Development Code for multiple family and  
20 commercial uses, as applicable.

21  
22 Condition ~~20~~18. ~~On-street parking may be permitted by the City but it shall be available to~~  
23 ~~the general public.~~ The City may elect to create new parking spaces on streets adjacent to the  
24 development. However, such parking shall be open to the general public and shall not be  
25 exclusive to the subject development.

26  
27 Condition ~~21~~19. Along Northwest 12<sup>th</sup> Street, building setbacks shall be established in a  
28 manner that will preserve the existing non-invasive trees, which are greater than eight (8") inches.  
29 During development plan review, the ~~development review board~~ City Plan Board and/or the city  
30 manager or his designee, may allow removal of trees based on safety and health of the specific  
31 tree(s) at issue.

32  
33 Condition ~~22~~20. Along NW 7<sup>th</sup> Avenue, all buildings shall be setback so as to allow  
34 construction and placement of a 6-foot to 8-foot wide sidewalk by the owner/developer, allow  
35 tree planting and a vehicular street entrance along that Avenue, subject to development plan  
36 approval. The final design, orientation and layout of the access point shall be determined by the  
37 City Plan Board.

38  
39 Condition ~~23~~21. Sidewalks are required to be constructed to serve this development by  
40 the owner/developer at its own cost and expense along the street edge of all adjacent streets on  
41 the side contiguous to the property. Developer shall construct, at its own cost and expense, a  
42 sidewalk along NE 12<sup>th</sup> Street for NW 7<sup>th</sup> Avenue to NW 8<sup>th</sup> Avenue to serve this development,  
43 and convey an easement to the public, at no cost or expense to the public, for any portion of the  
44 sidewalk that is situated on the private property.

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1  
2 Condition ~~24~~22. Along Northwest 13<sup>th</sup> Street, all buildings shall be setback so as to allow  
3 the construction and placement of a 6-foot to 8-foot wide sidewalk by the owner/developer to  
4 serve this development, allow tree planting, and a vehicular street entrance and building front  
5 orientations along that street, subject to development plan approval.

6  
7 Condition ~~25~~23. Treatment of streetscape, street and sidewalk design and building  
8 orientation shall be consistent with the Special Area Plan for Traditional City as provided in the  
9 City's Land Development Code.

10  
11 Condition ~~26~~24. Along all roadway frontages, where existing sidewalks are deficient or  
12 deteriorated, the owner/developer shall provide at its own cost and expense adequate sidewalks to  
13 serve this development and otherwise meet code requirements.

14  
15 Condition ~~27~~25. The development order approved by this ordinance shall be valid for a  
16 period of two (2) years. A one-time, one-year extension may be approved by the city  
17 ~~commission, after review and recommendation by the City Plan Board~~ upon good cause shown by  
18 the owner/applicant. During that period, the owner/developer ~~must~~ shall obtain development plan  
19 approval from the City Plan Board consistent with this ordinance. Final development plan  
20 approval must be obtained within one year of obtaining preliminary development plan approval  
21 from the board. A specific construction and development schedule shall be adopted during  
22 development plan review. All development shall be completed no later than 5 years after the  
23 issuance of the first building permit. Failure to strictly comply with the time conditions provided  
24 herein shall cause the development order to expire and become null and void.

25  
26 Condition ~~28~~26. A building permit must be obtained within one year of obtaining final  
27 development plan approval. Construction must commence within eighteen months of a final  
28 development order and must proceed with due diligence towards completion of the project. A  
29 one-year extension may be approved by the City Commission. Failure to comply with the time  
30 conditions provided herein shall cause the development order to expire and become null and void.  
31 If the construction process ceases for any reason for a period of more than one year, the  
32 development order approved by this ordinance shall expire and becomes null and void.

33  
34 Condition ~~29~~27. Except as expressly provided herein, the use, regulations and development  
35 of the residential portion of the property shall be governed as if this land were zoned "RMF-8: 8-30  
36 units/acre multiple-family residential district", and the use, regulations and development of the  
37 commercial use areas of the property shall be governed as if this land were zoned "MU-1: 10-30  
38 units/acre mixed use low intensity".

39  
40 **Section 4.** The following additional conditions, restrictions and regulations shall apply to the  
41 development and use of the land:

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1 Condition 1. Except as expressly modified and amended herein, Ordinance No.  
2 030904 shall remain in full force and effect.

3  
4 Condition 2. The "Pedestrian, Bicycle, Vehicular Colonnade" ("PBVC", as shown on  
5 Sheet 4 of Exhibit "C", located parallel to N.W. 7<sup>th</sup> Avenue shall be landscaped based on a  
6 particular theme consistent with the proposed development and the Special Area Plan for  
7 Traditional City by the City's Land Development Code. Landscaping shall be included both  
8 within the interior and perimeter of the PBVC. The landscaping design and the amount and  
9 type of landscape materials shall be determined by the City Plan Board during development  
10 plan review.

