



**City of Gainesville**  
**Department of Doing**  
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**DATE:** October 31<sup>st</sup>, 2017

**TO:** Development Review Board

**VIA:** Florence Buaku (Planner)

**FROM:** Department of Doing, Planning Division

**SUBJECT:** DB-17-072SPL George F Young Inc. agent for Integra Twenty Four LLC. Major Development Plan Review for the construction of a multi-family residential development. Zoned UMU-2 (Urban Mixed Use District 2 with 20-100du/acre). Located at the NW corner of SW 38th Terrace and SW 24th Avenue.

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## **RECOMMENDATION**

Staff recommends approval of Petition DB-17-072SPL with staff conditions and Technical Review Committee (TRC) comments.

**(Review was based on the former Land Development Code)**

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## **PROJECT SUMMARY**

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**PROJECT DESCRIPTION:** Major development plan review for the construction of a 232 unit multi-family residential development.

**Address:** Northwest corner of 38<sup>th</sup> Terrace and 24<sup>th</sup> Avenue

**Parcel ID:** 06725, 06726, 06727, 06736

**Total Acreage:** 7.51 Acres

**Land Use:** Urban Mixed Use District

**Zoning:** UMU 2 (Urban Mixed Use District 2)

**Density:** 31 du/acre

**Special Features:** Urban Village Overlay

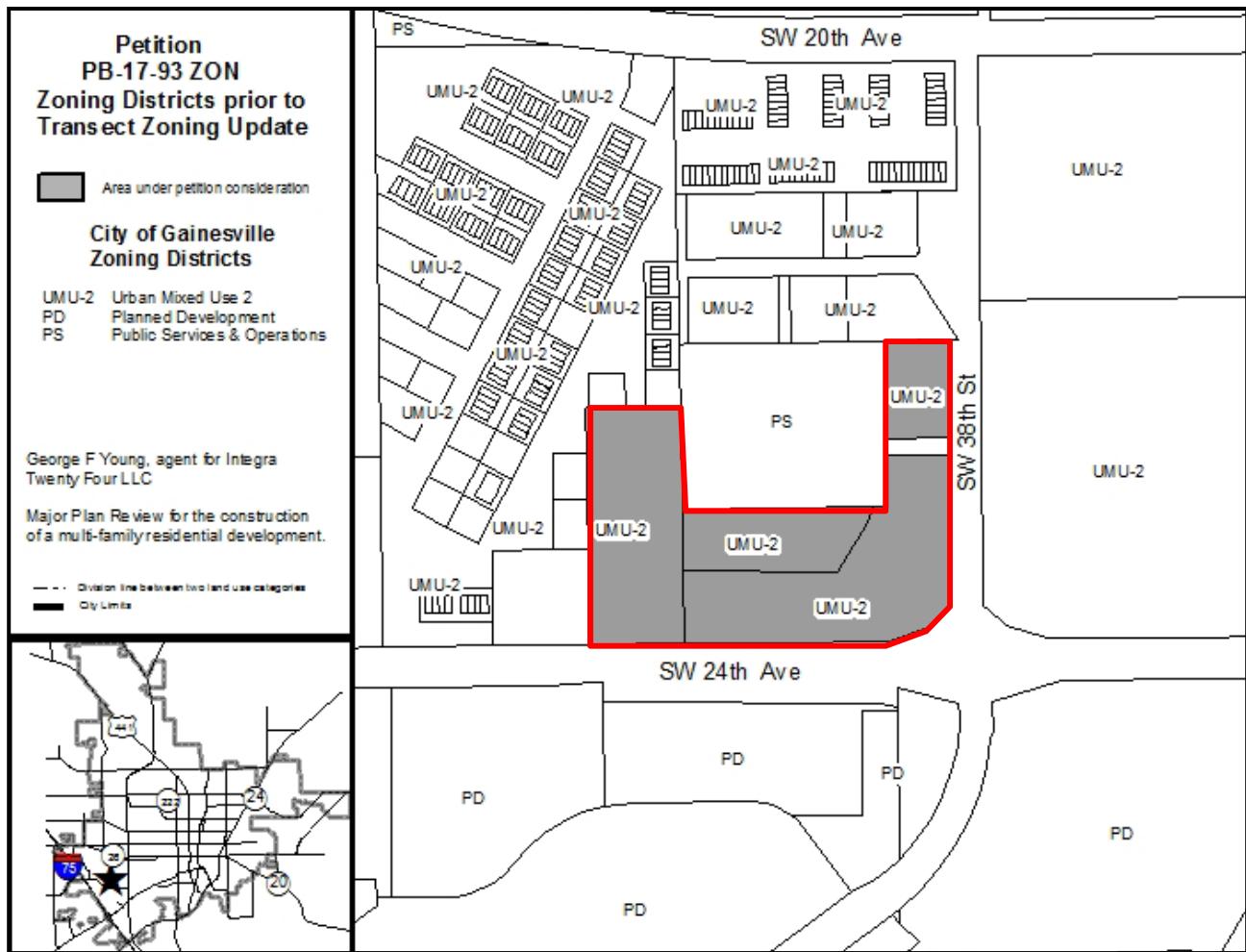
**Agent/ Applicant:** George F Young Inc.

