

City of **Gainesville**

PB-21-00219 LUC and PB-21-00220 ZON
1026 SW 2nd Ave and SW 10th St

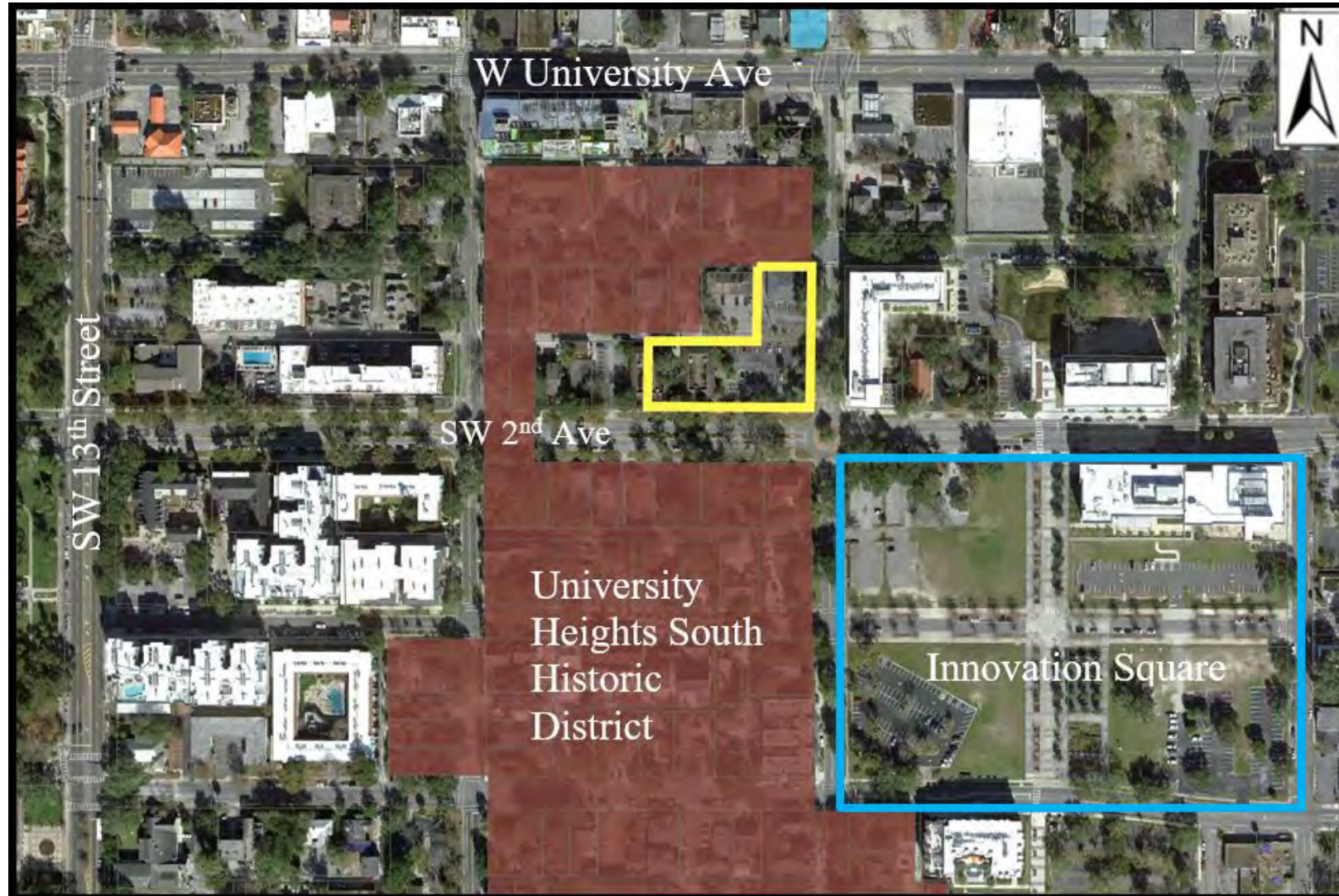
Department of Sustainable Development
Forrest Eddleton
November 17, 2022

