



Legislation Text

File #: 120326., Version: 1

PLANNED DEVELOPMENT AMENDMENT - ONE COLLEGE PARK (B)

Ordinance No. 120326; Petition No. PB-12-83 PDA

An ordinance of the City of Gainesville, Florida, amending the Planned Development commonly known as "One College Park" located in the vicinity of the 1700 block between NW 1st Avenue and NW 2nd Avenue; by amending City of Gainesville Ordinance No. 080753 that rezoned the property to Planned Development and adopted the Development Plan; amending the Planned Development to add "dormitory" as defined in this Ordinance to the list of uses permitted by right under certain conditions; defining "dormitory"; adopting a revised development plan report and revised development plan maps; acknowledging extension granted pursuant to Ordinance No. 120129; providing a severability clause; and providing an immediate effective date.

The City Commission adopt the proposed ordinance.

PLANNING AND DEVELOPMENT SERVICES DEPARTMENT STAFF REPORT

The "One College Park" Planned Development is located on 1.7 acres of the block that is between NW 17th and 18th Streets and NW 1st and 2nd Avenues. The property is currently the site of a surface parking lot which serves surrounding uses, including the St. Augustine Church. The planned development covers the entire block, with the exception of the Hurley Hall property on the southeast corner. The development site was rezoned on May 7, 2009 from the UMU-1 and RMU districts to the PD (Planned Development) district by Ordinance No. 080753. The purpose of the rezoning to PD was to allow for buildings up to six stories to be developed over the entire site, and also to bring the proposed principal uses, accessory uses, and required infrastructure under a single set of regulations. The allowed uses, design of the buildings, and many development standards are dictated by the PD ordinance. As approved, the PD includes 56 apartment units, a maximum 170-room hotel, 14,000 square feet of commercial, and a central parking structure that will contain 610 parking spaces. The proposed parking structure is intended to serve the development and also provides for the replacement of some of the existing surface parking.

This ordinance requests an amendment to the approved PD ordinance in order to allow for a "dormitory" as an allowed use within the One College Park development. The intention is to allow for a dormitory use and/or the originally approved hotel use. No changes to the physical layout of the development or to the exterior design of the building are proposed. Minor revisions have been proposed to the PD Layout Map and PD Report in order to incorporate the dormitory as a potential component of the development. Condition 3 of the previously approved PD ordinance, which lists the allowed uses, is also being revised.

Staff has found this amendment to meet the minimum requirements for a rezoning to the planned development district within Section 30-213 of the Land Development Code, and to be consistent with the criteria for review of planned developments in Section 30-216.

Public notice was published in the Gainesville Sun on August 7, 2012. On August 23, 2012, the City Plan Board, by a vote of 6-0, recommended approval of the petition. On October 4, 2012, the City Commission

approved the Petition, by a vote of 7-0.

CITY ATTORNEY MEMORANDUM

This ordinance requires two readings.