**Project Manager:** Stuart Cullen

**Property Owner:** Integra Twenty Four LLC

**No. of phases:** 1

*\*du/acre=dwelling units per acre*



Map 1: Location of Subject Property

### ABUTTING PROPERTY CHARACTERISTICS

	Land Use Designation	Zoning	Existing Use
<b>North</b>	PF: Public and Institutional Facilities	PS: Public Service and Operations	Storm water facility
	Urban Mixed use	UMU-2	Mixed
<b>South</b>	PD: Planned Development	PD: Planned Development	Storm water facility
<b>East</b>	Urban Mixed use	UMU-2	Multi-family residential
<b>West</b>	Urban Mixed use	UMU-2	Church

### REQUESTED WAIVERS

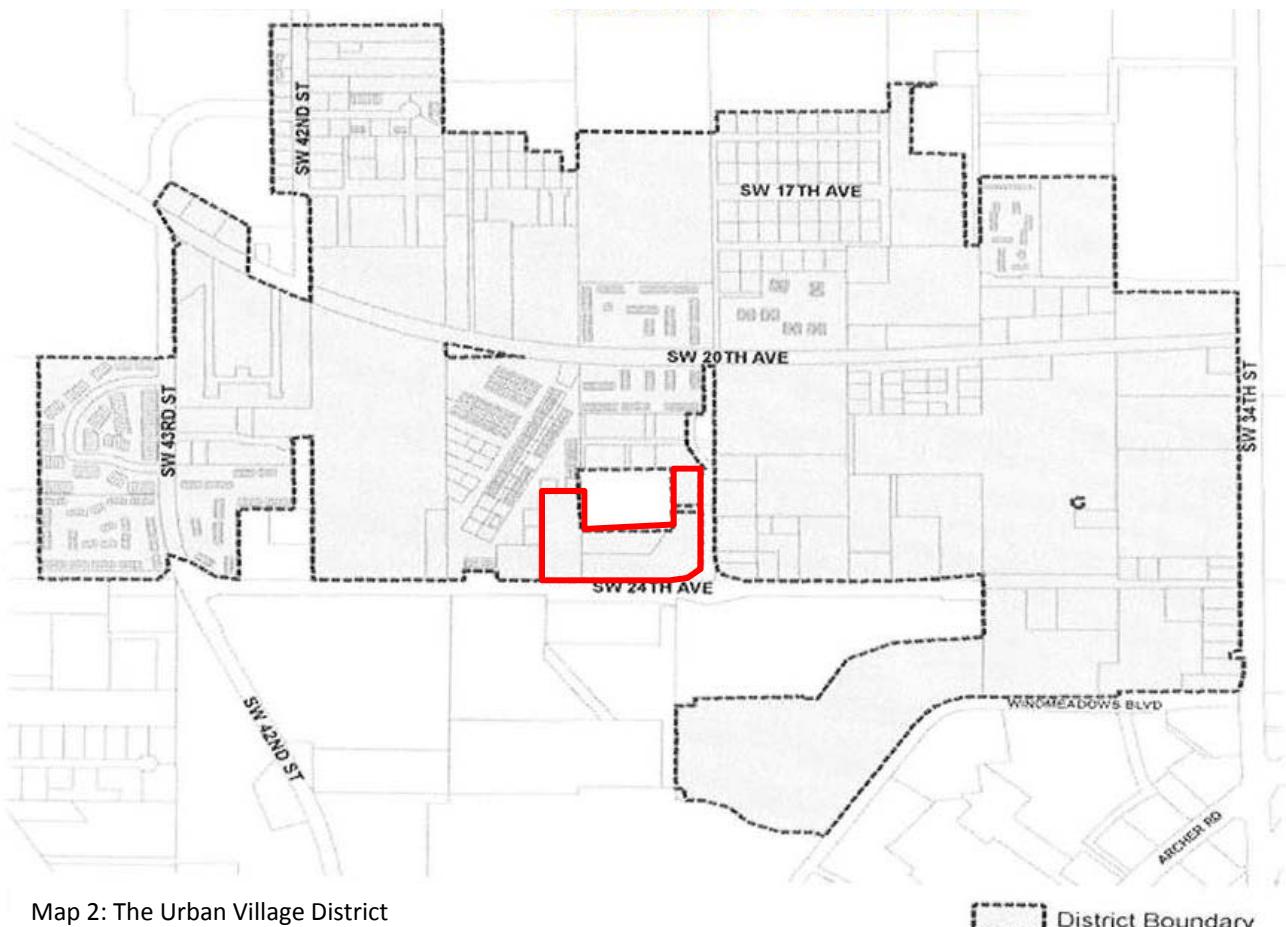
1. Waiver from build-to-line on SW 38<sup>th</sup> Terrace

