



Department of Doing
Planning Division
PO Box 490, Station 11
Gainesville, FL 32602-0490

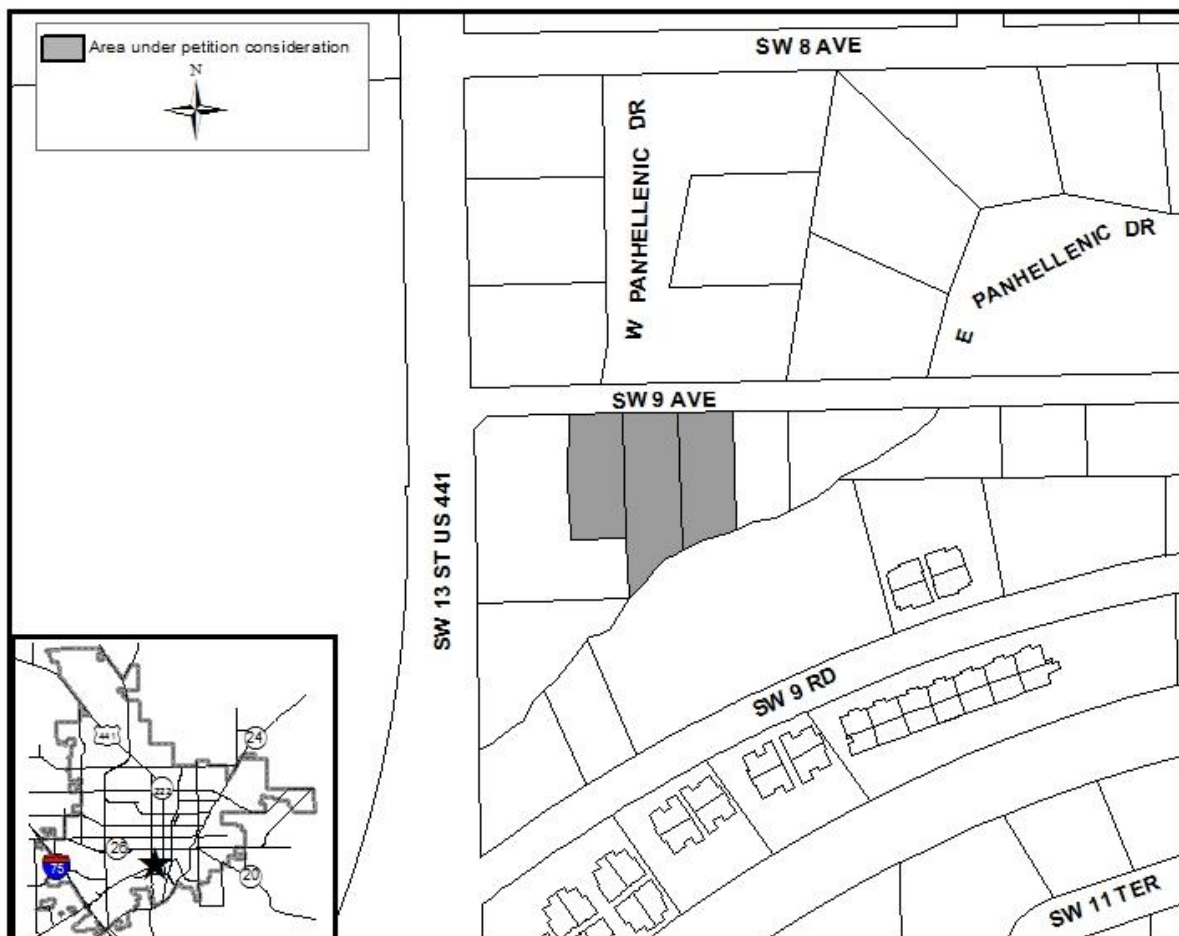
306 N.E. 6th Avenue
P: (352) 334-5022
P: (352) 334-5023
F: (352) 334-2648

| | | |
|--------------|--|-------------------------|
| TO: | City of Gainesville Development Review Board | Item #: 1 |
| FROM: | Department of Doing, Planning Division | Date: 07/25/2017 |

| | |
|-----------------|--|
| SUBJECT: | Eda, Inc. (Stephanie Sutton) agent for Gamma Phi Beta Facility Management Company, LLC. Intermediate development plan review to allow construction of a dormitory. Zoned: RH-2 (Residential high density districts 80 du/ac). Located in the 1200 block of SW 9th Avenue, east side. |
|-----------------|--|

RECOMMENDATION:

Staff recommends approval of petition DB-17-00061, permitting the construction of a dormitory and waving the University Heights Special Area plan rear setback from 20 feet to 5 feet.



| | |
|-----------------------------|--|
| PROJECT DESCRIPTION: | Development of 3 story dormitory or sorority house |
|-----------------------------|--|

| | |
|-------------------------|---|
| Address/ Parcel: | (15529-000-000, 15531-000-000, 15532-000-000) |
| Zoning: | RH-2/ University Heights Special Area |
| Agent/Applicant: | EDA engineers-surveyors-planners, inc. |
| Property Owner: | Gamma Phi Beta Facilities Management Co., LLC |

GENERAL DESCRIPTION AND KEY ISSUES:

The proposed project is a 3-story sorority house or dormitory that will hold 72 residents, with a total of 35 bedrooms and 72 beds. This dormitory will be built on 3 parcels, which total .87 acres. Currently there are 3 residential structures on the 3 parcels, which are proposed to be demolished. The site is located in RH-2 zoning and is also within the University Heights Special Area Plan.

