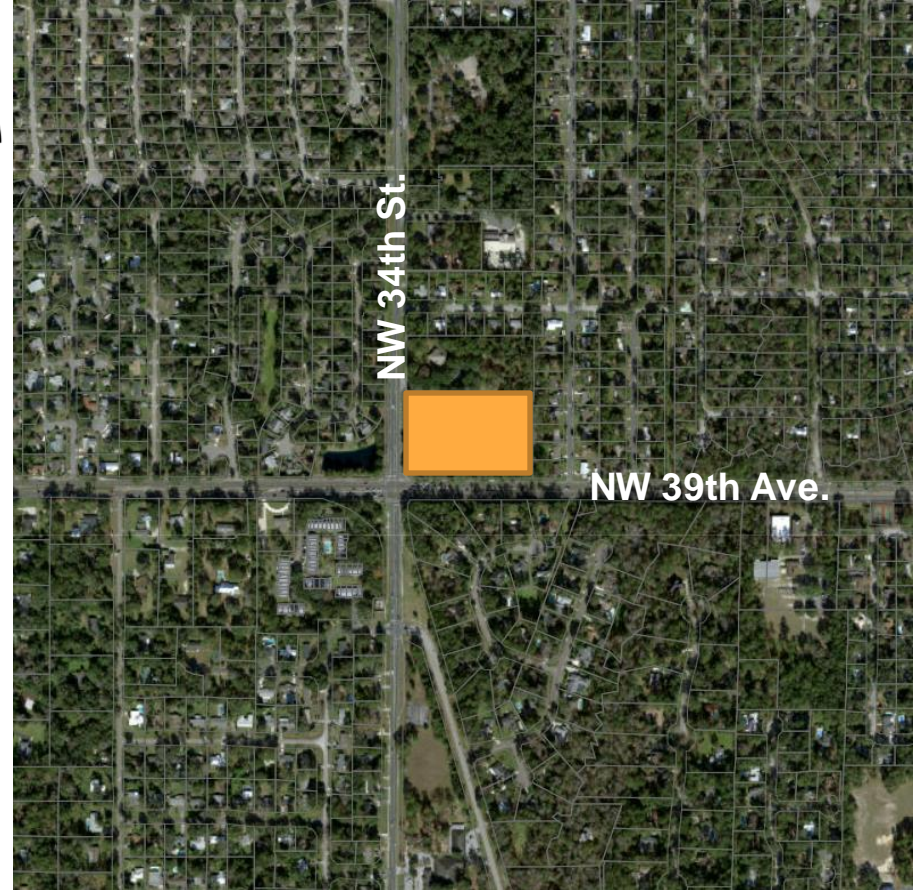


2023-408B

City of
Gainesville

LD23-000015 & LD23-000016
Land Use Change and Rezoning

Department of Sustainable Development
Juan Castillo
4/27/2023



Background

Location: 3302 NW 39th Ave.
Corner of NW 34th St and NW
39th Ave.

