



**Land Use Map Change**  
**Archer Place**  
**PB-21-102 LUC**  
**Ordinance 210330**

City Commission February 17, 2022

# Site Location: 3041-3155 Block Old Archer Road



- Property Size: 5.89 +/- acres
- 12 parcels (SF, MF, 1 vacant parcel)
- Proposal is to change the land use category on the property to PUD / PD for construction of a mixed-use development with apartments, condominiums, & commercial/office space



# Archer Place Mixed Use PUD / PD

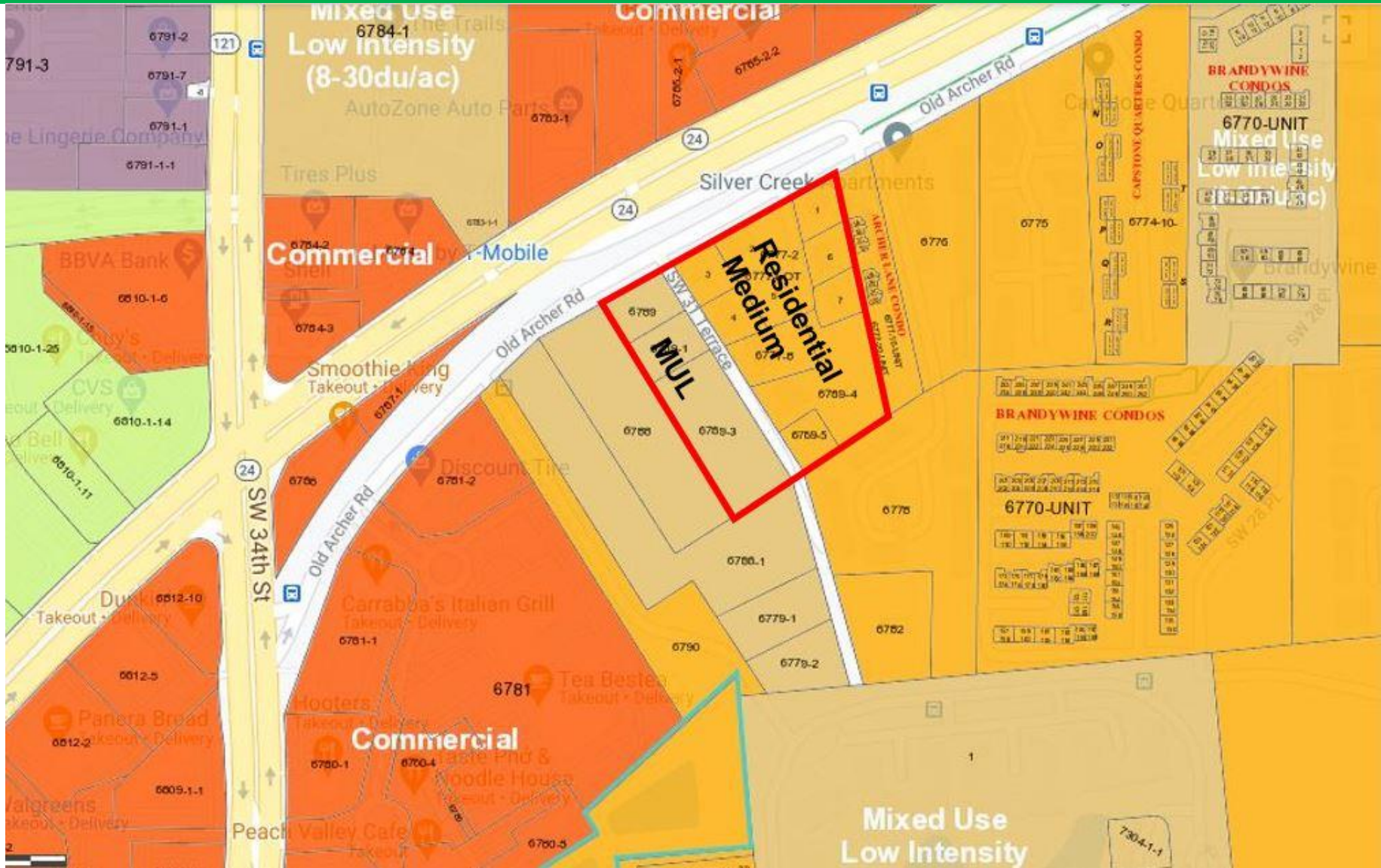
- Permitted uses include Condominiums, Apartments; Commercial/Retail Uses; & Parking Garage
- Maximum Residential Units: 240 Units (41 UPA)
- Up to 16,500 SF of Commercial
- Maximum height: 7 stories
- Urban Transect Design Compliance
  - Blocks, Streets, Building Frontage, Glazing, etc.
- Provision of minimum 10% affordable housing and binding agreement approved by City Attorney for the provision of affordable housing

