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:

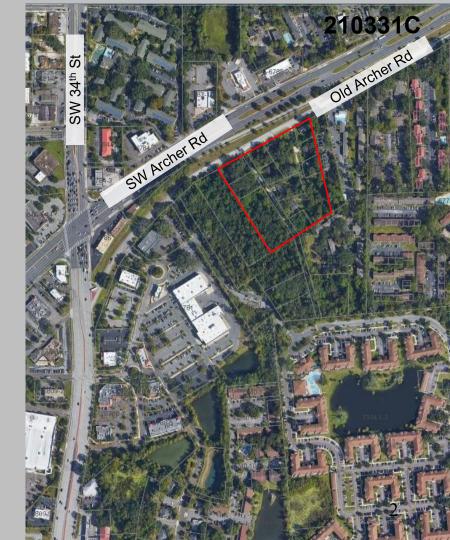
Mixed-Use Low-Intensity (MU-1)
Residential Multi-Family (RMF-8)

Existing Land Use

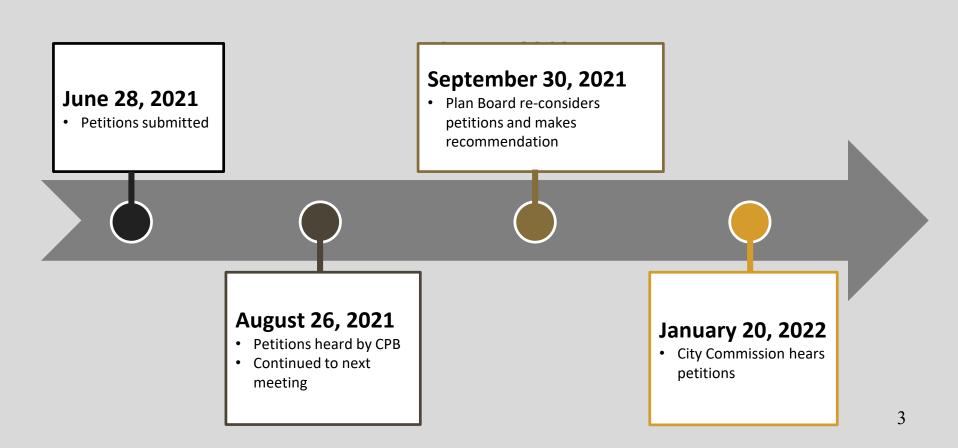
Mixed-Use Low-Intensity (MUL)