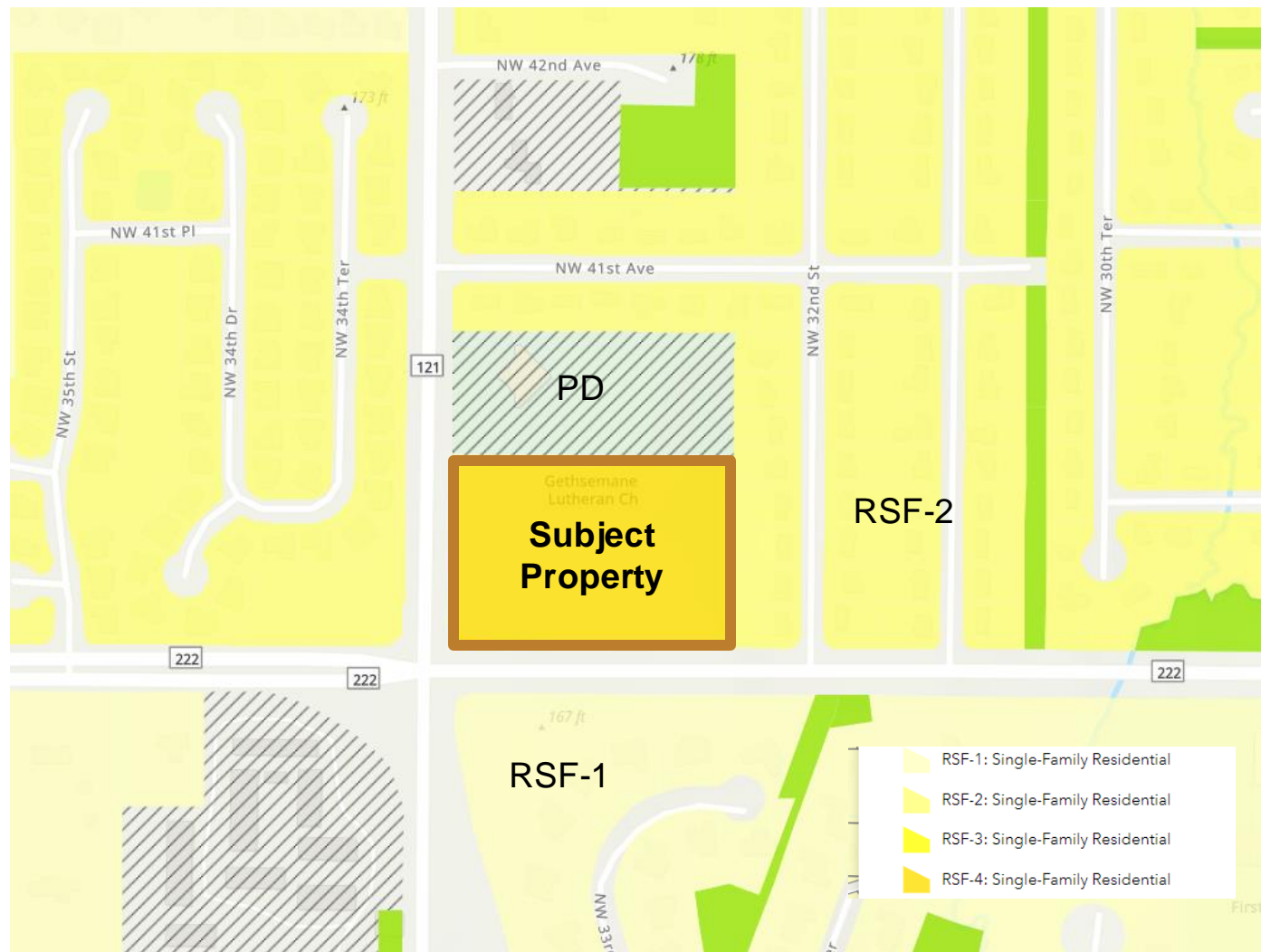
Current Use: Vacant/recreation
Property Size: Approximately
5.78 acres



Current Land Use: Single Family
Proposed Land Use: Planned Use District



Current Zoning: Single Family Residential (RSF-4)
Proposed Zoning: Planned Development (PD)



GETTYSBURG LUTHERAN CHURCH
6608-010-000



DANCE ALIVE PD LAND USE TABLE			
LEGEND	LAND USE AREAS	ACRES	%
	PRINCIPAL BUILDING & ACCESSORY STORAGE BUILDING AREA	0.89 AC(A)	16% (A)
	VEHICULAR USE AREA	1.44 AC(A)	28% (A)
	USABLE OPEN SPACE AREA	0.31 AC(A)	6% (A)
	LANDSCAPE BUFFERS	2.09 AC(A)	37% (A)
	STORMWATER AREAS	1.05 AC(A)	18% (A)
TOTAL		5.78 AC(A)	100%

