

**LEGISLATIVE #**

**100897A**

## ORDINANCE NO. 100897

1  
2  
3       **An Ordinance of the City of Gainesville, Florida; rezoning**  
4       **certain lands within the City, as more specifically described in**  
5       **this ordinance; by amending the Zoning Map Atlas to change**  
6       **the zoning districts from "General business district (BUS)",**  
7       **"Automotive-oriented business district (BA)", "Mixed use low**  
8       **intensity district (MU-1)" and "Residential low density district**  
9       **(RMF-5)" to "Planned Development (PD)" on certain property**  
10       **located at 303 Northwest 13<sup>th</sup> Street, 1249 and 1227 Northwest**  
11       **4<sup>th</sup> Avenue commonly referred to as "Gainesville Mixed-Use on**  
12       **NW 13<sup>th</sup> Street PD"; adopting a development plan report and**  
13       **development plan maps; providing conditions, restrictions and**  
14       **regulations; providing for enforcement; providing a**  
15       **severability clause; and providing an effective date.**  
16  
17

18       **WHEREAS**, by initiation of a petition by the property owner, publication of notice of a  
19 public hearing was given that the Zoning Map Atlas be amended by rezoning certain property  
20 within the City from the zoning districts of "General business district (BUS)", "Automotive-  
21 orientated business district (BA)", "Mixed use low intensity district (MU-1)" and "Residential  
22 low density district (RMF-5)" to "Planned Development (PD)"; and

23       **WHEREAS**, notice was given and publication made as required by law of a public hearing  
24 which was then held by the City Plan Board on March 24, 2011; and

25       **WHEREAS**, notice was given and publication made of a public hearing which was then  
26 held by the City Commission on May 5, 2011; and

27       **WHEREAS**, at least ten (10) days notice has been given once by publication in a  
28 newspaper of general circulation prior to the public hearings notifying the public of this proposed

1 ordinance and of public hearings in the City Commission Meeting Room, First Floor, City Hall,  
2 in the City of Gainesville; and

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

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

7 **Section 1.** The Zoning Map Atlas of the City of Gainesville is amended by rezoning the  
8 following described property from the zoning districts of "General business district (BUS)",  
9 "Automotive-oriented business district (BA)", "Mixed use low intensity district (MU-1)" and  
10 "Residential low density district (RMF-5)" to "Planned Development (PD)";

11 See legal description attached hereto as Exhibit "A", and made a part hereof as if set  
12 forth in full. For visual reference, the location of the property is shown on Exhibit  
13 "B". In the event of conflict or inconsistency, Exhibit "A" shall prevail.  
14  
15

16 **Section 2.** The City Manager or designee is authorized and directed to make the  
17 necessary change in the Zoning Map Atlas to comply with this Ordinance.

18 **Section 3.** The use and development of the land described herein zoned Planned  
19 Development shall be governed by the terms, conditions, and limitations of this Ordinance and  
20 shall be consistent with the Planned Use District Ordinance No. 100896, adopted on January 5,  
21 2012. Exhibits "A" through "D-2" are attached, incorporated and adopted as a part of this  
22 ordinance as if set forth in full in the text of this ordinance. In the event of conflict or

1 inconsistency, the order of precedence shall be the order listed below, with number (1) taking  
 2 precedence over number (2) and so on.

- 3 (1) The Planned Development conditions set forth in Section 4 of this Ordinance;
- 4 (2) The Development Plan Maps consisting of: (a) "Existing Conditions Map Series"  
 5 (4 sheets) dated April 7, 2010 attached as Exhibit "D-1"; and (b) "PD Layout  
 6 Plan Maps" consisting of a PD Layout Plan (one sheet) dated resubmittal  
 7 November 9, 2011 and elevations and cross sections (7 sheets) dated February 3,  
 8 2011, attached as Exhibit "D-2";
- 9 (3) The Development Plan Report titled "Gainesville Mixed Use on NW 13<sup>th</sup> Street –  
 10 PD Report" dated revised November 15, 2011, attached as Exhibit "C"; and,
- 11 (4) The City's Land Development Code.

12 **Section 4.** The following conditions, restrictions and regulations shall apply to the  
 13 development and use of the property zoned Planned Development:

14 Condition 1. The permitted uses by right are as listed below. The GN, MG and Div.  
 15 numbers are references to the Standard Industrial Code Classification of Uses, 1987  
 16 Edition and the references to articles are to the requirements stated in that article as set  
 17 forth in the City's Land Development Code, as may be amended or renumbered from time  
 18 to time.

SIC	Uses	Conditions
	Row houses	
	Multi-family dwellings (up to 100 units per acre).	An additional 25 units per acre may be added by special use permit
	Incidental residential accessory uses, including storage rooms, management offices, club or game rooms, and recreational and laundry facilities intended for use solely by the residents	

	of the developments and their guests.	
	Consolidated apartment management offices	
	Bed and breakfast establishment	In accordance with article VI
	Day care center	In accordance with article VI
	Places of religious assembly	In accordance with article VI
	Outdoor cafes	In accordance with article VI
	Eating places	
	Research and Development in the Physical, Engineering and Life Sciences	
GN-074	Veterinary services	Only within enclosed buildings and in accordance with article VI
MG-43	U.S. Postal Service	
GN-471	Arrangement of passenger transportation	Offices only, with no operation of passenger tours on site.
MG-53	General merchandise stores	
MG-54	Food stores	Excluding gasoline pumps
MG-56	Apparel and accessory stores	
MG-57	Home furniture, furnishing, and equipment stores	
MG-59	Miscellaneous retail	Excluding GN598 Fuel Dealers
Div. H	Finance, insurance and real estate	Excluding cemetery subdividers and developer (IN-6553)
MG-72	Personal services	Including funeral services and crematories in accordance with article VI and excluding industrial laundries (IN-7218)
MG-73	Business services	Excluding outdoor advertising services (IN-7312), disinfecting and pest control services (IN-7342), heavy construction equipment rental and leasing (IN7353), and equipment rental and leasing, not elsewhere classified (IN-7359)
GN-525	Hardware stores	
GN-701	Hotels and motels	

GN-752	Automobile parking	
MG-78	Motion picture	
MG-80	Health services	
MG-81	Legal services	
MG-82	Educational services	
MG-84	Museums, art galleries, and botanical and zoological gardens	
MG-86	Membership organization	
MG-87	Engineering, accounting, research, management, and related services	

1  
2        Condition 2. The permitted uses shall be further restricted within Zones A, B and C as  
3 depicted and described in the PD Layout Plan and the PD report.  
4

5        Condition 3. Drive-through facilities are prohibited. Drive-through facilities are defined  
6 as facilities that provide services mechanically or personally to customers who do not exit  
7 their vehicles, examples include, but are not limited to, banking facilities, payment  
8 windows, restaurant, food and/or beverage sales, dry cleaning and express mail services.  
9 The following are not considered drive-through facilities: auto fuel pumps and  
10 depositories which involve no immediate exchange or dispersal to the customer, such as  
11 mail boxes, library book depositories, and recycling facilities.  
12

13        Condition 4. The location of buildings shall be located as shown on the PD Layout  
14 Plan. Minor shifts in building location (up to ten feet) may be authorized during  
15 development plan review, consistent with other requirements. No structures are allowed  
16 within Zone B as shown on the PD Layout Plan.  
17

18        Condition 5. The building shall be constructed with the exterior design as generally  
19 depicted in the elevations in the PD Layout Plan Maps. The exterior building material  
20 shall be brick on the first and second floors of the building and a combination of brick,  
21 precast, cast stone or stucco on the third floor and above. The roofing material shall be  
22 metal. The façade of the parking structure shall be designed to be consistent with the  
23 general design, texture, and colors of the principal buildings. The owner/developer shall  
24 provide color elevations with notations as to building materials for review and approval  
25 during development plan review.  
26

27        Condition 6. The development shall meet the Community Redevelopment Agency  
28 streetscape standards that are in effect at the time of development plan review for the  
29 design and materials for sidewalks, crosswalks, handicap ramps, bicycle racks, and other  
30 relevant streetscape fixtures. The location of elements of the streetscape (street trees,

1 sidewalk, outdoor cafés and bus shelters) shall be generally as depicted on the street cross  
2 sections in the PD Layout Plan Maps. A minimum unobstructed width of 5 feet shall be  
3 maintained along all street sidewalks.  
4

5 Condition 7. Bicycle parking spaces shall be provided along the streets and in  
6 appropriate locations internal to the site, at a rate of 1 space per every 4 bedrooms and 1  
7 space per every 2000 feet of commercial or office floor area. The development shall also  
8 provide a minimum of 10 scooter spaces.  
9

10 Condition 8. On all three street frontages, buildings shall provide a minimum of 50%  
11 glazing within the area between 3' and 8' above grade. This required glazing must be  
12 80% transparent and shall not utilize painted glass, reflective glass or other similarly  
13 treated windows. Entrances with glazing may be counted toward meeting this minimum  
14 glazing requirement.  
15

16 Condition 9. Individual uses on the ground floor shall provide functional entrances that  
17 face the street.  
18

19 Condition 10. The 56-inch diameter Live Oak tree shall be preserved on the property  
20 within a surrounding unpaved area of at least 400 square feet and with such other  
21 requirements of the City as are set forth during development plan review. The surface  
22 parking spaces and drive aisle adjacent to the tree shall utilize pervious pavement. If  
23 deemed necessary by the City Manager or designee during development plan review, the  
24 development shall provide an air-water exchange system designed to provide water and  
25 air to the tree roots beneath the pavement.  
26

27 Condition 11. Shade street trees as listed in the Gainesville Tree List (reaching at least 40  
28 feet in height at maturity) shall be planted every 30 foot on average along the streets  
29 abutting the PD. Understory trees may be substituted for shade trees within the canopy  
30 area of the 56-inch diameter Live Oak tree.  
31

32 Condition 12. The vehicular entrances to the parking garage shall be located as shown on  
33 the elevations in the PD Layout Plan Maps. No vehicular access is permitted from NW  
34 13<sup>th</sup> Street.  
35

36 Condition 13. A minimum 4-foot wide pedestrian pathway shall be provided through the  
37 parking garage vehicular access in order to connect the sidewalks on NW 3<sup>rd</sup> Avenue and  
38 NW 4<sup>th</sup> Avenue.  
39

40 Condition 14. A garden wall, with a minimum height of 8 feet, shall be constructed  
41 along the eastern property lines and along property lines where surface parking is adjacent

1 to the street. The material of the wall shall be primarily brick, but may also incorporate  
2 stucco or cement materials, as reviewed and approved during development plan review.  
3 The wall shall be architecturally compatible with the adjacent development within the  
4 historic district and with the buildings constructed on the property.

5 Condition 15. The owner/developer shall at its expense, install an FDOT approved traffic  
6 separator on NW 13<sup>th</sup> Street from NW 3<sup>rd</sup> Avenue to NW 5<sup>th</sup> Avenue along the existing  
7 center turn lane. The traffic separator will generally be a 2-foot-wide concrete separator  
8 for the entire length with a full width median separator at the center of the block for a  
9 distance of approximately 100 feet. The final design of the traffic separator shall be  
10 subject to review and approval by the FDOT by permit.

11  
12 Condition 16. Prior to receiving a certificate of occupancy, the owner/developer shall  
13 improve NW 12<sup>th</sup> Drive from NW 4<sup>th</sup> Avenue to NW 5<sup>th</sup> Avenue as stated below. These  
14 improvements are required due to operational or safety issues and will not count toward  
15 TCEA program requirements or other transportation mitigation program requirements.

- 16  
17 (1) The developer shall evaluate whether the typical section including  
18 pavement widths, thickness and the non-curbed condition can support the  
19 projected traffic loading for two-way travel. If found to be insufficient, the  
20 typical section shall be widened and a structural course overlay and  
21 curbing of the entire roadway length may be required.  
22  
23 (2) A 6-foot-wide sidewalk shall be installed along one side of the street.  
24  
25 (3) The northern terminus (approximately 25 feet) of the roadway shall be re-  
26 graded to eliminate the valley gutter and dip. Type F curb-and-gutter  
27 radius returns shall be installed at the intersection with NW 5<sup>th</sup> Ave.  
28

29 Condition 17. Due to the development's location in the University of Florida Context  
30 Area, prior to the second reading of this Ordinance, the owner/developer shall sign a  
31 Context Area Transit Agreement for the 168 multi-family units that meets the  
32 Concurrency Management Element Policy 1.1.14 requirements. In the event that multi-  
33 family units are substituted for non-residential square footage as allowed by the PUD  
34 ordinance, the owner/developer shall execute a new or amended Context Area Transit  
35 Agreement for the net, new multi-family units prior to issuance of the final development  
36 order.  
37

38 Condition 18. Plans depicting construction staging areas must be provided during  
39 development plan review. Construction staging shall be contained on the property to the  
40 extent possible. The owner/developer shall notify the construction contractors that all  
41 construction vehicles shall enter the site only from NW 3<sup>rd</sup> Avenue or NW 4<sup>th</sup> Avenue via



1 NW 13<sup>th</sup> Street, as approved by the City Public Works Department, and shall not travel to  
2 or from the site along the neighborhood streets to the east of the site.

3  
4 Condition 19. If completion of the footer and vertical construction has not commenced  
5 within one year after the existing buildings have been removed from the site, the site shall  
6 be planted with grass and properly maintained.  
7

8 **Section 5.** The Planned Development is valid for a period of five years from the date  
9 of final adoption of the Ordinance. The City Commission may grant an extension, up to two  
10 additional years, if a request for good cause is filed in writing with the Clerk of the Commission  
11 at least 60 days prior to the expiration date. The City Commission shall be the sole arbiter of  
12 good cause and its decision shall be final. The development order approved by this PD  
13 Ordinance shall expire and be deemed null and void after the five-year period unless an extension  
14 is granted by the City Commission. During the period the PD is valid, the owner/developer must  
15 obtain final development plan approval. The owner/developer must file for a building permit  
16 within two years of the date of the final development plan approval. After a building permit is  
17 issued, the development order granted by this Ordinance shall remain valid for the development  
18 authorized by the building permit, provided the building permit remains valid and active. If the  
19 five year period has elapsed and the building permit expires, the development order granted by  
20 this Ordinance shall be null and void. If the development order granted by this Ordinance  
21 becomes null and void, then the City will designate other appropriate zoning consistent with the  
22 Comprehensive Plan.