## **GENERAL DESCRIPTION AND KEY ISSUES**

Integra Twenty Four is a multi-family residential development with 232 units proposed for construction on a 7.51-acre vacant lot abutting a City of Gainesville storm water management facility. The site is bordered by two major streets: 24<sup>th</sup> Avenue to the south which is designated a primary frontage street and 38<sup>th</sup> Terrace to the east which is designated a local street. The proposed apartment-style development contains a mix of one, two, and three bedroom units, with supporting recreational facilities.

The subject property is located within the Urban Village of the UMU-2 zoning district which is governed by specific form-based standards. Additionally the applicant has requested a waiver from the build-to-line along SW 38<sup>th</sup> Terrace from 30 feet to 38 feet.

Staff has reviewed the petition for consistency with the goals and policies of the Comprehensive Plan and compliance with the standards for UMU-2 and Urban Village in the Land Development Code.



## **BASIS FOR RECOMMENDATION**

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### **CONSISTENCY WITH THE COMPREHENSIVE PLAN**

The proposed use and development plan are consistent with the long-term vision of the Comprehensive Plan for establishing the Urban Village district (Policy 4.3.7) which is: to support the development and redevelopment of the area around the University of Florida. Small perimeter blocks, urban walkway, and buildings lining major streets in the proposed development specifically fulfill the vision of promoting infill development and redevelopment. These support a safe, comfortable, and attractive pedestrian environment with convenient interconnections to transit and bicycle facilities. Additionally glazing, façade design and the strong connection between buildings and the public sidewalk reflect consistency with the Urban Village standards. Together these advance the vision of promoting quality urban design that requires articulated front facades, and places buildings and front entrances close to the sidewalk.

### **COMPLIANCE WITH THE LAND DEVELOPMENT CODE**

The development is in compliance with most of the basic standards set in the Land Development Code to achieve the vision of the Urban Village and the UMU-2 district. Basic setbacks, layout, access, and building orientation satisfy the goals and intents of establishing the Urban Village district.

	<b>REQUIRED</b>	<b>PROPOSED</b>
<b>Land use</b>	UMU-2	UMU-2
<b>Zoning</b>	UMU-2	UMU-2 (Multiple-family residential)
<b>Density</b>	20-100 du/acre	31 du/acre
<b>Maximum lot coverage</b>	80%	Less than 35%
<b>Vehicle Parking</b>	232/ 283 min/max spaces	361 spaces
<b>Scooter Parking</b>	58	60 spaces
<b>Bike Parking</b>	128	130 spaces
<b>Building Height (Min)</b>	24 feet -6 stories max	2-4 stories
<b>Build-to-Line</b>	20-35 feet from back of curb	Varies (exceeds on SW 38 <sup>th</sup> Terrace)*

*\*Applicant is asking for a waiver from the build-to-line*

**Building Frontage:** The UMU-2 Urban Village district requires buildings to be oriented toward a primary street or urban walkway. The proposed development has its principal frontage oriented toward the two major streets, SW 38<sup>th</sup> Terrace and SW 24<sup>th</sup> Avenue which run along the east and south boundaries of the site, respectively.

**Build-to-line:** The Urban Village district requires specific build-to-lines for specific street classifications (See Exhibit D). The build-to line is measured from back of curb and may be moved to the property line if it falls within the public right-of-way. The development complies with a build-to-line of 20 to 35 feet on SW 24<sup>th</sup> Avenue but does not meet the build-to-line requirement of 23 feet on SW 38<sup>th</sup> Terrace. The waiver is a result of the large width of the public right-of-way on SW 38<sup>th</sup> Terrace which puts the 23-foot build-to-line in the public right-of-way. The required build-to-line moves to the property line (30 feet from back of curb) per code. Additionally there was a need to

push the build-to-line further to accommodate utility separations. The applicant has therefore requested a waiver to move the build-to-line from 30 feet (on the property boundary) to 38 feet from back of curb, which staff supports.