11  
12 Condition 3. Driving aisles shall be reduced to a minimum width to facilitate safe and  
13 efficient movement of vehicles. The widths will be established and subject to approval by the  
14 City Plan Board.

15  
16 Condition 4. Sidewalks shall be constructed and maintained by the owner/developer at  
17 its own cost and expense around and across the vehicular use area to facilitate safe and  
18 efficient movement of pedestrians, subject to approval by the City Plan Board.

19  
20 Condition 5. Lighting within the vehicular use area shall be consistent with the  
21 standards for Special Area Plan for Traditional City (see App. A of the Land Development  
22 Code).

23  
24 Condition 6. Landscaping islands with seating areas shall be constructed and  
25 maintained by the owner/developer at its own cost and expense, and incorporated in places  
26 within the development to foster or enhance pedestrian use and circulation, subject to approval  
27 by the City Plan Board.

28  
29 Condition 7. Bicycle parking, speed tables, handicapped ramps and textured surfaces  
30 shall be incorporated within the design of the vehicular use areas, subject to the approval of  
31 the City Plan Board.

32  
33 Condition 8. During development plan review, the owner/developer shall conduct a  
34 traffic analysis and implement the findings that would support a finding that the development is  
35 consistent with the Comprehensive Plan and Land Development Code. Failure to conduct such  
36 analysis and implement such findings shall inhibit the City Plan Board from approving the  
37 preliminary development plan approved by this ordinance to expire and become null and void.

38  
39  
40 Condition 9. If there are no commercial uses within the development, the total number  
41 of bedrooms allowed within the development is limited to 585, consistent with the traffic  
42 analysis approved by the Technical Review Committee. A 2% increase in the number of  
43 bedrooms may be allowed during development plan review, subject to approval by the City  
44 Plan Board based upon a new traffic analysis to be submitted by the owner/developer, and the  
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1 number of vehicular, bicycle and motorcycle parking spaces that in the opinion of the Board  
2 are adequate to provide parking for the Planned Development. If there are commercial uses  
3 within the development, the total number of bedrooms shall be reduced by the equivalent  
4 number of bedrooms that occupy the area as shown on Exhibit "D".  
5

6 Condition 10. At a minimum, total on-site parking shall be provided at a rate of 1  
7 automobile parking space per bedroom. The number of vehicular parking spaces in the  
8 Pedestrian, Bicycle, Vehicular Colonnade (sp), as shown on Sheet 4 of Exhibit "C" shall not  
9 exceed the number of bedrooms in the buildings along Northwest 7<sup>th</sup> Avenue.  
10

11 Condition 11. To address the impact of the development on the roadway and transit  
12 network, during peak travel periods, the owner/developer agrees to enter into a development  
13 agreement with the City of Gainesville and/or RTS to contribute proportionately to enhanced  
14 bus service along NW 13<sup>th</sup> Street, in substantially the form as attached hereto as Exhibit "E".  
15

16 Condition 12. The development must meet concurrency requirements and demonstrate  
17 the ability to provide adequate parking and trip generation attributable to this development.  
18

19 Condition 13. There shall be no development on the portion of the subject property  
20 between the centerline of Rattlesnake Branch Creek and the south right-of-way line of N.W.  
21 8th Avenue. The owner/developer offers to convey this property to the City at no cost or  
22 expense for use as a natural habitat area.  
23

24 Condition 14. Except as provided in this ordinance, the configuration of the surface  
25 vehicular use area shall comply with the requirements of the Land Development Code.  
26

27 **Section 5.** The terms, conditions and limitations provided in this ordinance shall regulate and  
28 control the use and development of the property.

29 **Section 6.** If it is determined by the City Manager that a violation of this Ordinance exists, the  
30 City Manager may issue and deliver an order to cease and desist from such violation and to correct the  
31 violation, to preclude occupancy of the affected building or area, or to vacate the premises. The City  
32 Manager, through the City Attorney, may seek an injunction in a court of competent jurisdiction and  
33 seek any other remedy available at law.

1           **Section 7.** If any section, sentence, clause or phrase of this ordinance is held to be invalid or  
2 unconstitutional by any court of competent jurisdiction, then said holding shall in no way affect the  
3 validity of the remaining portions of this ordinance.

4           **Section 8.** All ordinances, or parts of ordinances, resolutions, or parts of resolutions, in  
5 conflict herewith are to the extent of such conflict hereby repealed.

6           **Section 9.** This ordinance shall become effective immediately upon final adoption.

7           **PASSED AND ADOPTED** this \_\_\_\_\_ day of \_\_\_\_\_, 2007.

