

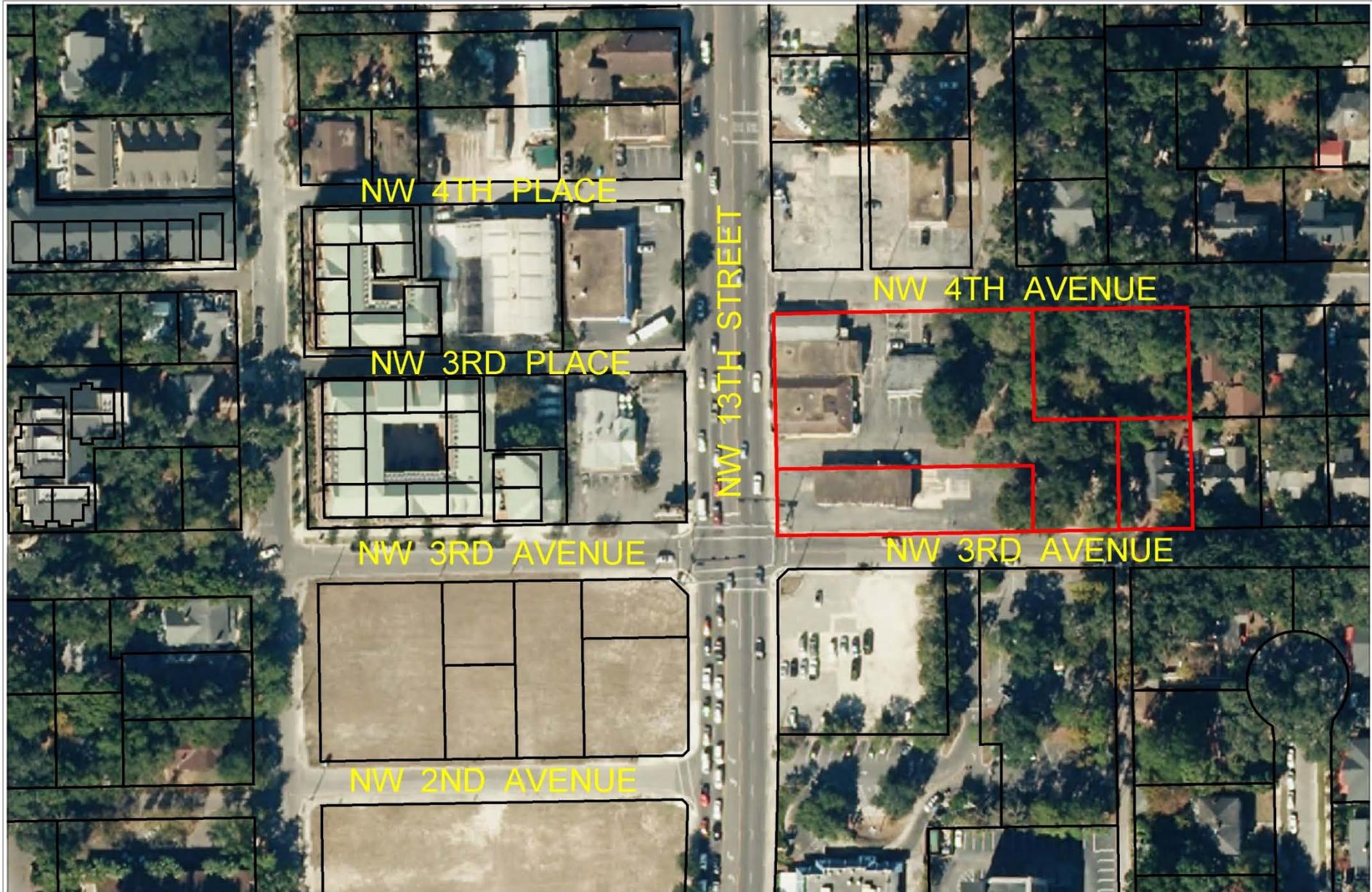


## Planning and Development Services

# **PB-13-85 PDA**

**Planned Development Amendment  
and rezoning to PD from RMF-5  
(*NW 13<sup>th</sup> Street Mixed Use PD*)**

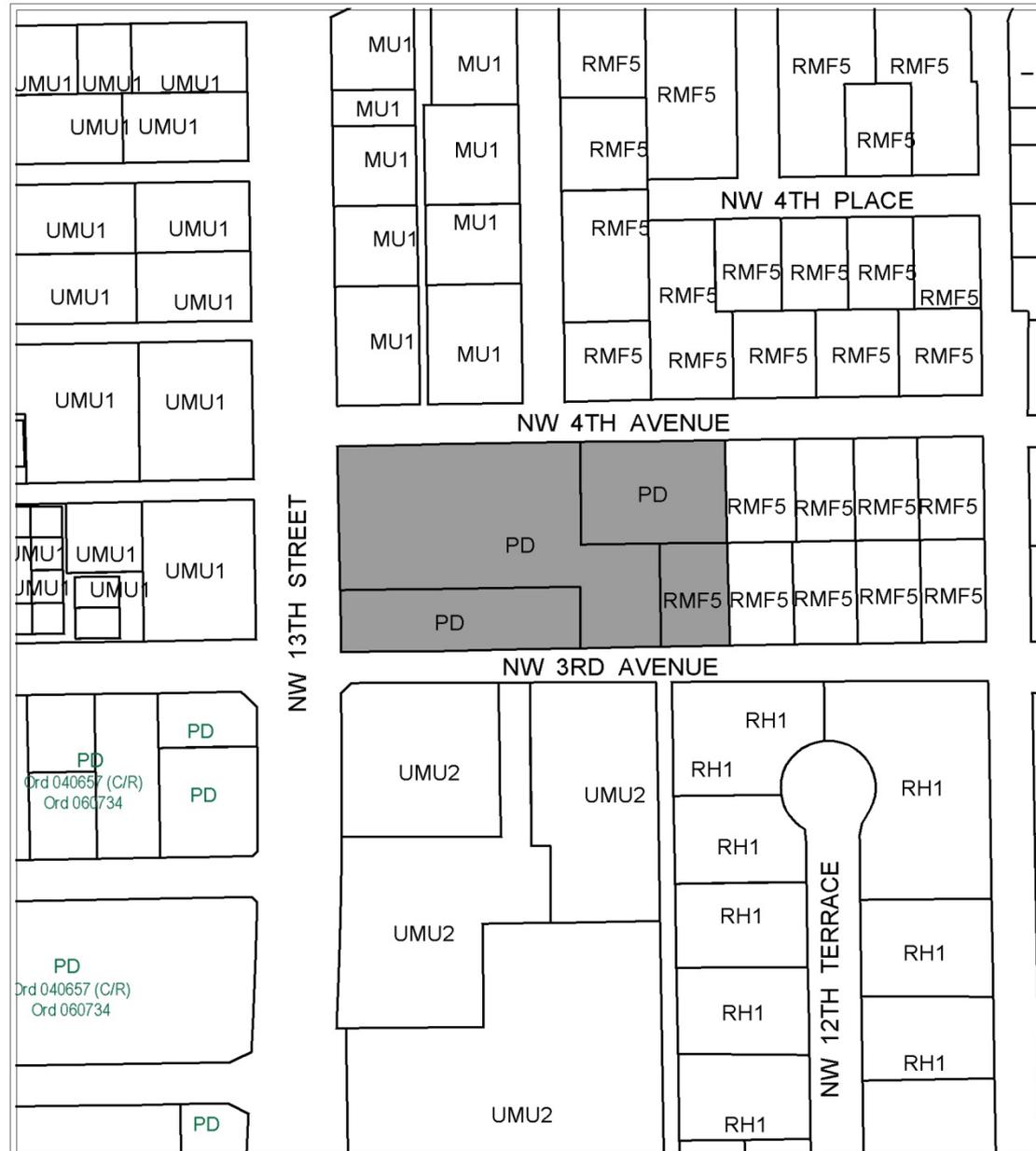
# Site Aerial



# Existing Zoning Map

## City of Gainesville Zoning Districts

- RMF-5 12 units/acre Single-Family/Multiple-Family Residential
- RH-1 8-43 units/acre Residential High Density
- MU-1 8-30 units/acre Mixed Use Low Intensity
- UMU-1 Up to 75 units/acre Urban Mixed-Use
- UMU-2 Up to 100 units/acre Urban Mixed-Use
- PD Planned Development



