



Legislation Text

File #: 040657, **Version:** 2

PLANNED DEVELOPMENT - UNIVERSITY CORNERS (B)

Ordinance No. 0-05-34, Petition 161PDV-04PB

An Ordinance of the City of Gainesville, Florida; rezoning certain lands within the City and amending the Zoning Map Atlas from "MU-1: 8-30 units/acre mixed use low intensity" and "RMU: Up to 75 units/acre residential mixed use district"; to "Planned Development District"; 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 a development plan report and development plan maps; providing conditions and restrictions; providing for enforcement; providing a severability clause; and providing an effective date.

The City Commission adopt the proposed ordinance as amended.

SUPPLEMENTAL STAFF REPORT AS OF MAY 16, 2005

At first reading of the Planned Development ordinance, May 9, 2005, the City Commission requested that City staff include a condition in the PD Ordinance that would require that the building materials depicted in the elevations of University Corners would be the materials utilized in the construction of University Corners. A new condition 11 on page 4 of the Ordinance, has been created identifying the building materials to be utilized for the facade of University Corners.

A revised set of elevations depicting facade materials will be provided to the City Commission at their May 23, 2005 meeting. The revised sheets will replace the elevation sheets attached to the Ordinance.

STAFF REPORT

The purpose and intent of this project is to construct a mixed-use development on a 3-block area in the southeast corner of the College Park Special Area Plan. The site is approximately 4.4 acres in size with the mixed-use development (commercial and residential, 400 dwelling units max.) component having a maximum square footage of 650,000 sq. ft. of floor area. The commercial (275,000 sq. ft.) includes such things as storefront retail, eating and drinking establishments, offices and personal services. The residential (375,000 sq. ft.) will consist of apartment condominiums and condo/hotel. A place of religious assembly (University United Methodist Church), having a maximum 39,000 sq. ft. of floor area, is to be rebuilt at the intersection of West University and Northwest 14th Street. In addition, a 450,000 sq. ft., max., underground and above ground structured parking facility are to be built onsite.

In order to achieve the desired intensity and density of development (91 du/ac includes hotel units) being proposed, the building height allowed in the College Park Special Area Plan must be increased from 65 feet (floor to ceiling/top of plate) to 95 feet (top of plate) and 100 feet to peak of roof and the number of stories increased (5-stories to 8-stories), the property must be rezoned to Planned Development.

The petitioner has indicated that the proposed development complies with the District's intent to encourage revitalization and redevelopment of the College Park neighborhood. However, the Special Area Plan regulations

also require any proposed new convenience-type retail, professional and consumer services maintain the scale, character and integrity of the neighborhood.

The petitioner believes that their proposed planned development will accomplish the desired objectives. Their request is for taller structures (8 stories rather than 5 stories and a 95-foot height rather than 65 feet) within one or more mixed-use buildings. The proposed changes to this property will allow it to be redeveloped as an intensive mixed-use urban infill redevelopment that will provide retail and personal services for the existing and future neighborhood residents as well as for University of Florida students and staff.

The proposed uses will also require a land use plan change from MUL (mixed-use low intensity, 8-30 units per acre) and MUR (mixed-use residential, up to 75 units per acre) to PUD. This petition is related to Petition 160LUC-04PB.

The existing and proposed conditions, provided, are all based on the PD Layout Plan and PD Plan Report presently before the Commission.

Public notice was published in the Gainesville Sun on November 2, 2004. Letters were mailed to surrounding property owners on November 3, 2004. The Plan Board held a public hearing November 18, 2004.

CITY ATTORNEY MEMORANDUM

The City Commission, at its meeting of December 13, 2004, approved the petition and authorized the City Attorney to draft the proposed ordinance for the rezoning to planned development.