



Rezoning Archer Place PB-21-103 ZON Ordinance 210331

City Commission February 17, 2022

Site Location: 3041-3155 Block Old Archer Road



- 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

eda

Archer Place Mixed Use PUD / PD

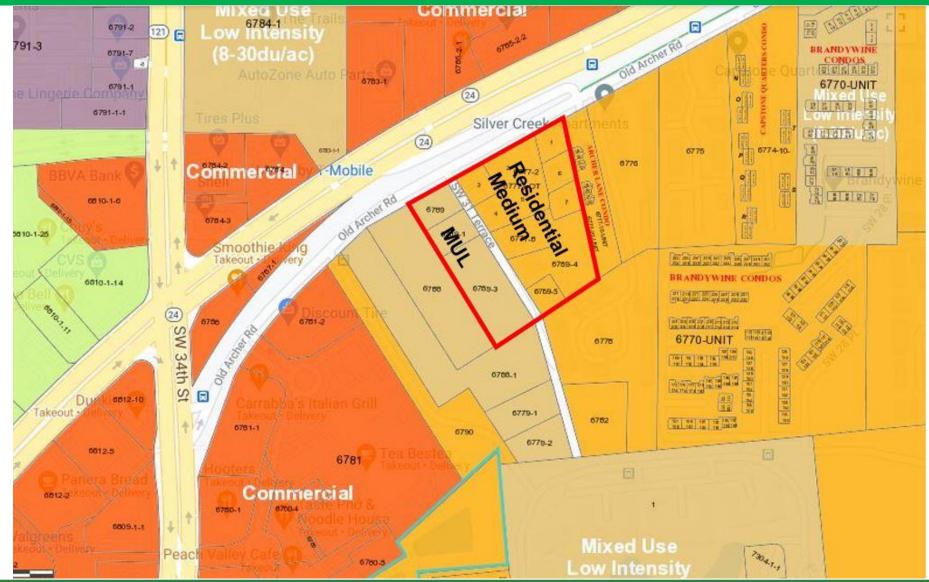
- Permitted uses include Condominiums, Apartments; Commercial/Retail Uses; & Parking Garage
- Maximum Residential Units: 240 Units (41 UPA)
- Up to 16,500 SF of Commercial
- Maximum height: 7 stories
- Urban Transect Design Compliance
 - Blocks, Streets, Building Frontage, Glazing, etc.
- Provision of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



Conceptual Building Frontage View (Old Archer Road)

