



Legislation Text

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PLANNED DEVELOPMENT - WILDFLOWER (B)

Ordinance No. 0-05-10, Petition No. 111PDV-03PB

An Ordinance of the City of Gainesville, Florida; rezoning certain lands within the City and amending the Zoning Map Atlas from "RMF-5: 12 units/acre single-family/multiple family residential district "; to "Planned Development District", commonly known as "Wildflower Planned Development"; located in the vicinity of 1005 and 1007 S.W. 13th Street and consisting of approximately 5.7 acres; adopting a development plan report and development plan maps; providing conditions and restrictions; providing for enforcement and penalties; providing a severability clause; and providing an immediate effective date.

The City Commission adopt the proposed ordinance.

STAFF REPORT

The proposed planned development is a 201-unit multi-family development with a parking garage on a 5.745-acre site. The Planned Development ordinance with the PD report and PD Layout plan adopt all conditions of approval. The petition was approved, with conditions, by the City Commission on November 22, 2004. A separate motion was made by the City Commission to direct staff to engage the Florida Department of Transportation (FDOT) District 2 to consider a left turn storage lane on SW 13th Street and report back to the Public Works Committee of the City Commission. A report on that matter was made from the Public Works Committee to the Commission on April 25, 2005. No recommendation was made to change the proposed planned development conditions as reviewed by the Commission in November 2004.

The proposed density is 35 dwelling units per acre. The total number of bedrooms will be 360. The proposed buildings are 5 four-story apartment buildings, connected by a system of elevators and walkways, a 4-story parking garage with 416 parking spaces and amenities including a swimming pool, a recreation facility and basketball court and maintenance facilities. All access is from Southwest 11th Avenue. Improvements by the developer to Southwest 11th Avenue will include a left-turn lane into the property and a left-turn storage lane on Southwest 11th Avenue at the intersection with SW 13th Street. The development abuts the Depot Avenue Rail Trail, providing easy bike and pedestrian access to the UF Campus and Shands Hospital. The developer will install a bus shelter on Southwest 13th Street near Southwest 11th Avenue.

The property has a significant grade change. As a result, the proposed development will be terraced, with an elevation grade change of approximately ten feet between buildings from north to south. The majority of the stormwater management facilities will be under the parking garage. The PD ordinance limits the impervious surface area to 67% of the site. There is a 100-foot building setback from the east property line to the building face. Retaining walls, air conditioner pads, sidewalks landscape/hardscape, limited lighting and emergency and service vehicle access will be within this setback. A berm with a hedge is shown on the PD layout plan between these improvements and the east property line. The two existing historic structures will be removed for the proposed development. The 90-day demolition delay, Sec. 6-19, applies to the proposed demolition. The PD ordinance directs the paint colors be earth tone colors and that the Audubon Park Neighborhood Association will review the colors for neighborhood compatibility and make a recommendation to the development review board for the board's review and approval.

The proposed development is in Zone A of the Transportation Concurrency Management Area.

Public notice was published in the Gainesville Sun on October 5, 2004 and November 7, 2004. Letters were mailed to surrounding property owners on October 6, 2004 and November 5, 2004. The Plan Board held a public hearing October 21, 2004.

CITY ATTORNEY MEMORANDUM

The City Commission, at its meeting of November 22, 2004 authorized the city attorney's office to prepare and advertise the necessary ordinance rezoning certain lands within the city to planned development commonly known as "Wildflower Planned Development" within the City of Gainesville.