Area  
under petition  
consideration

---- Division line between two zoning districts

# Major changes to PD

- Includes new 0.14-acre parcel to the southeast
- Removes 20,000 sq ft office
- Increases from 168 to 202 multifamily units
- Reduces building height from 8 to 6 stories (and 106' to 85')
- Extends parking structure further to the east
- Removes 56" heritage live oak
- Revises building elevations

















NW 4<sup>th</sup> AVE  
PRESALE ST

NW 12<sup>th</sup> ST



# PD Layout Plan



## PD LAYOUT PLAN

### DEVELOPMENT DATA

TOTAL SITE AREA	= 1.53 ACRES
ZONE A (MIN. BUILDING AREA)	= 7.13 ACRES; 74% OF TOTAL SITE
ZONE B (MAX. BUILDING SETBACK)	= 0.22 ACRES; 14% OF TOTAL SITE
ZONE C (MAX. URBAN AREA)	= 0.19 ACRES; 12% OF TOTAL SITE

APPROVED USE MAX: (Square Footage may vary 2.5% to accommodate building footprint requirements)	
MIXED-FAMILY RESIDENTIAL	= 160 DWELLING UNITS
RETAIL/COMMERCIAL	= 26,000 SQUARE FEET
OFFICE	MAX = 20,000 SQUARE FEET MIN = 5,000 SQUARE FEET

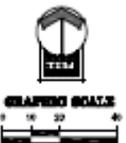
MAX. BUILDING HEIGHT	= 45 STORY ON PLAN
MAX. IMPROVED AREA	= 1.53 ACRES; 100% OF TOTAL SITE