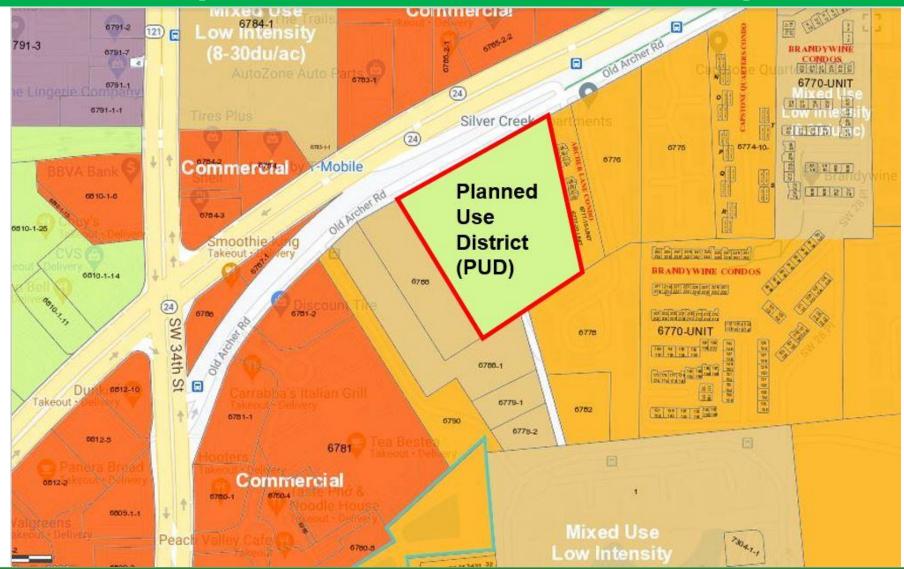


Existing Future Land Use Map



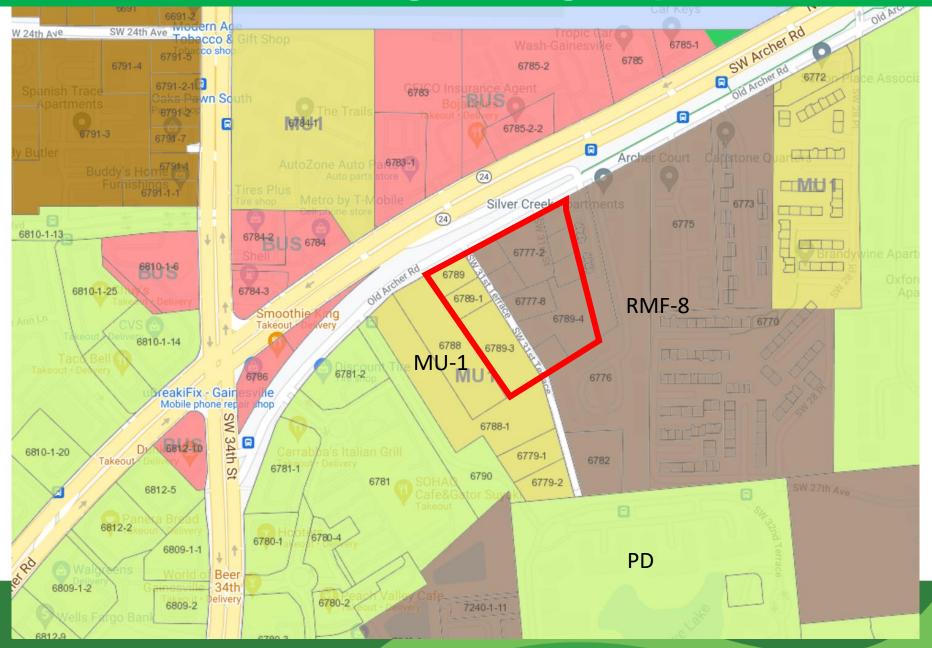


Proposed Future Land Use Map

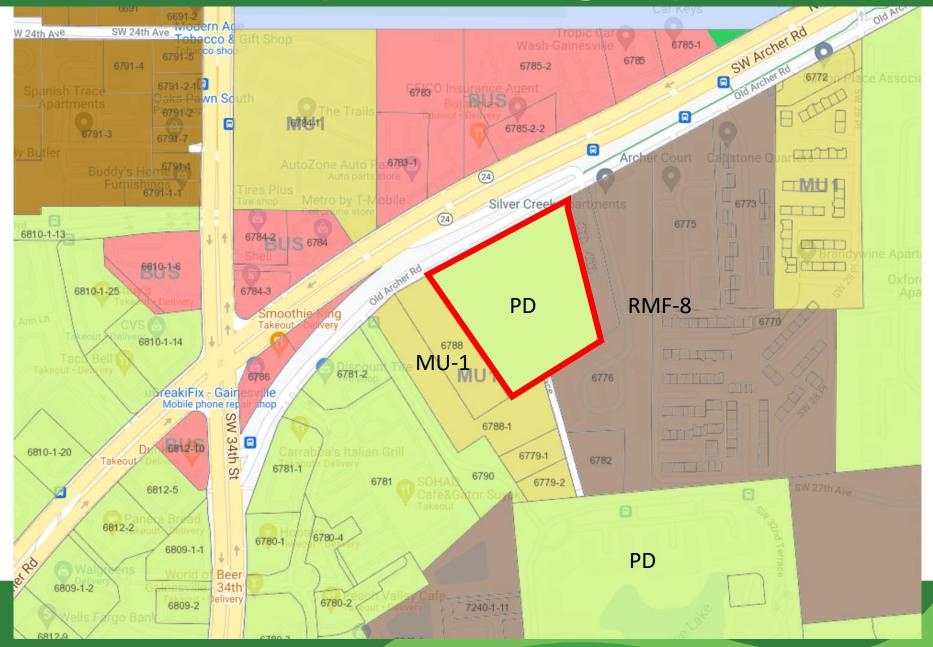




Existing Zoning Map



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

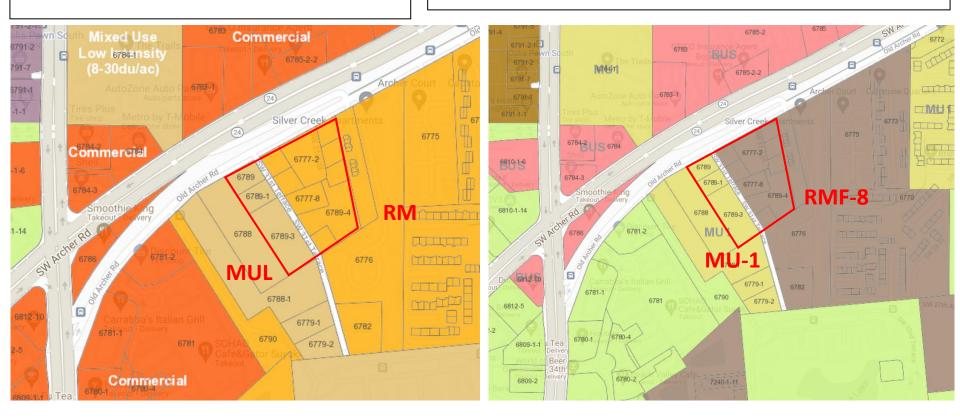
Proposed FLU & Zoning

- PUD & PD
- 41 du/ac

Site Development Potential

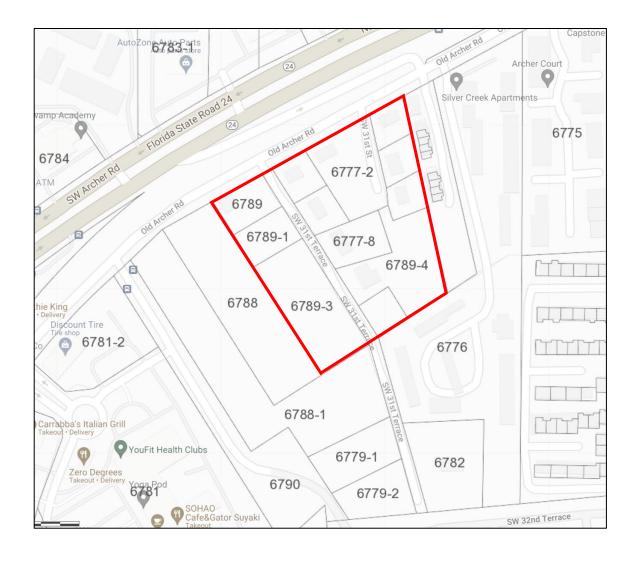
• 5.9 ac. x 41 = 240

*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 <u>1/8 Mile & Accessible Via Sidewalk</u>

