



**Archer Place**  
**Neighborhood Workshop**

**Rezoning & Small-Scale Land Use Map Amendment**  
**Conceptual Site Plan**  
**3041 – 3155 Block of Old Archer Road**

April 6, 2021

# Agenda

- Introductions
- Property Location
- Property Description
- Existing Zoning & Land Use
- Proposed Zoning & Land Use Changes
- Conceptual Site Plan
- Next Steps
- Contact Information
- Questions

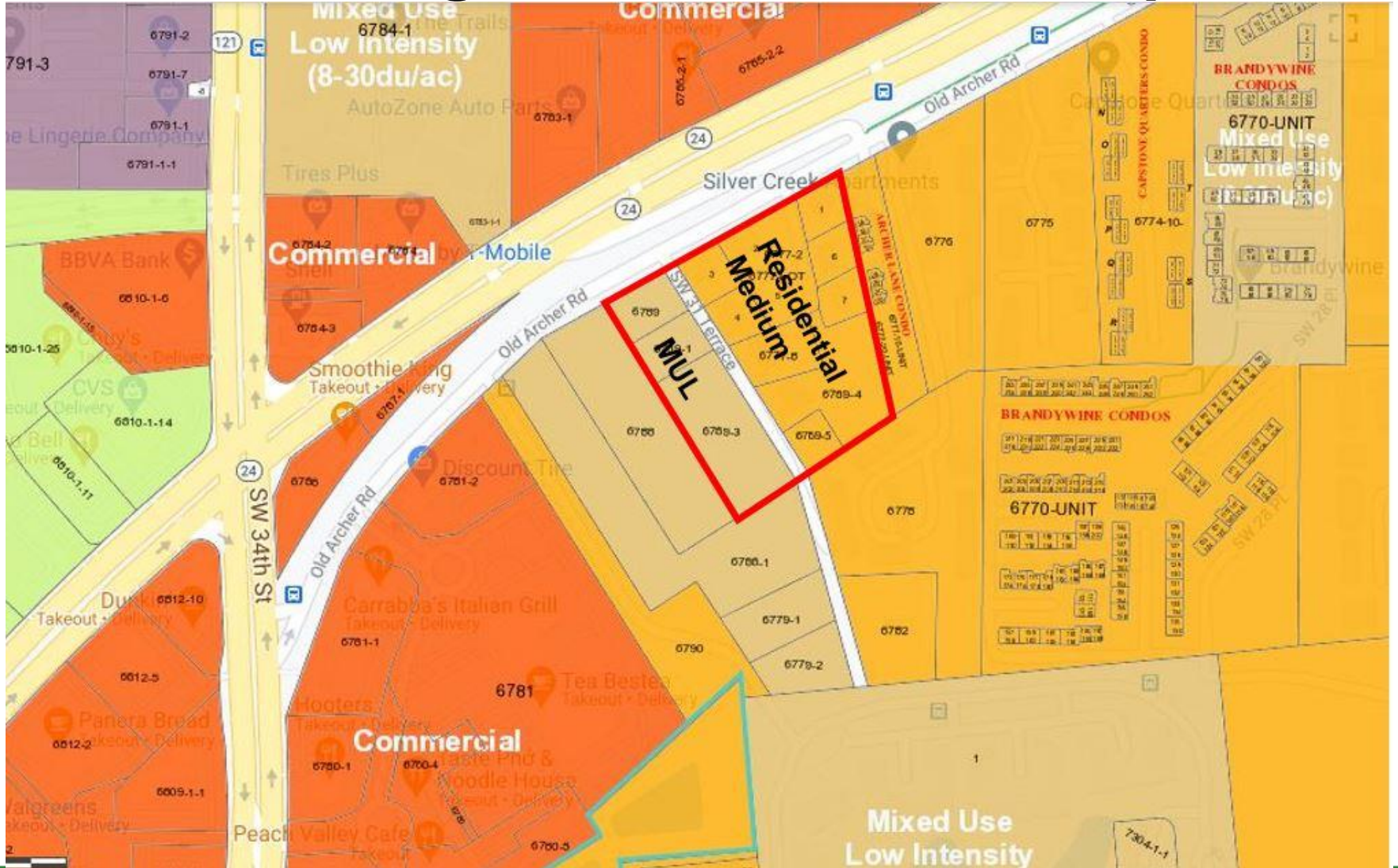
# Site Location: 3041-3155 Block Old Archer Road