MAXIMUM SITE SETBACKS FROM PROPERTY LINES:	
FRONT	= 10 FEET
SIDE	= 6 TO 15 FEET
REAR	= 15 TO 25 FEET

### NOTES

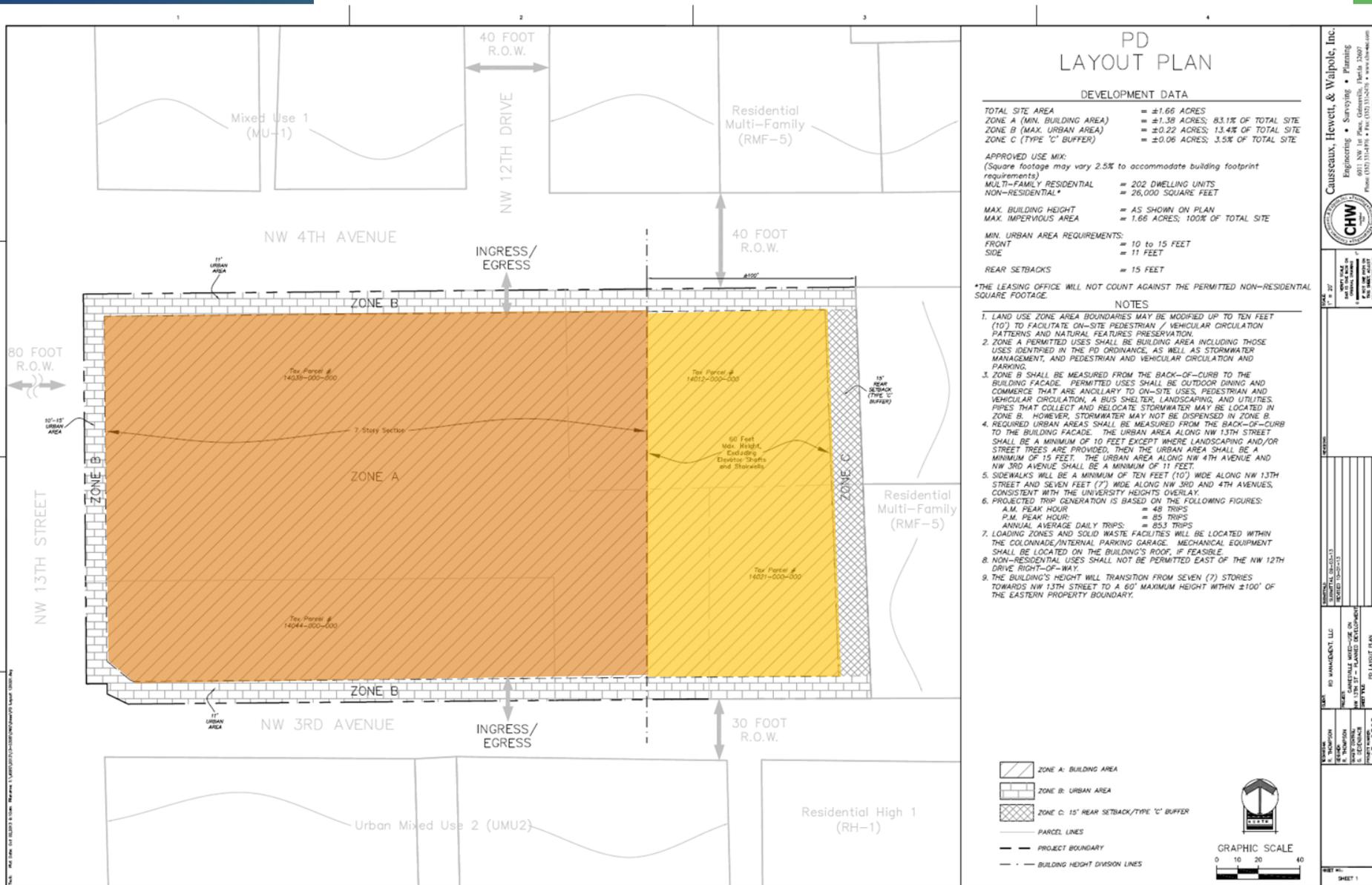
- LAND USE AREAS ILLUSTRATED HEREIN ARE CONCEPTUAL IN NATURE AND SHALL NOT BE INTERPRETED AS STRICT REGULATORY BOUNDARIES. THEREFORE, THESE ZONE AREA BOUNDARIES MAY BE ADJUSTED UP TO TEN FEET (10') TO FACILITATE ON-SITE PEDESTRIAN / VEHICULAR CIRCULATION PATTERNS AND NATURAL FEATURES PRESERVATION.
- ZONE A PERMITTED USES SHALL BE BUILDING AREA INCLUDING THOSE USES IDENTIFIED IN THE ACCOMPANYING PD REPORT, TABLE 5.1. PROPOSED PERMITTED USES, AS WELL AS STORMWATER MANAGEMENT, AND PEDESTRIAN AND VEHICULAR CIRCULATION AND PARKING.
- ZONE B CONSIST OF THE BUILDING SETBACK. PERMITTED USES SHALL INCLUDE LANDSCAPING AND SCREENING WALLS, STORMWATER MANAGEMENT, PEDESTRIAN AND VEHICULAR CIRCULATION, AND SURFACE PARKING (AS APPROPRIATELY SCHEDULED). OTHER THAN THE SCREENING WALLS, NO STRUCTURES SHALL BE PERMITTED WITHIN ZONE B.
- ZONE C ADJACENT FROM THE BUILDING FOOTPRINT TO THE PROPERTY LINE PERMITTED USES SHALL BE OUTDOOR DINING AND COMMERCIAL THAT ARE ANCILLARY TO ON-SITE USES, PEDESTRIAN AND VEHICULAR CIRCULATION, A BUS SHARLEND LANDSCAPING AND UTILITIES. PARKS THAT COLLECT AND ALLOCATE STORMWATER MAY BE LOCATED IN ZONE C. HOWEVER, STORMWATER MAY NOT BE DISPOSED IN ZONE C. COMMERCIAL ANY INCLUDE, BUT NOT BE LIMITED TO, SMALL-SCALE SIDEWALK-SALE STREET VENDING.