PB-21-00219 LUC and PB-21-00220 ZON

1026 SW 2nd Avenue and SW 10th Street

- **Land Use Change from Urban Mixed Use High(UMUH) to Planned Use District (PUD)**
- **Zoning Change from Urban 9 (U9) to Planned Development (PD)**
- **PD/PUDs intended to facilitate “unique” and “innovative” proposals**
- **Current proposal requests relief from Land Development Code (LDC) requirements in order to facilitate providing workforce rate housing in perpetuity**
- **Requests:**
 - **An increase to the allowable height**
 - **An increase to allowable density**
 - **Modifications to compatibility requirements related to Historic Districts**

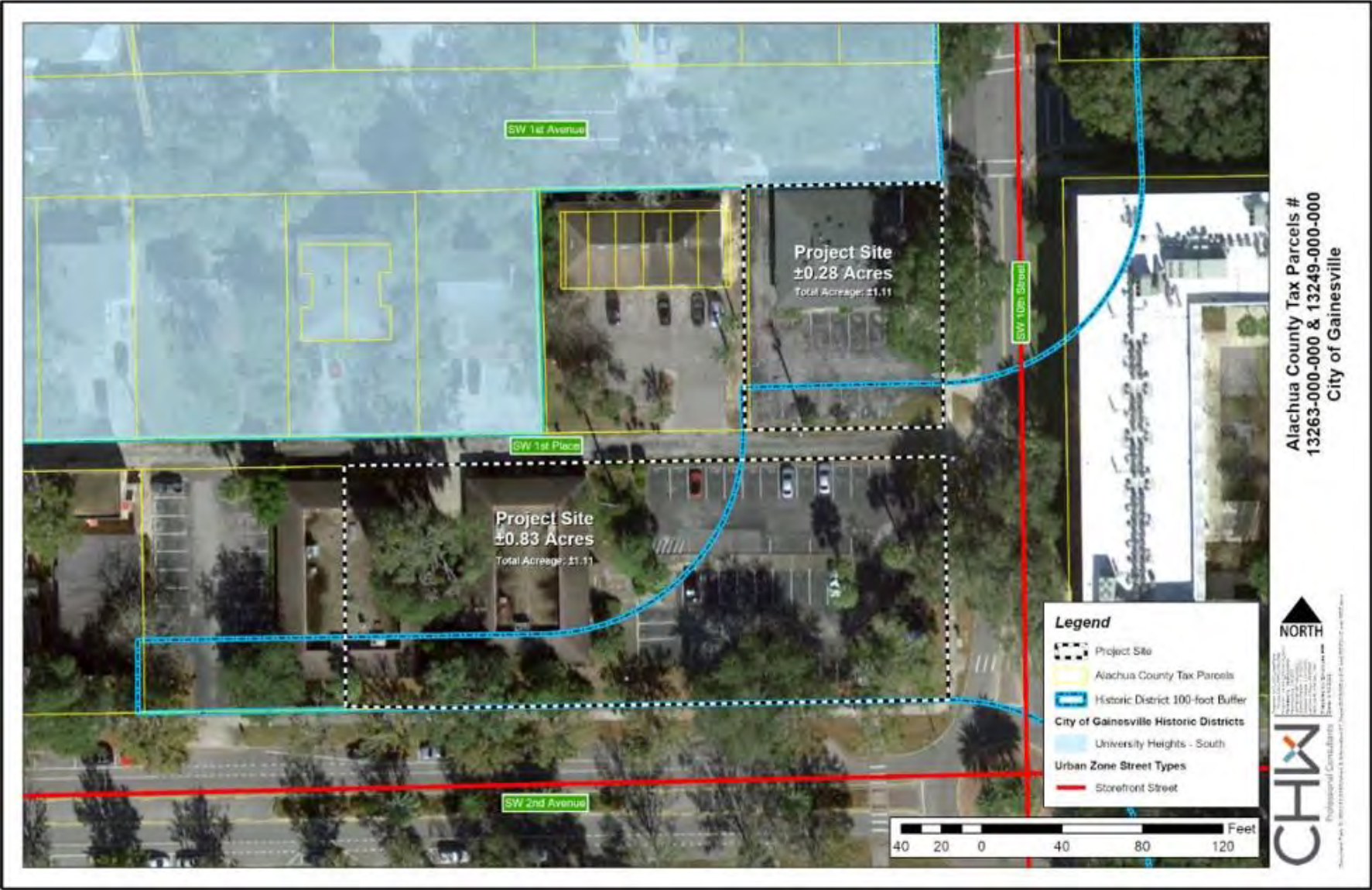
Project Location



Project Location



Project Location



Current Land Use



Current Zoning



Building Details



2

East Elevation

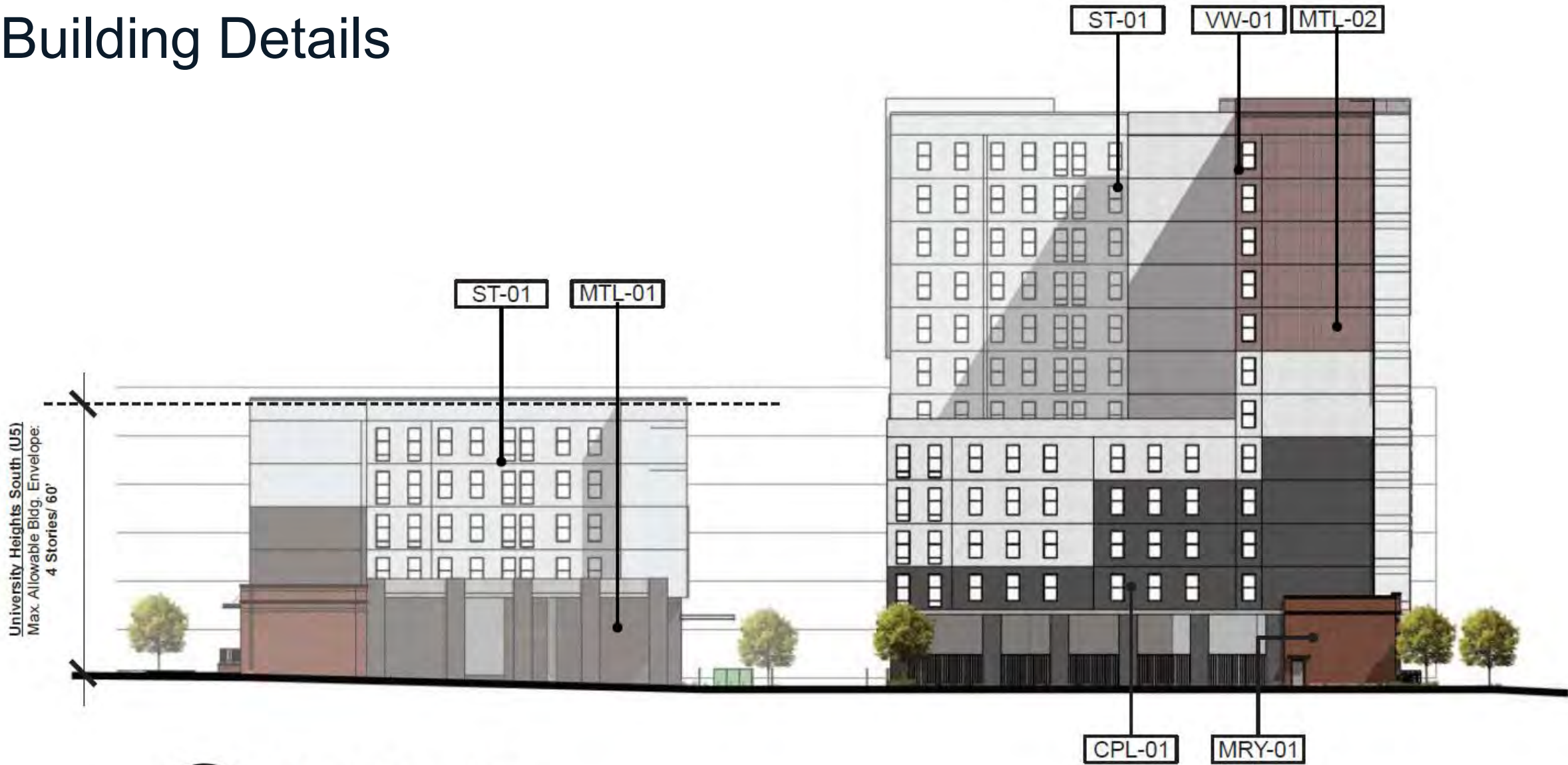
Scale: 1" = 40'

Building Details



1 South Elevation
Scale: 1" = 40'

Building Details



4

West Elevation

Scale: 1" = 40'