# Conceptual Building Frontage View (Old Archer Road)



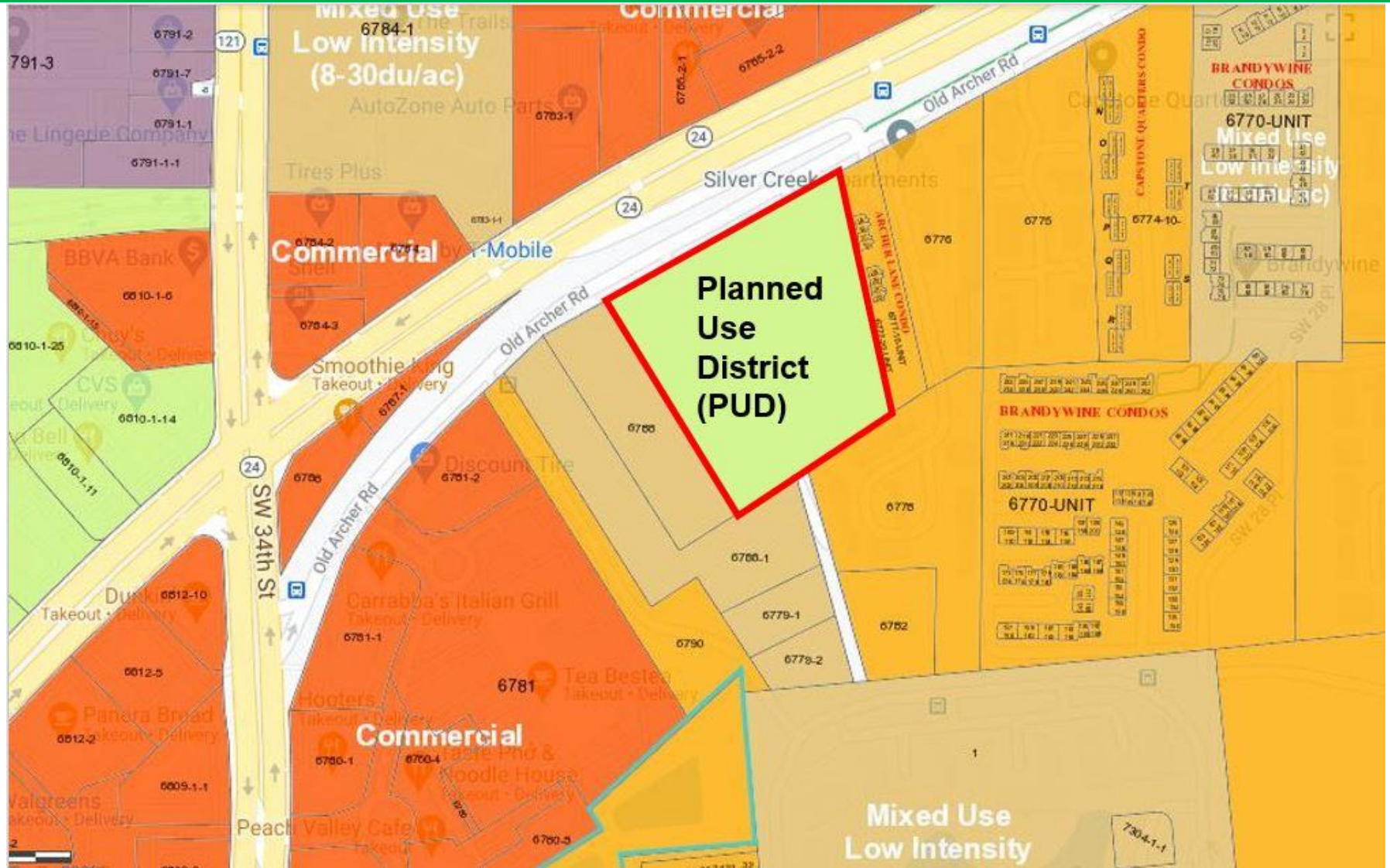


# Existing Future Land Use Map

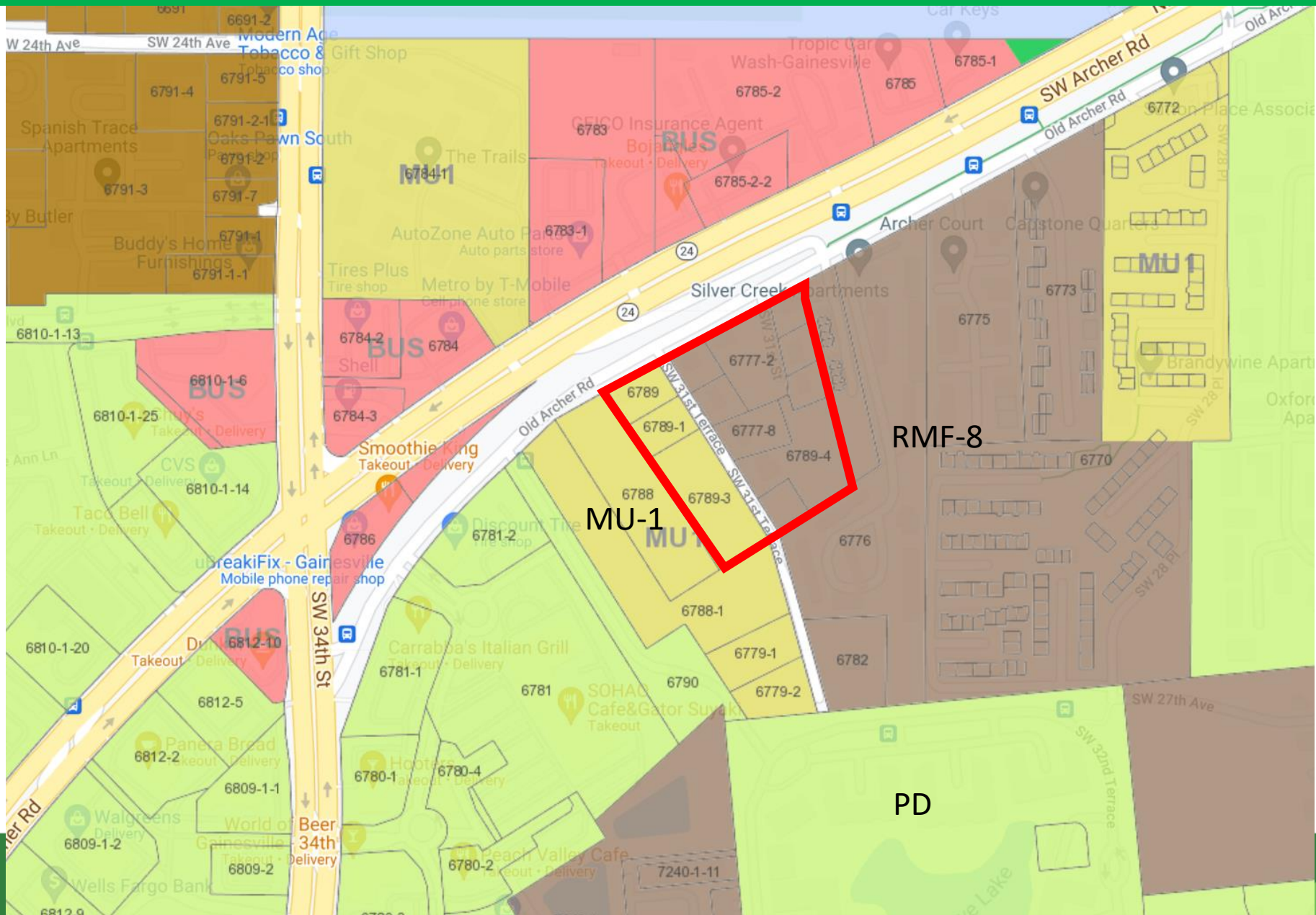