8  
9  
10  
11 \_\_\_\_\_  
12 Pegeen Hanrahan, Mayor

13 ATTEST:

14 APPROVED AS TO FORM AND LEGALITY:  
15  
16  
17 \_\_\_\_\_

18 Kurt Lannon,  
19 Clerk of the Commission

20 Marion J. Radson, City Attorney

21 This ordinance passed on first reading this \_\_\_\_\_ day of \_\_\_\_\_, 2007.

22 This ordinance passed on second reading this \_\_\_\_\_ day of \_\_\_\_\_, 2007.  
23  
24

25 H:\Marion Radson\Planning\30PDA 06PB.DOC

## ATTACHMENT A: ALLOWABLE USES

**Table 1: Uses Allowed on Entire Site**

SIC	Uses	Conditions
	USES BY RIGHT:	
	Any accessory uses customarily and clearly incidental to any permitted principal use	
	Residential (8 to 30 dwelling units per acre)	In accordance with the requirements of the RMF-6, RMF-7 or RMF-8 zoning districts and the additional requirements of this section, and the requirements of section 30-56
	Residential use buffer	

**Table 2: Uses Allowed Only in Commercial Area**

SIC	Uses	Conditions
	USES BY RIGHT:	
	Bed and breakfast establishments	In accordance with article VI
	Compound uses	
	Eating places	
	Outdoor cafes	As defined in article II and in accordance with article VI
	Neighborhood convenience center	
	Neighborhood shopping center	
	Specialty T-shirt production	
MG-43	U.S. Postal Service	
MG-53	General merchandise stores	
MG-54	Food stores	Accessory gasoline and alternative fuel pumps in accordance with article VI, and by special use permit in neighborhood convenience and shopping centers
MG-56	Apparel and accessory stores	
MG-57	Home furniture, furnishings and equipment stores	
MG-59	Miscellaneous retail	Excluding direct selling establishments (IN-5963); fuel dealers (IN-5983); including liquor stores (IN-5921) limited to 2,000 square feet and excluding on-site consumption when located in neighborhood convenience and shopping centers, inside storage, display and sales only for all uses
Div. H	Finance, insurance and real estate	Excluding cemetery subdividers and developers (IN-6553)

# EXHIBIT "A"

MG-72	Personal services	Including funeral services and crematories in accordance with article VI and excluding linen supply (IN-7213), industrial laundries (IN-7218), and diaper services in neighborhood convenience and shopping centers
MG-73	Business services	Excluding outdoor advertising services (IN-7312), disinfecting and pest control services (IN-7342), heavy construction equipment rental and leasing (IN-7353), and equipment rental and leasing, not elsewhere classified (IN-7359)
MG-80	Health services	Including nursing and intermediate care facilities in accordance with article VI when applicable, and excluding rehabilitation centers and hospitals (GN-806)
MG-81	Legal services	
MG-82	Educational services	Including private schools, in accordance with article VI
GN-841	Museums and art galleries	
MG-86	Membership organizations	See also definition of place of religious assembly and in accordance with article VI
MG-87	Engineering, accounting, research management and related services	Excluding testing laboratories (IN-8734) and facilities support management services (IN-8744)
Div. J	Public administration	
	USES BY SPECIAL USE PERMIT:	
	Alcoholic beverage establishments	In accordance with article VI

## UNIVERSITY HOUSE

### PLANNED DEVELOPMENT (PD) REPORT FOR APPLICATION 30PDA-06PB

Updated February 23, 2007

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

#### CONSISTENCY WITH LDC PLANNED DEVELOPMENT- PURPOSE & OBJECTIVES

**The following is a description of the project's consistency with the City of Gainesville's Land Development Code. Where different, the Traditional City Overlay shall apply. 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.*

The University House PD is a prime example of the necessity for the PD overlay district. Rarely is the City of Gainesville presented with an opportunity to redevelop an entire city block. The purpose of the proposed Planned Development (PD) is to utilize unique neighborhood design principles to develop a mixed-use neighborhood with a maximum of 188 dwellings and a maximum 15,000 square feet of commercial uses, consistent with the MU-1 zoning category, along 13<sup>th</sup> Street corridor, on 7½ acres. The number of dwellings may be reduced dependent upon the commercial uses. Commercial uses must be located in a multi-story building on tax parcels 14097-001. 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.

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 categories and are further defined in the following sections of this report.

The site is currently zoned with City of Gainesville zoning categories of Mixed Use-1, Office and Residential Multi-Family 8, (MU-1, O & RMF-8 respectively). As a result of the variety of existing zoning categories on the site, the PD zoning district is the only choice the applicant can use to implement this proposed project. The PD also allows site uniformity rather than the incompatibility otherwise be created by the three different zoning categories on the site.

#### **CONSISTENCY WITH ZONING MAP**

The project's proposed overall gross density of 188 units(or lesser) matches the site's existing Residential Multi-Family 8 and Mixed Use-1 zoning, which both allow 30 du/ac and is only slightly higher than the site's existing Office zoning of 20 du/ac. The PD overlay, will allow the overall gross density in a manner that is consistent and complimentary to both the surrounding context area and the character of the site.

As shown in the table below, and in Illustration 1, the existing zoning adjacent to the site includes Office Residential, Office, Education, Residential Single-Family and Multi-Family, Business, Business Automotive, Mixed Use-1, and Public Services. Introduction of the project into the context area will promote neighborhood vitality and sponsor numerous secondary