23 **Section 6.** Any person who violates any of the provisions of this ordinance shall be deemed  
24 guilty of a municipal ordinance violation, and shall be subject to fine or imprisonment as provided

1 by section 1-9 of the Gainesville Code of Ordinances. Each day a violation occurs or continues,  
2 regardless of whether such violation is ultimately abated or corrected, shall constitute a separate  
3 offense.

4 **Section 7.** If it is determined by the City Manager that a violation of this Ordinance exists,  
5 the City Manager may issue and deliver an order to cease and desist from such violation to correct  
6 the violation, to preclude occupancy of the affected building or area, or to vacate the premises. The  
7 City Manager, through the City Attorney, may seek an injunction in a court of competent  
8 jurisdiction and seek any other remedy available at law.

9 **Section 8.** If any word, phrase, clause, paragraph, section or provision of this ordinance  
10 or the application hereof to any person or circumstance is held invalid or unconstitutional, such  
11 finding shall not affect the other provisions or applications of the ordinance which can be given  
12 effect without the invalid or unconstitutional provisions or application, and to this end the  
13 provisions of this ordinance are declared severable.

14 **Section 9.** All ordinances, or parts of ordinances, in conflict herewith are to the extent of  
15 such conflict hereby repealed.

16 **Section 10.** This ordinance shall become effective immediately upon final adoption;  
17 however, the rezoning shall not become effective until the amendment to the City of Gainesville  
18 Comprehensive Plan adopted by Ordinance No. 100896 becomes effective as provided therein.

19 **PASSED AND ADOPTED** this \_\_\_\_\_ day of \_\_\_\_\_, 2012.

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\_\_\_\_\_  
CRAIG LOWE  
MAYOR

ATTEST:

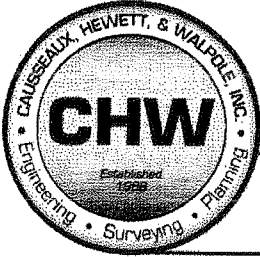
APPROVED AS TO FORM AND LEGALITY:

\_\_\_\_\_  
KURT LANNON  
CLERK OF THE COMMISSION

\_\_\_\_\_  
MARION J. RADSON  
CITY ATTORNEY

This ordinance passed on first reading this \_\_\_\_\_ day of \_\_\_\_\_, 2012.

This ordinance passed on second reading this \_\_\_\_\_ day of \_\_\_\_\_, 2012.



*Focused on Excellence  
Delivered with Integrity*

## LEGAL DESCRIPTION

JUNE 24, 2011  
GAINESVILLE MIXED USE – NW 13<sup>th</sup> St  
JOB NO. 10-0151

### LEGAL DESCRIPTION

A PARCEL OF LAND IN SECTION 5, TOWNSHIP 10 SOUTH, RANGE 20 EAST, GAINESVILLE, ALACHUA COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

FOR A POINT OF BEGINNING, COMMENCE AT THE NORTHWEST CORNER OF LOT 4, BLOCK 3, OF BELLAH'S SUBDIVISION, A SUBDIVISION AS PER PLAT THEREOF, RECORDED IN PLAT BOOK "C", PAGE 77 OF THE PUBLIC RECORDS OF ALACHUA COUNTY, FLORIDA, SAID POINT ALSO BEING THE INTERSECTION OF THE EAST RIGHT OF WAY LINE OF NW 13<sup>TH</sup> STREET (80' RIGHT OF WAY) WITH THE SOUTH RIGHT OF WAY LINE OF NW 4<sup>TH</sup> AVENUE (40' RIGHT OF WAY); THENCE RUN NORTH 89°32'21" EAST ALONG THE SOUTH RIGHT OF WAY LINE OF SAID NW 4<sup>TH</sup> AVENUE, FOR 299.62 FEET TO THE NORTHEAST CORNER OF LOT 1 OF SAID BELLAH'S SUBDIVISION; THENCE RUN NORTH 89°11'10" EAST, CONTINUING ALONG SAID SOUTH RIGHT OF WAY LINE, FOR 70.85 FEET TO THE NORTHEAST CORNER OF LOT 5 OF SHELLIE COURT, A SUBDIVISION AS PER PLAT THEREOF, RECORDED IN PLAT BOOK "C", PAGE 61 OF SAID PUBLIC RECORDS; THENCE RUN SOUTH 01°10'41" EAST, ALONG THE EAST LINE OF SAID LOT 5 FOR 100.14 TO THE SOUTHEAST CORNER OF SAID LOT 5; THENCE RUN SOUTH 89°12'22" WEST, ALONG THE SOUTH LINE OF SAID LOT 5 AND AN EXTENTION THEREOF, 71.24 FEET TO THE NORTHEAST CORNER OF LOT 7 OF SAID BELLAH'S SUBDIVISION; THENCE RUN SOUTH 00°15'21" WEST, ALONG THE EAST LINE OF SAID LOT 7, FOR 99.62 FEET TO THE NORTH RIGHT OF WAY LINE OF NW 3<sup>RD</sup> AVENUE (30' RIGHT OF WAY); THENCE RUN SOUTH 89°26'23" WEST, ALONG SAID NORTH RIGHT OF WAY, FOR 73.04 FEET TO THE SOUTHWEST CORNER OF SAID LOT 7; THENCE RUN NORTH 00°33'42" EAST, ALONG THE WEST LINE OF SAID LOT 7, FOR 59.86 FEET; THENCE RUN SOUTH 89°32'21" WEST, FOR 7.30 FEET; THENCE RUN SOUTH 00°33'42" WEST, FOR 59.85 FEET TO THE AFORESAID NORTH RIGHT OF WAY LINE; THENCE RUN SOUTH 89°30'05" WEST, ALONG SAID NORTH RIGHT OF WAY LINE, FOR 205.00 FEET; THENCE RUN NORTH 64°22'42" WEST, FOR 11.22 FEET; THENCE RUN NORTH 00°28'51" EAST, FOR 5.06 FEET; THENCE RUN SOUTH 89°30'05" WEST, FOR 10.00 FEET TO THE AFOREMENTIONED EAST RIGHT OF WAY LINE OF NW 13<sup>TH</sup> STREET; THENCE RUN NORTH 00°28'47" WEST, FOR 190.00 FEET TO THE POINT OF BEGINNING.

Exhibit "A"  
to Ordinance No. 100897

Area under  
petition consideration

Existing Zoning - BA, BUS  
RMF5, MU1

Proposed Zoning - PD

Zoning Categories

- RMF5 - Residential Low Density  
(12 units per acre)
- RH1 - Residential High Density  
(8-43 units per acre)
- BA - Automotive Oriented Business
- BUS - General Business
- MU1 - Mixed Use Low Intensity  
(10-30 units per acre)
- UMU1 - Urban Mixed Use 1
- UMU2 - Urban Mixed Use 2
- PD - Planned Development

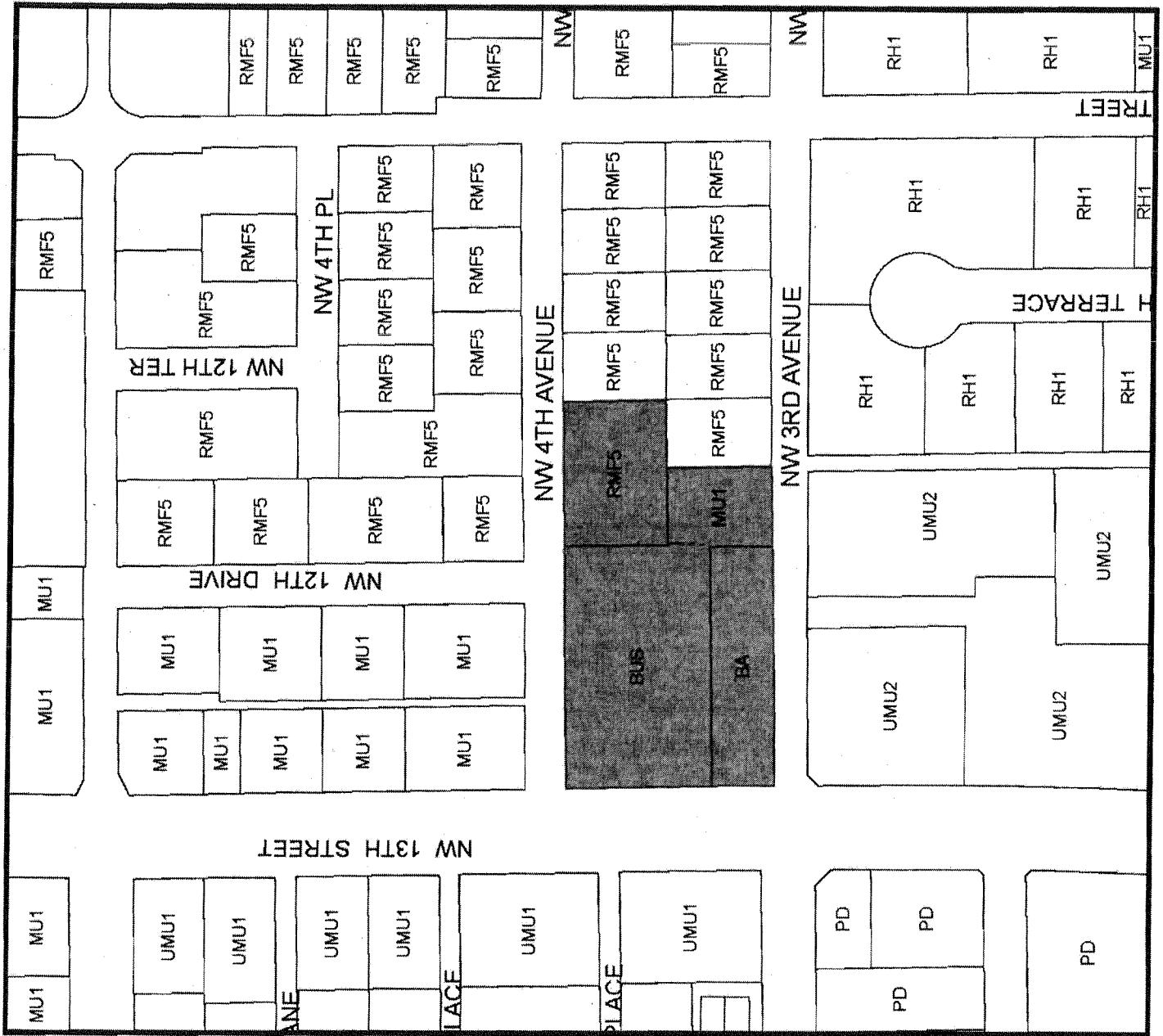
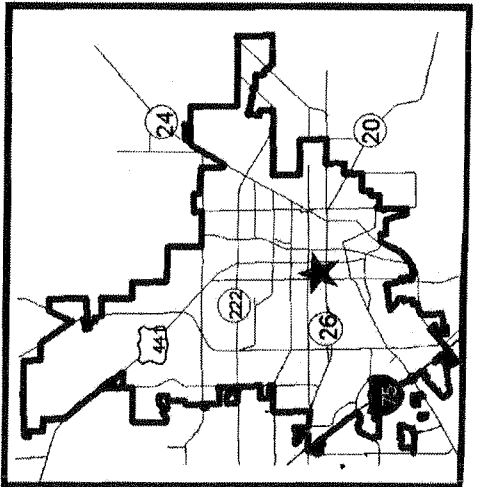


Exhibit "B" to Ordinance No. 100897

**Gainesville Mixed Use on NW 13<sup>th</sup> Street**  
*PD Report*

*Prepared for Submittal to:*  
City of Gainesville, Florida

*Prepared on Behalf of:*  
RD Management, LLC

*Prepared by:*



**Causseaux, Hewett, & Walpole, Inc.**  
Engineering • Surveying • Planning  
6011 NW 1st Place Gainesville, Florida 32607  
Phone: (352) 331-1976 Fax: (352) 331-2476  
<http://www.chw-inc.com>

July 13, 2010

*Resubmitted January 12, 2011*

*Revised November 15, 2011*

*Revised November 22, 2011*

*PN 10-0151*

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Exhibit "C"  
to Ordinance No. 100897  
(22 pages)

## Table of Contents

<u>Section</u>	<u>Description</u>	<u>Page</u>
30-214(3)c.2.(i)	Purpose and Intent .....	1
30-214(3)c.2.(ii)	Statistical Information .....	7
30-214(3)c.2.(iii)	Stormwater Management Plan .....	7
30-214(3)c.2.(iv)	Design Standards .....	7
30-214(3)c.2.(v)	Development Schedule.....	8
30-214(3)c.2.(vi)	Unified Signage Plan .....	8
30-214(3)c.2.(vii)	Enumeration of Differences .....	8
30-211(b)(1-7)	PD Objectives .....	8
30-213	Minimum Criteria for Planned Development .....	10
30-216	Requirements & Evaluation of Planned Development ..	11
30-217	Unified Control .....	22
30-218	Phasing.....	22
30-219	Development Time Limits .....	22

## List of Tables

	<u>Page</u>
Table 1: Surrounding Future Land Use and Zoning Designations .....	3
Table 2: Density / Intensity Calculations .....	6
Table 3: Statistical Information.....	7
Table 4: Development Schedule .....	8
Table 5: Projected Potable Water Impact .....	16
Table 6: Projected Sanitary Sewer Impact.....	16
Table 7: Projected Solid Waste Impact .....	17
Table 8: Projected Public School Impact .....	17
Table 9: Actual Public School Capacities.....	17

## List of Illustrations

Figure 1: Aerial Map.....	3
Figure 2: Existing Zoning Map .....	4
Figure 3: Proposed Zoning Map .....	4
Figure 4: Topography, Wetlands, & FEMA Floodplain Map .....	20
Figure 5: Natural Resources Conservation Service (NRCS) Soils Map .....	20



**GAINESVILLE MIXED USE ON NW 13<sup>TH</sup> STREET  
PLANNED DEVELOPMENT (PD) REPORT**

Submitted in accordance with the requirements of  
City of Gainesville, Land Development Code (LDC)  
Sections 30-211, 213, 214, 216, 217, 218, 219, and 221

**Section 30-214(3)c.2.(i) Purpose and Intent**

The proposed PD was first submitted on July 13, 2010. The original application requested Urban Mixed-Use 2 (UMU-2) land use and zoning on ±1.53 acres, which comprises of the third (3<sup>rd</sup>) block north of the NW 13<sup>th</sup> Street (US 441) and West University Avenue intersection. Despite the developer's and architect's extensive and successful efforts with neighborhood residents, City staff determined the requested land use and zoning designations would not allow for appropriate protection or control for the adjacent residential houses to the east within the University Heights Historic District - North. Therefore, the revised application seeks to place the Planned Use District (PUD) Future Land Use (FLU) classification and Planned Development (PD) zoning category upon the property as a means to enact specific conditions and characteristics that will control the built environment.

