LEGISLATIVE # 120615H





Planning and Development Services

University Corners PD Amendment PB-12-125

(Legistar No. 120615)

01/03/13







GAINE VILLE Zoning Map

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WEST UNIVERSITY AVENUE STATE ROAD NO. 26











- Increase number of stories from 8 to 10
- Increase building height from 95' to 110'
- Increase building square footage from 665,000 to 950,000

- Increase size of parking garage from 350,000 to 380,000 square feet
- Reduce maximum amount of non-residential from 115,000 to 100,000 square feet
- Allow 250 hotel rooms and 500 residential units
- Change percentages of materials and glazing



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DESCRIPTION OF THE PARTY OF THE

SECTION 6, TOWNSHIP 10 SOUTH, RANGE 20 EAST ALACHUA COUNTY, FLORIDA SITE DATA

PROPOSED LAND USE DATA

Development	Code	Quantity	in a
Conservat (TE Specially Netal)	014	105,000	167.
Residential (TE Apertment)	228	100	Units
Ficture (FTE: Barle ()	210	288	Reason.
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Residential Density Maximum	-	102	BUNC
Hote I Manine on	-	29	form
Parking Binarbane	-	380,000	149. ¹⁰ .
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Plaza and Spee Speex		81.001	165.

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SIDEWALK WIDTH REQUIREMENTS

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CONSTRUCTION SCHEDULE

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PRINCIPARE INTERVIEW PARTY PARTY





UNIVERSITY AVENUE ELEVATION

0' 5' 10' 20' 30' 40' 50





13th STREET ELEVATION

SOUTH





13th STREET ELEVATION

NORTH

120615H

0' 5' 10' 20' 30' 40' 50





3rd AVENUE ELEVATION

0 5 10 20 30 40 50





14th STREET ELEVATION

07 5 107 207 307 407 50





The loading/mechanical/service areas shall be screened or made less obtrusive, by utilizing a combination of decorative screening walls, wrought-iron type fences or gates, vegetation and textured or painted materials. <u>To</u> the extent possible, the vehicular loading and mechanical and service areas proposed along the NW 14th Street frontage should be relocated so that they are accessed internally (from NW 2nd Avenue or internal drives).





As part of development plan review, a construction plan shall be submitted that depicts the proposed phasing of construction, generalized locations for placement of cranes or other major construction equipment, any offsite construction staging areas, and vehicular access to the site during construction. Construction shall be staged and equipment located so as to minimize the impacts upon adjacent residential areas. Construction cranes or other major construction equipment shall not be located on NW 14th Street or NW 3rd Avenue, and these streets shall not be closed as part of the proposed construction staging plan. However, these streets may be closed temporarily for the purposes of safety or direct access to the adjacent areas of the site during construction. Consistent with the City's noise ordinance, construction shall not occur between the hours of 9:00 PM and 6:00 AM.



Approval of PD Amendment for University Corners (PB-12-125) with PD Report, Maps, and Conditions as amended by the applicant and further amended by staff