

City of
Gainesville

PB-21-57 ZON

Rezoning

Legistar #210034

Brittany McMullen, AICP

August 5, 2021

PB-21-57 ZON Rezoning

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

Property size: +/- .945 acres

Existing Zoning: Urban 9 (U9)

100 du/acre / 125 du/acre with SUP

Request: Rezone property from City of Gainesville Urban 9 (U9) to City of Gainesville Planned Development (PD).



LINCOLN VENTURES MULTIFAMILY PLANNED DEVELOPMENT PD LAYOUT PLAN

1825 Hammond Blvd
Aurora, IL 60018
www.ch2m.com
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Professional Corporation
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Scale: 1" = 30'
Date: 04/21/2011
Project: LINCOLN VENTURES MULTIFAMILY PLANNED DEVELOPMENT
Sheet: PD LAYOUT PLAN

DATE: 04/21/2011
TIME: 10:00 AM
PROJECT: LINCOLN VENTURES MULTIFAMILY PLANNED DEVELOPMENT
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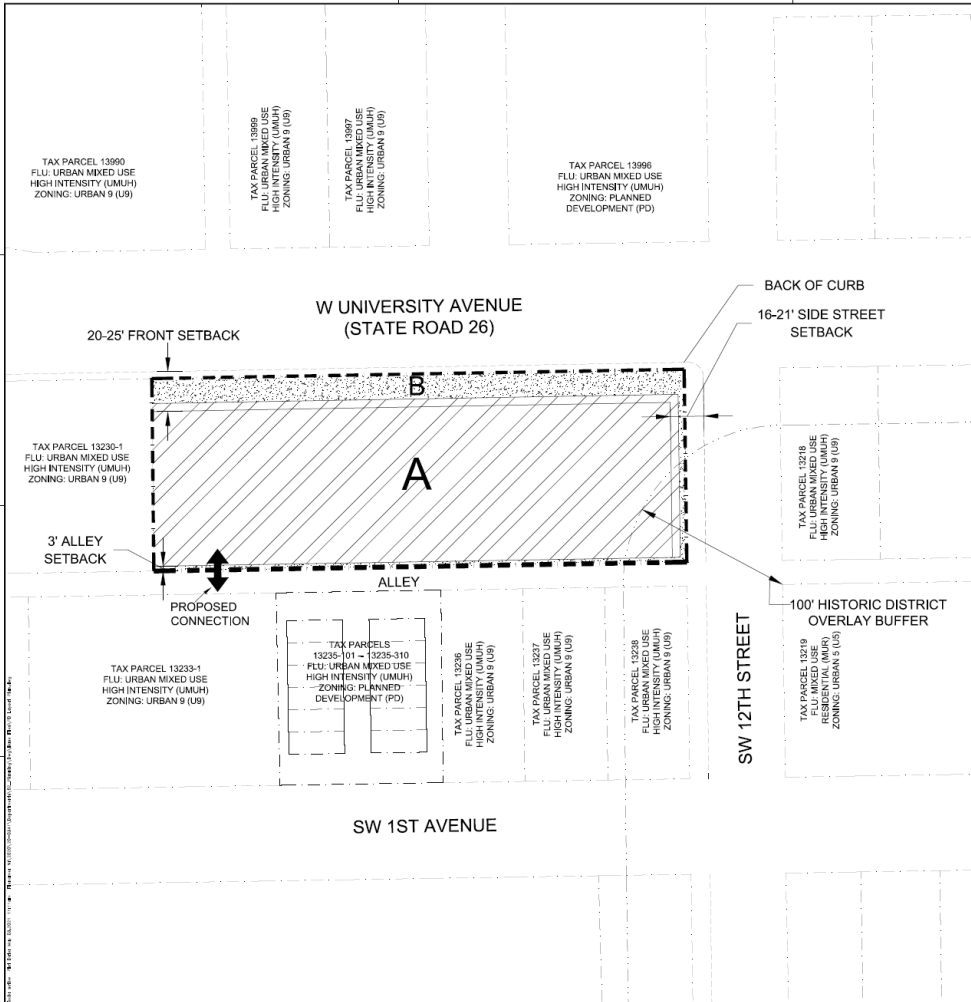
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GENERAL NOTES