Building Details



3 North Elevation
Scale: 1" = 40'

Project Details

	Existing Land Use (UMUH) and Zoning (U9)	Historic District 100ft Compatibility Buffer	Proposed Maximums
Density	100 du/ac by right (125 du/ac with SUP) = <u>111</u> units (<u>138</u> units with SUP)	6 du/building (single family, attached, or small-scale multi-family)	<u>204</u> du (~184 du/ac)
Bedrooms	Bedrooms (2.75 Multiplier): <u>305</u> (<u>379</u> with SUP)	N/A	<u>557</u> Bedrooms
Stories	<u>6</u> Stories (<u>8</u> with bonus)	4 Stories	<u>12</u> stories (southern building), <u>5</u> stories (northern building)
Height	<u>88</u> feet (<u>116</u> ft with bonus)	60 feet	<u>120</u> feet 7 inches
Building Placement	<u>20ft</u> minimum, <u>25ft</u> maximum (from back of curb)	N/A	<u>14</u> feet (at intersection of SW 2 nd Ave and SW 10 th St.

PB-21-00219 LUC and PB-21-00220 ZON

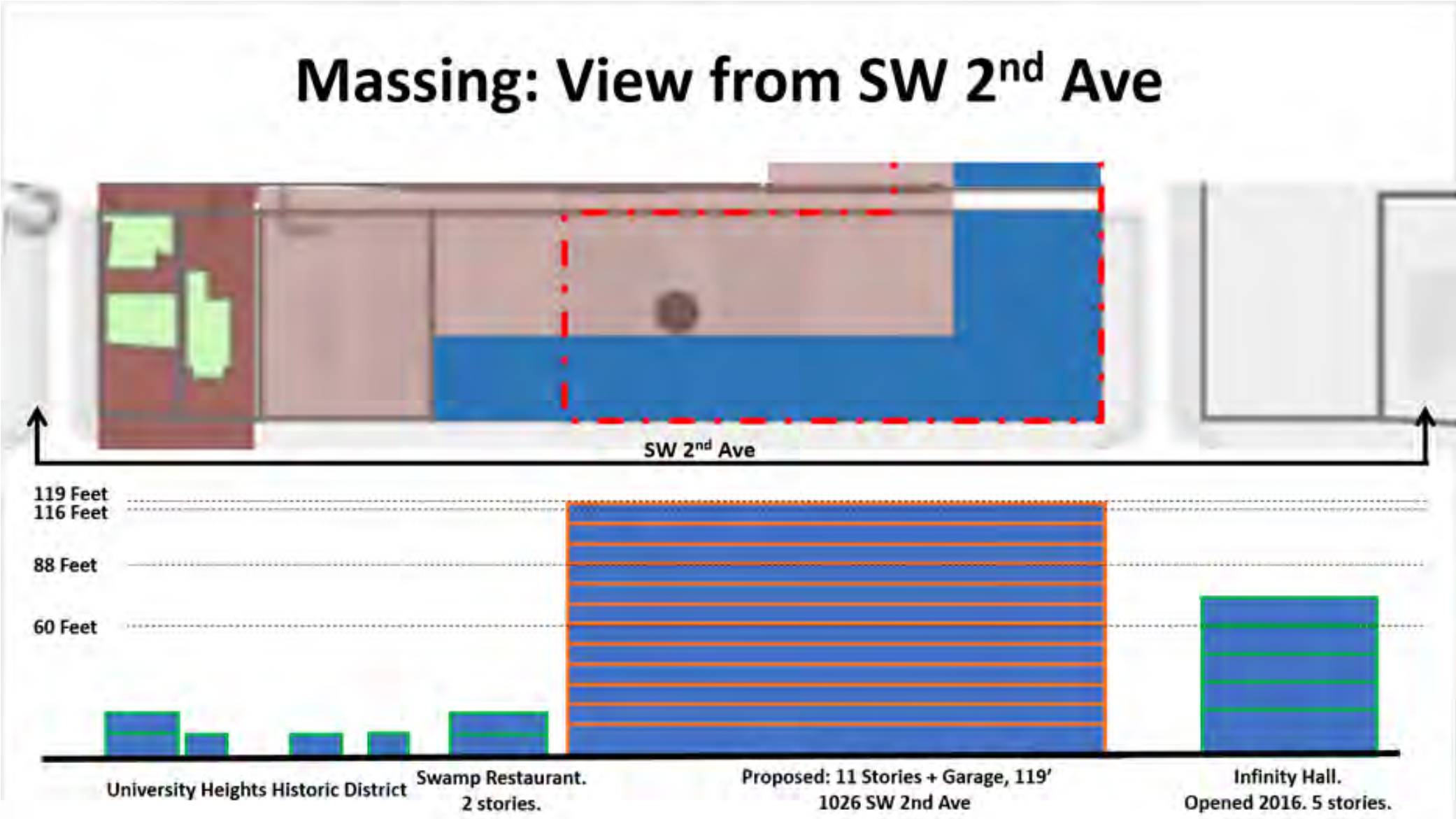
1026 SW 2nd Avenue and SW 10th Street

- Policy 4.1.3 Criteria for changes to Future Land Use
 - Consistency with Comprehensive Plan
