

City of  
**Gainesville**

PB-21-55 LUC

Small-Scale Future Land Use Change

Legistar #210032

**Brittany McMullen, AICP**

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# PB-21-55 LUC

## Future Land Use Change

**Location:** Generally located at the southwest corner of W University Ave and SW 12th St

**Property size:** +/- .945 acres

**Existing Land Use:** Urban Mixed-Use High-Intensity (UMUH)

100 du/acre / 125 du/acre with SUP

**Request:** Amend the Future Land use from Urban Mixed-Use High-Intensity (UMUH) to Planned Use District (PUD).





13th St

University Ave



210032



# PUD Conditions

**Condition 1.** The maximum number of bedrooms shall be 506 (151 dwelling units).

**Condition 2.** A maximum building height of 10 stories shall be allowed for that portion of the building abutting the west, West University Avenue, the rear alley, and that portion of the eastern façade that lies outside of the University Heights-South Historic District 100' buffer, which shall be a maximum four (4) stories.

**Condition 3.** The non-residential uses shall have a maximum of 6,500 gross square feet. Accessory uses to the multi-family residential, such as leasing office and amenities exclusive to residents, shall not count against the maximum non-residential square footage allowed.

**Condition 4.** The minimum number of Affordable Housing Units, hereinafter defined, on the property, subject to rezoning the property to PD and development plan approval is as follows: 10% of the total units constructed. These units must be maintained as permanent Affordable Housing Units for Qualified Tenant Applicants with a legal mechanism as approved by the City Attorney's Office.

**Condition 5.** Affordable Housing Units shall be affordably priced for area residents earning between 50% and 80% of the Gainesville Metropolitan Statistical Area (MSA) Area Median Income (AMI), as established by the United States Department of Housing and Urban Development (HUD).

**Condition 6.** Affordable Housing Units shall be constructed such that all unit finishes are identical to and locations within the structure are equitable relative to market-rate units.

**Condition 7.** Tenants of Affordable Housing Units shall have the same access to all amenities constructed on the property as the market-rate units.

**Condition 8.** Pursuant to a written Memorandum of Understanding and a HUD-HAP (Housing Assistance Payment) Agreement between Developer and the Gainesville Housing Authority, either project- or tenant-based housing subsidy vouchers shall be provided to Qualified Tenant Applicants for the Affordable Housing Units.

**Condition 9.** Qualified Tenant Applicants shall be those persons who are determined by the Gainesville Housing Authority to be eligible for housing vouchers to occupy Affordable Housing Units.

**Condition 10.** In the event Gainesville Housing Authority is unable to identify Qualified Tenant Applicant(s) within 60 days of a notice of vacancy in an Affordable Housing Unit(s), Developer may in its discretion fill an Affordable Housing Unit(s) with market-rate tenant(s).

**Condition 11.** Provision of Affordable Housing Units, as defined herein, shall fully satisfy Developer's obligation to provide subsidized housing units on the property.



# Meets Review Criteria

1. Consistent with the Comprehensive Plan
2. Compatibility with surrounding land uses
3. Environmental impacts or constraints
4. Support for urban infill and redevelopment
5. Impacts on affordable housing
6. Impacts on the transportation system
7. Availability of facilities and services
8. Need for additional acreage in the proposed future land use category
9. Discouragement of urban sprawl
10. Need for job creation, capital investment, and economic development to strengthen and diversify the City's economy
11. Need to modify land use categories and development patterns within antiquated subdivisions (N/A)



# Recommendation:

**Staff – Approve**

**City Plan Board – Approve**