1. THE LAND USE AREA BOUNDARIES AND PROPOSED CONNECTION POINT ARE APPROXIMATE AND MAY BE ADJUSTED DURING DEVELOPMENT PLAN APPROVAL.
2. VEHICULAR PARKING AND CIRCULATION SHALL BE LOCATED WITHIN LAND USE AREA 'A'.
3. LAND USE AREA 'A' SHALL INCLUDE BOTH RESIDENTIAL DWELLINGS, NONRESIDENTIAL USES, AND RESIDENTIAL AMENITIES, INCLUDING BUT NOT LIMITED TO A LEASING OFFICE, FITNESS CENTER, COURTS, OUTDOOR TERRACES, SWIMMING POOLS, AND SUPPORTING INFRASTRUCTURE AND EQUIPMENT.
4. NONRESIDENTIAL LAND USES PERMITTED IN LAND USE AREA 'A' SHALL BE LIMITED TO THOSE LISTED ORDINANCE.
5. STORMWATER MANAGEMENT FACILITIES WILL BE LOCATED UNDERGROUND AND CAN BE LOCATED WITHIN ANY LAND USE AREA, AS NECESSARY.

CONDITIONS

1.



LAND USE DATA		
HATCH PATTERN	LAND USE AREA	AREA (AC) (%)
[Hatched Box]	PROJECT SITE	0.95 100%
[Hatched Box 'A']	BUILDABLE AREA	0.80 84%
[Hatched Box 'B']	ONSITE PUBLIC REALM	0.15 16%

DEVELOPMENT STANDARDS*	
NUMBER OF UNITS, MAX.	151
NUMBER OF BEDS, MAX.	506
NUMBER OF PARKING SPACES, MIN.	90
NONRESIDENTIAL GFA, MAX.	6,500
SETBACKS (FROM BACK OF CURB)	
FRONT (UNIV AVE), MIN.	20-25'
REAR (ALLEY), MIN.	3'
INTERIOR SIDE, MIN.	0'
STREET SIDE (12TH ST), MIN.	16-21'
BUILDING STANDARDS	
MAX. NUMBER OF STORIES	10

* BASED ON US DEVELOPMENT STANDARDS AND PD CONDITIONS





View 1 - Corner of W University Ave. & NW 12th St. (Leasing Lobby)

1225 University Ave. | Gainesville, Fl.

April 26, 2021

PD Conditions

Condition 1. The permitted uses by right are as listed below.

- | | |
|--|--|
| A. Multi-family dwelling | R. Office |
| B. Single room occupancy residence | S. Office (medical, dental, or other health-related service) |
| C. Alcoholic beverage establishment | T. Personal services |
| D. Business services | U. Place of religious assembly |
| E. Civic, social, or fraternal organization | V. Professional school |
| F. Day care center | W. Public administration building |
| G. Drive-through facility | X. Recreation, indoor |
| H. Emergency shelter | Y. Research development or testing facility |
| I. Exercise studio | Z. Restaurant |
| J. Farmers market | AA. Retail sales |
| K. Health services | BB. Social service facility |
| L. Hotel or motel | CC. Veterinary services |
| M. Laboratory, medical or dental | DD. Vocational or trade school |
| N. Library | |
| O. Light assembly, fabrication and processing | |
| P. Medical marijuana dispensing facility | |
| Q. Microbrewery, microwinery, or microdistillery | |

Condition 2. The maximum number of bedrooms shall be 506 (151 dwelling units), 10% of which shall be affordable housing units (between 50% and 80% AMI).

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

Condition 4. During development plan review, the owner/developer shall submit a list of materials and architectural standards for review, and subject to approval, by the City Manager or designee to ensure that all development within the PD is consistent and compatible.

Condition 5. Building facades oriented toward University Avenue shall have non-reflective, transparent windows or glazing area covering at least 65 percent of their surface area at pedestrian level (between 3 feet above grade and 8 feet above grade) on the first floor. Operable entrance doors shall be included in the calculation of total surface area for purposes of glazing.

Condition 6. The PD is located in Zone A of the Transportation Mobility Program Area (TMPA). The owner/developer shall sign a TMPA Zone A Agreement or agreement for transportation mitigation based on the program in effect at the time.

PD Conditions

Condition 7. The development shall incorporate the following building placement standards:

- University Avenue: a 20-25-foot (min-max) setback from the back of curb;
- SW 12th Street: a 16-21-foot (min-max) setback from the back of curb
- Rear: a 3-foot setback to the south along the alley, measured from the shared property line; and
- Side interior: a 0-foot setback to the west, adjacent to tax parcel 13230-001-000, measured from the shared property line.