 - Compatibility and Surrounding Land Uses
 - Environmental Impacts and Constraints
 - Support for urban infill and/or redevelopment
 - Impacts on Affordable Housing
 - Impacts on Transportation
 - Analysis of Availability of Facilities and Services
 - Discouragement of Urban Sprawl
 - Need for Job Creation, Capital Investment, and Economic Development to Strengthen and Diversify the City's Economy

PB-21-00219 LUC and PB-21-00220 ZON 1026 SW 2nd Avenue and SW 10th Street

- Section 30-3.17 of LDC Criteria
 - Consistent with Comprehensive Plan
 - Conformance to PD Purpose
 - Internal Compatibility
 - External Compatibility

External Compatibility

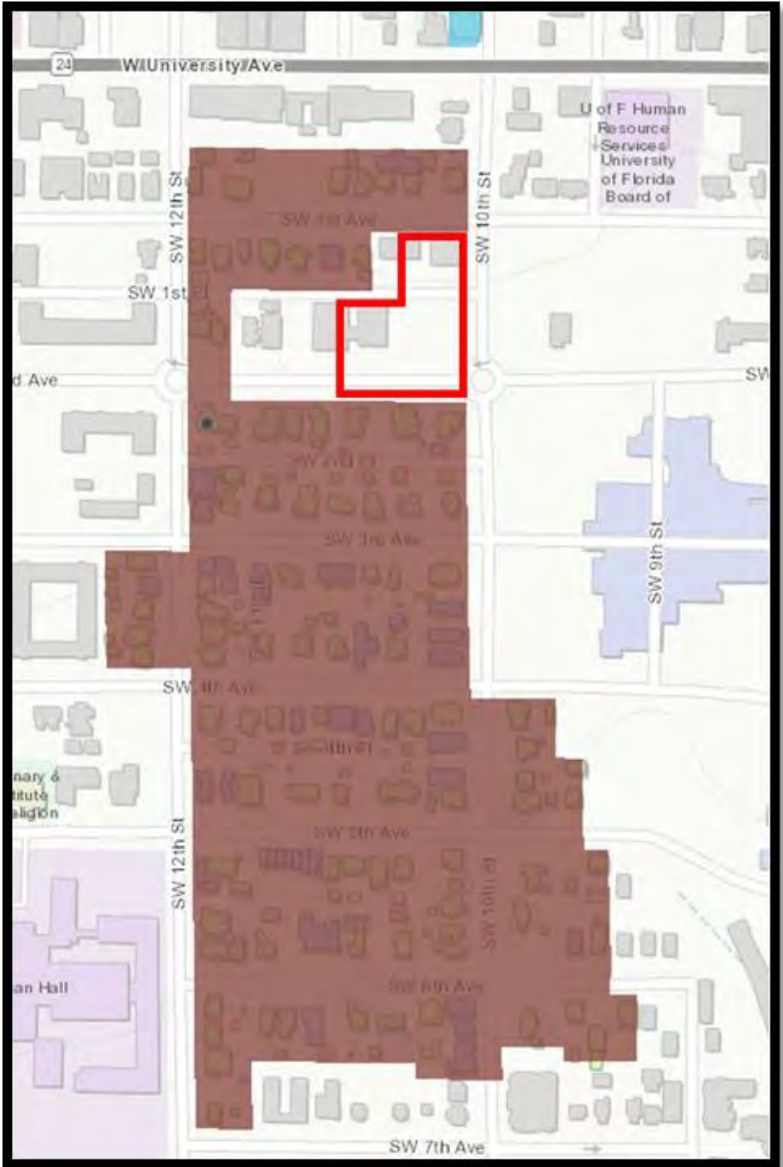


PB-21-00219 LUC and PB-21-00220 ZON

1026 SW 2nd Avenue and SW 10th Street

- Section 30-3.17 of LDC Criteria
 - Intensity of Development
 - Useable Open Spaces, Plazas, and Recreation Areas
 - Environmental Constraints
 - External Transportation Access
 - Internal Transportation Access
 - Provision for the Range of Transportation Choices