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



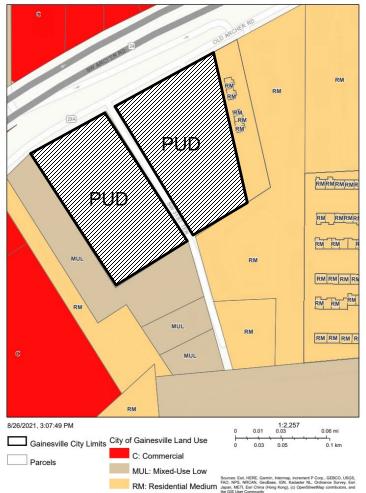
210331C 69 2349 720 S.W. 2nd Avy, Sauth Tenen, Saite 300 64/NESVILLE, FLORIDA 32601 TEL 1982 373 3841 www.edafl.com mailfiedefl.com EXISTING GRASS SEPARATOR (TYP.) PRISTING ORU POWE APPROXIMATE DISTANCE TO OLD ARCHER ROAD TRAIL: 125 FT PROPOSED BUILD-TO UNE RANGE (27 TO 40" FROM EDGE OF PAYEMENT) ZMNIMUM SEPARATION PER CRY STANDARCS NOTES . STORWMATER MANAGEMENT FACILITIES CAN BE LOCATED IN ANY DEVELOPABLE 2. OPEN SPACE MAY BE LOCATED IN ANY AREA AND MAY INCLUDE HARDSCAPED OR PLAZA AREAS. NORTH GRAPHIC SCALE THE BUILD TO LINE ALONG SM 31st TERRACE MAY BE ADJUSTED TO PROVIDE ADDITIONAL USEABLE PUBLIC OFFIN SPACE PER CONDITION 16. DEVELOPABLE AREA SILVER CREEK APARTMENTS BUILDING & DEVELOPMENT FORM STANDARDS BUILD-TO LINE MIN-MAX. (OLD ARCHER ROAD) 21'-40' FROM EDGE OF PAVEMENT BUILD-TO LINE MIN-MAX (SW 31ST TERRACE) 15"-20" FROM EDGE OF PAVEMENT THE PARCE, # 00788-000-000 0WEEL H | PESCHTS NO RUE MINED USE LOW (0-30 UPA) 2004 MEL-1 REAR SETBACK EAST SIDE INTERIOR SETBACK WEST SIDE INTORIOR SETBACK 10' WIDE PAVED -CAPSTONE QUARTERS CONDOMINUMS MAXIMUM BUILDING HEIGHT 7 STORIES (105') DEVELOPMENT PROGRAM TAX PARCEL # 00777-010-003 0W401 BLTZ JOBN PUI RENDEZTH, HEESIN (8-30 UN 2001 086-8 RESIDENTIAL UNITS (MAXIMUM) 240 (41 UNTS/ACRE) BEDROOMS (WAXINUM) NON-RESIDENTIAL GROSS FLOOR AREA SQUARE FOOTAGE 8,000 MINNUM - 16,500 MAXINUM MAXIMUM OFF-STREET PARKING SPACES MINIMUM SIDEWALK/PAVEMENT WIDTH ALONG OLD ARCHER ROAD FRONTAGE MESTERN MULTI-USE PATH 21-0012 INTERNAL SIDEWALK NETWORK ZONING PRIMARY BUILDING FRONTAGE (CLD ARCHER ROAD) FOX MIN. (UR STANDARD) SECONDARY BUILDING FRONTAGE (SW 31ST TERRACE) MINIMUM FIRST FLOOR HEIGHT (RESIDENTIAL/NON-RESIDENTIAL) 12"/15" (UB STANDARD) ARCHER PLACE CITY OF GAINESVILLE, MINIMUM FIRST FLOOR NON-RESEDENTIAL ALONG OLD ARCHER ROAD & SW 31ST TERRACE 50% (UB STANDARD) FLORIDA MINIMUM FIRST FLOOR MULTI-FAMILY RESIDENTIAL ALONG OLD ARCHER ROAD 30% (UB STANDARD) MINIMUM MULTI-FAMILY RESIDENTIAL/NON-RESIDENTIAL UPPER FLOORS 15% (UB STANDARD) TAY FINESH, # 06786-001-000 0W45h H I RESORTS INC FUR WHED USE LOW (6-30 UPA) 200 WG-5 TNY PARCEL # 06778-000-000 OMED: SELECT CHEEK APACTMENTS LLC Rui RESERVITE, HEELM (8-30 UPA) 2001; RMF-8 PD LAYOUT PLAN LAND USE DATA % OF DEVELOPMENT lesigned: SJR Sheet No.: - PROPOSED VEHICULAR CONNECTION TO PROPERTIES TO THE SOUTH SILVER CREEK APARTMENTS TOTAL DEVELOPMENT 5.9 100% rows: TAX/MAB P100 DEVELOPABLE AREA (INCLUDING SW 31ST TERRACE) Checked TAR

210331C

Elevation Drawings – Old Archer Road



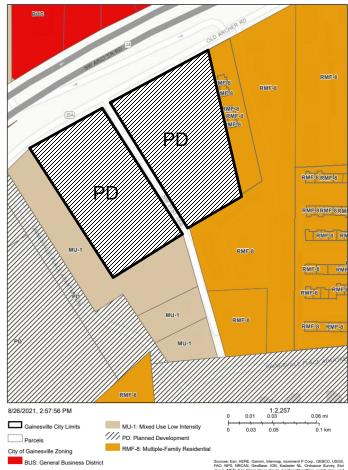
Proposed Land Use



Meets Review Criteria 210331C

- 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)

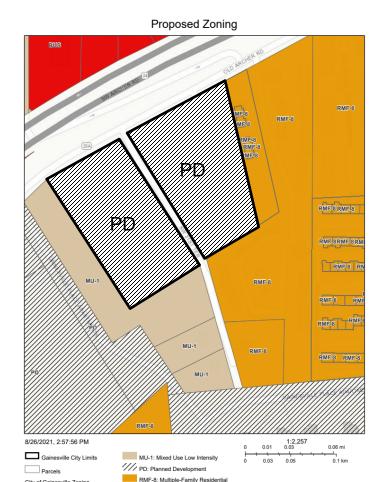
Proposed Zoning



Meets Review Criteria 10331C

Rezoning Sec. 30-3.15

- 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.
- 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.
- The facts, testimony, and reports presented at public hearings.



US: General Business District

Meets Review Criteria 10331C

Rezoning 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 with conditions

City Plan Board – Approve with conditions