



Legislation Text

File #: 120615., **Version:** 2

PLANNED DEVELOPMENT AMENDMENT - UNIVERSITY CORNERS (B)

Ordinance No. 120615; Petition PB-12-125 PDA

An ordinance of the City of Gainesville, Florida, amending the Zoning Map Atlas and rezoning to "Planned Development District" (PD) certain property known as "University Corners" 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, as more specifically described in this ordinance; adopting PD maps, a PD report, and development conditions; providing for enforcement; providing a severability clause; providing a repealing clause; and providing an effective date.

..recommendation

The City Commission adopt either alternative "A" or alternative "B" of the proposed ordinance.

PLANNING AND DEVELOPMENT SERVICES DEPARTMENT STAFF REPORT

Update: On May 2, 2013, the City Commission approved on first reading a Planned Development District (PD) zoning ordinance that is explained in detail below. At that meeting, concerns were expressed over the size and scale of the proposed buildings, as well as the potential traffic impacts resulting from the development. Since that hearing, the applicant has held several public workshops to gather feedback from the University Park Neighborhood Association and other adjacent property owners and residents. The applicant has also met several times with city staff to discuss aspects of the project. The applicant is now providing an alternative set of building elevations (i.e., architectural design scheme), revised PD conditions, and additional data related to traffic impacts intended to address the various concerns. As a result, this PD ordinance now includes two alternatives. Alternative "A" is the same version of the PD ordinance that was heard on May 2, 2013 (with the exception of revised conditions 2 and 6 regulating alcoholic beverage establishments and parking, and which now apply to both ordinance alternatives). Alternative "B" includes the revised elevation drawings with minor revisions to PD conditions 11 and 12 in order to be consistent with the revised elevations.

This ordinance amends the approved Planned Development District (PD) zoning for the proposed mixed-use development known as University Corners. An associated ordinance (Ordinance No. 120616) amending the Planned Use District (PUD) land use category for the subject property is also on this agenda. The subject property is approximately 4.4 acres and is located between West University Avenue and Northwest 3rd Avenue and between Northwest 13th Street (US 441) and Northwest 14th Street.

On May 23, 2005, the City Commission adopted Ordinance No. 040657, which originally rezoned the subject property to Planned Development District (PD). Subsequently, on June 12, 2007, the City Commission adopted Ordinance No. 060734, which amended the subject property's Planned Development zoning. The recently constructed University United Methodist Church (Petition 78SPL-05DB) was an approved use and considered a phase of development within the original PUD and PD, and remains a part of this PD ordinance and associated PUD ordinance.

This ordinance proposes to make several substantive changes to the subject property's PD zoning, as follows:

- Increase the maximum number of building stories from 8 to 10, and the maximum building height from 95 feet to 110 feet.
- Increase the maximum height of the parking garage from 95 feet to 110 feet.
- Decrease the brick and stone materials used on the first floor retail along University Avenue and 13th Street, while increasing the amount of glazing in these areas.
- Decrease the required amount of glazing on the upper floors of the South Block and the North Block facing 13th Street.
- Specify that a brick veneer may be used in lieu of structural brick.
- Specify that the top floor will have sloped metal roofs.
- Increase the required usable open space from 31% of the site area to at least 80,000 square feet.
- Remove requirements related to Development of Regional Impact (DRI) thresholds.
- Remove the requirement for remediation of onsite contamination, since this occurred with the construction of the first phase.
- Clarify that the project will be developed in one phase.
- Reduce the maximum amount of allowed non-residential uses from 115,000 square feet to 100,000 square feet (not including the hotel).
- Increase the maximum allowed building square footage from 665,000 to 950,000.
- Increase the maximum square footage for the parking garage from 350,000 to 380,000.
- Increase the maximum number of residential units from 490 to 500.
- Specify that no more than 250 hotel rooms are allowed.
- Specify that there shall be no alcoholic beverage establishments allowed on any roof top level with the PD.

The purpose of the proposed rezoning is to enable the applicant to construct a mixed-use redevelopment project that would include multi-family residential, a hotel, and non-residential uses including retail, restaurant, and offices. The PD Report outlines the specific permitted uses within the development. The PD report also outlines the maximum allowed amounts for each type of use and defines a few basic zoning standards, such as maximum building coverage. A basic layout for the site is shown in the PD Maps, which shows the proposed buildings as well as vehicular and pedestrian circulation areas. The map distinguishes the locations of the proposed hotel from the general commercial and residential areas and also shows the location of the parking structure. Development standards are listed on the PD Maps, including the types and amounts of allowed uses, maximum building heights, building coverage, and minimum open space. Building elevations are also provided for the public street frontages and of the interior frontages along NW 2nd Avenue to show the design, colors and materials of the buildings.

After public notice was published in the Gainesville Sun on November 15, 2012, the City Plan Board held a public hearing on December 3, 2012, and by a vote of 6-0, recommended approval of the petition with certain revisions. After public notice was published in the Gainesville Sun on December 18, 2012, the City Commission held a public hearing on January 3, 2013, and approved the petition by a vote of 6-0.

CITY ATTORNEY MEMORANDUM

This ordinance requires two hearings and, following adoption, shall become effective upon the amendment to the City of Gainesville Comprehensive Plan becoming effective as provided by associated Ordinance No. 120616.