The PUD/PD requests are contingent on three (3) major factors for the project to have a reasonable opportunity for successful development completion and long-term financial feasibility. First, eight (8) stories are required to obtain the necessary number of residential units due to site constraints. Second, the historic detached residential structure must be relocated to a parcel within the same historic neighborhood, University Heights Historic District – North. Last, the mix of uses must retain flexibility to respond to economic conditions at the time of build-out. The project developer fully intends to construct the development scenario expressed within the Ss-CPA Justification Report and this PD Justification Report.

Adjacency to a low-density residential historic district places unique requirements upon the property. Neighboring parcels along the corridor are all similarly designated mixed use. However, the three (3) parcels that comprise this site (Alachua County Tax Parcels 14012-000-000, 14038-000-000, and 14044-000-000) have traditional singular-use zoning categories, General Business (BUS); Automotive Oriented Business (BA); Mixed Use 1 (MU-1); and Residential Multi-Family 5 (RMF-5). The zoning categories designated on these parcels are dissimilar to the adjacent parcels along the NW 13<sup>th</sup> Street corridor. And, they do not support the vibrant, multi-story, mixed-use character encouraged along major corridors in the City of Gainesville's Comprehensive Plan Goals, Objectives, and Policies.

The redevelopment project will provide three (3) much needed uses to the area. Gainesville Mixed Use on NW 13<sup>th</sup> Street promotes high-quality, specialty retail opportunity; much needed office space that is ideal for University of Florida (UF)

and Santa Fe College (SFC) faculty and staff; and accompanying housing in close proximity to the two (2) colleges.

First and foremost, the development brings additional opportunity for a mid-size retailer, ranging from specialty retail to a food grocer. There are no available site opportunities for a retailer of a significant or modest size without redeveloping, such as this project proposes. Other successful options could include a sit-down restaurant, a computer/electronics retailer, or a home improvement store that specializes in green technology, furthering UF's and the community's innovation goals. To reflect market conditions at the time of development, additional residential units may be substituted for the office portion.

Second, the development will meet the growing demand for off-campus office space within a close proximity to UF and SFC. For the last few years, desirable and usable office space close to campus has been envisioned to allow professors, staff, and students the opportunity to work within walking distance of their classrooms. Only six blocks away, SFC continues to expand their downtown campus. The Gainesville Mixed Use on NW 13<sup>th</sup> Street creates an opportunity to meet a portion of this need, because it is only a few blocks from both campuses.

Finally, a majority of the UF and Shands employees live far from campus, many living outside of Alachua County. Likewise, a large portion of Gainesville's housing is located on SW 20<sup>th</sup> Avenue and Williston Road where students must rely on public transit or compete with thousands of other students, faculty, and staff for limited on-campus parking spaces. Gainesville Mixed Use on NW 13<sup>th</sup> Street will provide housing in close proximity to UF, SFC, and the Shands and Veterans Administration (VA) medical facilities.

Increasing density within a few blocks of campus will reduce automobile dependency, vehicle miles traveled, road congestion, air pollution, and encourage a healthy, walkable community. Although the Gainesville Mixed Use on NW 13<sup>th</sup> Street project will only provide a modest number of residential units, the development will serve as a catalyst, encouraging continued redevelopment that is much needed along the entire W 13<sup>th</sup> Street and University Avenue corridors.

The City and community have envisioned multi-story, mixed-use development along this corridor for several years. In 2006, three (3) city blocks, across NW 13<sup>th</sup> Street, were deconstructed for what was hoped to be University Corners, an eight (8) story mixed-use project that would provide retail, office space, and both student- and alumni-oriented housing. Unfortunately, the development fell victim to the severe economic downturn and has lain dormant since 2005. The successful completion of Gainesville Mixed Use on NW 13<sup>th</sup> Street, complimented by Jackson Square directly across NW 13<sup>th</sup> Street, will encourage renewed investment and redevelopment interest for the few vacant and many underutilized parcels that dominate the entire W 13<sup>th</sup> Street corridor.



**Figure 1: Aerial Map**

The site’s northern boundary is adjacent to an independent computer repair store and a single residence. Properties adjacent to the eastern boundary are residential uses within the University Heights historic district. The property to the south is the razed Shell gas station, currently being underutilized as a paid surface parking lot for commuters and McDonalds.

Adjacent properties to the west, across NW 13<sup>th</sup> Street (US 441), are Krispy Kreme Doughnuts, ABC Liquors, and the four (4) story residential development, Jackson Square. *Table 1* lists the surrounding FLU and zoning designations. *Figures 2 and 3* identify the existing and requested zoning designations, as well as the surrounding zoning designations in greater detail.

**Table 1: Surrounding Future Land Use and Zoning Designations**

Direction	Future Land Use Designation	Zoning Designation
North	Mixed-Use Low-Intensity / Residential Low-Density	Mixed-Use 1 / Residential Multi-Family 5
East	Residential Low-Density	Residential Multi-Family 5
South	Urban Mixed Use 2	Urban Mixed Use 2
West	NW 13 <sup>th</sup> Street ROW / Urban Mixed Use 1 / Planned Use District	NW 13 <sup>th</sup> Street ROW / Urban Mixed Use 1 / Planned Development



Figure 2: Existing Zoning Map

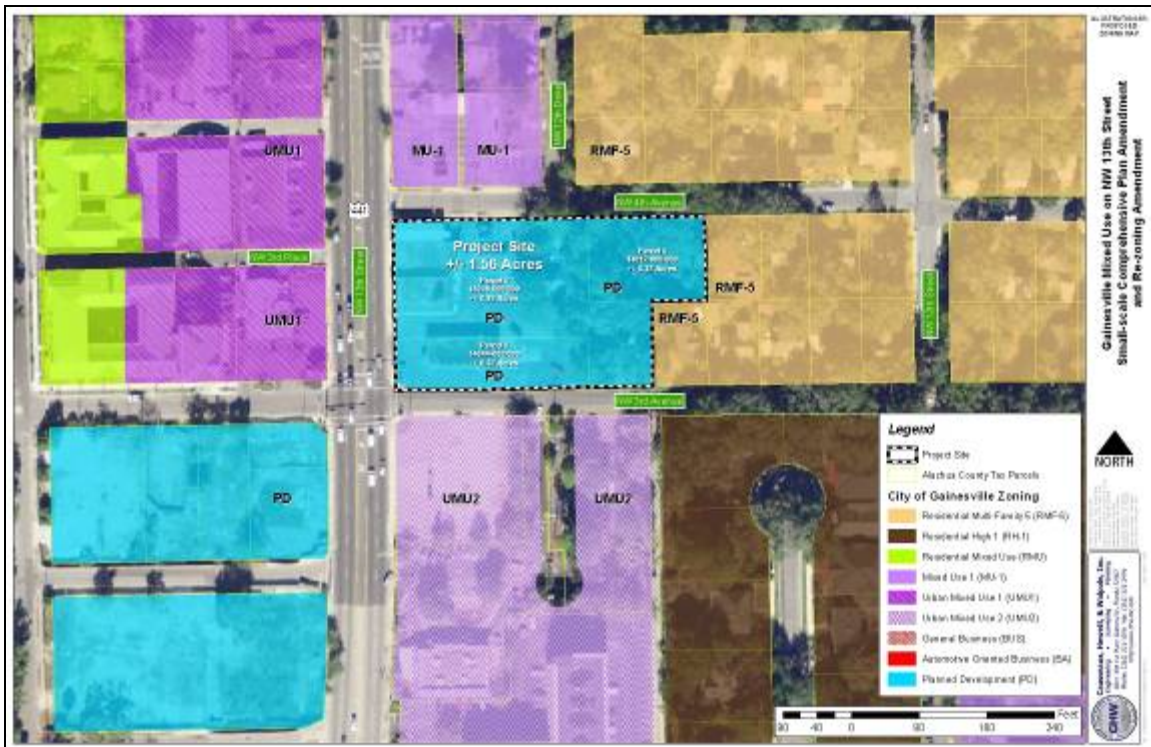


Figure 3: Proposed Zoning Map

The site is located adjacent to Urban Mixed Use 2 (currently permitted for up to 8 stories), Urban Mixed Use 1 (currently permitted for up to 6 stories), Mixed Use 1 (currently permitted for up to 5 stories), and a UMU2-based Planned

Development (currently permitted for up to 8 stories) zoning designations that all allow for a minimum of five (5) stories and a wide mixture of uses.

The developer and architect for Gainesville Mixed Use on NW 13<sup>th</sup> Street have worked extensively with the City of Gainesville's staff to ensure inclusion of appropriate design features that respect the residential historic district located to the east. The proposed zoning change supports sustainable urban and regional planning principles by providing multi-story, mixed-use development along the US 441 corridor and promotes a visually appealing and engaging streetscape. Additionally, Gainesville Mixed Use on NW 13<sup>th</sup> Street will provide office space, a modest number of residential units and supporting retail within close proximity to the University of Florida's main campus and six (6) blocks from SFC's downtown campus.

Finally, while certain redevelopment may be possible under existing land uses, the current redevelopment opportunity is impractical due to the site's physical size, spatial configuration, adjacency to a historic district, and height limits. The site currently allows for 131,115 square feet (ft<sup>2</sup>) of commercial space, or up to 186,262 ft<sup>2</sup> with a Special Use Permit (SUP) for up to 8 stories, and only 3 residential units (*Table 2: Density / Intensity Calculations*). However, the site currently has approximately 10,000 ft<sup>2</sup> of commercial space and one (1) dwelling unit, which is a gross underutilization of the property.

**Table 2: Density / Intensity Calculations**

Zoning Designation	Maximum Allowable Density or Intensity <sup>1</sup>	Stories	Acres	Maximum Residential Development (dwelling units)	Maximum Commercial Development (ft <sup>2</sup> )
<b>Existing:</b>					
General Business (BUS)	40% max. <sup>2</sup>	5	0.75	0	39,204
Automotive Oriented Business (BA)	N/A	5	0.31	0	69,696
Mixed Use Low Intensity (MU-1) <sup>3</sup>	60% max.	5	0.17	0	22,215
Residential Multi-Family 5 (RMF-5)	12 dwelling units/ac	-	0.32	3.8	0
<i>Existing Total</i>	-	-	±1.53	3	131,115
<b>Proposed:</b>					
Planned Development (PD)	108 dwelling units/ac	8	±1.53	168	46,000
<b>Net Change</b>	-	-	0	165	(-)85,115

The request to change the existing zoning designation to PD is consistent with the goals, objectives, and policies within the City's Comprehensive Plan because it encourages mixed-use development along major corridors that are supported by transit and proximate to major employment centers. The subject parcel is located along NW 13<sup>th</sup> Street/US 441, on the third (3<sup>rd</sup>) block north of the UF main campus and Shands/VA, and six (6) blocks from SFC's downtown campus.

The accompanying proposed Future Land Use change allows 168 residential units and community supportive retail and office space. However, the office portion may be replaced with additional residential units, if the real estate market demands. Another benefit is that the site's redevelopment will dramatically increase the City's tax base and serve as a catalyst for infill and redevelopment along the 13<sup>th</sup> Street and University Avenue corridors.

<sup>1</sup> Maximum allowable Density/Intensity is calculated based on the by-right density/intensity allowed within the underlying zoning district, and does not account for additional density/intensity allowed by Special Use Permit (SUP).

<sup>2</sup> *Maximum Building Coverage* (max.) refers to the maximum area a building may cover a particular site.

<sup>3</sup> Only the intensity portion of the MUL district was calculated, since both the maximum density and intensity cannot be developed collectively.

**Section 30-214(3)c.2.(ii) Statistical Information**

**Table 3: Statistical Information**

<i>Description</i>	<i>PD Total Area (maximum, unless otherwise noted)</i>
Total Site Acreage	± 1.53
Maximum building coverage	100%
Maximum impervious ground coverage	100%
Maximum number of dwelling units (du/ac)	191 (125 du/ac)
Proposed number of dwelling units (du/ac)	168 (108 du/ac)
A listing of nonresidential land uses by type and size (gross floor area)	Retail/Commercial – 26,000 ft <sup>2</sup> Office – 20,000 ft <sup>2</sup>
<b><i>The maximum acreage of each use area</i></b>	
<i>See PD Layout Map</i>	
<b><i>The areas of land devoted to:</i></b>	
Publicly owned usable open space	0% (Percentage of total site area)
Publicly owned recreational areas	0% (Percentage of total site area)
Publicly owned plazas	0% (Percentage of total site area)
Common area usable open space	0% (Percentage of total site area)
Common area plazas	0% (Percentage of total site area)

**Section 30-214(3)c.2.(iii) Stormwater Management Plan**

The project site is located along a densely populated, urbanized section of NW 13<sup>th</sup> Street/US 441. Stormwater Management Facilities (SMFs) will be located under the proposed structure and its internal parking garage. The SMF will address site runoff and water quality concerns in accordance with City of Gainesville and other jurisdictional requirements.

**Section 30-214(3)c.2.(iv) Design Standards**

The building utilizes an internal parking garage that is accessed from both NW 3<sup>rd</sup> and NW 4<sup>th</sup> Avenues via an access tunnel. The parking garage serves retail patrons and employees, office tenants, and residents. The access tunnel also contains loading facilities where service vehicles enter the access tunnel by turning left off of NW 3<sup>rd</sup> Avenue, unload items, and then exit the site by turning onto NW 4<sup>th</sup> Avenue. The parking garage remains fully operational during loading periods so cars and pedestrians can easily maneuver within the structure while loading vehicles are present, without blocking public streets.

The parking garage’s ground floor is intended to be used by retailer patrons, the second floor is intended for office tenants and higher floors are designed for residents. Additionally, solid waste receptacles are contained in the access tunnel and will be designed to accommodate waste collection vehicles.

**Section 30-214(3)c.2.(v) Development Schedule**

The proposed development will not be phased, since the site contains a single structure. Due to the current market conditions, and various funding mechanisms available at this time, the developer is requesting that the PD Zoning Ordinance be effective for five (5) years from the effective date. The following table lists the proposed uses and their intensities.

