

City of
Gainesville

PB-21-102 LUC & PB-21-103 ZON

Land Use Change / Rezoning

Legistar 210330 & 210331

Brittany McMullen, AICP

January 20th, 2022

PB-21-102 LUC& PB-21-103 ZON

Land Use Change & Rezoning

Location: 3041-3155 block of Old Archer Rd

Property size: ±5.89 acres

Existing Zoning:

Mixed-Use Low-Intensity (MU-1)

Residential Multi-Family (RMF-8)

Existing Land Use

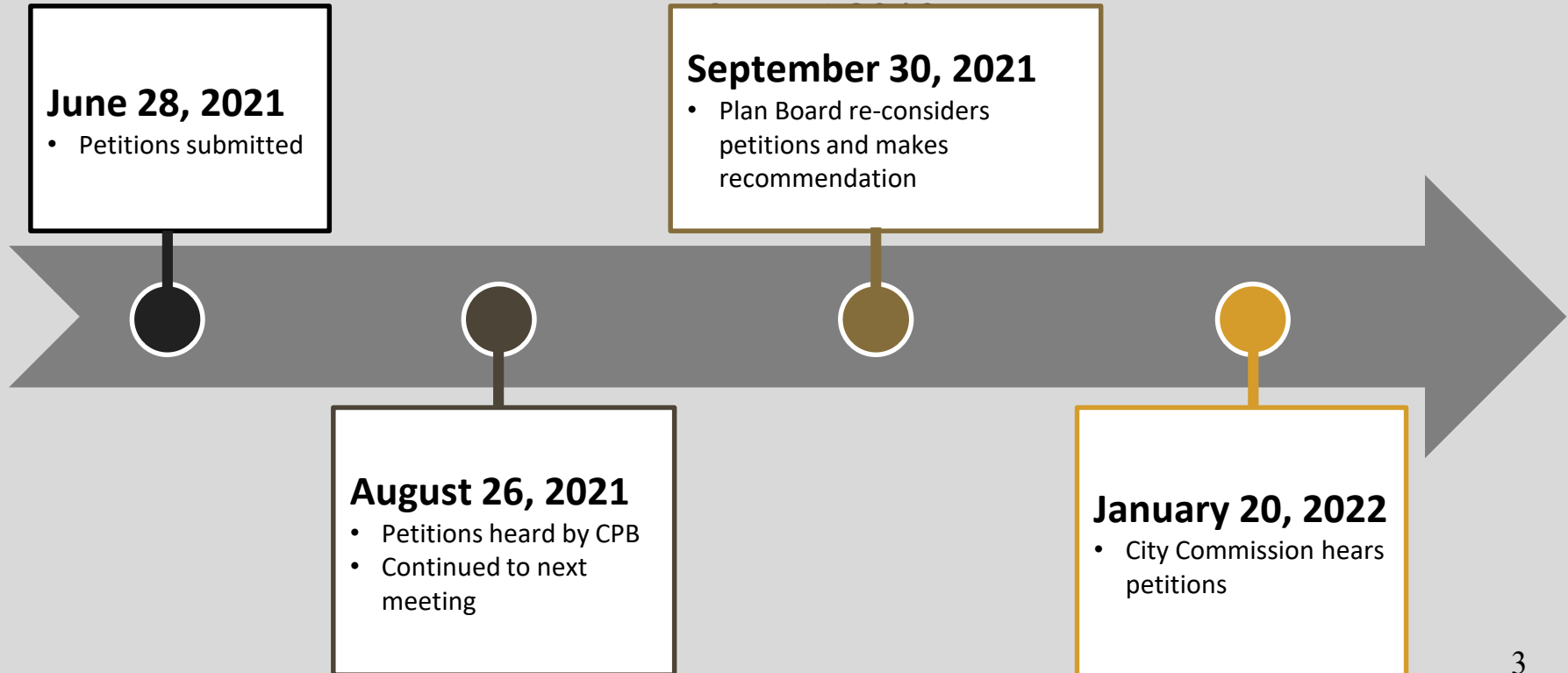
Mixed-Use Low-Intensity (MUL)

