



Legislation Details (With Text)

**File #:** 160565.      **Version:** 1      **Name:**  
**Type:** Petition      **Status:** To Be Introduced  
**File created:** 11/22/2016      **In control:** City Plan Board  
**On agenda:** 1/26/2017      **Final action:**  
**Title:** Special Use Permit with Intermediate Development Plan Review to allow Construction of a New Mixed Use Development with a Residential Density of 25 Additional Dwelling Units Per Acre Over the Allowable 100 Units Per Acre (B)

Petition PB-16-59 SUP. eda engineers-surveyors-planners , Inc., agent for SMLC, LLC, owner. Special use permit with Intermediate development plan review to allow construction of a new mixed use development with a residential density of 25 additional dwelling units per acre over the allowable 100 units per acre. Zoned: UMU-2 (10-100 units/acre and up to 25 additional units/acre by special use permit, urban mixed-use district). Located at 1105 West University Avenue.

**Sponsors:**

**Indexes:**

**Code sections:**

**Attachments:** 1. 160565\_Staff report and Attachment A\_20170126

Date	Ver.	Action By	Action	Result
12/6/2016	1	City Plan Board		

**Special Use Permit with Intermediate Development Plan Review to allow Construction of a New Mixed Use Development with a Residential Density of 25 Additional Dwelling Units Per Acre Over the Allowable 100 Units Per Acre (B)**

**Petition PB-16-59 SUP. eda engineers-surveyors-planners , Inc., agent for SMLC, LLC, owner. Special use permit with Intermediate development plan review to allow construction of a new mixed use development with a residential density of 25 additional dwelling units per acre over the allowable 100 units per acre. Zoned: UMU-2 (10-100 units/acre and up to 25 additional units/acre by special use permit, urban mixed-use district). Located at 1105 West University Avenue.**

This petition is a request for a special use permit with development plan review to allow construction of a mixed use development. The property is located at 1105 West University Avenue, south side and is approximately 0.28 acres. The site contains an 11,676 square building which will be demolished.

The development is proposed for 8,259 square feet of commercial development and 35 multi-family units with approximately 66 bedrooms. The site has a land use designation of Urban Mixed Use (UMU) and a zoning of UMU-2 (Urban Mixed Use 2). Per the Land Development Code, developments at a density between 100 and 125 units per acre are required to obtain a Special Use Permit subject to the criteria listed in Section 30-233.

Public notice was published in the Gainesville Sun on September 6, 2016.

None.

Staff to City Plan Board - Approve Petition PB-16-59 SUP subject to implementation of the conditions of the Special Use Permit and the comments and conditions of the Technical Review Committee included in Attachment A.