# Proposed Future Land Use Map

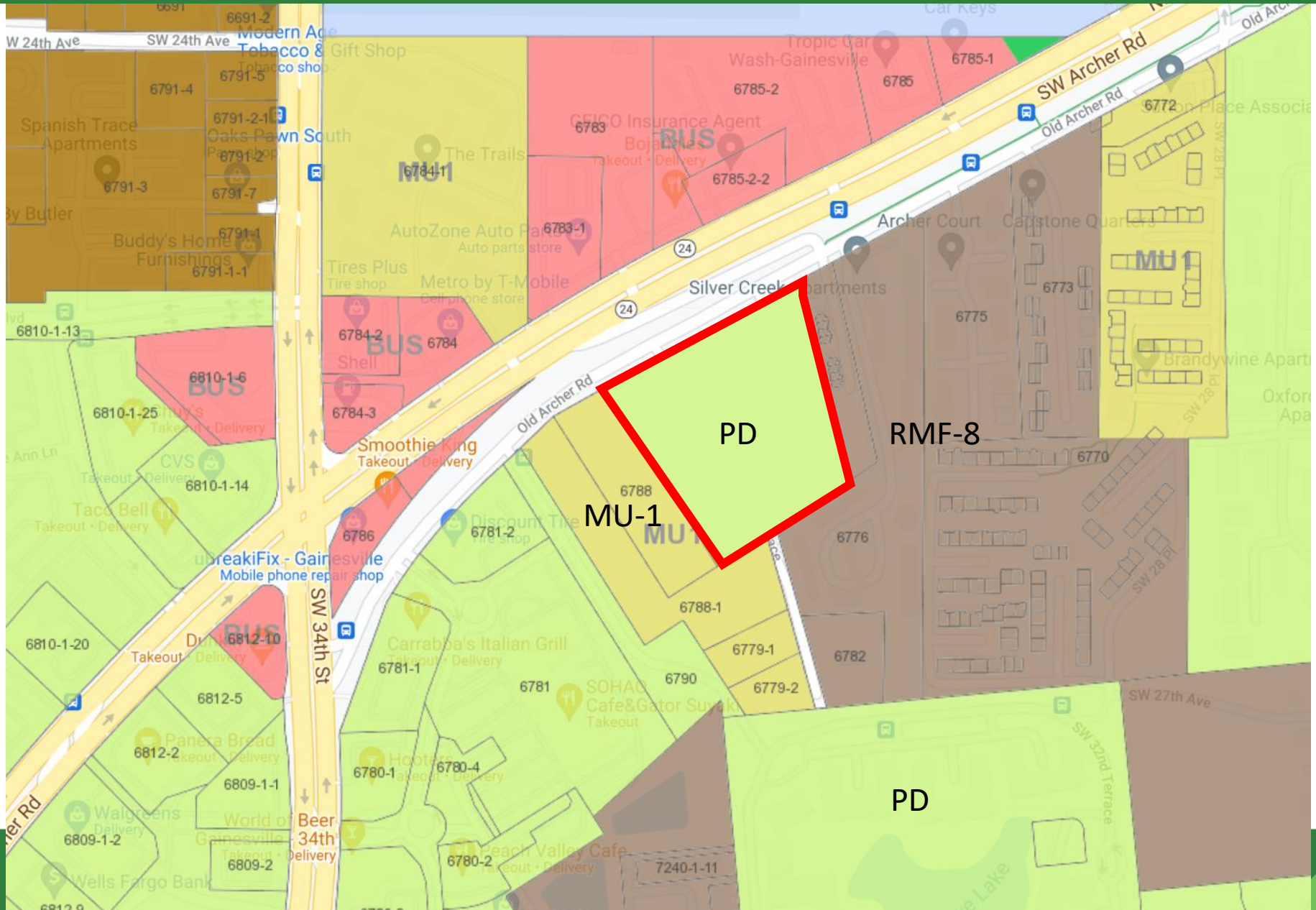


# Existing Zoning Map





# Proposed Zoning Map





# Existing vs. Proposed Land Use & Zoning Entitlements

## Existing FLU & Zoning

- MUL & RMF-8