University Heights South Historic District



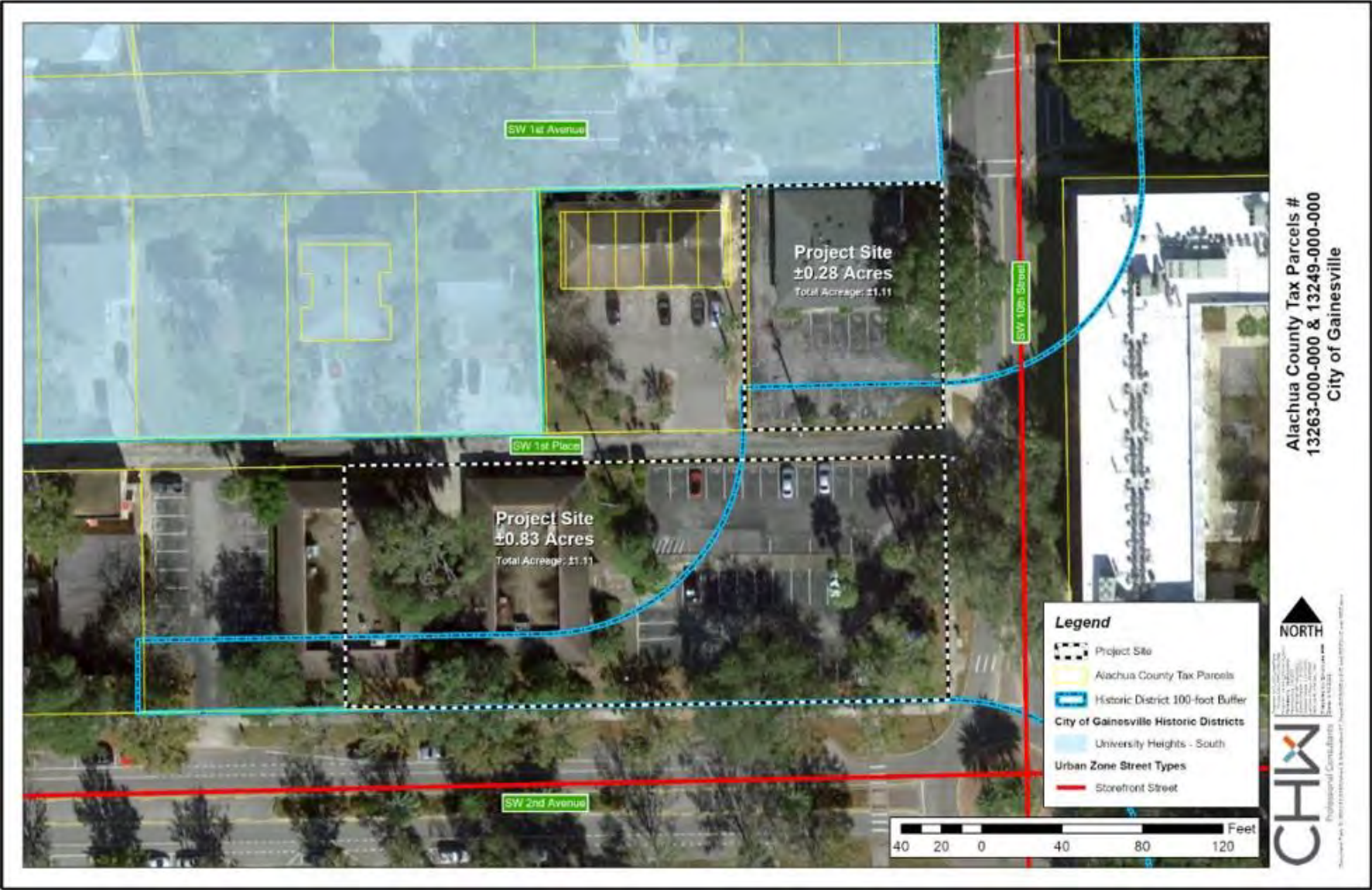
University Heights South Historic District – Existing Surrounding Structures ²⁰²²⁻⁵³⁷