- STREETWAYS SHALL BE A MINIMUM OF TEN FEET (10') WIDE ALONG NW 15TH STREET AND SEVEN FEET (7') WIDE ALONG NW 3RD AND 4TH AVENUES, CONSISTENT WITH THE UNIVERSITY HEIGHTS CHARTER.
- THE DEVELOPMENT IS IN TODA ZONE A AND SHALL MEET THE CITY OF GAINESVILLE COMPREHENSIVE PLAN CONSCIOUSNESS MANAGEMENT ELEMENT REQUIREMENTS.
- PROPOSED TRIP GENERATION IS BASED ON THE FOLLOWING FIGURES:  
A.M. PEAK HOUR = 88 TRIPS  
P.M. PEAK HOUR = 238 TRIPS  
ANNUAL AVERAGE DAILY TRIPS = 2,090 TRIPS
- TO MINIMIZE NOISE AND LIGHT POLLUTION, A LANDSCAPING/GARDEN WALL SHALL BE CONSTRUCTED ALONG THE EASTERN BOUNDARY (ADJACENT TO RESIDENTIAL USES). LANDSCAPING/GARDEN WALL SPECIFICATIONS WILL BE DETERMINED AT DEVELOPMENT PLAN REVIEW.
- SITE DESIGN SHALL BE REVIEWED AND APPROVED BY THE APPROPRIATE REVIEWING BOARD DURING DEVELOPMENT PLAN REVIEW.
- LOADING ZONES WILL BE LOCATED WITHIN THE COLUMNAR/INTERNAL PARKING GARAGE. MECHANICAL EQUIPMENT MAY BE LOCATED ON THE BUILDING'S ROOF.
- COMMERCIAL USES SHALL NOT BE PERMITTED EAST OF THE NW 12TH DRIVE RIGHT-OF-WAY.
- THE BUILDING'S HEIGHT WILL TRANSITION FROM EIGHT (8) STORIES TOWARDS NW 12TH STREET TO SURFACE PARKING ADJACENT TO THE HISTORIC DISTRICT. THE DIVISION LINES MAY BE ADJUSTED UP TO 5 FEET TO FACILITATE MAX. APPLICATIONS AND ON-SITE CONFORMANCE.
- A TOTAL OF 23 DWELLING UNITS MAY BE SUBSTITUTED FOR 10,000 SQUARE FEET OF OFFICE SPACE.