***Condition 1:*** *Applicant shall maintain a maximum build-to-line of 38 feet from back-of-curb along SW 38<sup>th</sup> Terrace unless there is a need to accommodate utility separations or preserve significant trees. All other modifications to the build-to-line shall be subject to board approval.*

**Circulation Plan:** The UMU-2 Urban Village district requires a Circulation Plan for any development that is more than two (2) acres. The project addresses the requirements of the Circulation Plan by providing an urban walkway to meet the maximum block perimeter size of 2000 feet. The development has entry and exit access from both 24<sup>th</sup> Avenue and 38<sup>th</sup> Terrace. A connection point to the abutting property has been provided with a stub-out for future connection to adjacent development. Applicant must grant a cross access easement through the stub-out to ensure future connection from adjacent development.

***Condition 2:*** *Applicant shall record a cross-access easement along the stub-out on the west property boundary of the site to allow future connection between the subject property and the adjoining one.*

**Building Entrances:** The proposed development provides a pattern of row houses on the southern and eastern boundaries, which contain front porches. Each first floor unit has a walkway connecting the entrance to sidewalks along primary streets and urban walkways. This fulfills the requirement in the Urban Village to have a functional entrance with a direct sidewalk connection, no more than 150 feet apart.

**Façade Articulation and Glazing:** In line with the requirements of the UMU-2 district, building façades in the proposed development contain architectural articulations which emphasize the vertical separation of each story and horizontal separation of units (See Exhibit C). Each building is punctuated with glazed windows and doors satisfying the 30% first floor and 20% upper floor glazing requirements.

**Transportation:** The proposed multi-family development provides opportunities for multimodal transportation consistent with the requirements of the UMU-2 and the Urban Village. The development utilizes existing sidewalks on SW 24<sup>th</sup> Avenue and SW 38<sup>th</sup> Terrace. These are connected to a system of internal walkways, as well as an urban walkway which connects the sidewalk along 24<sup>th</sup> Avenue to a walkway along the storm water facility. The project also provides storage for bikes and scooters, as well as easy access to the City's bus system from an existing bus line along SW 38<sup>th</sup> Terrace.

**Lighting Design:** The photometric plan for the proposed development meets the requirements of the Outdoor Lighting section except for the mounting height of the luminaires on the parking lot. The Outdoor Lighting Code (Section 30-344(e)(4)) requires light poles on parking lots within 75 feet

of a residential development to have a luminaire mounting height of less than 15 feet to prevent glare and light trespass into nearby residences. The mounting height of luminaires on the proposed parking lot is 25 feet and exceeds the maximum height allowed under the Land Development Code.

**Condition 3:** All lighting shall conform to the standards set in the Outdoor Lighting section of the Land Development Code.

**Tree Preservation and Landscape Zone:** The proposed development uses the existing landscape strip along SW 24<sup>th</sup> Avenue and SW 38<sup>th</sup> Terrace to satisfy the landscape zone requirements of the UMU-2 district. Additionally, it preserves some existing trees, and introduces new trees and shrubs throughout the development.