Residential Medium (RM)

Request: (1) Amend the City of Gainesville Future Land Use Map from Mixed-Use Low Intensity (MUL) & Residential Medium (RM) to Planned Use District (PUD) & **(2)** Rezone property from Mixed-Use Low-Intensity (MU-1) & Residential Multi-Family (RMF-8) to Planned Development (PD)



Land Use Change / Rezoning Application History





NORTH
SCALE: 1" = 40'
20 40
GRAPHIC SCALE

[illegible]

Project No: 21-0012

Project phase: **TONING**

Project title:

ARCHER PLACE
CITY OF GAINESVILLE,
FLORIDA

Sheet title:

PD LAYOUT PLAN


Designed:	SWR	Sheet
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Group: TAR/MAS

Checked:	YAR
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NOTES	
1. STORMWATER MANAGEMENT FACILITIES CAN BE LOCATED IN ANY DEVELOPABLE AREA.	
2. OPEN SPACE MAY BE LOCATED IN ANY AREA AND MAY BE INCORPORATED INTO OR ALONG SIDEWAYS.	
3. THE LAND USE AREA REQUIREMENTS AND PROPOSED UNITS ARE A PRELIMINARY DESIGN. THESE FIGURES ARE APPROXIMATE AND MAY BE ADJUSTED DURING DEVELOPMENT PLAN APPROVAL.	
4. UNITS/ACRE PARKING AND CIRCULATION OF ON-STREET PARKING SHALL BE IN ACCORDANCE WITH THE CITY OF CHICAGO PARKING REGULATIONS. UNITS/ACRE SHALL BE ADJUSTED ON 3RD STREET TO ACCOMMODATE THE CITY OF CHICAGO PARKING REGULATIONS. UNITS/ACRE SHALL BE ADJUSTED TO ACCOMMODATE THE CITY OF CHICAGO PARKING REGULATIONS.	
5. THE DEVELOPABLE AREA SHALL INCLUDE RESIDENTIAL, HOTEL, COMMERCIAL, OFFICE, PARKING GARAGES, RESIDENTIAL, HOTELS, STUDY AREAS, CLIMBERIES, TERRAIN, PLOTS, AND OUTDOOR TERRACES.	
6. THE BUILDING LINE ALONG 3RD STREET MAY BE ADJUSTED TO PROVIDE MODERATE, URBANE PUBLIC OPEN SPACE FOR CONSIDERATION.	

BUILDING & DEVELOPMENT FORM STANDARDS	
BUILD-TO LINE MIN-HIGH (OLD ROCKER ROAD)	21'-0" FROM FACE OF PAVEMENT
BUILD-TO LINE MIN-HIGH (3RD STREET TERRACE)	15'-0" FROM FACE OF PAVEMENT
FEAR SETBACK	10'
EAST SIDE INTERIOR SETBACK	5'
WEST SIDE INTERIOR SETBACK	15'
MAXIMUM BUILDING HEIGHT	7 STORIES (100')
DEVELOPMENT PROGRAM	
RESIDENTIAL UNITS (MAXIMUM)	140 (41 UNITS/ACRE)
RECREATION (MAXIMUM)	667
MINIMUM REQUIRED GROSS FLOOR AREA SQUARE FOOTAGE	8,000 MAXIMUM - 15,000 MAXIMUM
MINIMUM OFF-STREET PARKING SPACES	70
MINIMUM SIDEWALK/PAVEMENT WIDTH	
ALONG OLD ROCKER ROAD FRONTAGE	45'
NORTHERN MILLS-USE PATH	10'
INTERNAL SIDEWALK NETWORK	5'
PRIMARY BUILDING FRONTAGE (OLD ROCKER ROAD)	
MINIMUM BUILDING FRONTAGE	808' MIN (50' STANDARD)
SECONDARY BUILDING FRONTAGE (3RD STREET TERRACE)	
MINIMUM BUILDING FRONTAGE	808' MIN (50' STANDARD)
MINIMUM FIRST FLOOR HEIGHT (RESIDENTIAL)-MINIMUM	
	12'/0" (5' STANDARD)
CEILING	
MINIMUM FIRST FLOOR NON-RESIDENTIAL, ALONG OLD ROCKER ROAD & 3RD STREET TERRACE	908' MIN (STANDARD)
MINIMUM FIRST FLOOR NON-RESIDENTIAL, ALONG OLD ROCKER ROAD	908' MIN (STANDARD)
MINIMUM FIRST FLOOR RESIDENTIAL-ALONG OLD ROCKER ROAD	158' MIN (STANDARD)