- 30 du/ac

## Site Development Potential

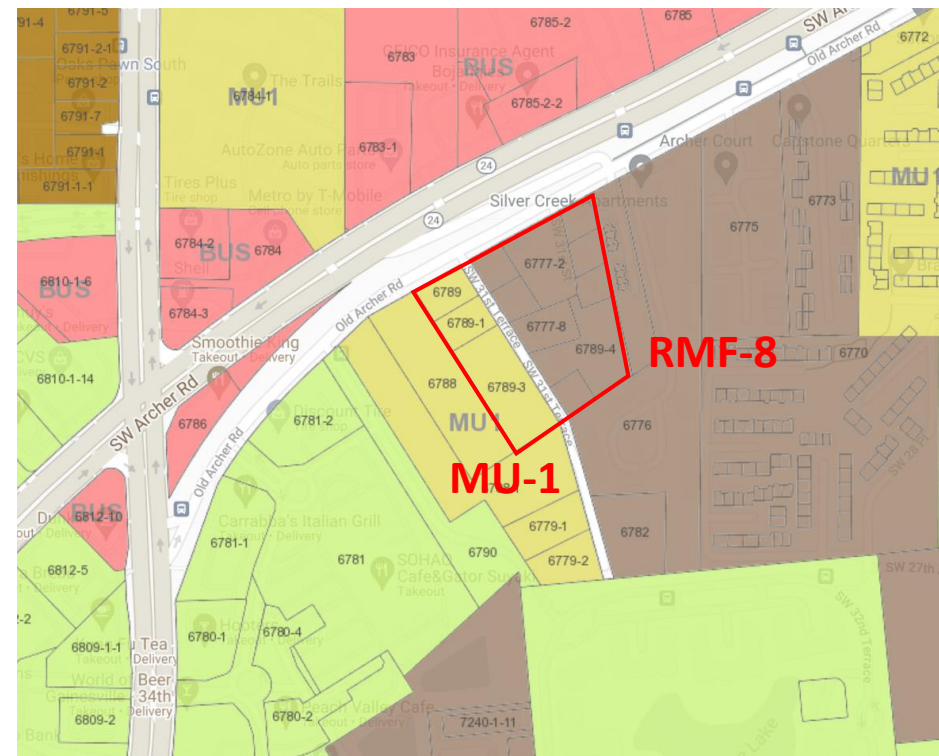
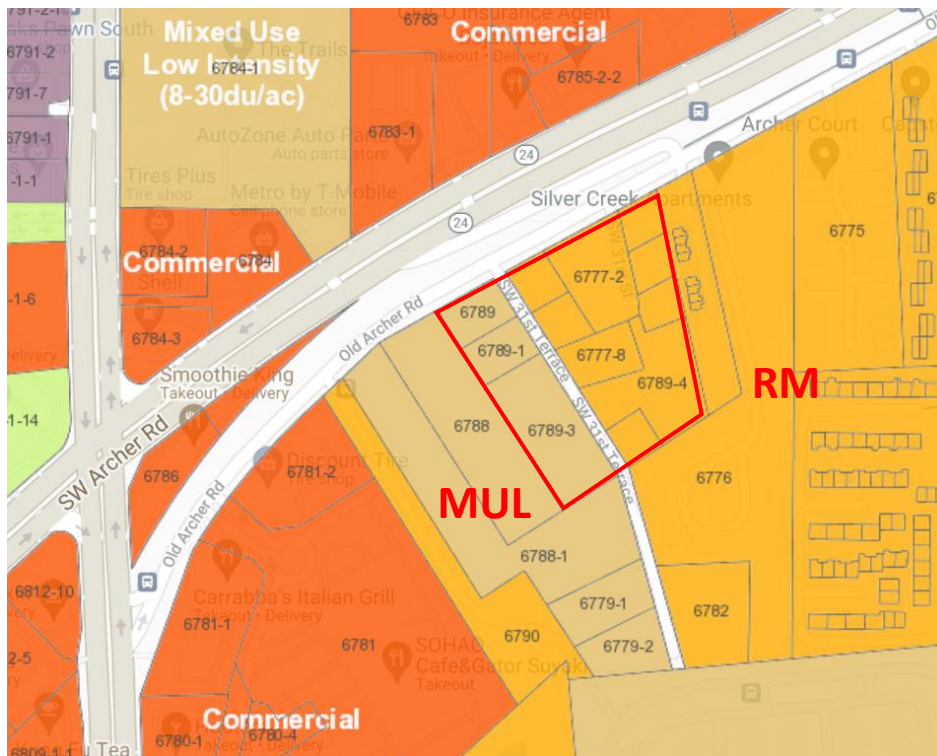
- 5.9 ac. x 30 = 177
- \*No Affordable Housing