- South of Archer Road & East of 34th 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

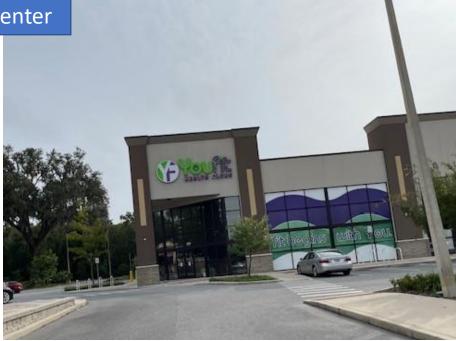




Retail Establishments within University Town Center









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.





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September 13, 2021

Mr. Clay Sweger eda consultants, inc. 720 SW 2nd 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.

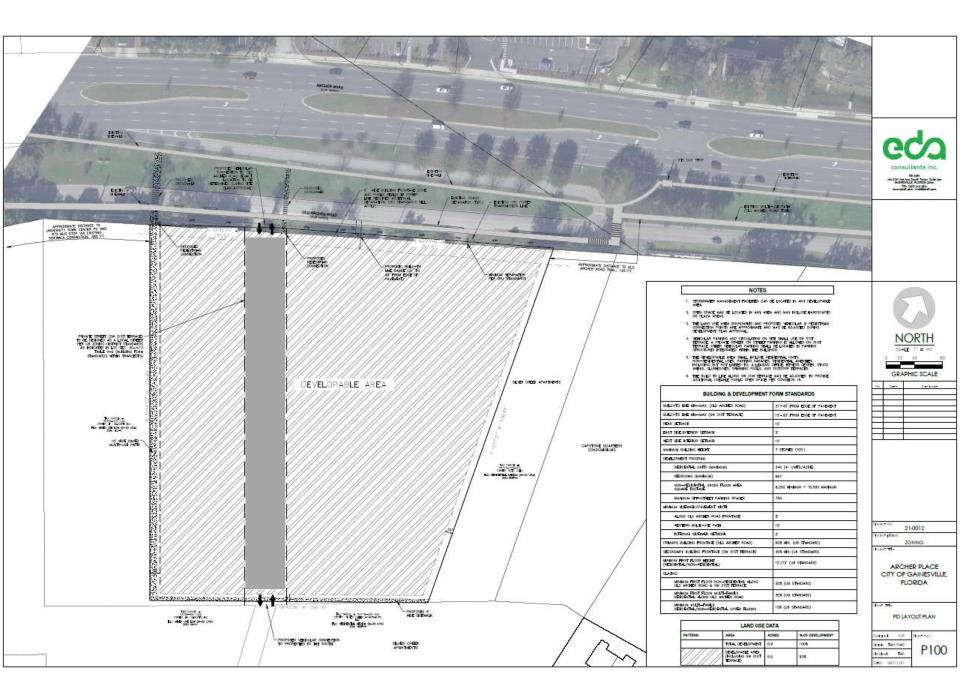
Thank you for your outreach and we look forward to participating in this upcoming project.