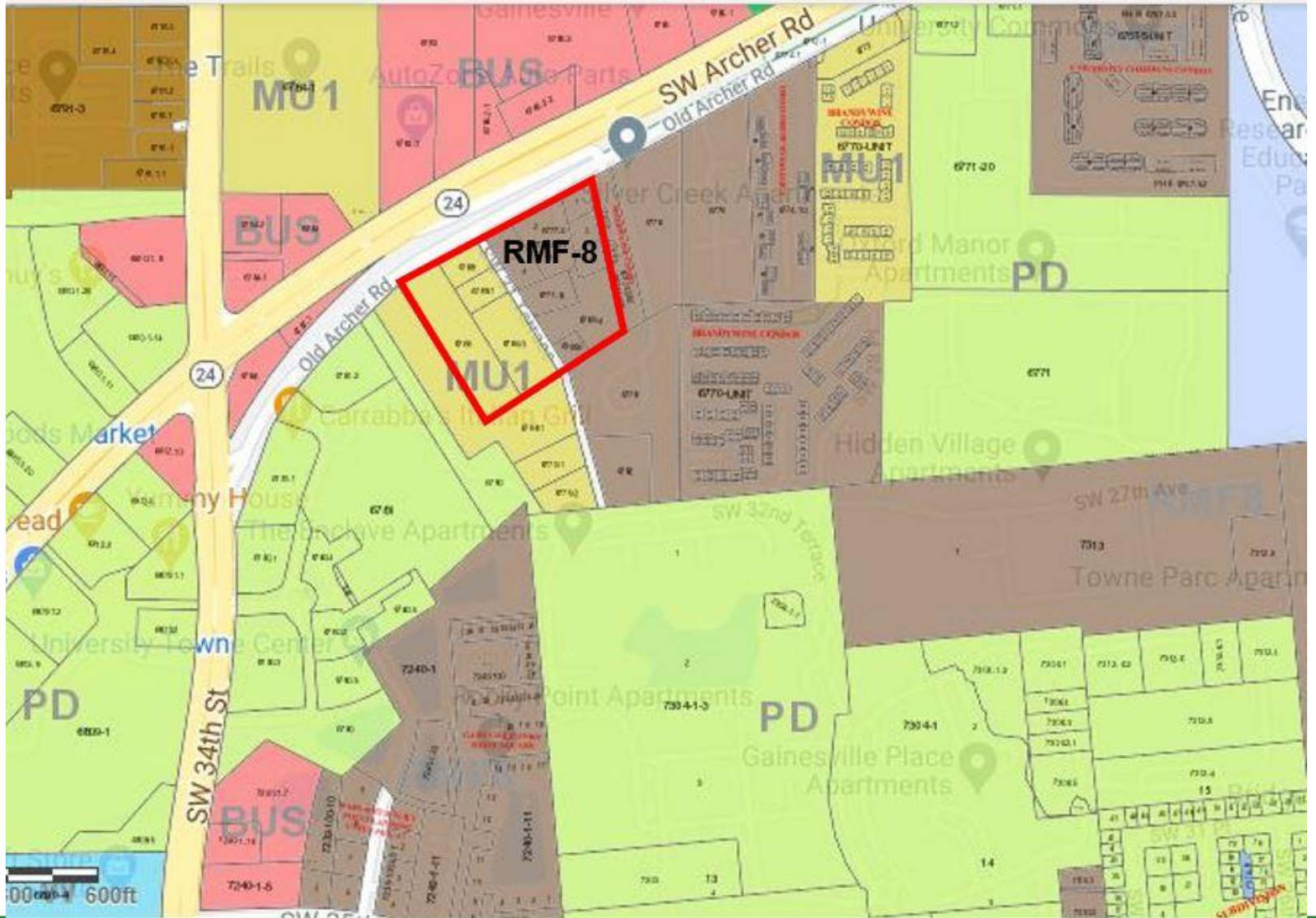
# Property Description

- Property Size: 5.895 +/- acres
- Current Use: SF, Duplexes, & Vacant Land
- 12 Tax Parcels south of Old Archer Road
- Current zoning (MU-1 and RMF-8) allows residential & non-residential uses
- Proposal is to change the zoning and land use category on the property to PD & PUD
- A site plan is proposed for a mixed-use development