**Table 4: Development Schedule**

<b>Use</b>	<b>Intensity/Density</b>
Retail/Commercial	26,000 ft <sup>2</sup>
Office	20,000 ft <sup>2</sup>
Residential	168 dwelling units

NOTE: The office portion may be replaced with additional residential dwelling units, as per the accompanying TIA report.

**Section 30-214(3)c.2.(vi) Unified Signage Plan**

The project shall conform to the City of Gainesville’s sign regulations stipulated in LDC Division 1, Article IX.

**Section 30-214(3)c.2.(vii) Enumeration of Differences**

The PD will provide for a mix of residential and nonresidential uses, which are based upon and consistent with the City of Gainesville’s Urban Mixed-Use 2 (UMU-2) zoning category. Specific permitted uses are described in the PD Ordinance.

**Section 30-211(b)(1-7) PD Objectives**

- (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.*

**Response: As stated throughout this report, the Gainesville Mixed Use on NW 13<sup>th</sup> Street is a vertical mixed-use building. The structure contains ground floor retail, second floor office space, and residences above. The ground floor retailer’s main entrance appropriately addresses NW 13<sup>th</sup> Street. Wide sidewalks accommodate street furniture, lighting, and pedestrians. Building setbacks are shallow to create the pedestrian realm and minimize the distance pedestrians must travel between the street and store front.**



**Finally, an internal parking garage is available for residents, tenants, and patrons.**

- (2) *Provide flexibility to meet changing needs, technologies, economics and consumer preferences.*

**Response: The development contains a variety of uses that address the area residents' needs, as well as the building's residents. Targeted tenants for the retail space include a grocer, specialty retail goods, and services aimed at the area's residents. Potential office space tenants include technology-related or other professionals affiliated with the innovative industry promoted by UF and SFC.**

- (3) *Preserve to the greatest extent possible, and utilize in a harmonious fashion, existing and outstanding landscape features and scenic vistas.*

**Response: The existing developed site is largely denuded of features. Trees that are removed will be transplanted or replaced in accordance with the City of Gainesville's Land Development Code.**

- (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.*

**Response: Vertical mixed use is the highest and best use of land. This proposed development pattern minimizes utility networks while maximizing shared facilities. Therefore, the potential redevelopment promotes economical development patterns.**

- (5) *Achieve overall coordinated building and facility relationships and infill development, and eliminate the negative impacts of unplanned and piecemeal development.*

**Response: Since the entire site is composed of a single mixed-use structure, the site is planned comprehensively, allowing for a cohesive amalgamation of uses that residents will enjoy without reliance on automobiles. Maximizing the site's redevelopment potential is a prime example of infill development within the City of Gainesville's core area.**

- (6) *Enhance the combination and coordination of architectural styles, building forms and building relationships within the development.*

**Response: The project architect has extensive experience working within the City of Gainesville, particularly in the field of historic preservation. Furthermore, the architect has worked with City staff**

**to ensure that vernacular elements are incorporated into the project's design. Some examples include establishing architectural rhythm through the placement, size, and repetition of windows and balconies, and matching setbacks, roof pitches, and other features to replicate similar building massing.**

- (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 façades that face the street, and formal landscaping along streets and sidewalks.*

**Response: Many traditional features that promote quality of life are incorporated into the project's design. The building's ground floor is pedestrian scale, and contains retail that addresses NW 13<sup>th</sup> Street, and NW 3<sup>rd</sup> and 4<sup>th</sup> Avenues. Shallow building setbacks, wide sidewalks, and appropriate street furniture and lighting enhance the pedestrian experience. The internal parking garage eliminates the need for surface parking. The parking garage is accessed along both NW 3<sup>rd</sup> and NW 4<sup>th</sup> Avenues through an internal tunnel to prevent congestion along public streets.**

### **Section 30-213 – Minimum Criteria for Planned Development**

The City of Gainesville's and community vision includes mixed-use redevelopment along the W 13<sup>th</sup> Street and University Avenue corridors. The developer shares this vision and anticipates the subject parcel's redevelopment will be a catalyst inspiring additional redevelopment in the area. Further, the developer aims to meet specific demands for specialty retail, office space, and faculty, staff, and student housing.

To support a mixed-use development on this site, particular densities and intensities are required to promote an economically successful project. Urban Mixed Use 2 (UMU-2) allows for the desired uses and densities/intensities within the building. However, City staff feels that UMU-2 zoning alone will not adequately protect the adjacent neighborhood. Therefore, this application seeks to place the Planned Use District (PUD) FLUM classification and Planned Development (PD) zoning category upon the property as a means to enact specific conditions and characteristics that will control the built environment.

Some neighboring parcels in mixed-use zoning districts along NW 13<sup>th</sup> Street also abut the low-density residential historic district. However, this redevelopment requests a maximum of eight (8) stories for financial feasibility, which is greater than the typical one-story detached structures immediately to the east. Therefore, at the City's request, specific design features will be incorporated to respect the adjacent residential historic district.

The project's planner and architect have already met with City staff and have illustrated how the building will transition from eight (8) stories to five (5) stories across the project site. Additional design considerations include articulated façades to break-up the building's massing, architectural elements to mask the parking garage's exterior, and a garden wall to protect the neighboring properties from light and noise generated from urban development infrastructure, such as air conditioners and dumpsters.

The PUD/PD FLU and zoning designations are the appropriate tools to insure that the site's redevelopment incorporates the reasonable design features that protect the adjacent historic neighborhood's character. The developer welcomes these design elements and believes the PUD/PD land use and zoning is a sufficient means to guarantee the protective elements will be included in the project. As expected, the developer's interest is to insure the long-term protection of both the subject property's and the area's continued quality of life.

### **Sec. 30-216 – Requirements & Evaluation of Planned Development**

#### *(1) CONFORMANCE*

##### *A. CONFORMANCE WITH PD OBJECTIVES*

This application is consistent with the PD Objectives set forth in the City of Gainesville Land Development Code. Please refer to *Section 30-211(b)(1-7), PD Objectives* for more detailed information on how this application conforms with the PD Objectives.

B. *CONFORMANCE WITH THE CITY OF GAINESVILLE  
COMPREHENSIVE PLAN*

i. *Future Land Use Element*

The proposed PD site currently has General Business (BUS), Automotive Oriented Business (BA), Mixed Use Low Intensity (MU-1), and Residential Multi-Family 5 (RMF-5) zoning district designations. The proposed Official Zoning Atlas amendment makes the site more compatible with the surrounding zoning districts. The PD provides sustainable growth in concert with the City's core residential and employment centers' continued growth.

The Gainesville Mixed Use on NW 13<sup>th</sup> Street promotes numerous City of Gainesville Comprehensive Plan Future Land Use Element (FLUE) Goals, Objectives, and Policies. By locating vertical, mixed-use development in areas appropriate for urban-type development and by respecting historic, residential neighborhoods that are adjacent to the property, the proposed development will both encourage additional redevelopment and provide needed amenities to both area residents and UF and SFC students, faculty, and staff.

In accordance with FLUE, *Policy 2.1.2*, Gainesville Mixed Use on NW 13<sup>th</sup> Street will both foster compact development within the City of Gainesville's urban core and promote non-automobile transportation choices. The PD promotes redevelopment where faculty, staff, and students have the opportunity to walk to transit stops located immediately adjacent to the property or a few blocks to the libraries, classrooms, offices, and medical facilities associated with UF and SFC. Gainesville Mixed Use on NW 13<sup>th</sup> Street will also encourage additional redevelopment that incorporates a mixture of uses, which will further reduce automobile dependency.

With respect to FLUE, *Policy 3.2.1*, Gainesville Mixed Use on NW 13<sup>th</sup> Street will relocate the single, contributing structure to another lot within the University Heights historic district. This resolution is optimal because the site is able to optimize the highest and best use for land and the structure is saved and relocated within its neighborhood. Additionally, the adjacent detached residential structures will be sheltered from ground floor noise and light pollution via an eight foot (8') tall garden wall, proper setbacks and landscaping, and appropriate security lighting.

In accordance with FLUE, *Policy 4.2.1*, the building's massing will transition from a two (2) story height adjacent to the residential neighborhood up to eight (8) stories along NW 13<sup>th</sup> Street where increased building heights can meld with the corridor's articulated heights and building types. The Holiday Inn hotel, Jackson Square, University House, and Beaty Towers are all similar mid-rise buildings located along this corridor. Further, uses within the development are consistent with the context area as requested by area residents and specified within this application.

This FLU change proposal implements the vision shared by the City and the community by developing a multi-story, mixed-use building that allows residents to live an automobile-independent lifestyle. Then, the proposed PD allows a transition from a singular-use, commercial-focused development to one that is focused on residential, but includes commercial and office space as supporting uses is necessary. Overall, the redevelopment project will provide a mix of reasonably-scaled commercial and residential uses along the NW 13<sup>th</sup> Street (US 441) corridor.

*ii. Transportation Mobility Element*

Gainesville Mixed Use on NW 13<sup>th</sup> Street meets the overall Goals of the Comprehensive Plan Transportation Mobility Element. *Section 30-216(2), CONCURRENCY* provides an analysis of potential impacts on transportation segments identified in the City of Gainesville Comprehensive Plan. Primary access points along NW 3<sup>rd</sup> and NW 4<sup>th</sup> Avenues will serve the site. Finally, an access tunnel connecting NW 3<sup>rd</sup> and NW 4<sup>th</sup> Avenues will allow and promote efficient internal circulation and avoid vehicular stacking on public streets.

While proximate roadways have adequate capacity to serve proposed developments, operational improvements to the roadway network may be required to maintain safe and efficient operation. Improvements may include removing all existing driveway connections along NW 13<sup>th</sup> Street /US 411 and aligning the access tunnel with NW 4<sup>th</sup> Drive. Coordination with the State of Florida Department of Transportation (FDOT) with regard to driveway cuts will not be necessary, as no access will come from NW 13<sup>th</sup> Street (US 441).

The access tunnel will allow delivery vehicles to access the retail store(s) and also allow patrons and residents to access an internal parking garage. The tunnel will place major parking areas away from the NW 13<sup>th</sup> Street/US 441 frontage. Parking will be designed to safely accommodate the site's vehicular and pedestrian users of the site concurrently. Finally, parking area design will meet the City of Gainesville Land Development Code requirements.

*iii. Housing Element*

The Gainesville Mixed Use on NW 13<sup>th</sup> Street development will incorporate market-rate housing aimed at UF and SFC faculty, staff, and students, as well as Shands and VA Hospital employees. Furthermore, the proposed development is an infill mixed-use development that encourages density and intensity within the City's urban core, thereby promoting the conservation of greenfields, environmentally sensitive lands, and reducing sprawl into the County.

*iv. Potable Water/Wastewater Management Element*

Consistent with *Objective 1.4*, development resulting from the proposed PD will connect to the City of Gainesville's utilities system. As shown in *Section 30-216(2), CONCURRENCY*, development of the property is not expected to exceed the City of Gainesville Potable Water or Sanitary Sewer systems capacities. This

analysis takes into account planned infrastructure enhancements outlined in the Comprehensive Plan Capital Improvements Element. These improvements include expansions to the potable water plant and wastewater treatment plant capacities.

*v. Solid Waste Element*

Development resulting from the proposed zoning change will utilize appropriate mechanisms for solid waste disposal. New River Regional Landfill, the area's main landfill, will not be adversely impacted by site development. Consistent with *Objective 1.1*, this will include reuse or recycling of waste materials for on-site or off-site uses.

*vi. Stormwater Management Element*

Stormwater Management Facilities (SMFs) will be constructed to mitigate the potential impacts of 100-year critical duration rainfall depth. SMF basins, located beneath the proposed structure and parking garage, will be designed to contain the site's stormwater and to allow percolation into the soil rather than run directly into the downstream receiving surface waters.

*vii. Public Schools Facilities Element*

Since the residential market targeted by Gainesville Mixed Use on NW 13<sup>th</sup> Street is faculty, staff, and students, as well as Shands and VA Hospital employees, minor public school facility impacts are anticipated. Regardless, *Section 30-216(2)*, *CONCURRENCY* indicates that the proposed development will not adversely impact the Alachua County's public school system.

*viii. Urban Design Element*

Consistent with *Objective 1.2*, enhancements to the sidewalk and public realm will encourage greater interaction with pedestrians, and an outdoor seating area may be provided in conjunction with anticipated retailers. In accordance with *Objective 1.4*, Gainesville Mixed Use on NW 13<sup>th</sup> Street incorporates an internal parking garage that is accessible from both NW 3<sup>rd</sup> and 4<sup>th</sup> Avenues. The garage will allow for delivery vehicles', patrons', and residents' convenient access.

The structure's building height will transition from two (2) stories adjacent to the historic neighborhood and gradually increase to eight (8) stories along NW 13<sup>th</sup> Street (US 441). Further, the adjacent historic residential neighborhood will be buffered with existing and enhanced landscaping and a garden wall that will be aesthetically pleasing, improve security for residents, and insure specified access points to the development.

*ix. Conservation Element*

The proposed site is in the City of Gainesville's urban core, located on NW 13<sup>th</sup> Street, three blocks north of University Avenue. There are no environmental characteristics that prohibit site development. And, any stormwater runoff that results from the development will be mitigated in accordance with the City of

Gainesville Land Development Code and Water Management District requirements.

On-site soils are generally suitable for urban-type development, including commercial and residential sites, based on the Natural Resources Conservation Service (NRCS) soils data (*Figure 5: NRCS Soils Map*). Additional site-specific evaluations will be conducted prior to implementation of specific development plans to determine suitability of specific locations for buildings and support structures. Soils that are found to be deficient will require the use of best management practices for creating safe and appropriate foundation. Existing on-site vegetation will be retained to the maximum extent practicable to help maintain soil stability.

No Federal Emergency Management Agency (FEMA) 100-year floodplain areas were identified on the site (*Figure 4: Topography, Wetlands, & FEMA Floodplain Map*). The site was also analyzed using the National Wetlands Inventory (NWI), the database of Alachua County Regulated Wetlands. No floodplain and wetland areas have been located.

## (2) CONCURRENCY

Transportation concurrency ensures that transportation facilities are available concurrent with a development's impact. The Transportation Concurrency Exception Area (TCEA) is a mechanism, granted to municipalities through *Chapter 163.3180* Florida Statutes (F.S.), to encourage growth and promote community goals in areas where transportation facilities are deficient. The proposed amendment site is located within the City's adopted TCEA Zone A, which was established to encourage redevelopment and infill near the University of Florida and throughout a large portion of the University Context Area.

