



Legislation Text

File #: 060734., **Version:** 2

PLANNED DEVELOPMENT AMENDMENT - UNIVERSITY AVENUE AND 13TH STREET (UNIVERSITY CORNERS) (B)

Ordinance No. 0-07-02, Petition No. 149PDA-06PB

An Ordinance of the City of Gainesville, Florida; amending Ordinance No. 040657 that rezoned certain properties to the zoning category of Planned Development, commonly known as "University Corners", as more specifically described in this ordinance; generally located between West University Avenue on the South, Northwest 3rd Avenue on the North, Northwest 13th Street (US 441) on the East and Northwest 14th Street on the West; adopting revised development plan maps and a revised development report; adopting additional conditions and restrictions; providing for penalties; providing a severability clause; providing a repealing clause; and providing an immediate effective date.

The City Commission adopt the proposed ordinance.

COMMUNITY DEVELOPMENT STAFF REPORT

The petitioner wishes to amend portions of PD Ordinance 040657, PD Plan Report, PD Layout Plan and PD elevation all approved on May 23, 2005, for the mixed-use development known as University Corners, a 1,185,000-square-foot development located on approximately 4.4 acres of land located between West University Avenue and Northwest 3rd Avenue and between Northwest 13th Street (US 441) and Northwest 14th Street.

The petitioner is requesting to increase the maximum number of residential dwelling units from a total of 400 units to a maximum of 490 dwelling units without increasing the number of stories of the mixed-use buildings or the total square footage. The 490-unit total includes standard condominium units and approximately 243 condo/hotel dwelling units including approximately 243 dwelling units including condo-hotel. The proposed density for this project would increase from 90 to 112 dwelling units per acre. The petitioner intends to increase the total number of condos by decreasing the unit sizes, converting two-story townhouse units into flats, and would allow the developer the flexibility to use much of the second story as residential.

In addition to increasing the maximum number of dwelling units allowed, the petitioner is also proposing to increase the number of stories of the above-ground parking garage from eight to nine stories and increasing the garage height from 85 feet to 95 feet above grade level to the top of the guard rail. The additional story and height is being requested due to the loss of parking spaces in the original underground parking garage, which has been reduced in size. The new, structured parking system being proposed should house approximately 1,000 spaces, 300 less than previously approved, and have a maximum square footage of 350,000 square feet, approximately 100,000 square feet less than before.

The Plan Board heard the petition and recommended approval by a vote of 4-3.

Public notice was published in the Gainesville Sun on October 31, 2006. Letters were mailed to surrounding property owners on November 30, 2006. The Plan Board held a public hearing November 16, 2006.

CITY ATTORNEY MEMORANDUM

The City Commission, at its meeting of January 8, 2007, authorized the city attorney's office to prepare and advertise the necessary ordinance amending the planned development known as "University Corners".