Within RH-2 zoning dormitories are permitted by right with the condition that it is in accordance with article VI. This article has two conditions for dormitories 1) that construction follows, “development plan approval... is required prior to issuance of a building permit for any dormitory or roominghouse.”

Additionally, the applicant has requested to waive a University Heights Special Area Plan rear setback requirement. The special area zoning overlay requires that the structure has a minimum 20-foot setback. The applicant proposes a 5-foot setback for a distance of 48.67’, which is 39% of the rear elevation’s total length of 123.01’.

LAND DEVELOPMENT CODE:

Sec. 30-55. - Residential high density districts (RH-1 and RH-2).

- (a) *Purpose.* The residential high density districts are created to promote and encourage the establishment and maintenance of a suitable residential environment for housing located in proximity to high intensity activity centers or major traffic generators. Due to the existing residential environment, particular development criteria must be instituted to harmonize the existing patterns of growth with the needs of the activity centers and the community at large. The principal use in the RH-2 district shall be residential.
- (b) *Objectives.* The provisions of these districts are intended to:
 - (1) Encourage the establishment of an intensely developed residential environment in areas near the University of Florida and surrounding commercial and other institutional activities;
 - (2) Provide for necessary environmental safeguards to ensure development is compatible with the existing environmental and community goals; and
 - (3) Encourage privacy, internal stability, attractiveness, order and efficiency in these areas by providing for adequate light, air and usable open space for dwellings and related facilities through careful design and consideration of the proper functional relationships among uses permitted.

(c) *Permitted uses.*

(1) *Uses by right, for RH-1 and RH-2 districts.*

| Use | Conditions |
|---|---|
| Single-family dwellings | |
| Multiple-family dwellings | |
| Dormitories | In accordance with article VI. |
| Community residential homes | In accordance with article VI. |
| Family child care homes | In accordance with state law. |
| Large family child care homes | In accordance with article VI. |
| Housing for the elderly | In accordance with article VI. |
| Accessory uses | Incidental to permitted uses including storage rooms, management offices, club or game rooms, recreational and laundry facilities intended for use solely by the residents of the development and their guests, and other activities and uses customarily incidental to an otherwise permitted use. |
| Day care centers | In accordance with article VI. |
| Adult day care homes | In accordance with article VI. |
| Places of religious assembly | In accordance with article VI. |
| Private schools | In accordance with article VI. |
| Public schools other than institutions of higher learning | In accordance with the provisions of section 30-77, educational services district (ED). |

Article VI, Sec. 30-100. - Dormitories and roominghouses.

(a)

Dimensional requirements. All principal and accessory structures for dormitories and roominghouses shall be located and constructed in accordance with the dimensional requirements for multiple-family dwellings for the particular district in which located, except that the required lot area shall be at least 10,000 square feet, plus 200 square feet for each resident as determined by building code capacity.

(b)

Development plan approval. Development plan approval, in accordance with the requirements of article VII, is required prior to issuance of a building permit for any dormitory or roominghouse.

(Ord. No. 3777, § 1, 6-10-92)

Special Area Plan for University Heights (See Appendix D for entire plan)

Apartment Building

An Apartment Building is detached and has separate apartment units.

| Building Placement: | |
|-------------------------|---|
| Building Frontage | 40% minimum to 70% maximum lot frontage |
| Build-to line locations | Corner Lots: |
| | 10—20 ft. from the front property line |
| | 10—20 ft. from the side property line |
| | <i>Interior Lots:</i> |
| | 15—25 ft. from the front property line |
| Side Setback | 8 ft. from side property line |
| Rear Setback | <u>Twenty-foot minimum from the rear property line, except that the setback may be reduced to five feet if approved by the appropriate reviewing board to accommodate special site features.</u> |
| Building Coverage | 50% maximum |
| Height: | |
| Maximum Height | 48 ft. above grade |
| Minimum Height | 2 stories at least 27 ft. above grade. Dormers are t considered stories. |
| First Story Elevation | 1.5 ft. above grade, minimum (4 ft. recommended). When building is below grade of street, building design shall elevate windows or use other strategies to maintain privacy. |

Note:

1. Appurtenances may extend beyond the height limit.
2. Buildings are required to have either a front or side porch (may be waived or replaced by a stoop with approval by the City Manager, designee or appropriate reviewing board).
3. The City Manager, designee or appropriate reviewing board will set build-to line location to accommodate sidewalks and street trees.

CONCLUSION:

Staff recommends that Petition DB-17-0061 be approved under the conditions of the Technical Review Committee Comments found in Appendix A. The Development Review Board should approve the construction of a dormitory in the RH-2 zone as it is a use by right based on the finding that it fits the neighborhood context and is compatible with adjacent dormitory housing. The rear setback waiver should be approved as the development responds to the non-rectilinear lots of this area caused by the natural site conditions of the creek. Additionally, the neighboring rear site is an undeveloped area and the setback reduction does not cause structural encroachment on any adjacent structures.

APPENDICES:

| | |
|------------|--|
| Appendix A | Technical Review Committee Comments |
| Appendix B | Applications |
| Appendix C | Waiver Memo |
| Appendix D | Special Area Plan for University Heights |
| Appendix E | Plans and Drawings |

Respectfully,



Megan Echols, Planner

Prepared and Submitted by: Megan Echols, Planner