Transportation Level of Service analysis verified that the traffic impacts do not degrade roadways to unacceptable Level of Service (LOS). If the development's office portion is replaced with residential, then the LOS is still acceptable. However, since the project is located within TCEA Zone A and proximate to UF, the University Context Area concurrency rules will apply. Please see the complete TIA report for greater details on projected traffic impacts.

With respect to mass transit, specific LOS standards are not established within the City of Gainesville Comprehensive Plan. However, desired densities along major corridors have been expressed. Gainesville Mixed Use on NW 13<sup>th</sup> Street increases density along the NW 13<sup>th</sup> Street corridor and within three (3) blocks to the University Avenue. Therefore, the proposed development's residents, employees, and patrons will have walking access to bus routes 8, 10, and 5, as well as numerous routes that serve UF. Additionally, University Avenue is defined as an Express Transit Corridor by the Alachua County Mobility Plan, which will link the edges of the Alachua County Urban Cluster with UF/Shands and Downtown Gainesville.

The following tables summarize the public facilities impact analysis for this project. The LOS standards were calculated on the specific density and intensity requested within this PD application. The proposed zoning change requests 168 dwelling units, which is equivalent to 230 bedrooms. The non-residential component of the mixed-use development proposal is requesting 26,000 ft<sup>2</sup> of retail and 20,000 ft<sup>2</sup> of office space.

**Table 5: Projected Potable Water Impact**

<b>System Category</b>	<b>Gallons of Effluent Per Day</b>
Current Capacity	54,500,000
Current Use	26,600,000
Available Capacity	27,900,000
Projected Demand From Amendment [230 bedrooms x 2.46 persons / dwelling units x 200 gal per day + 46,000 ft <sup>2</sup> Commercial/Office x 0.15 gal per ft <sup>2</sup> ]	120,060
<b>Residual Capacity After Proposed Amendment</b>	<b>27,779,940</b>

The requested amendment does not degrade potable water capacity to an unacceptable level, based on Table 7 calculations.

**Table 6: Projected Sanitary Sewer Impact**

<b>System Category</b>	<b>Gallons of Effluent Per Day</b>
Current Capacity	7,500,000
Current Average Demand	6,500,000
Available Capacity	1,000,000
Projected Demand From Amendment [230 bedrooms x 2.46 persons / dwelling units x 113 gal per day + 46,000 ft <sup>2</sup> Commercial/Office x 0.15 gal per ft <sup>2</sup> ]	70,835
<b>Residual Capacity After Proposed Amendment</b>	<b>929,165</b>

The requested amendment does not degrade sanitary sewer treatment plant capacity to an unacceptable level, based on Table 8 calculations.



**Table 7: Projected Solid Waste Impact**

System Category	Tons of Solid Waster Per Year
Projected Impact From Amendment [230 bedrooms x 2.46 persons / dwelling units x 0.655 tons per capita / year + 46,000 ft <sup>2</sup> Commercial/Office x 5.34 lbs/ft <sup>2</sup> /year]	379
<b>Alachua County Solid Waste Facility Capacity</b>	<b>&gt;10 years</b>

The requested amendment does not degrade solid waste facility capacity to an unacceptable level, based on Table 9 calculations.

**Table 8: Public School Impact**

	Units	Elementary	Middle	High
<b>Generation Rates</b>				
Single Family Units	-	0.159	0.08	0.112
Multi-family Units	-	0.042	0.016	0.019
<b>Calculations</b>				
Single Family Units	0	0	0	0
Multi-family Units	230	10	4	4
<b>Total</b>	<b>230</b>	<b>10</b>	<b>4</b>	<b>4</b>

**Table 9: Public School Capacities**

School	Permanent Adjusted Program Capacity	5/11/10 Enrollment School Year	Estimated Students Created by Amendment at Build-out	Percentage Capacity
Finley Elementary	489	433	10	91%
Westwood Middle	1,142	1,002	4	88%
Gainesville High	1,935	1,719	4	89%

The requested amendment does not degrade public school facilities to an unacceptable level, based on Table 10 and 11 calculations.

**(3) INTERNAL COMPATIBILITY**

The Gainesville Mixed-use on NW 13<sup>th</sup> Street project is designed to optimize cohesion among uses within a single building. The retail and office space support the modest quantity of residential units proposed. Residents are anticipated to shop and work within the building or within the immediate vicinity, which reduces the need for an automobile.

Site circulation enhances this idea by creating an internal parking garage for residents, tenants, and patrons alike. Residents are able to park on the floor in which they live, and likewise, office tenants will park on the second floor while patrons park on the ground floor.

#### (4) *EXTERNAL COMPATIBILITY*

##### A. *Compatible Uses*

The Gainesville Mixed Use on NW 13<sup>th</sup> Street project brings a variety of uses to the NW 13<sup>th</sup> Street and University Avenue corridors. The specialty retailer and office space are specifically targeted towards area residents, and faculty, staff, and students that frequent UF, SFC, and Shands/VA. The modest residential component will encourage a lifestyle that will reduce vehicle trips traveled and emissions while increasing urban density that is required to support transit. Additionally, the project will serve as a catalyst for redevelopment in the area.

##### B. *Development Design*

The ±1.53-acre site consists of a vertical mixed-use structure located on NW 13<sup>th</sup> Street. The ground floor includes retail space and access to an internal parking garage. The second floor will be used for office space, or converted to residential, and residential units will be on the floors above. Careful design considerations insure that light and noise do not impact the adjacent neighborhood. The internal parking garage will utilize vernacular architectural elements to block vehicle noise and light. Neighbors adjacent to the site are also protected from noise and light by an eight foot (8') garden wall along the property's east boundary. Additional standard design features include applicable landscaping and carefully placed security lighting features to insure that the development complies with City of Gainesville ordinances.

##### C. *Traffic Circulation*

The site fronts NW 13<sup>th</sup> Street with main access to the internal parking garage on both NW 4<sup>th</sup> Avenue to the north and NW 3<sup>rd</sup> Avenue to the south. Both side streets continue into the residential neighborhood to the east and may require roadway modifications. These improvements will be conducted in accordance with City of Gainesville access standards. The internal parking Garage is available to residents, tenants, and patrons where each can park on their respective floors, except where residents live on floors higher than the parking garage. Loading and waste collection vehicles will access the site through the access tunnel while maintaining access for other vehicles.

##### D. *Density and Intensity*

The site's density and intensity, how they differ from what is currently allowed under the existing FLU and zoning designations, and how the proposed density and intensity relate to neighboring parcels is described in detail in the next section, *INTENSITY OF DEVELOPMENT*.

(5) *INTENSITY OF DEVELOPMENT*

As previously stated, a Real Estate Market Analysis report was conducted in coordination with the simultaneous PUD Land Use change application. The analysis report concluded that there is a high demand for housing close to campus. Therefore, it is reasonable to suggest that redevelopment in the market area should focus on residential units, not commercial space. The site currently allows for 131,115 ft<sup>2</sup> of commercial space, or 186,262 ft<sup>2</sup> with a SUP, and only 3 residential units (*Table 2: Density / Intensity Calculations*). The Gainesville Mixed Use on 13<sup>th</sup> Street project proposes 26,000 ft<sup>2</sup> of specialty retail and 20,000 ft<sup>2</sup> of office space to support the on-site residents and the City's major employers, UF, SFC, and Shands/VA. The proposed intensity is a net reduction of almost 100,000 ft<sup>2</sup>. To meet the demand for residential units proximate to campus, the project proposes 168 dwelling units. This is 165 dwelling units more than what is currently allowed. However, it is still a modest amount of dwelling units in the market area's context. Further, the developer reserves the right to increase the number of residential dwelling units in replacement of office space.

(6) *USABLE OPEN SPACES, PLAZAS AND RECREATION AREAS*

The site consists mostly of urban, commercial development and lacks a opportunity to provide significant open space. Furthermore, the site's development scenario dictates that the entire site is developed in order to meet the required densities and intensities. Public space could be located along NW 13<sup>th</sup> Street where outdoor café-style seating would be desired.

(7) *ENVIRONMENTAL CONSTRAINTS*

The project is located in the City of Gainesville's urban core. No wetland or floodplain areas were found on the project site.



**Figure 4: Topography, Wetlands, & FEMA Floodplain Map**

According to the National Resources Conservation Service (NRCS), the soil types on-site are Urban Land and Millhopper-Urban Land Complex, 0- 5 % Slopes (*Figure 5: NRCS Soils Map*). These soils are suitable for both urban-type residential and commercial development.



**Figure 5: Natural Resources Conservation Service (NRCS) Soils Map**

Some large oak trees, located on the site's eastern end will be preserved where practicable. Trees that are not able to be saved will be replaced in accordance with City of Gainesville Land Development Codes.

*(8) EXTERNAL TRANSPORTATION ACCESS*

As stated throughout this report, the site fronts NW 13<sup>th</sup> Street and primary access points are located along NW 3<sup>rd</sup> and NW 4<sup>th</sup> Avenues. All site access will meet the standards set forth in the City's LDC Article IX and Chapter 23. While proximate roadways have adequate capacity to serve proposed developments, operational improvements to the roadway network may be required to maintain safe and efficient operation. Improvements may include removing all existing driveway connections along NW 13<sup>th</sup> Street /US 411 and aligning the access tunnel with NW 4<sup>th</sup> Drive. Coordination with the State of Florida Department of Transportation (FDOT) with regard to driveway cuts will not be necessary, as no direct access will come from NW 13<sup>th</sup> Street (US 441).

*(9) INTERNAL TRANSPORTATION ACCESS*

Traffic circulation enhances cohesion among uses through an internal parking garage that is accessed from both NW 3<sup>rd</sup> and NW 4<sup>th</sup> Avenues via an access tunnel. The tunnel contains loading facilities for retailer(s), office tenants, and residents where loading vehicles enter the access tunnel via a left-turn off of NW 3<sup>rd</sup> Avenue, unload items, and then exit the site by turning onto NW 4<sup>th</sup> Avenue. The parking garage remains fully operational during loading periods as cars and pedestrians can easily maneuver within the structure while loading vehicles are present and not block public streets.

All on-site parking will be accommodated via the parking garage and is available to patrons, tenants, and residents. The parking garage's ground floor is intended to be used by retailer patrons, the second floor is intended for office tenants and higher floors are reserved for residents. Additionally, solid waste receptacles are contained in the access tunnel and will be designed to accommodate waste pick-up vehicles.

*(10) PROVISION FOR THE RANGE OF TRANSPORTATION CHOICES*

As stated throughout this report, the site is located in a dense urban area, along a major corridor. Direct access to major employment centers such as UF, SFC, Shands and the VA hospital, retail, and transit stops are all within a short walking distance. The sites location and development scenario, a vertical mixed-use building is ideal for walking and bicycling. Site improvement such as a pedestrian-scaled building, short setbacks, wide sidewalks, and appropriate street furniture and lighting enhance the pedestrian experience. Finally, vehicles utilize an internal parking garage that has direct access to each floor to accommodate patrons, tenants, and residents.

**Section 30-217 – Unified Control**

The applicant, RD Management, LLC, is in complete, legal, and unified control of the entire area of the proposed PD. Sufficient evidence will be provided to the City Attorney, including all agreements, contracts, guarantees and other necessary documents and information that may be required to produce an Ordinance.

**Section 30-218 – Phasing**

The proposed development will not be phased, since the site contains a single structure.

**Section 30-219 – Development Time Limits**

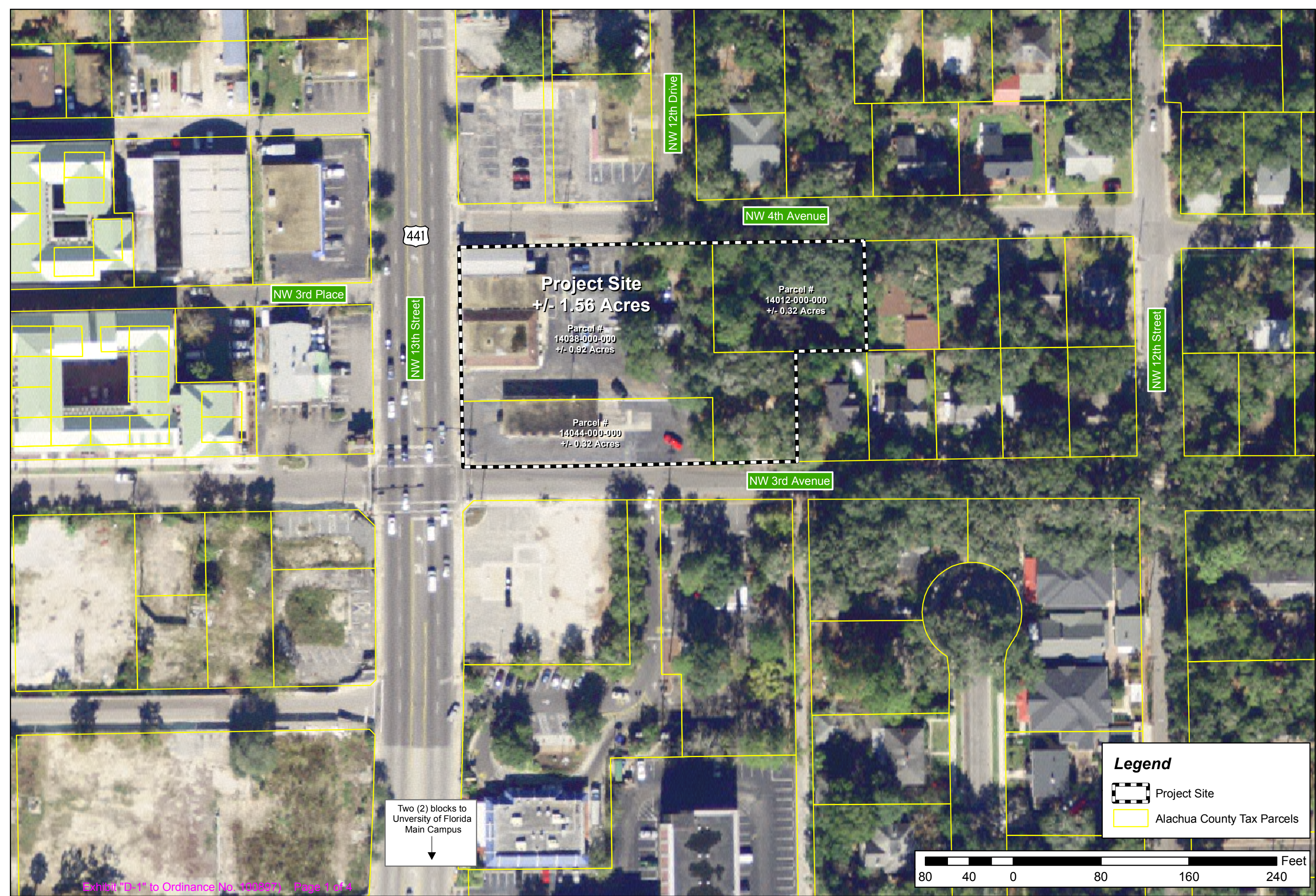
Due to the current market conditions, and various funding mechanisms available at this time, the developer is requesting that the PD Zoning Ordinance be effective for five (5) years from the effective date.