Condition 8. Landscaping shall include a minimum 5-foot wide landscape zone along University Avenue and SW 12th Street. The location of the landscape zone shall be flexible to address Florida Department of Transportation (FDOT) right-of-way and public utility conflicts.

Condition 9. Sidewalks shall be a minimum 10-foot wide on University Avenue and a 6-foot wide on SW 12th Street. Sidewalk area may include street furniture, trash cans, light poles, etc.

Condition 10. All parking shall be internal to the development structure or on-street; no surface parking shall be allowed on the site. The minimum number of parking spaces in the structured parking shall be 90, plus one bicycle space per 2,000 square feet of Gross Floor Area (GFA), one bicycle space per 3 bedrooms, and one scooter/moped space per 6 bedrooms. On-street parking spaces may be converted to a pick-up/drop-off lane, pending FDOT and City of Gainesville approval.

Condition 11. A maximum building height of 10 stories shall be allowed for that portion of the building abutting the west, West University Avenue, the rear alley, and that portion of the eastern façade that lies outside of the University Heights-South Historic District 100' buffer, which shall be a maximum four (4) stories.

Condition 12. The University Avenue sidewalk shall serve as pedestrian/bicycle access to developments west of the property.

Condition 13. All operational and safety improvements associated with the PD shall be designed and constructed at the expense of owner/developer.

PD Conditions

Condition 14. A maximum of one (1) primary access point shall be allowed for the PD, off of the alley to the rear, as preliminarily depicted on the PD Layout Plan.

Condition 15. Building entrances. Each building shall provide a primary public entrance oriented toward the public right-of-way, and may be located at the building corner facing the intersection of two streets. Additional entrances may be provided on other sides of the building. Primary public entrances shall be operable, clearly-defined and highly-visible. In order to emphasize entrances they shall be accented by a change in materials around the door, recessed into the façade (alcove), or accented by an overhang, awning, canopy, or marquee. Building frontages along the street shall have functional entrances at least every 150 feet.

Condition 16. Development shall be consistent with the PD Layout Plan and elevation drawings submitted as part of this application.