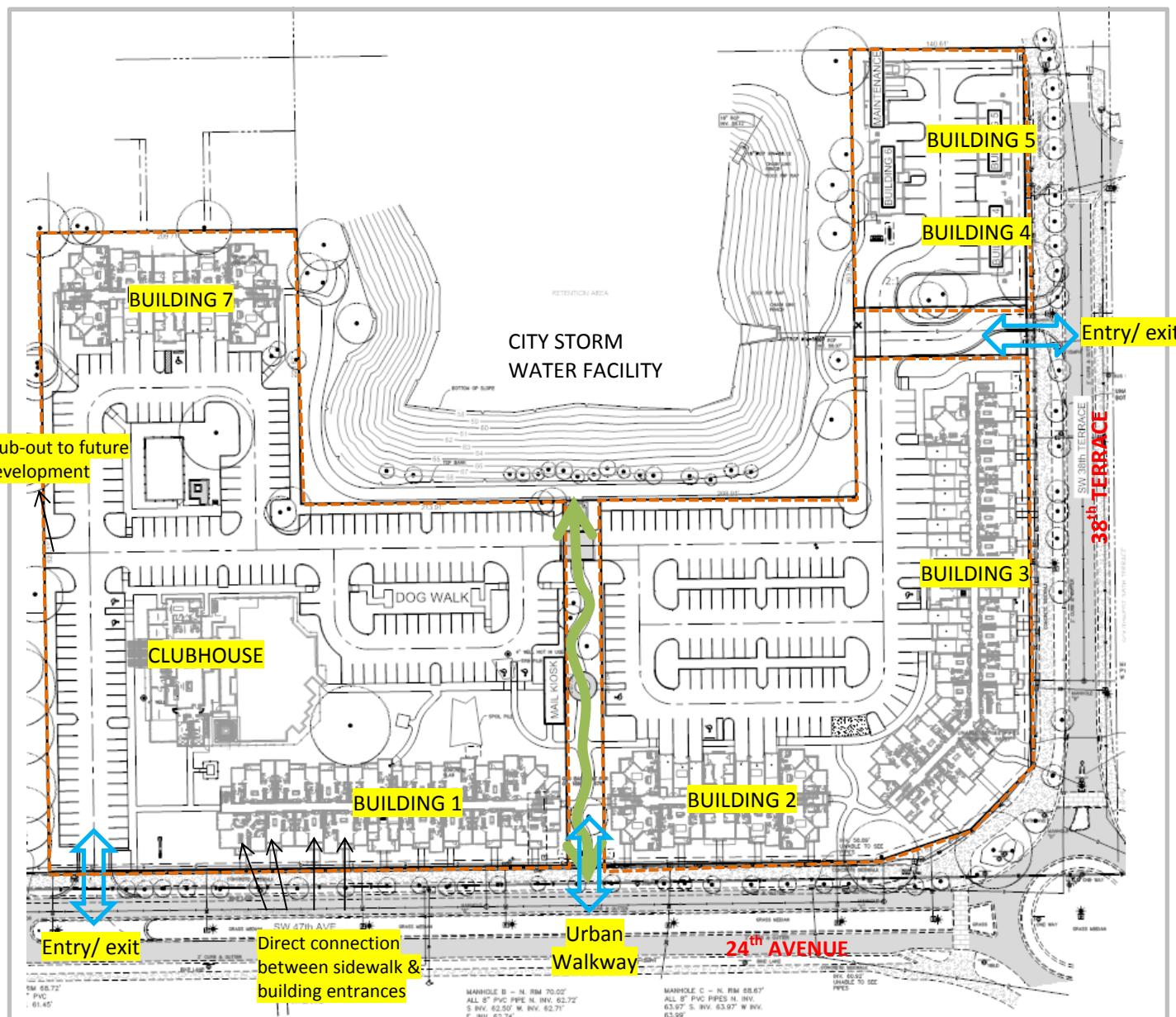


Figure 1: Layout of proposed development

## **TECHNICAL REVIEW COMMITTEE COMMENTS**

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Staff has highlighted minor technical issues during the initial development review process that will have to be addressed by the applicant in order to bring the development into full compliance with City codes (see exhibit A, Technical Review Comments).

***Condition 4:*** *The development must comply with all Technical Review Committee comments and conditions included in the staff report.*

## **CONCLUSION**

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Integra Twenty Four demonstrates compliance with the Comprehensive Plan and Land Development Code. It advances the intent of the UMU-2 Urban Village district by creating a strong connection between the proposed development and the street and encouraging multimodal travel. The proposed development plan is therefore eligible for review by the City Development Review Board to determine if it qualifies for approval subject to the conditions above and attached Technical Review Committee comments.

## **RECOMMENDATION**

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Staff recommends approval of Petition DB-17-072SPL with staff conditions and Technical Review Committee (TRC) comments.

- **Condition 1:** Applicant shall maintain a maximum build-to-line of 38 feet from back-of-curb along SW 38<sup>th</sup> Terrace, unless there is a need to accommodate utility separations or preserve significant trees. All other modifications to the build-to-line shall be subject to board approval.
- **Condition 2:** Applicant shall record a cross-access easement along the stub-out on the east property boundary of the site to allow future connection between the subject property and the adjoining one.
- **Condition 3:** All lighting shall meet the standards set in the Outdoor Lighting section of the Land Development Code.
- **Condition 4:** The development must comply with all Technical Review Committee comments and conditions included in the staff report.

### **Appendices:**

Exhibit A	Technical Review Committee Comments
Exhibit B	Applications and Neighborhood Workshop
Exhibit C	Development Plans
Exhibit D	UMU-2 and Urban Village Zoning requirements
Exhibit E	Applicant Waiver Request and Supporting Documentation