# Gainesville Mixed Use on NW 13th Street Small-scale Comprehensive Plan Amendment and Re-zoning Amendment



Prepared by: Cynthia S. 648  
Map Date: 04/07/2010  
Florida, North: FIPS: 0903 Feet  
Projection: Lambert Conformal Conic  
False Easting: 1988500.000000  
Central Meridian: -84.500000  
Standard Parallel 1: 29.583333  
Standard Parallel 2: 30.750000  
Latitude of Origin: 28.000000  
GCS: North\_American\_1983

**Causeaux, Hewett, & Walpole, Inc.**  
Engineering • Surveying • Planning  
6011 NW 1st Place Gainesville, Florida 32607  
Phone: (352) 331-1976 Fax: (352) 331-2476  
<http://www.chw-inc.com>



**Project Site**  
**+/- 1.56 Acres**

Parcel #  
14038-000-000  
+/- 0.92 Acres

Parcel #  
14012-000-000  
+/- 0.32 Acres

Parcel #  
14044-000-000  
+/- 0.32 Acres

**Legend**

- Project Site
- Alachua County Tax Parcels

Two (2) blocks to  
University of Florida  
Main Campus

**Gainesville Mixed Use on NW 13th Street  
Small-scale Comprehensive Plan Amendment  
and Re-zoning Amendment**

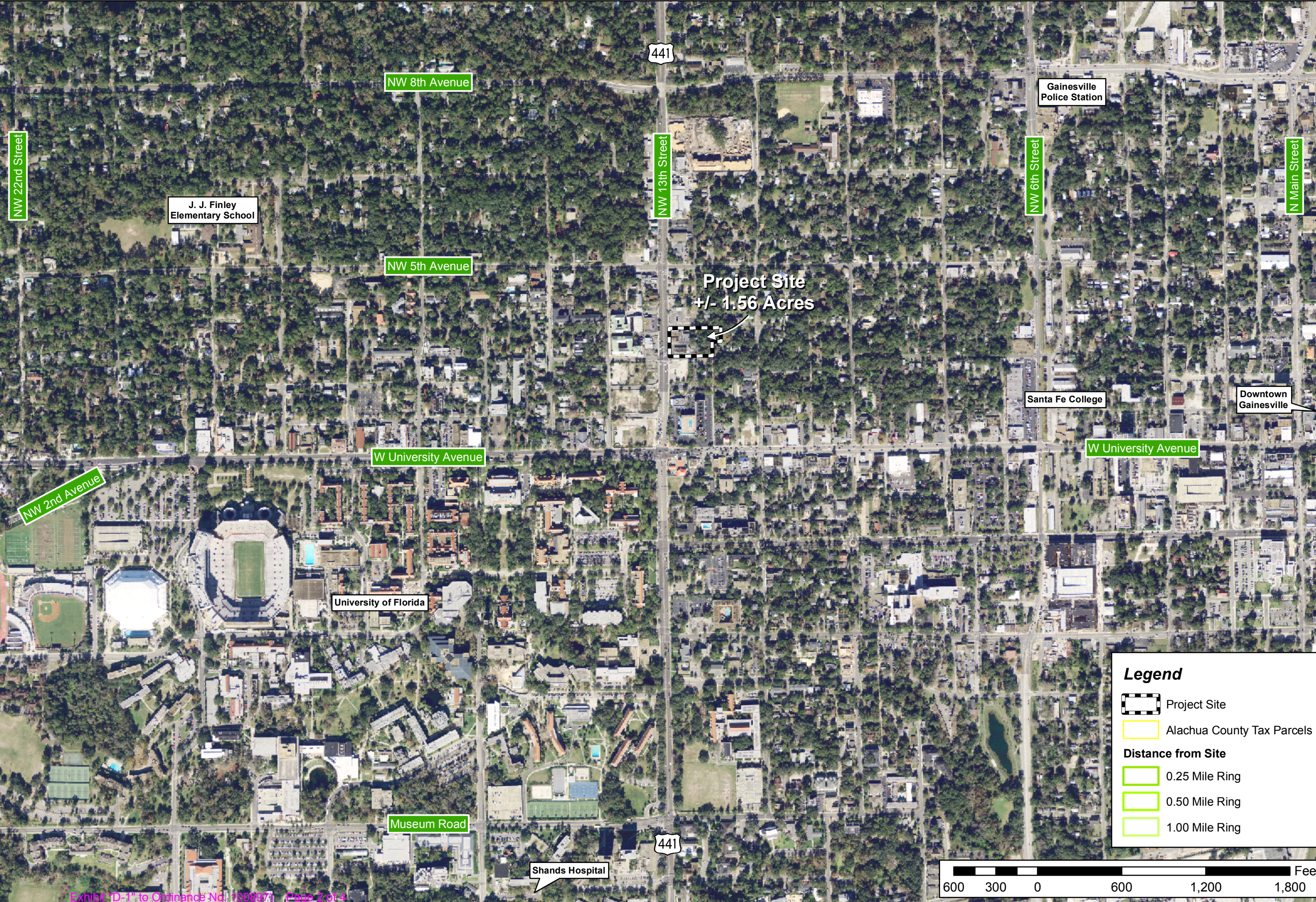


Prepared by Empire 348  
for  
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GCS\_North\_American\_1983

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**CHW**  
CAUSEAUX, HEWETT & WALPOLE, INC. • ENGINEERS • ARCHITECTS

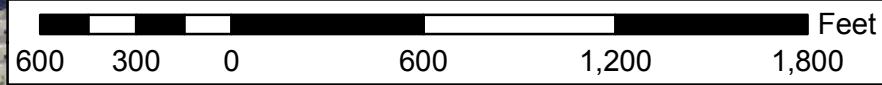
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File: I:\JOB\2010\10-0085\GIS\MXD\1A.mxd



**Project Site  
+/- 1.56 Acres**

**Legend**

-  Project Site
-  Alachua County Tax Parcels
- Distance from Site**
-  0.25 Mile Ring
-  0.50 Mile Ring
-  1.00 Mile Ring





**Gainesville Mixed Use on NW 13th Street  
Small-scale Comprehensive Plan Amendment  
and Re-zoning Amendment**

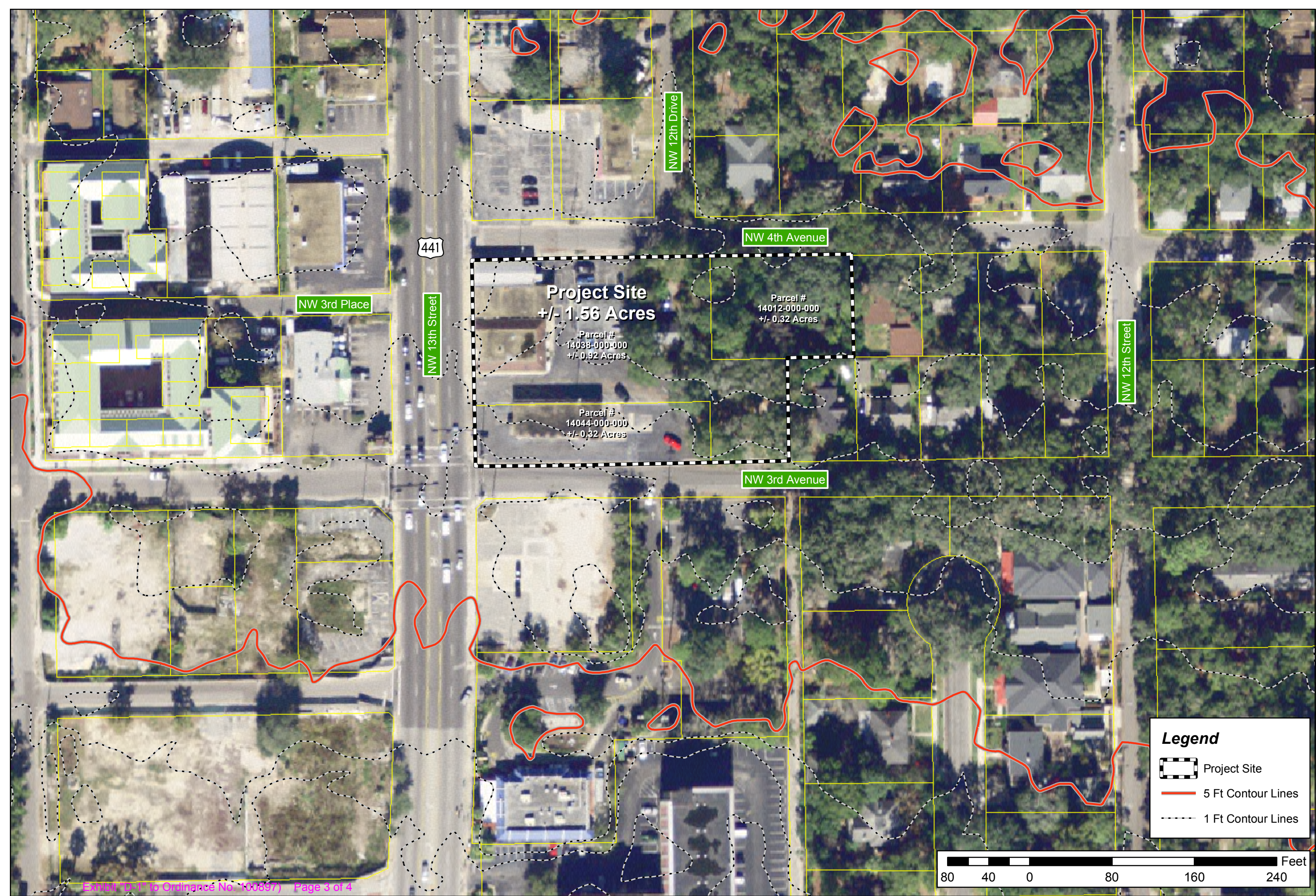


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Phone: (352) 331-1976 Fax: (352) 331-2476  
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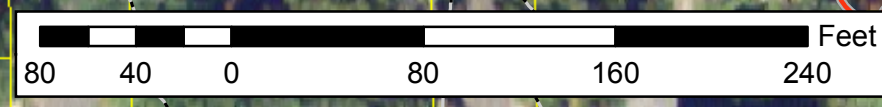


File: I:\JOBS\2010\10-015\GIS\MXD\5.mxd Date: April 7, 2010



**Legend**

-  Project Site
-  5 Ft Contour Lines
-  1 Ft Contour Lines

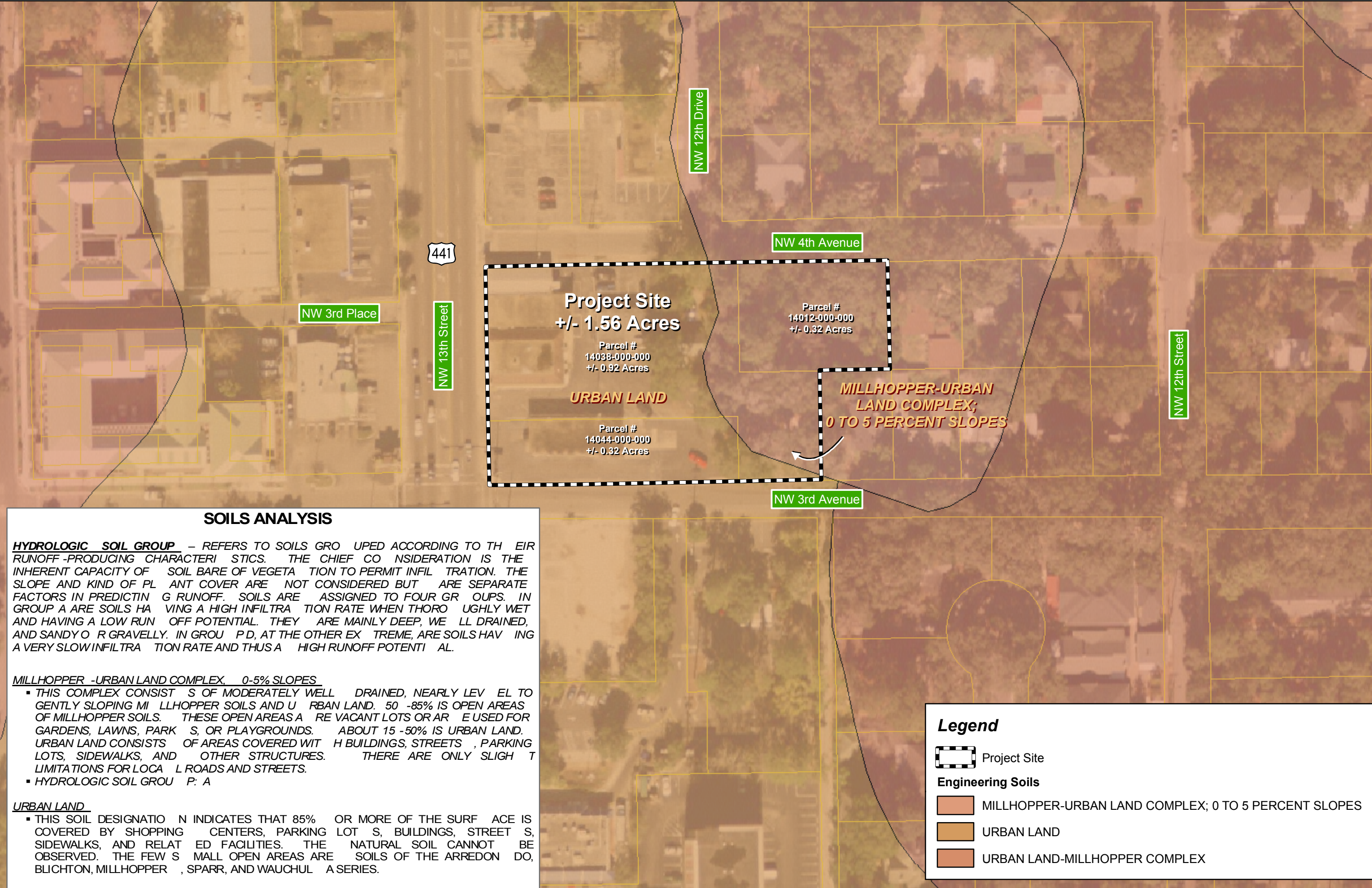




Prepared by Empire State  
Map Associates, Inc.  
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Central Meridian: 84.500000  
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Standard Parallel 2: 30.750000  
Scale of Origin: 28.000000  
GCS: North American, 1983

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Date: April 7, 2010  
File: I:\JOBS\2010\10-015\GIS\MXD\4.mxd



**SOILS ANALYSIS**

**HYDROLOGIC SOIL GROUP** – REFERS TO SOILS GROUPED ACCORDING TO THEIR RUNOFF-PRODUCING CHARACTERISTICS. THE CHIEF CONSIDERATION IS THE INHERENT CAPACITY OF SOIL BARE OF VEGETATION TO PERMIT INFILTRATION. THE SLOPE AND KIND OF PLANT COVER ARE NOT CONSIDERED BUT ARE SEPARATE FACTORS IN PREDICTING RUNOFF. SOILS ARE ASSIGNED TO FOUR GROUPS. IN GROUP A ARE SOILS HAVING A HIGH INFILTRATION RATE WHEN THOROUGHLY WET AND HAVING A LOW RUNOFF POTENTIAL. THEY ARE MAINLY DEEP, WELL DRAINED, AND SANDY OR GRAVELLY. IN GROUP D, AT THE OTHER EXTREME, ARE SOILS HAVING A VERY SLOW INFILTRATION RATE AND THUS A HIGH RUNOFF POTENTIAL.