## Proposed FLU & Zoning

- PUD & PD
- 41 du/ac

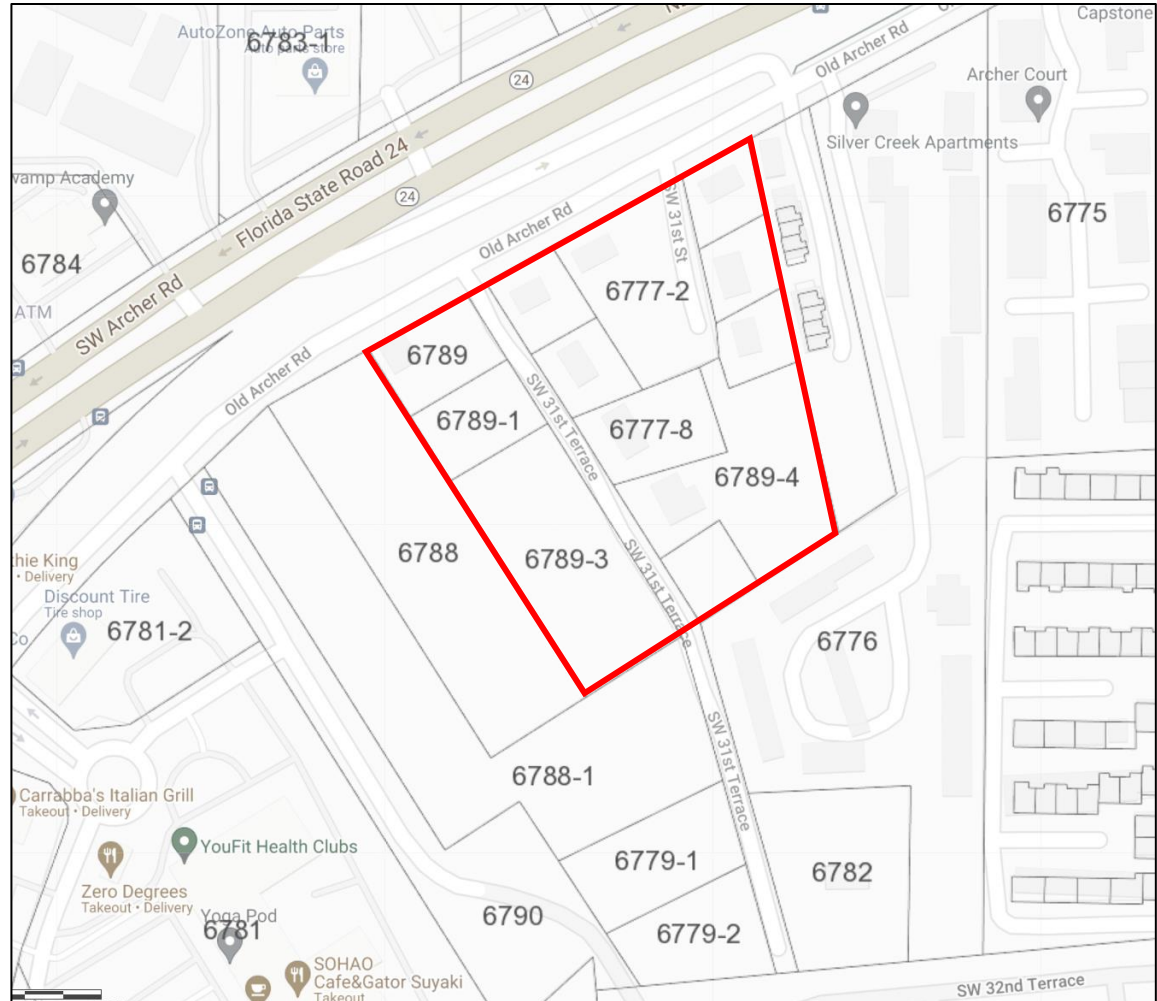
## Site Development Potential

- 5.9 ac. x 41 = 240
- \*10% (24) Affordable Housing Units



# Existing Site Conditions

- 12 Tax Parcels
- 11 Residential Structures
- All Unoccupied & Abandoned
- Set for Demolition









# Adjacent Development Characteristics

## Summary of Adjacent Development within 1/8 Mile & Accessible Via Sidewalk

- South of Archer Road & East of 34<sup>th</sup> Street
- 6 RTS Bus Stops
- Multi-Use Path along Archer Road / Old Archer Road with Linkage to UF Campus
- Hundreds of Multifamily Units (Silver Creek, Archer Court, Capstone, The Enclave, Brandywine, The Point)
- Adjacent Future Hotel Site
- University Town Center Planned Development
  - 380,000 Square Feet
  - Restaurants, Retail, Personal Services, Grocery
  - All Linked by Sidewalk Network