University Heights South Historic District – Existing Surrounding Structures



Historic District 100ft Compatibility Buffer



University Heights South Historic District – Existing Surrounding Structures ²⁰²²⁻⁵³⁷

Photo 1. 1125 SW 2nd AVE,
Contributing Structure in the
District



Photo 2. 1113 SW 2nd AVE,
Contributing Structure in the
District



University Heights South Historic District – Existing Surrounding Structures ²⁰²²⁻⁵³⁷

Photo 3. 1107 SW 2nd AVE,
Contributing Structure in the
District



Photo 4. 1103 SW 2nd AVE,
Contributing Structure in the
District



University Heights South Historic District – Existing Surrounding Structures ²⁰²²⁻⁵³⁷

Photo 5. 1023 SW 2nd AVE,
Contributing Structure in the
District



Photo 6. 1013 SW 2nd AVE,
Contributing Structure in the
District



University Heights South Historic District – Existing Surrounding Structures ²⁰²²⁻⁵³⁷

Photo 7. 1005 SW 2nd AVE,
Contributing Structure in the
District



Photo 8. The character of
the street, looking east from
1113 SW 2nd Avenue.



University Heights South Historic District – Existing Surrounding Structures ²⁰²²⁻⁵³⁷

Photos 9 and 10.

Reinvestment in properties has happened as recently as this past year. The top photo is google maps, March 2021.

The bottom photo are the same properties, 1103 and 1107 SW 2nd Avenue, but in March 2022.



University Heights South Historic District – Existing Surrounding Structures ²⁰²²⁻⁵³⁷

Photo 9. 1004 SW 1st AVE,
Contributing Structure in the
District



Photo 10. 1012 SW 1st AVE,
Contributing Structure in the
District



University Heights South Historic District – Existing Surrounding Structures ²⁰²²⁻⁵³⁷

Photo 11. 1016 SW 1st AVE,
Contributing Structure in the
District



Photo 12. 1022 SW 1st AVE,
Contributing Structure in the
District



University Heights South Historic District – Existing Surrounding Structures ²⁰²²⁻⁵³⁷

Photo 13. 1022 SW 1st AVE,
Contributing Structure in the
District



Photo 14. 1023 SW 1st AVE,
Contributing Structure in the
District



University Heights South Historic District – Existing Surrounding Structures ²⁰²²⁻⁵³⁷



Photo 15. The intersection (roundabout) at SW 2nd Avenue and SW 10th Street, looking north. The proposed project would be to the top left of the photo. To the top right, is Infinity Hall, a 5-story structure.



Photo 16. The intersection (roundabout) at SW 2nd Avenue and SW 10th Street, looking south. The proposed project would be to the right of the photo. To the left, is Infinity Hall, a 5-story structure.

University Heights South Historic District – Existing Surrounding Structures ²⁰²²⁻⁵³⁷



Photo 17. Oblique view of Infinity Hall, a 5-story structure, looking north.



Photo 18. Current construction photo of the restaurant "The Swamp," a 2-story structure being built to the west of the proposed project, which would be built to the top right of the photo.

Architectural Analysis and Previous Planning and Design Efforts ²⁰²²⁻⁵³⁷



Photos 19 and 20. The character of the blocks further east of the proposed project, on the SW 2nd Avenue corridor, east of the roundabout at SW 2nd Avenue and SW 10th Street. The character of the street here, closer to downtown Gainesville, is four and five stories.