	ZONE A: BUILDING AREA
	ZONE B: RESIDENTIAL SCREEN
	ZONE C: URBAN AREA
	PARCEL LINE
	PROJECT BOUNDARY
	BUILDING HEIGHT DIVISION LINES



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# PD Layout Plan



## PD LAYOUT PLAN

### DEVELOPMENT DATA

TOTAL SITE AREA	= ±1.66 ACRES
ZONE A (MIN. BUILDING AREA)	= ±1.39 ACRES; 83.1% OF TOTAL SITE
ZONE B (MAX. URBAN AREA)	= ±0.22 ACRES; 13.4% OF TOTAL SITE
ZONE C (TYPE "C" BUFFER)	= ±0.06 ACRES; 3.5% OF TOTAL SITE

APPROVED USE MIX:  
(Square footage may vary 2.5% to accommodate building footprint requirements)

MULTI-FAMILY RESIDENTIAL	= 202 DWELLING UNITS
NON-RESIDENTIAL*	= 26,000 SQUARE FEET

MAX. BUILDING HEIGHT = AS SHOWN ON PLAN  
MAX. IMPERVIOUS AREA = 1.66 ACRES; 100% OF TOTAL SITE

MIN. URBAN AREA REQUIREMENTS:  
FRONT SIDE = 10 TO 15 FEET  
SIDE = 11 FEET  
REAR SETBACKS = 15 FEET

\*THE LEASING OFFICE WILL NOT COUNT AGAINST THE PERMITTED NON-RESIDENTIAL SQUARE FOOTAGE.