# Archer Place & University Town Center



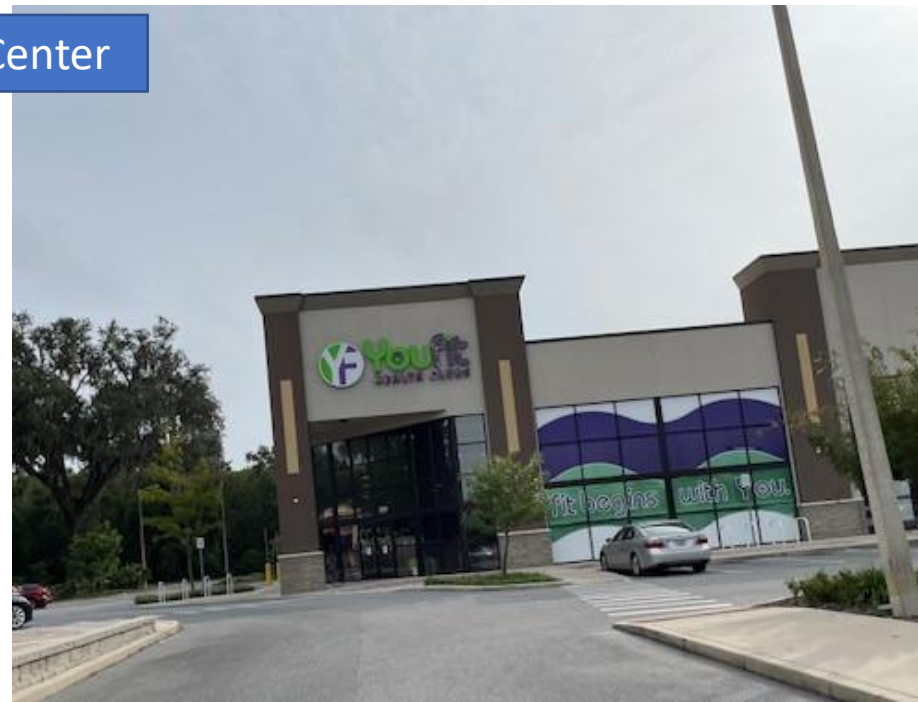


## Pedestrian Facilities within University Town Center





## Retail Establishments within University Town Center





Multi-Use Path & RTS Bus Shelter – Old Archer Road



Multi-Use Path – Old Archer Road





# Criteria for Proposed FLU & Map Changes

## Consistency with the Comprehensive Plan

- FLUE Objective 1.5: Discourage the proliferation of urban sprawl.
- FLUE Policy 1.2.3: The City should encourage mixed-use development, where appropriate.
- Goal 2: Redevelop areas within the City, as needed, in a manner that promotes quality of life, transportation choice, a healthy economy, & discourages urban sprawl.

# Comprehensive Plan Consistency

- **Supports Housing Element Goal 1 concerning provision of affordable housing**
- Proposed PUD / PD Condition 13 & 15 requirements:
- Legally binding document approved by City Attorney concerning affordable housing.
- Minimum 10% (24) of the units to meet affordable housing criteria set in PUD / PD.



September 13, 2021

Mr. Clay Sweger  
eda consultants, inc.  
720 SW 2<sup>nd</sup> Avenue, South Tower, Ste. 300  
Gainesville, FL 32601

**RE: Affordable Housing Units in Archer Place Planned Development**

Mr. Sweger:

As we have discussed, your firm represents a developer who proposes a mixed use planned development within the center of the City of Gainesville. This project, known as Archer Place, will consist of 240 residential units of which the developer commits 10% of these units (24 one-bedroom units with the same finishes, etc. as the 'market rate' units) to be allocated as affordable housing units. To this end, we understand that the developer is offering at the PD zoning stage the following commitments to the City that will be memorialized in a Developer's Agreement (between the developer and City):


- The developer shall enter into a Developer's Agreement with the City concerning the provision of a minimum of 10% of the total residential units as affordable housing units reserved for occupancy by eligible households and affordable to households whose annual income does not exceed 80% of the Alachua County median household income, adjusted for household size, as determined by the US Department of Housing and Urban Development (HUD), and no more than 30 percent of the monthly household income is paid for monthly housing expenses (mortgage and mortgage insurance, property taxes, property insurance and homeowners dues).
- Tenant screening, selection, and income verification for affordable units shall be coordinated with a public agency such as the Alachua County Housing Authority.

We further understand that the developer would be interested in the Alachua County Housing Authority, or an instrumentality of the agency, providing the service of tenant identification and screening for income eligibility for the allotment of affordable housing units within the project, thus offering our agency expertise in assuring that truly qualified candidates are placed into these units.

Based on the understanding of the project provided to us and summarized above, the ACHA or an instrumentality of the agency, agrees in principle that we can provide the requested services to your client. We believe that the provision of affordable housing units as part of a new construction project is an excellent opportunity to serve some of the low-income clientele that we serve, and this will be the basis of establishing a useful relationship between the developer and ACHA.

Thank you for your outreach and we look forward to participating in this upcoming project.

Sincerely,

  
Ken Armstrong  
Executive Director

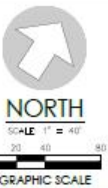


## Building Height & Perimeter Setback Requirements for Adjacent Zoning Districts

**Table V - 8: Mixed-Use and Nonresidential Districts Dimensional Standards.**

	MU-1	MU-2	OR	OF	CP	BUS	BA	BT	W	BI	I-1	I-2
<b>SETBACKS (ft.)</b>												
Front	10 min 100 max	10 min 100 max	10 min 100 max	10 min 100 max	10 min 100 max	10 min 100 max	15 min	10 min 100 max	25 min	25 min	25 min	25 min
Side-street (min)	15	15	10	10	10	10	15	10	25	20	25	25
Side-interior (min)	10	10	10	10	10	10	10	10	10 <sup>4</sup>	10	10 <sup>4</sup>	20 <sup>4</sup>
Rear (min)	10	10	10	10	10	10	15	10	10 <sup>4</sup>	20	10 <sup>4</sup>	10 <sup>4</sup>
<b>MAXIMUM BUILDING HEIGHT (stories)</b>												
By right	5	5	3	3	5	5	5	5	5	5	5	5
With building height bonus	8	8	-	8	8	8	-	8	-	-	-	-

[illegible]