# Existing Future Land Use Map



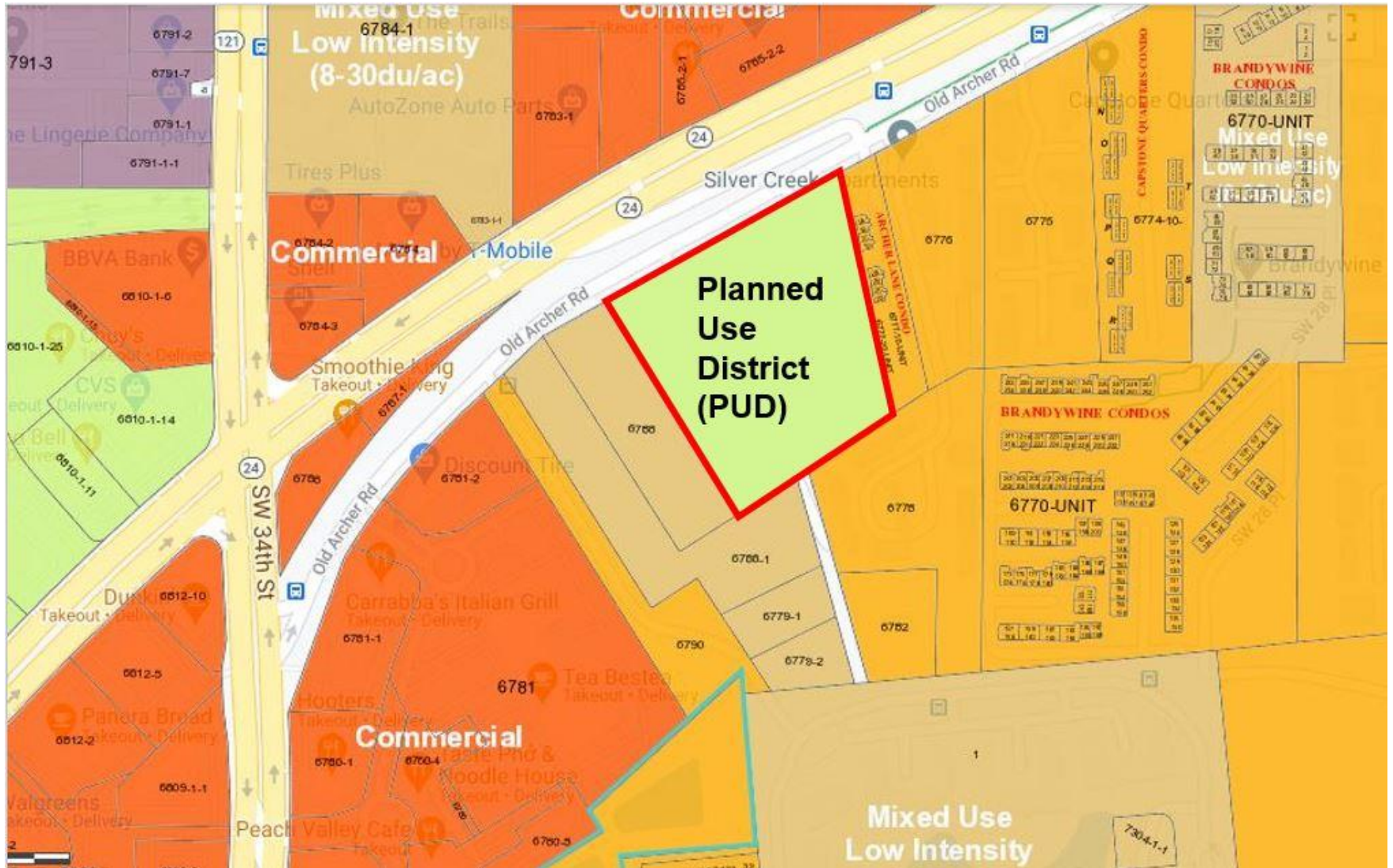
# Existing Zoning Map



# Proposed Changes

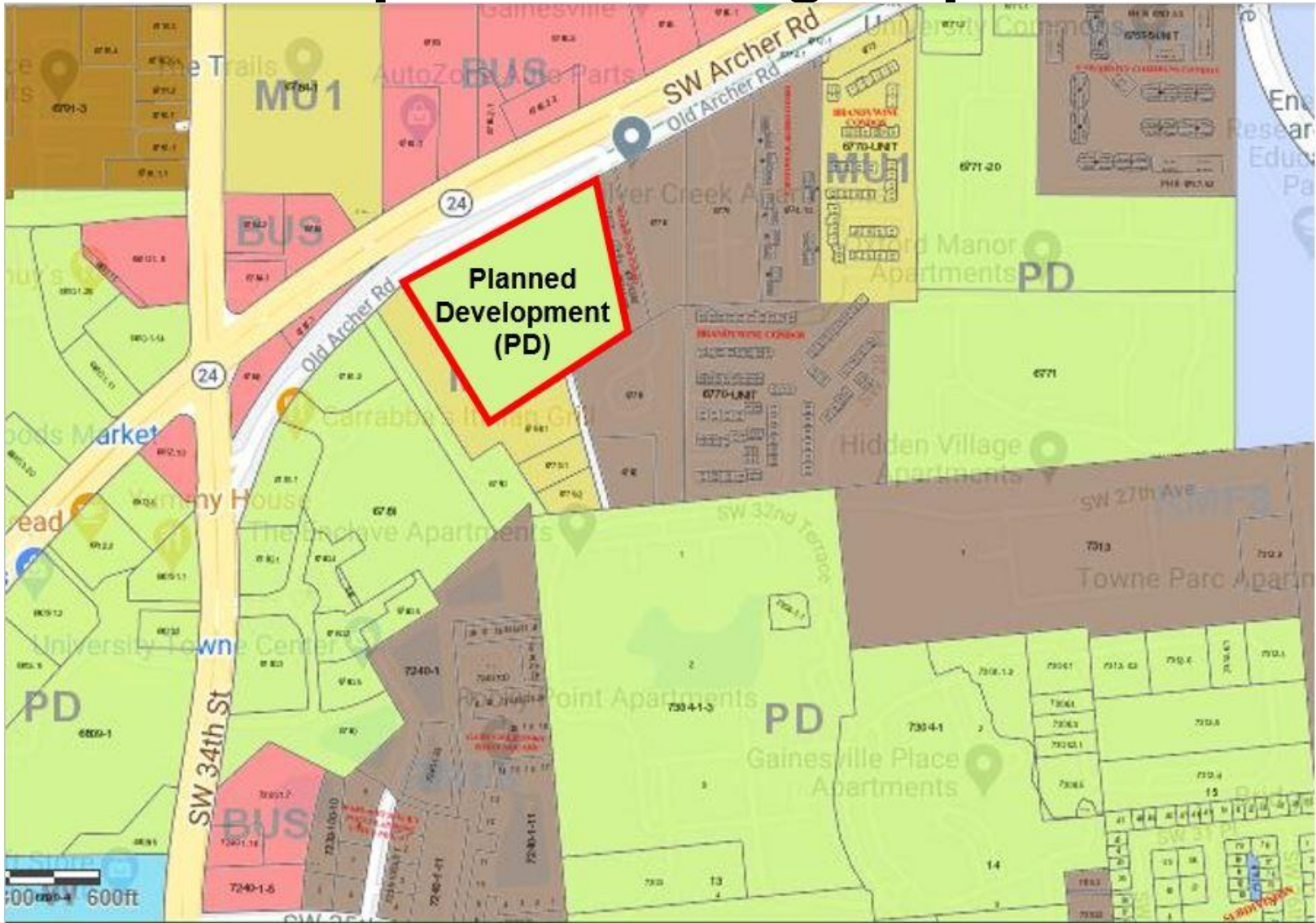
1. Change Future Land Use Map from MUL & RM to Planned Use District (PUD)
2. Change Zoning Map from MU-1 & RMF-8 to Planned Development (PD)
  - Would allow for a mix of residential units, hotel, & commercial/office space