**MILLHOPPER -URBAN LAND COMPLEX, 0-5% SLOPES**

- THIS COMPLEX CONSISTS OF MODERATELY WELL DRAINED, NEARLY LEVEL TO GENTLY SLOPING MILLHOPPER SOILS AND URBAN LAND. 50 -85% IS OPEN AREAS OF MILLHOPPER SOILS. THESE OPEN AREAS ARE VACANT LOTS OR ARE USED FOR GARDENS, LAWNS, PARKS, OR PLAYGROUNDS. ABOUT 15 -50% IS URBAN LAND. URBAN LAND CONSISTS OF AREAS COVERED WITH BUILDINGS, STREETS, PARKING LOTS, SIDEWALKS, AND OTHER STRUCTURES. THERE ARE ONLY SLIGHT LIMITATIONS FOR LOCAL ROADS AND STREETS.
- HYDROLOGIC SOIL GROUP: A

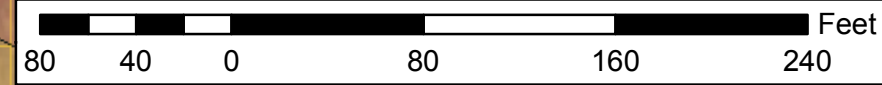
**URBAN LAND**

- THIS SOIL DESIGNATION INDICATES THAT 85% OR MORE OF THE SURFACE IS COVERED BY SHOPPING CENTERS, PARKING LOTS, BUILDINGS, STREETS, SIDEWALKS, AND RELATED FACILITIES. THE NATURAL SOIL CANNOT BE OBSERVED. THE FEW SMALL OPEN AREAS ARE SOILS OF THE ARREDON DOBBLINGTON, MILLHOPPER, SPARR, AND WAUCHULA SERIES.

SOURCE: SOIL SURVEY OF ALACHUA COUNTY FLORIDA; UNITED STATES DEPARTMENT OF AGRICULTURE - SOIL CONSERVATION SERVICE, ISSUED AUGUST 1985.

**Legend**

- Project Site
- Engineering Soils**
- MILLHOPPER-URBAN LAND COMPLEX; 0 TO 5 PERCENT SLOPES
- URBAN LAND
- URBAN LAND-MILLHOPPER COMPLEX



# PD LAYOUT PLAN

## DEVELOPMENT DATA

TOTAL SITE AREA	= 1.53 ACRES
ZONE A (MIN. BUILDING AREA)	= 1.13 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 MIX:  
(Square footage may vary 2.5% to accommodate building footprint requirements)

MULTI-FAMILY RESIDENTIAL	= 168 DWELLING UNITS
RETAIL/COMMERCIAL OFFICE	= 26,000 SQUARE FEET
	MAX. = 20,000 SQUARE FEET
	MIN. = 5,000 SQUARE FEET



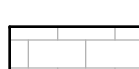

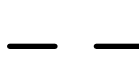
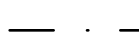
MAX. BUILDING HEIGHT	= AS SHOWN ON PLAN
MAX. IMPERVIOUS AREA	= 1.53 ACRES; 100% OF TOTAL SITE

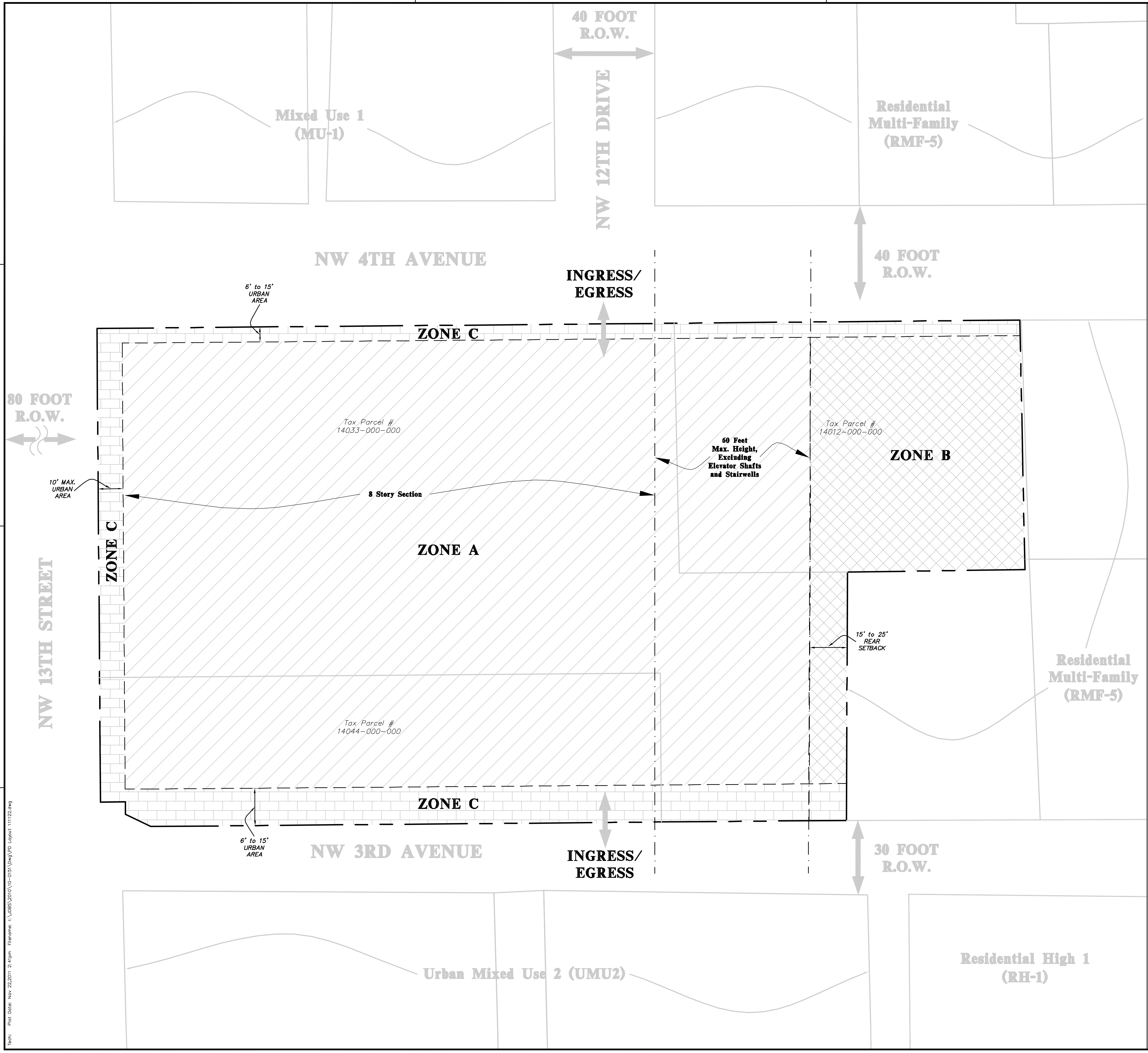
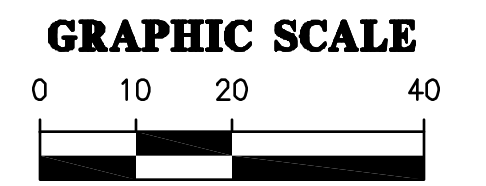
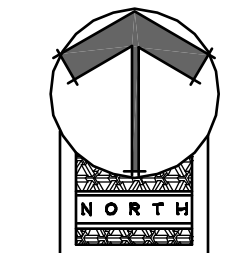
SITE SETBACKS FROM PROPERTY LINES:

FRONT	= 10 FEET
SIDE	= 6 TO 15 FEET
REAR	= 15 TO 25 FEET

## NOTES

- 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.
- 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.
- 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 SCREENED.) OTHER THAN THE SCREENING WALLS, NO STRUCTURES SHALL BE PERMITTED WITHIN ZONE B.
- ZONE C MEASURES FROM THE BUILDING FACADE TO THE PROPERTY LINE. PERMITTED USES SHALL BE OUTDOOR DINING AND COMMERCE 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 C. HOWEVER, STORMWATER MAY NOT BE DISPENSED IN ZONE C. COMMERCE MAY INCLUDE, BUT NOT BE LIMITED TO, SMALL-SCALE SIDEWALK-SALE STREET VENDING.
- 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.
- PROJECTED 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.
- 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.
- 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 13TH STREET TO SURFACE PARKING ADJACENT TO THE HISTORIC DISTRICT. THE DIVISION LINES MAY BE MODIFIED UP TO 5 FEET TO FACILITATE WALL ARTICULATIONS AND ON-SITE CONSTRAINTS.
- A TOTAL OF 23 DWELLING UNITS MAY BE SUBSTITUTED FOR 15,000 SQUARE FEET OF OFFICE SPACE.

-  ZONE A: BUILDING AREA
-  ZONE B: RESIDENTIAL SETBACK
-  ZONE C: URBAN AREA
-  PARCEL LINES
-  PROJECT BOUNDARY
-  BUILDING HEIGHT DIVISION LINES



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 Engineering • Surveying • Planning  
 6011 NW 1st Place, Gainesville, Florida 32607  
 Phone: (352) 331-2476 • Fax: (352) 331-1976 • www.chw-inc.com  
 CA-5075

**CHW**  
 CHW INCORPORATED  
 PROFESSIONAL ENGINEERING  
 PROFESSIONAL SURVEYING  
 PROFESSIONAL PLANNING

SCALE: 1" = 20'  
 VERIFY SCALE  
 HAS ONE INCH ON ORIGINAL DRAWING  
 THIS SHEET ADJUST SCALES ACCORDINGLY.

TECHNICIAN	R. THOMPSON
DESIGNER	R. THOMPSON
QUALITY CONTROL	G. DEGENBACH
PROJECT NUMBER	10-0151

CHECKED	RD MANAGEMENT, LLC
PROJECT	GAINESVILLE MIXED-USE ON NW 13TH ST - PLANNED DEVELOPMENT
SHEET TITLE	PD LAYOUT PLAN

SUBMITTALS	07-13-10
RESUBMITTAL	01-12-11
RESUBMITTAL	02-09-11
RESUBMITTAL	03-16-11
RESUBMITTAL	11-09-11

SHEET NO.: SHEET 1





EAST ELEVATION



NW 4<sup>TH</sup> AVE NORTH ELEVATION



NW 3<sup>RD</sup> AVE SOUTH ELEVATION



ROOF  
 EIGHT - RESIDENTIAL  
 SEVEN - RESIDENTIAL  
 SIX - RESIDENTIAL  
 FIVE - RESIDENTIAL  
 FOUR - RESIDENTIAL  
 THREE - RESIDENTIAL  
 TWO - OFFICE  
 GROUND - GROCERY

FIVE - COURT YARD

PARKING DECK OPEN AIR - SIX

PARKING DECK - FIVE

PARKING DECK - FOUR

PARKING DECK - THREE

PARKING DECK - TWO

SURFACE PARKING

JAY REEVES & ASSOCIATES INC.  
 ARCHITECT, DESIGNERS & PLANNERS  
 724 NE 14<sup>TH</sup> STREET  
 GAINESVILLE, FLORIDA 32601  
 TEL: 352.371.3205  
 FAX: 352.305.5689