LAND USE DATA			
PATTERN	AREA	ACRES	% OF DEVELOPMENT
	TOTAL DEVELOPMENT	5.9	100%
	DEVELOPABLE AREA (INCLUDING SW 31ST TERRACE)	5.5	93%

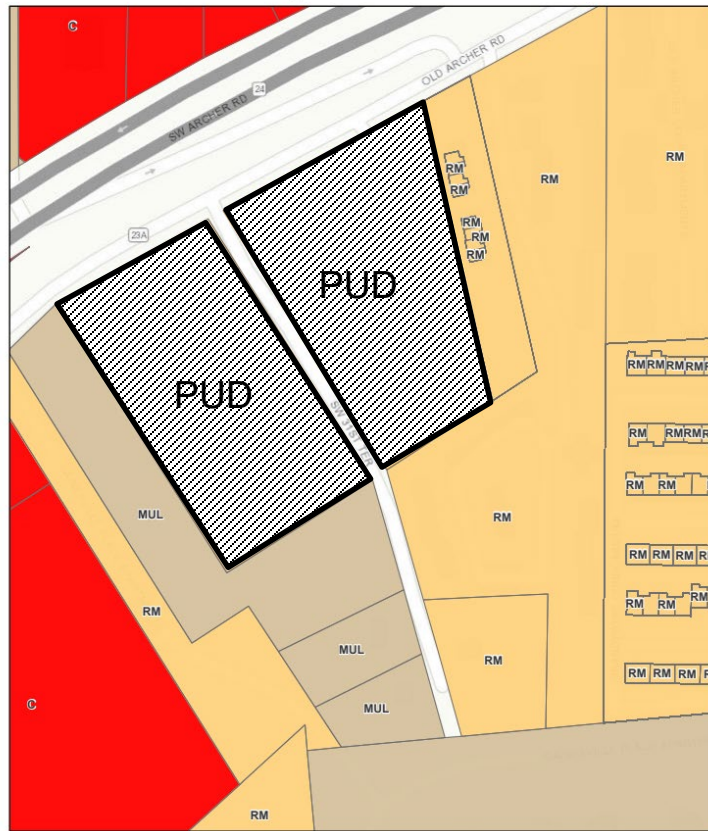
Elevation Drawings – Old Archer Road



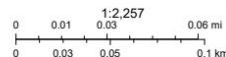
1
A402 North Elevation - Apartments
1/16" = 1'-0"



1
A405 North Elevation - Condominiums
1/16" = 1'-0"



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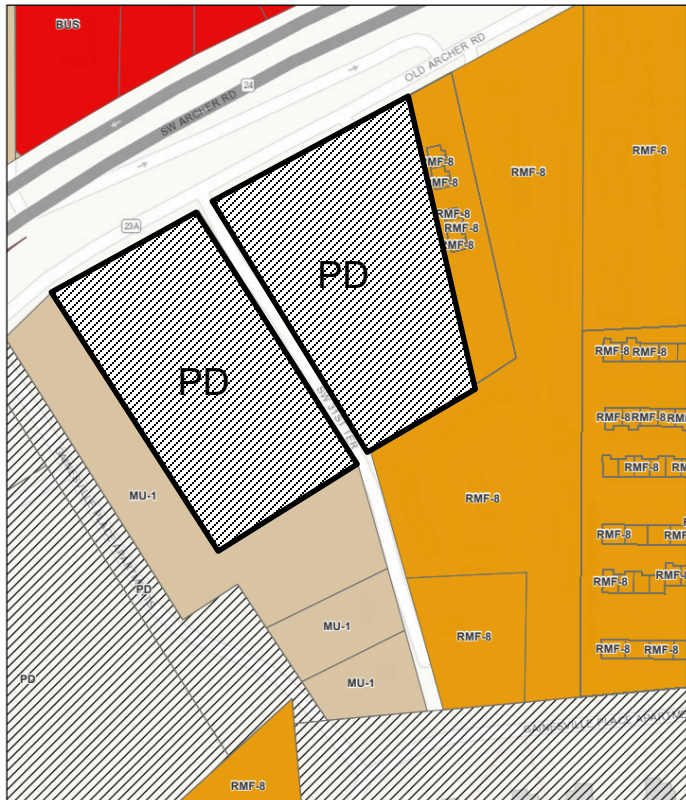
Sources: Esri, HERE, Garmin, Intermap, increment P Corp., GEBCO, USGS, FAO, NPS, NRCAN, GeoBase, IGN, Kadaster NL, Ordnance Survey, Esri Japan, METI, Esri China (Hong Kong), (c) OpenStreetMap contributors, and the GIS User Community