### NOTES

1. LAND USE ZONE AREA BOUNDARIES MAY BE MODIFIED UP TO TEN FEET (10') TO FACILITATE ON-SITE PEDESTRIAN / VEHICULAR CIRCULATION PATTERNS AND NATURAL FEATURES PRESERVATION.
2. ZONE A PERMITTED USES SHALL BE BUILDING AREA INCLUDING THOSE USES IDENTIFIED IN THE PD ORDINANCE, AS WELL AS STORMWATER MANAGEMENT, AND PEDESTRIAN AND VEHICULAR CIRCULATION AND PARKING.
3. ZONE B SHALL BE MEASURED FROM THE BACK-OF-CURB TO THE BUILDING FACADE. PERMITTED USES SHALL BE OUTDOOR DINING AND COMMERCES THAT ARE ANCILLARY TO ON-SITE USES, PEDESTRIAN AND VEHICULAR CIRCULATION, A BUS SHELTER, LANDSCAPING, AND UTILITIES. PIPES THAT COLLECT AND RELOCATE STORMWATER MAY BE LOCATED IN ZONE B. HOWEVER, STORMWATER MAY NOT BE DISPENSED IN ZONE B.
4. REQUIRED URBAN AREAS SHALL BE MEASURED FROM THE BACK-OF-CURB TO THE BUILDING FACADE. THE URBAN AREA ALONG NW 13TH STREET SHALL BE A MINIMUM OF 10 FEET EXCEPT WHERE LANDSCAPING AND/OR STREET TREES ARE PROVIDED, THEN THE URBAN AREA SHALL BE A MINIMUM OF 15 FEET. THE URBAN AREA ALONG NW 4TH AVENUE AND NW 3RD AVENUE SHALL BE A MINIMUM OF 11 FEET.
5. SIDEWALKS WILL BE A MINIMUM OF TEN FEET (10') WIDE ALONG NW 13TH STREET AND SEVEN FEET (7') WIDE ALONG NW 3RD AND 4TH AVENUES, CONSISTENT WITH THE UNIVERSITY HEIGHTS OVERLAY.
6. PROJECTED TRIP GENERATION IS BASED ON THE FOLLOWING FIGURES:  
A.M. PEAK HOUR = 48 TRIPS  
P.M. PEAK HOUR = 85 TRIPS  
ANNUAL AVERAGE DAILY TRIPS = 853 TRIPS
7. LOADING ZONES AND SOLID WASTE FACILITIES WILL BE LOCATED WITHIN THE COLONNADE/INTERNAL PARKING GARAGE. MECHANICAL EQUIPMENT SHALL BE LOCATED ON THE BUILDING'S ROOF, IF FEASIBLE.
8. NON-RESIDENTIAL USES SHALL NOT BE PERMITTED EAST OF THE NW 12TH DRIVE RIGHT-OF-WAY.
9. THE BUILDING'S HEIGHT WILL TRANSITION FROM SEVEN (7) STORIES TOWARDS NW 13TH STREET TO A 60' MAXIMUM HEIGHT WITHIN ±100' OF THE EASTERN PROPERTY BOUNDARY.

ZONE A: BUILDING AREA  
 ZONE B: URBAN AREA  
 ZONE C: 15' REAR SETBACK/TYPE "C" BUFFER  
 PARCEL LINES  
 PROJECT BOUNDARY  
 BUILDING HEIGHT DIVISION LINES

GRAPHIC SCALE  
 0 10 20 40

NORTH

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PROJECT: PD LAYOUT PLAN  
 SHEET: SHEET 1

# Building Elevations (HPB-approved)



View From NW 13th St.

# Building Elevations (HPB-approved)



View From NW 3rd Ave

# Building Elevations (HPB-approved)



View From NW 4th Ave

# Building Elevations (HPB-approved)



View From East

# HPB conditions for approval

- Deter unauthorized access to the 15' landscape buffer area along the site's eastern boundary;
- Taper down the proposed sidewalks along NW 3<sup>rd</sup> Ave and NW 4<sup>th</sup> Ave to a residential scale as they approach the adjacent neighborhood (along the garage portion of the project) & consider extending into the neighborhood where feasible and in consultation with the CRA;
- Utilize a textured (brushed) finish on the garage floors to reduce tire noise; and
- Prohibit further intrusion/expansion into the adjacent University Heights Historic District-North.

# Staff Recommendation:

**Approval of *NW 13<sup>th</sup> Street Mixed Use PD (PB-13-85)* with recommended conditions from staff and the City Plan Board**