NOTES:

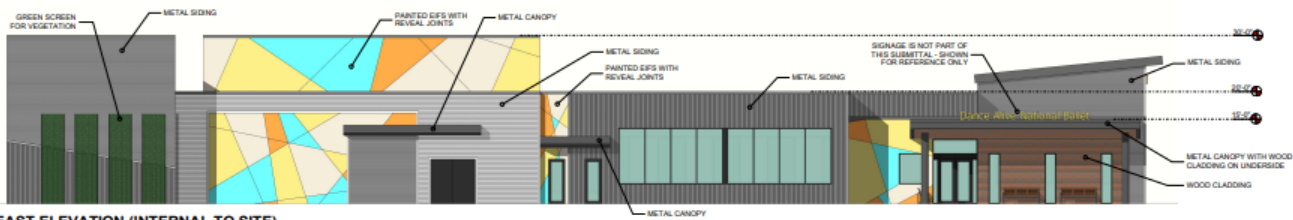
1. LAND USE AREAS AND ACRES SHOWN ON THIS PLAN ARE CONCEPTUAL AND APPROXIMATE AND MAY BE ADJUSTED AT DEVELOPMENT PLAN REVIEW STAGES.
2. STORMWATER FACILITIES MAY ENDSIDE WITHIN THE VEHICULAR USE AND USABLE OPEN SPACE LAND USE AREAS AS NECESSARY TO PROVIDE ADEQUATE STORMWATER ENGINEERING DESIGN.
3. UTILITIES ARE ALLOWED WITHIN ALL LAND USE AREAS WITHIN THE PD.

DIMENSIONAL STANDARDS

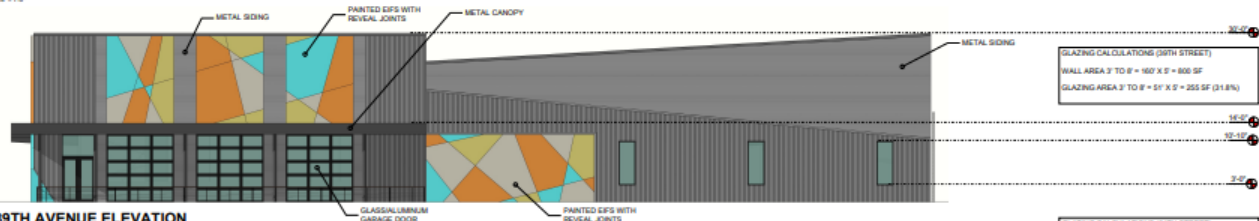
- MAXIMUM BUILDING SIZE**
 PRINCIPAL BUILDING: 20,000 SF
 ACCESSORY BUILDING: 4,000 SF
- MAXIMUM BUILDING HEIGHT**
 PRINCIPAL & ACCESSORY BUILDING: 35 FEET
- BUILDING SETBACKS (DIMMING)**
 SOUTH (NW 26TH AVENUE): 75 FEET
 WEST (NW 24TH STREET): 40 FEET
 EAST: 100 FEET
 NORTH: 15 FEET
- LANDSCAPE BUFFERS (DIMMING)**
 SOUTH (NW 26TH AVENUE): 75 FEET
 WEST (NW 24TH STREET): 40 FEET
 EAST: 100 FEET
 NORTH (OF VEHICULAR USE AREA AND BUILDING AREA): 15 FEET