REVISIONS

FILE: 07-2010  
 DATE: 02-03-2011

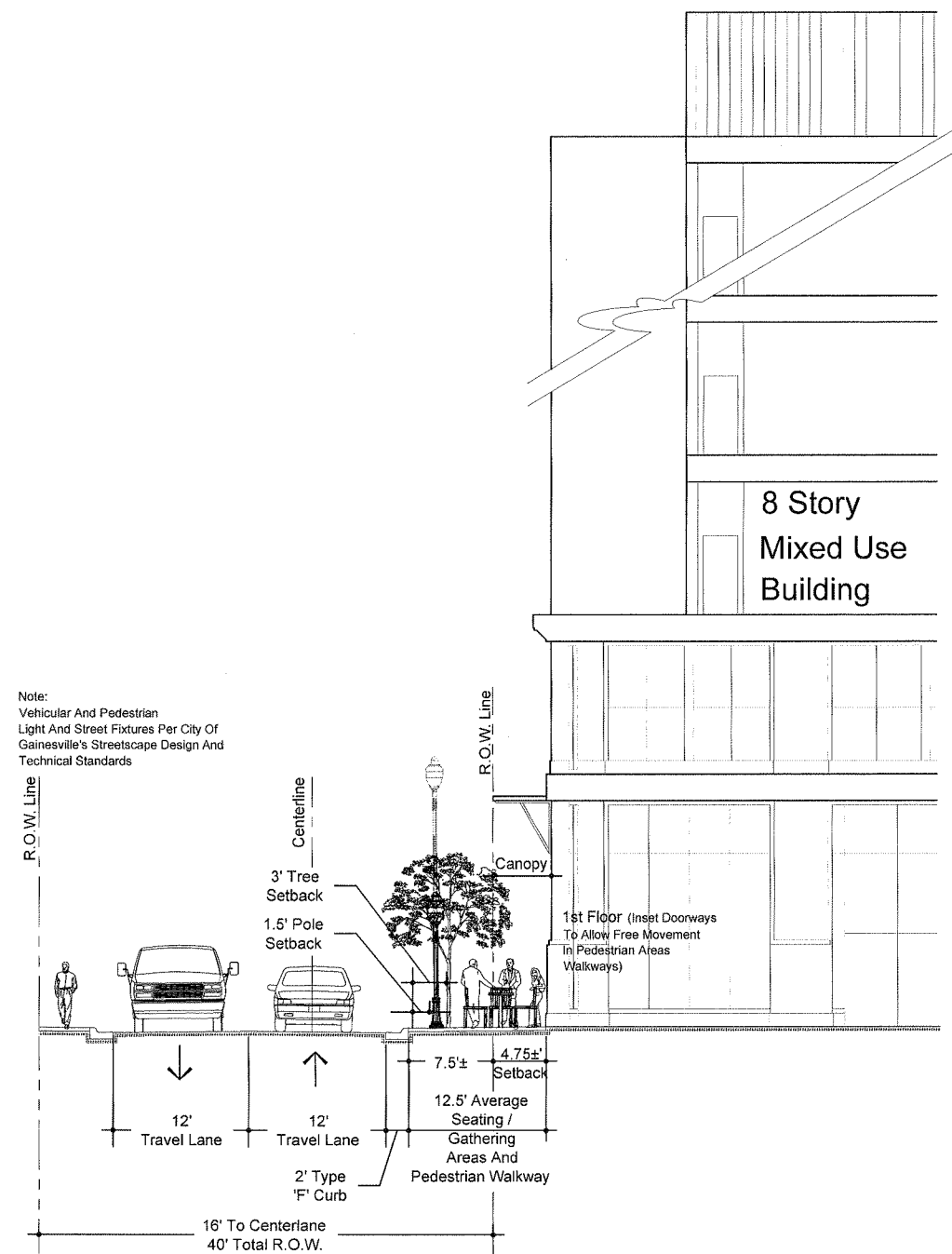
GAINESVILLE MIXED USE ON NORTH-WEST THIRTEENTH STREET  
 RD MANAGEMENT, LLC  
 PROJECT NUMBER: 10-51

SHEET  
 A-107

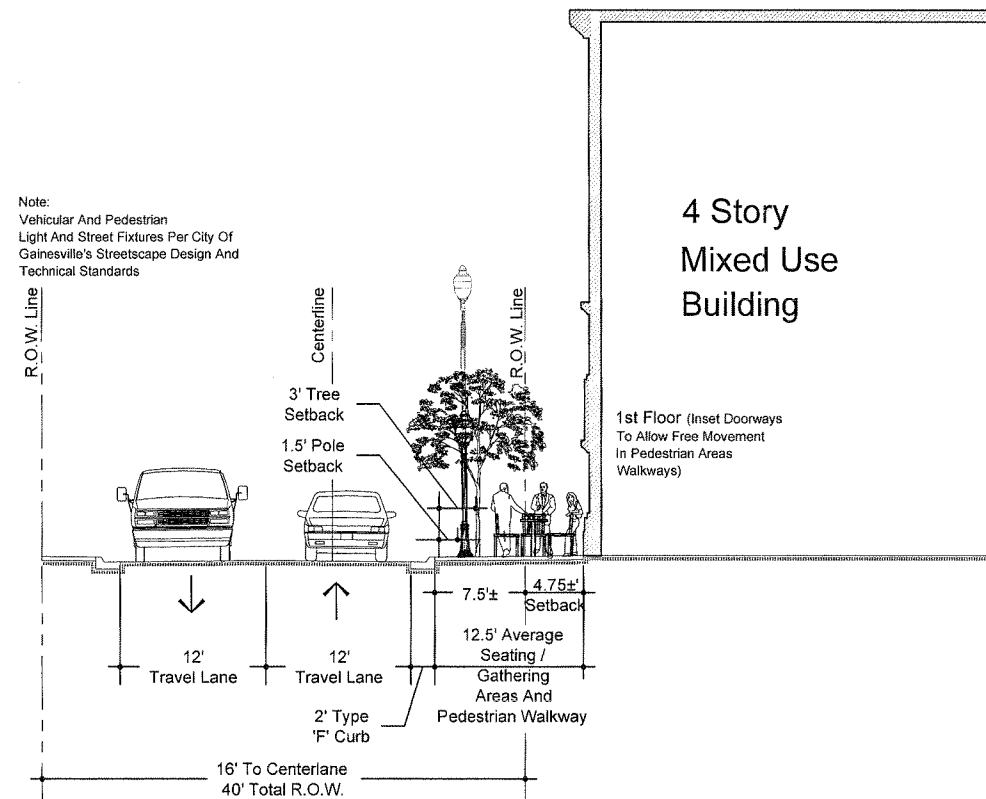
CROSS SECTION ELEVATION  
 SCALE: N.T.S.

Exhibit "D-2" to Ordinance No. 100897  
 (Elevations & Cross Sections Page 5 of 7)





**N.W. 4th Avenue Pedestrian Gallery 8 Story Section:**  
 40' Build To Lines (R.O.W.)  
 Pedestrian Area - Restaurant / Cafe Seating, Public Areas And Bike Racks



**N.W. 4th Avenue Pedestrian Gallery 4 Story Section:**  
 40' Build To Lines (R.O.W.)  
 Pedestrian Area - Restaurant / Cafe Seating, Public Areas And Bike Racks

REVISIONS
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FILE: 07-2010  
 DATE: 02-03-2011

GAINESVILLE MIXED USE ON NORTH-WEST THIRTEENTH STREET  
 RD MANAGEMENT, LLC  
 PROJECT NUMBER: 10-51

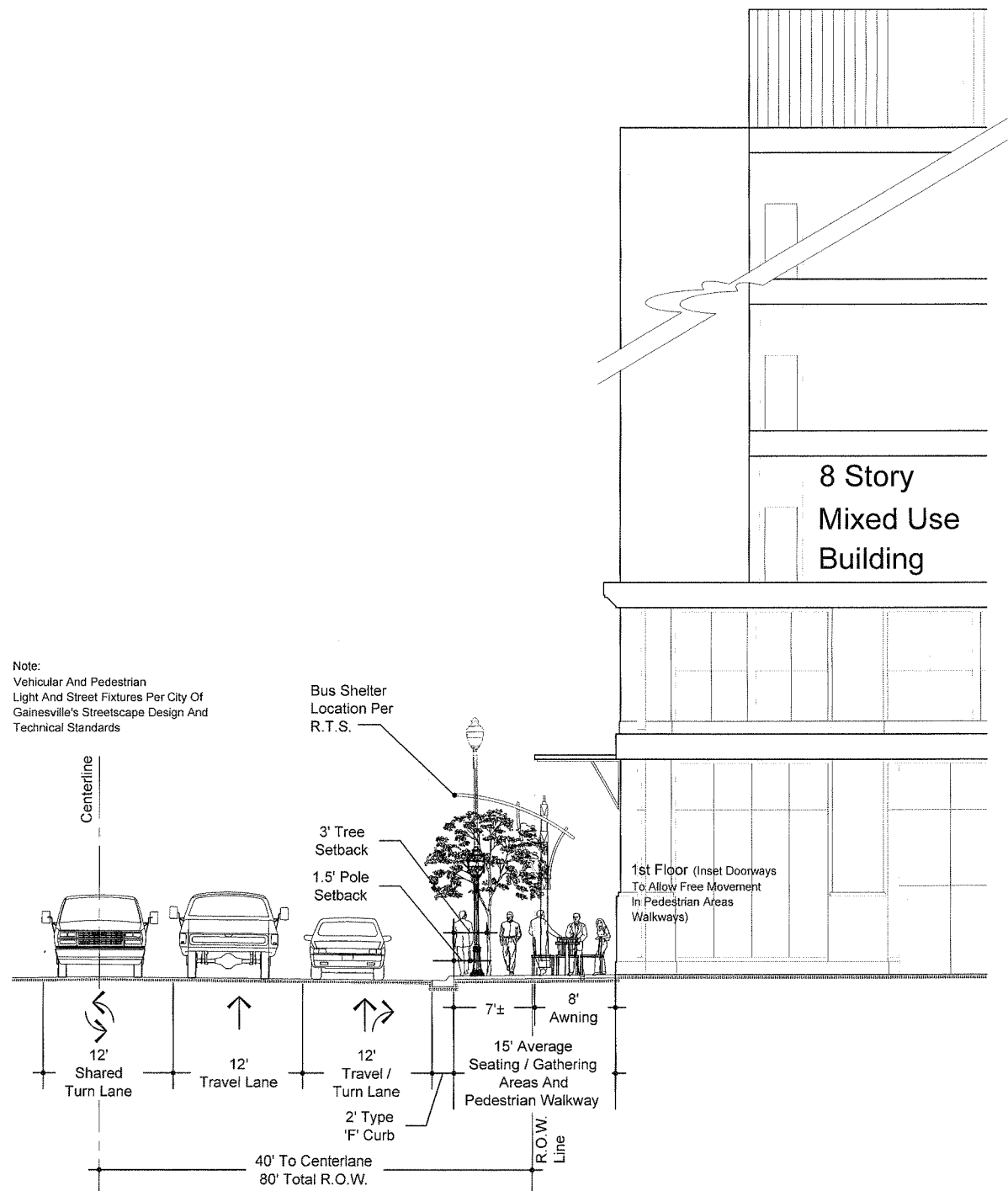
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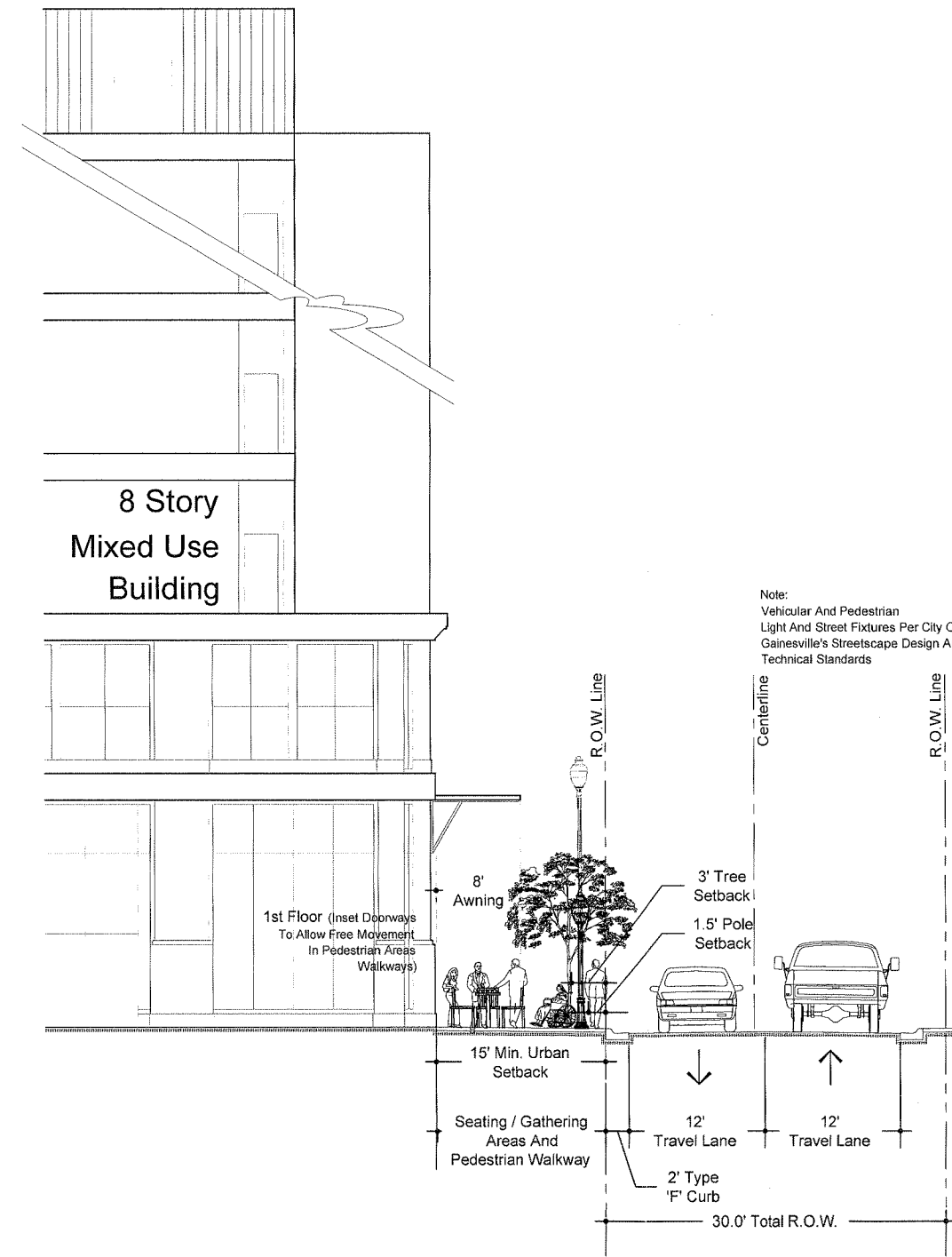
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GAINESVILLE MIXED USE ON NORTH-WEST THIRTEENTH STREET  
 RD MANAGEMENT, LLC  
 PROJECT NUMBER: 10-51

**SHEET A-108**



**N.W. 13th Avenue Pedestrian Gallery 8 Story Section:**  
 80' Build To Lines (R.O.W.)  
 Pedestrian Area - Restaurant / Cafe Seating, Public Areas, Bus Shelters And Bike Racks



**N.W. 3rd Avenue Pedestrian Gallery 8 Story Section:**  
 30' Build To Lines (R.O.W.)  
 Pedestrian Area - Restaurant / Cafe Seating, Public Areas And Bike Racks