Department of Sustainable Development
County of Alachua, Esri, HERE, Garmin, INCREMENT P, USGS, EPA, USDA | (1) K&N Engineering and Applied Sciences, et.

Meets Review Criteria 210330C

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

Proposed Zoning



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□ Gainesville City Limits

□ Parcels

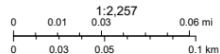
City of Gainesville Zoning

■ BUS: General Business District

■ MU-1: Mixed Use Low Intensity

▨ PD: Planned Development

■ RMF-8: Multiple-Family Residential



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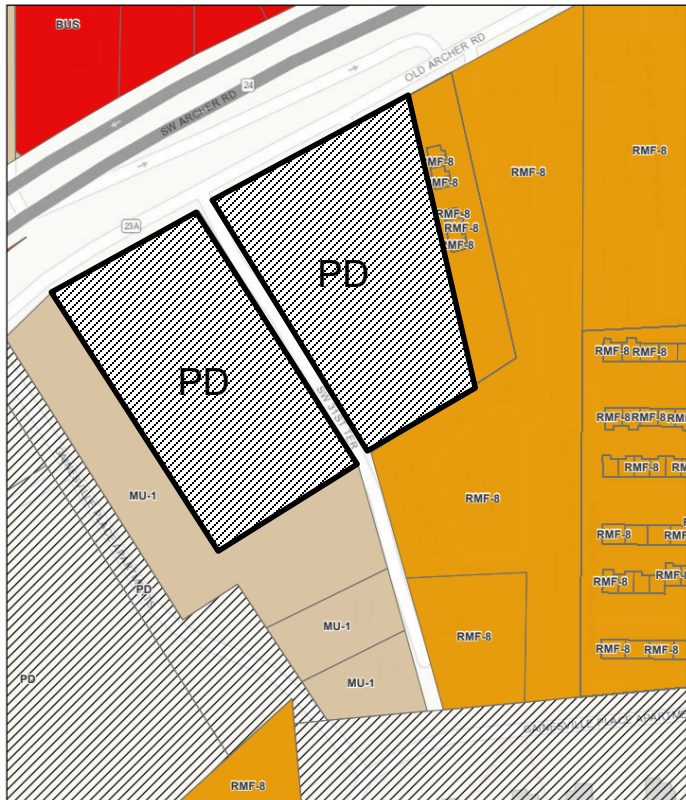
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Meets Review Criteria^{210330C}

Rezoning Sec. 30-3.15

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

Proposed Zoning



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□ Parcels

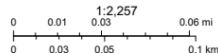
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Meets Review Criteria^{210330C}

Rezoning
Sec. 30-3.17

Planned Development Review Criteria

- Consistent with Comprehensive Plan.
- Conformance to PD purpose.
- Internal compatibility.
- External compatibility.
- Intensity of development.
- Usable open spaces, plazas and recreation areas.
- Environmental constraints.
- External transportation access.
- Internal transportation access.
- Provision for the range of transportation choices.

Recommendation:

Staff – Approve with conditions

City Plan Board – Approve with conditions