No.	Date	Description

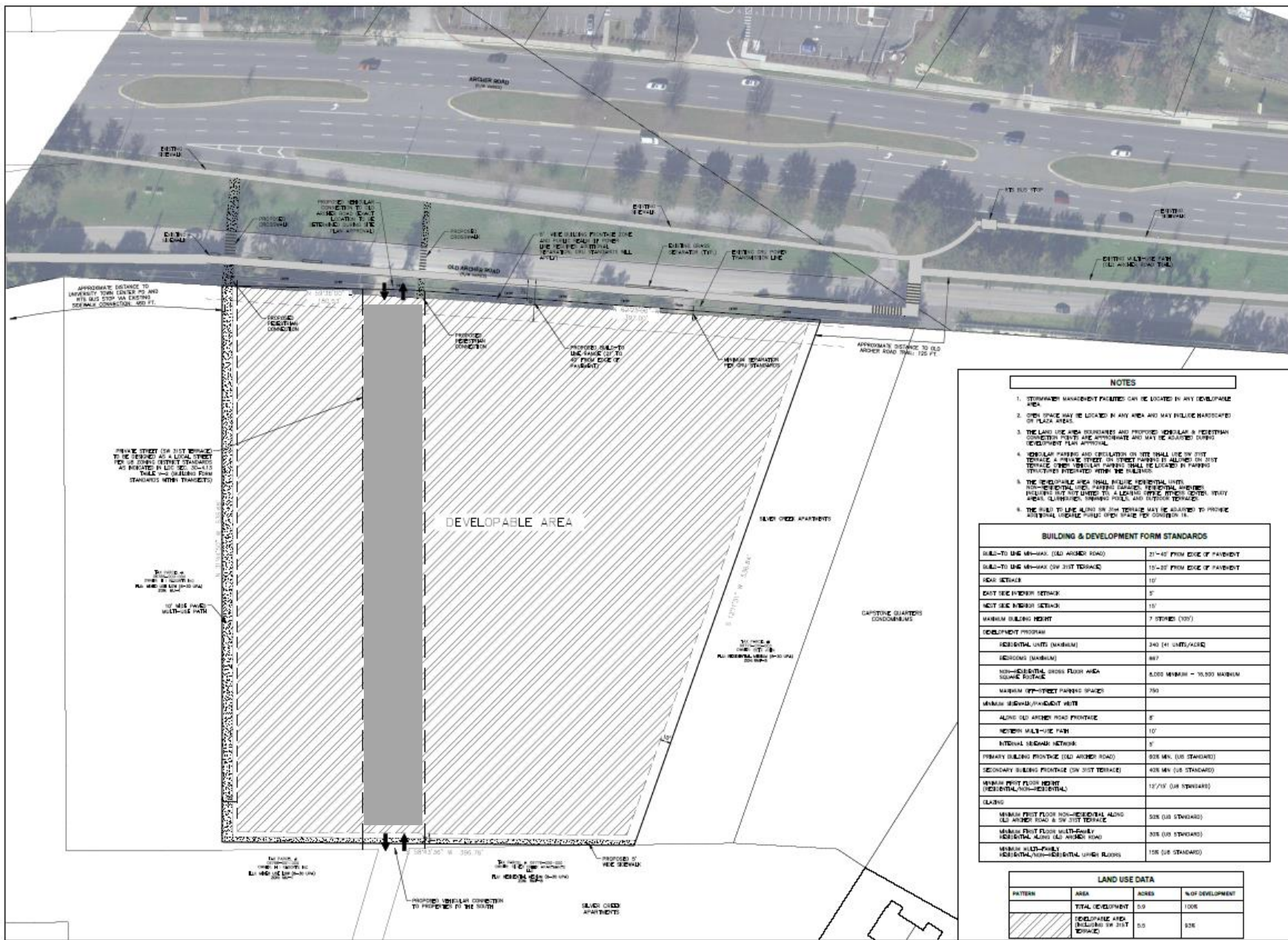
Project No: 21-0012  
Project Name: **ZONING**  
Project Title:

**ARCHER PLACE  
CITY OF GAINESVILLE,  
FLORIDA**

Sheet Title:  
**PD LAYOUT PLAN**

Contract	Scale	Sheet No.:

**P100**



**NOTES**

1. STORMWATER MANAGEMENT FACILITIES CAN BE LOCATED IN ANY DEVELOPABLE AREA.
2. OPEN SPACE MAY BE LOCATED IN ANY AREA AND MAY INCLUDE HARDSCAPED OR PLANT AREAS.
3. THE LAND USE AREA DESIGNATION AND PROPOSED DEVELOPMENT PLAN APPROVAL.
4. DEVELOPMENT AND REGULATION ON SITE SHALL BE IN ACCORDANCE WITH THE CITY OF GAINESVILLE, FLORIDA, ZONING ORDINANCE, CHAPTER 21C, ARTICLE 10, SECTION 10.01, WHICH SHALL BE LOCATED IN THE DEVELOPABLE AREA.
5. THE DEVELOPABLE AREA SHALL INCLUDE RESIDENTIAL, COMMERCIAL, AND INDUSTRIAL USES. THE DEVELOPABLE AREA SHALL BE SUBJECT TO THE CITY OF GAINESVILLE, FLORIDA, ZONING ORDINANCE, CHAPTER 21C, ARTICLE 10, SECTION 10.01, WHICH SHALL BE LOCATED IN THE DEVELOPABLE AREA.
6. THE DEVELOPABLE AREA SHALL BE SUBJECT TO THE CITY OF GAINESVILLE, FLORIDA, ZONING ORDINANCE, CHAPTER 21C, ARTICLE 10, SECTION 10.01, WHICH SHALL BE LOCATED IN THE DEVELOPABLE AREA.

**BUILDING & DEVELOPMENT FORM STANDARDS**

BUILD-TO THE MINIMUM (OLD ARCHER ROAD)	21'-0" FROM EDGE OF PAVEMENT
BUILD-TO THE MINIMUM (NEW STREET TERRACE)	15'-0" FROM EDGE OF PAVEMENT
MIN. SETBACK	10'
MIN. SIDE YARD SETBACK	5'
MIN. REAR YARD SETBACK	10'
MINIMUM BUILDING HEIGHT	7 STORIES (MAX)
DEVELOPMENT PROGRAM	
RESIDENTIAL UNITS (MAXIMUM)	240 (41 UNITS/ACRE)
OFFICES (MAXIMUM)	887
NON-RESIDENTIAL GROSS FLOOR AREA (MAXIMUM)	1,000,000 SQUARE FEET
MINIMUM OFF-STREET PARKING SPACES	750
MINIMUM SIDEWALK/PEDWALK WIDTH	
ALONG OLD ARCHER ROAD FRONTAGE	8'
REAR YARD SETBACK	10'
INTERNAL SIDEWALK NETWORK	5'
PRIMARY BUILDING FRONTAGE (OLD ARCHER ROAD)	500' MIN. (OR STANDARD)
SECONDARY BUILDING FRONTAGE (NEW STREET TERRACE)	400' MIN. (OR STANDARD)
MINIMUM FIRST FLOOR HEIGHT (RESIDENTIAL/COMMERCIAL)	12'/0" (OR STANDARD)
CLADDING	
MINIMUM FIRST FLOOR NON-RESIDENTIAL ALONG OLD ARCHER ROAD & NEW STREET TERRACE	500' (OR STANDARD)
MINIMUM FIRST FLOOR NON-RESIDENTIAL ALONG OLD ARCHER ROAD	300' (OR STANDARD)
MINIMUM FIRST FLOOR NON-RESIDENTIAL ALONG OLD ARCHER ROAD	150' (OR STANDARD)