Architectural Analysis and Previous Planning and Design Efforts ²⁰²²⁻⁵³⁷



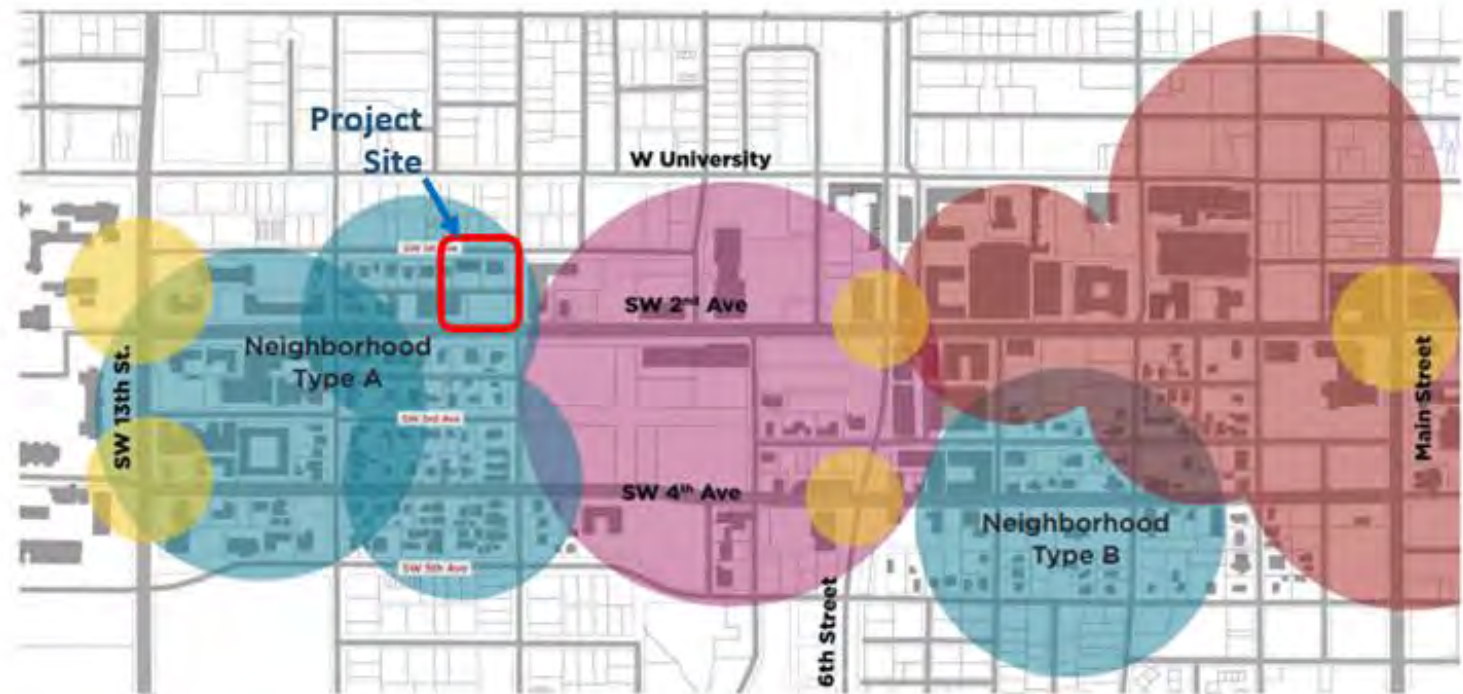
Architectural Analysis and Previous Planning and Design Efforts



Multimodal Corridors and Vision(ing) Study



Character Districts



The Study Area exudes some characteristics which can be capitalized upon to create unique neighborhoods.

Innovation Square Master Plan and Development Framework

2012 INNOVATION SQUARE MASTER PLAN & DEVELOPMENT FRAMEWORK



Rendering of Innovation Square. Image courtesy of Perkins + Will



PERKINS
+ WILL

Innovation Square Master Plan and Development Framework



Comprehensive Plan and PD/PUD Intent:

- Intended to “allow the consideration of unique, innovative, or narrowly construed land use proposals that because of the specificity of the land use regulations can be found to be compatible with the character of the surrounding land uses.”
- PD District are intended to “provide a particularized zoning district that recognizes unique conditions, allows design flexibility, and promotes planned diversification and integration of uses and structures.”
- Proposal provides for 10% of proposed units to be reserved for households earning between 50% and 80% Area Median Income in perpetuity

Recommendation:

Staff recommends approval of PB-21-00219 LUC and PB-21-00220 ZON, with conditions:

1. The applicant must record a restrictive covenant memorializing the provision of 10% of on-site units towards workforce housing in perpetuity.
2. Building placement and frontage zones must conform to U9 standards.
3. The applicant must utilize the executed Memorandum of Understanding between the property owners and the Gainesville Housing Authority.
4. Landscape zone standards may be modified in order to protect existing trees but shall take precedence over the provision of public facilities or utilities in design decisions per existing Land Development Code regulations.

Associated Recommendations:

City Plan Board voted to recommend that the City Commission deny both PB-21-00219 LUC and PB-21-00220 ZON at its meeting on April, 28th, 2022.

The Historic Preservation Board passed a resolution (2022-03) opposing the requested land use and zoning changes on May 3rd, 2022.

The City Commission voted in support of a “third option” which included a southern building that extended the 12 story portion of the building across the entire building.

Thank You