Sincerely,

Ken Armstrong Executive Director

Building Height & Perimeter Setback Requirements for Adjacent Zoning Districts

Table V - 8: Mixed-	-use a	ind r	Uniesi	dent	ial Dist	ricts I	Dim	ension	al Star	ndards.				
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Tront			100	100	100	10	00	100		100				
			max	max	_	_	ах	max		max				
Side-street (min)	15		15	10	10	10		10	15	10	25	20	25	25
Side-interior	10		10	10	10	10)	10	10	10	10 ⁴	10	104	20 ⁴
(min)														
Rear (min)	10		10	10	10	10)	10	15	10	104	20	104	104
MAXIMUM BUILD		IEIGI	•											
By right	5		5	3	3	5		5	5	5	5	5	5	5
With building	8		8	-	8	8		8	-	8	-	-	-	-
height bonus														
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Front Side (street) Side (interior) ^{5,6} Rear ^{6,7} Rear, accessory MAXIMUM BUILD	ING H	20 ³ 10 7.5 20 7.5 EIGH	20 10 7.5 20 7.5	3 5 6 ies)	20 ³ 7.5 7.5 15 5	20 ³ 7.5 7.5 10 5		10 ⁴ NA 5 20 5	15 NA 5 15 5	5 10 min 100 max 15 10 10 5 5	6 10 min 100 max 15 10 10 5 5	10 mir 100 ma 15 10 10 5	7 1 n n) 1 x n 1 1 1 5	8 .0 nin .00 nax .5 .0 .0



Condition 10

Vehicular access to the development from public right-of-way must be from a single access point off Old Archer Road. SW 31st 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.



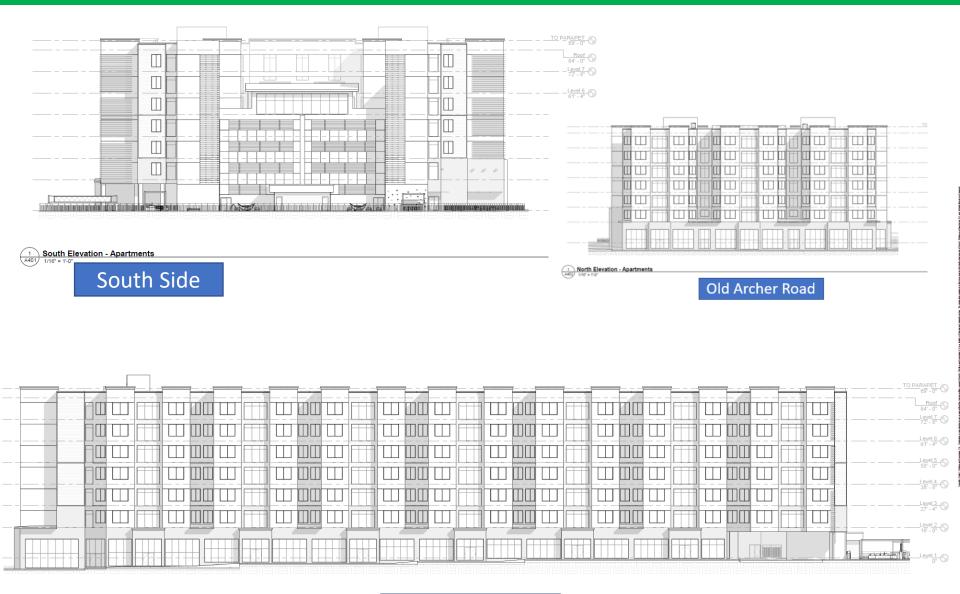
BUILDING & DEVELOPMENT FORM STANDARDS

BUILD-TO LINE MIN-MAX. (OLD ARCHER ROAD	D) 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 SPACE	S 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 I	ROAD) 60% MIN. (UB STANDARD)
SECONDARY BUILDING FRONTAGE (SW 31ST T	ERRACE) 40% MIN (U8 STANDARD)
MINIMUM FIRST FLOOR HEIGHT (RESIDENTIAL/NON-RESIDENTIAL)	12'/15' (U8 STANDARD)
GLAZING	
MINIMUM FIRST FLOOR NON-RESIDENTIA OLD ARCHER ROAD & SW 31ST TERRA	
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





SW 31st Terrace

Conceptual Building Frontage View (Old Archer Road)



Conceptual SW 31st Terrace View

RESTAURANT

BOKETTO ASIAN STERRET PARK

MISTER 01

Conceptual SW 31st 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-21-103 ZON

&

Ordinance 210331