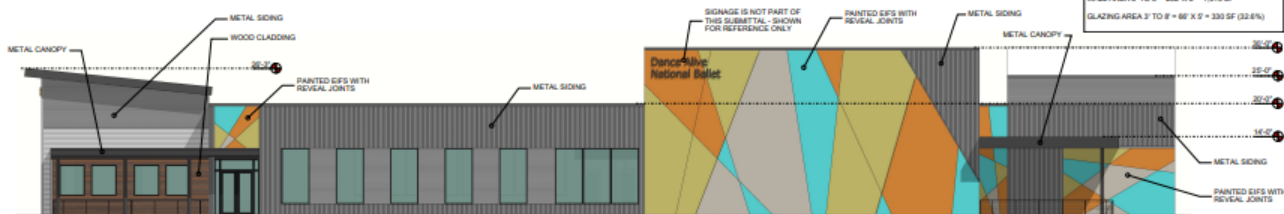
1 NORTH ELEVATION (INTERNAL TO SITE)
10'-0" x 11'-0"



2 EAST ELEVATION (INTERNAL TO SITE)
10'-0" x 11'-0"



3 39TH AVENUE ELEVATION
10'-0" x 11'-0"



4 34TH STREET ELEVATION
10'-0" x 11'-0"

Dance Alive Planned Use District (PUD) Conditions

Conditions

- Condition 1: Allowable uses in the Dance Alive PUD shall be:
- a. Dance studio including classes and rehearsals
 - b. Yoga and Pilates classes
 - c. Music classes
 - d. Theater for accessory dance and music performances
 - e. Customary accessory uses
 - f. Theater rental for non-profit cultural organization performances
 - g. Accessory outdoor events
 - h. Storage building
- Condition 2: The maximum principal building size is 26,000 square feet and maximum accessory storage building size is 4,000 square feet.
- Condition 3: The maximum building height shall be 35 feet.
- Condition 4: The implementing PD zoning ordinance must specify dimensional standards including maximum building height, setbacks, and required sidewalk widths.
- Condition 5: Vehicular access to the development from public right-of-way shall be in the form of a shared driveway (with the abutting property to the north) off the east side of NW 34th Street and a driveway off the north side of NW 39th Avenue, subject to permitting from the FDOT and City of Gainesville.
- Condition 6: The development shall include pedestrian access to the public sidewalks along the north side of NW 39th Avenue and the east side of NW 34th Street in the form of a sidewalk, as conceptually depicted on the PD Layout Plan.
- Condition 7: The implementing PD zoning ordinance must specify the amount of usable open space in future development on the property.

Dance Alive Planned Development (PD) Zoning Conditions

- Condition 1: This Planned Development (PD) shall be known as the Dance Alive PD.
- Condition 2: The permitted uses allowed by right in the Dance Alive PD are as listed below:
- a. Dance studio including classes and rehearsals
 - b. Yoga and Pilates classes
 - c. Music classes
 - d. Theater for accessory dance and music performances (to end by 11 pm)
 - e. Theater rental for non-profit cultural organization performances (to end by 11 pm)
 - f. Accessory outdoor events within the Usable Open Space area delineated on the PD Layout Plan. Outdoor events are limited to daylight hours.
 - g. Storage building (maximum 4,000 square feet)
- Condition 3: The maximum building square footage for the main building shall be 26,000 square feet.
- Condition 4: The maximum building height shall be 35 feet.
- Condition 5: The following dimensional standards shall apply to this PD:
- a. Minimum setback from NW 39th Avenue: 70 feet
 - b. Minimum setback from NW 34th Street: 40 feet
 - c. Minimum setback from east property line: 100 feet
 - d. Minimum setback from north property line: 15 feet

Staff Recommendation: Approval

Meets Review Criteria

1. Consistency with the Comprehensive Plan
2. Compatibility and surrounding land uses
3. Environmental impacts and constraints
4. Support for urban infill and redevelopment
5. Impacts on affordable housing
6. Impacts on the transportation system
7. Availability of facilities and services
8. Need for the additional acreage in the proposed future land use category
9. Discouragement of urban sprawl
10. Need for job creation, capital investment, and economic development to strengthen and diversify the City's economy
11. Need to modify land use categories and development patterns within antiquated subdivisions

Thank You

Staff Recommends: Approval