**LAND USE DATA**

PATTERN	AREA	ACRES	% OF DEVELOPMENT



### Condition 10

Vehicular access to the development from public right-of-way must be from a single access point off Old Archer Road. SW 31<sup>st</sup> Terrace must be designed as an approved private street (with ingress/egress easement) to maintain access to Old Archer Road for properties to the south of the development. This street must be designed as a local street per U8 zoning district standards as indicated in LDC Table V-2 (Building Form Standards within Transects) with the intent to define a block edge, provide build-to lines, require buildings to address the street (with active use areas and usable public open space), and establish public realm between buildings and the street.



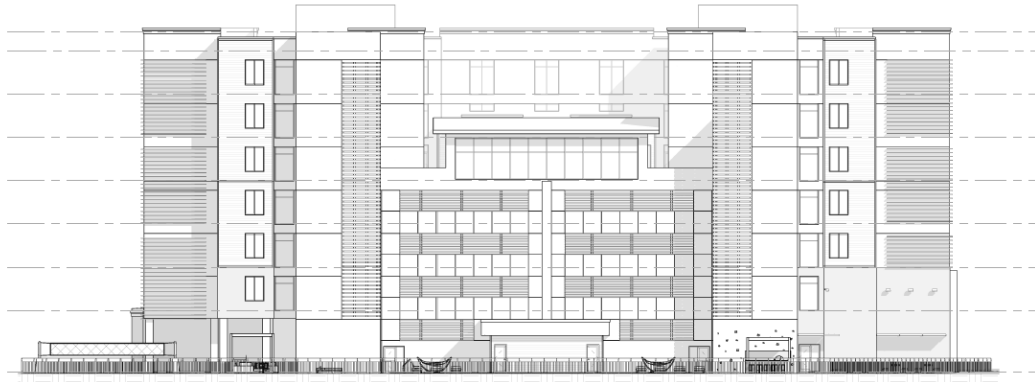
## BUILDING & DEVELOPMENT FORM STANDARDS

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
REAR SETBACK	10'
EAST SIDE INTERIOR SETBACK	5'
WEST SIDE INTERIOR SETBACK	15'
MAXIMUM BUILDING HEIGHT	7 STORIES (105')
DEVELOPMENT PROGRAM	
RESIDENTIAL UNITS (MAXIMUM)	240 (41 UNITS/ACRE)
BEDROOMS (MAXIMUM)	667
NON-RESIDENTIAL GROSS FLOOR AREA SQUARE FOOTAGE	8,000 MINIMUM - 16,500 MAXIMUM
MAXIMUM OFF-STREET PARKING SPACES	750
MINIMUM SIDEWALK/PAVEMENT WIDTH	
ALONG OLD ARCHER ROAD FRONTAGE	8'
WESTERN MULTI-USE PATH	10'
INTERNAL SIDEWALK NETWORK	5'
PRIMARY BUILDING FRONTAGE (OLD ARCHER ROAD)	60% MIN. (U8 STANDARD)
SECONDARY BUILDING FRONTAGE (SW 31ST TERRACE)	40% MIN (U8 STANDARD)
MINIMUM FIRST FLOOR HEIGHT (RESIDENTIAL/NON-RESIDENTIAL)	12'/15' (U8 STANDARD)
GLAZING	
MINIMUM FIRST FLOOR NON-RESIDENTIAL ALONG OLD ARCHER ROAD & SW 31ST TERRACE	50% (U8 STANDARD)
MINIMUM FIRST FLOOR MULTI-FAMILY RESIDENTIAL ALONG OLD ARCHER ROAD	30% (U8 STANDARD)
MINIMUM MULTI-FAMILY RESIDENTIAL/NON-RESIDENTIAL UPPER FLOORS	15% (U8 STANDARD)

## Internal Street (PUD / PD Condition)

- Defines Blocks
- Meets Transect Zone Building & Development Form Standards

# Architectural Elevations



1 South Elevation - Apartments  
A401 1/16" = 1'-0"

South Side



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

Old Archer Road



2 West Elevation - Apartments  
A401 1/16" = 1'-0"

SW 31<sup>st</sup> Terrace



# Conceptual Building Frontage View (Old Archer Road)





# Conceptual SW 31<sup>st</sup> Terrace View





# Conceptual SW 31<sup>st</sup> Terrace View





# Conceptual Rear Southeastern View





# Conceptual Rear Southwestern View





# Summary

- ✓ Staff recommends approval
  - ✓ Plan Board recommended approval
  - ✓ Consistent with Comprehensive Plan & Development Pattern in Area
  - ✓ Provides Affordable Housing as Condition of Development
  - ✓ Urban Infill / Public Facilities Available
  - ✓ Applicant requests approval of Petition PB-21-102 LUC
- &
- Ordinance 210330

