



Legislation Text

File #: 060233., **Version:** 3

PLANNED DEVELOPMENT AMENDMENT - PARK CENTRAL HOLDINGS 700 BLOCK OF N.W. 13TH STREET (B)

Ordinance No. 0-06-107, Petition No. 30PDA-06PB

An Ordinance of the City of Gainesville, Florida; amending the Planned Development formerly known as "Park Central Holdings Planned Development" and now known as "University House"; located in the vicinity of the 700 block of N.W. 13th Street, east side; amending the permitted uses, allowable density, terms, conditions and requirements of the planned development as adopted by Ordinance No. 030904; providing a severability clause; providing a repealing clause; and providing an immediate effective date.

The City Commission adopt the proposed ordinance.

STAFF REPORT

This is a request by the applicant to modify the approved Park Central Holdings Planned Development for property located in the 700 block of Northwest 13th Street, east side. Map 1 shows the currently approved Planned Development Layout Plan and Map 2 shows the proposed Planned Development Layout Plan (see attached Map 1 and Map 2). The applicant has changed the name of the Planned Development project to University House. On July 12, 2004, the City Commission adopted Ordinance 030904, approving Petition 10PDV-04PB with a Planned Development Layout Plan and a Development Plan Report. The development was approved with a maximum of 225 dwelling units at a density of approximately 30 units per acre. It also included an option for development of 15,000 square feet of commercial use along Northwest 13th Street. The project subsequently received preliminary development plan approval on July 15, 2004, but has not obtained final development plan approval. A request to extend the Planned Development was considered and approved by the City Commission on June 26, 2006.

The requested modification includes surface parking within the interior of the development, shifting the location and configuration of building footprints, changing the access points off Northwest 12th Street, shifting the parking structure, defining development options for the areas north of Rattlesnake Creek Branch, changing the mix of bedrooms and increasing the number of bedrooms.

Staff addressed the criteria for approving a Planned Development and presented findings and recommendations as included in the Plan Board report. The Board and neighborhood representatives raised issues related to the proposed increase in the number of bedrooms from 492 to 583 and the associated increases in trip generation. The Board expressed support for the proposal to remove all development options from the areas north of the creek. The applicant expressed concerns about contributions to address traffic impacts of the development on Northwest 13th Street and sought clarification on conditions related to parking, conducting a traffic study and limitation on the bedroom mix. The Board reviewed those concerns and got clarification from staff.

The Plan Board heard the petition and recommended that it be approved, with staff conditions as modified by the petitioner and staff.

The City Commission reviewed the petition at a public hearing on September 11, 2006 and recommended approval with conditions recommended by the Plan Board. The commission also requested that Condition 11, pertaining to

mass transit, should be rewritten for consideration at First Reading. Staff submits a modified Condition 11 with an executed Agreement. During the public hearing, the applicant stated that 188 units will be constructed. Based on that statement the allowable density on the subject property was adjusted to reflect a total of 188 dwelling units. The former list of allowable uses is modified as Attachment "A". The development is not required to include any commercial uses and a limit is placed on the amount of floor area that can be used for any individual commercial use, Condition "1" of Section 3. Additionally, if commercial is included in any proposed development, the amount of residential will be reduced in accordance with Condition "1" of Section 3. A new Condition 13 is added offering the dedication of the area north of the creek for conservation or urban park purposes, subject to acceptance by the city.

Public notice was published in the Gainesville Sun on July 4, 2006. Letters were mailed to surrounding property owners on July 5, 2006. The Plan Board held a public hearing July 20, 2006.

CITY ATTORNEY MEMORANDUM

The City Commission, at its meeting of September 11, 2006 directed the City Attorney's Office to prepare and the Clerk of the Commission to advertise the proposed ordinance. At first reading, the City Commission revised the ordinance as requested by City staff. The revisions changed development plan approval from the jurisdiction of the City Plan Board to the jurisdiction of the Development Review Board, and changed the word "minimum" to "maximum" in Condition 10, page 9.