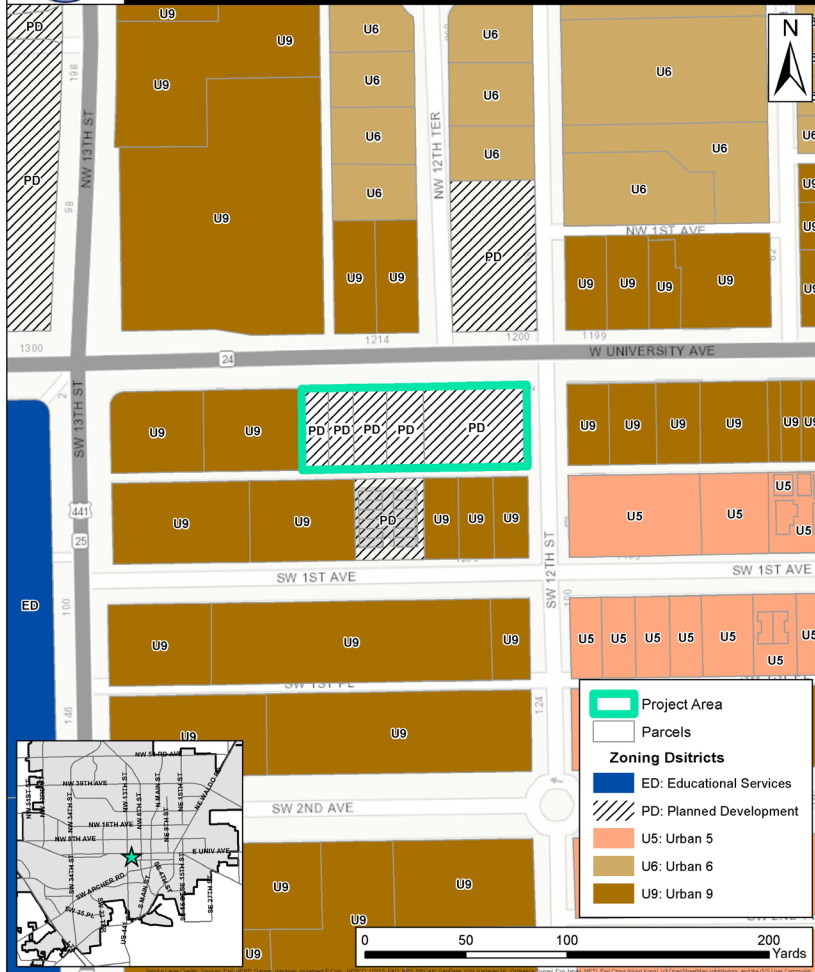




Staff Recommends Approval

Meets Review Criteria Sec. 30-3.14

- A. Compatibility of permitted uses and allowed intensity and density with surrounding existing development.
- B. The character of the district and its suitability for particular uses.
- C. The proposed zoning district of the property in relation to surrounding properties and other similar properties.
- D. Conservation of the value of buildings and encouraging the most appropriate use of land throughout the city.
- E. The applicable portions of any current city plans and programs such as land use, traffic ways, recreation, schools, neighborhoods, stormwater management and housing.
- F. The needs of the city for land areas for specific purposes to serve population and economic activities.
- G. Whether there have been substantial changes in the character or development of areas in or near an area under consideration for rezoning.
- H. The goals, objectives, and policies of the Comprehensive Plan.
- I. The facts, testimony, and reports presented at public hearings.





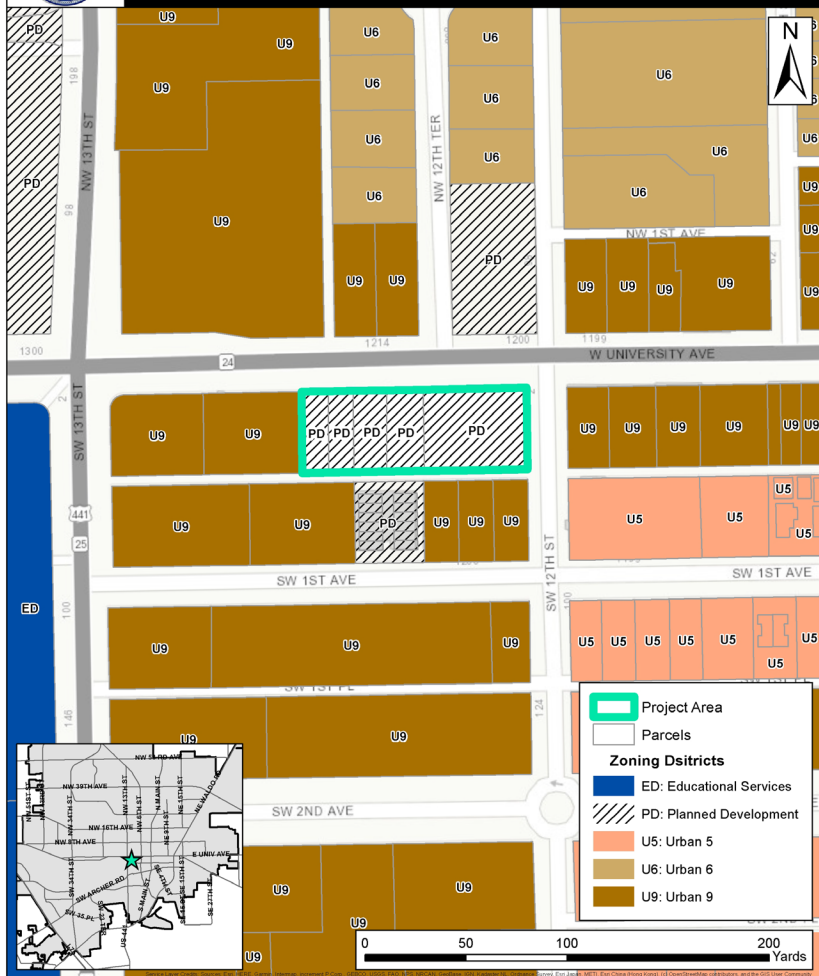
Staff Recommends Approval

Meets Review Criteria

Sec. 30-3.17

Planned Development Review Criteria

- A. Consistent with Comprehensive Plan.
- B. Conformance to PD purpose.
- C. Internal compatibility.
- D. External compatibility.
- E. Intensity of development.
- F. Usable open spaces, plazas and recreation areas.
- G. Environmental constraints.
- H. External transportation access.
- I. Internal transportation access.
- J. Provision for the range of transportation choices.



Recommendation:

Staff – Approve

City Plan Board – Approve