# Proposed Future Land Use Map





# Proposed Zoning Map

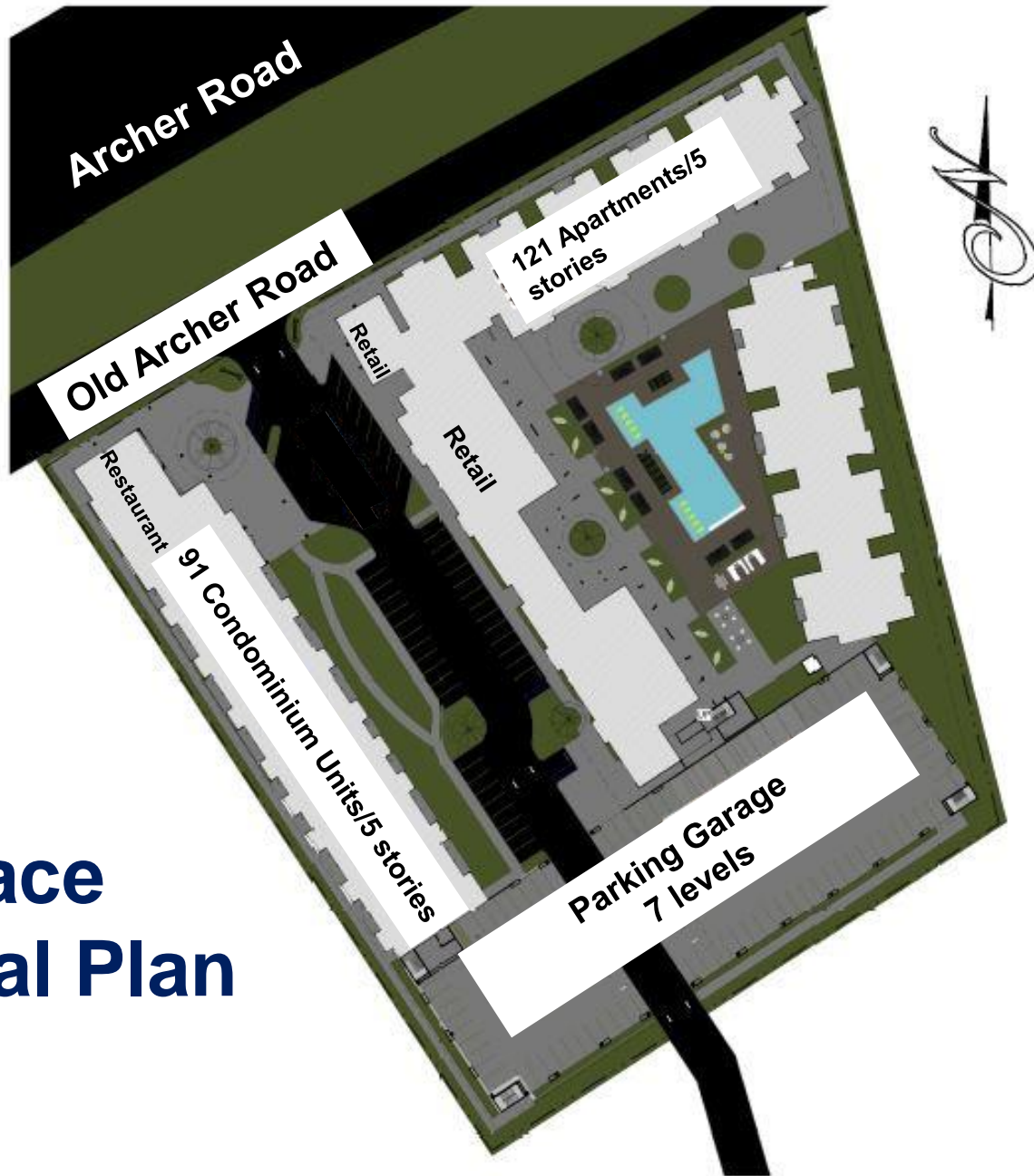


# Proposed Uses in the PD

- Multi-family dwellings
- Attached Dwellings
- Restaurants
- Retail sales
- Offices
- Offices, medical, dental or health-related service
- Business services
- Personal services
- Day care center
- Assisted living facility
- Exercise Studio
- Laboratory, medical or dental
- Hotel

# Proposed Maximum Development Program

- Maximum of 218 residential units (37 units/acre) (apartment & condominium units)
- Maximum of 15,000 SF of commercial/office area (excludes the rental/leasing office space)
- Maximum of 100 hotel rooms may substitute for some residential units
- Maximum of 7 stories
- Parking garage at rear of building



# Archer Place Conceptual Plan

# Conceptual Rendering



# Conceptual Rendering



# Conceptual Rendering



Eastern Side View

# Conceptual Rendering





# Next Steps

- eda will submit the applications for rezoning and land use change to the City of Gainesville
- City of Gainesville will review the applications
- City of Gainesville will notify neighboring property owners of the public hearing before the City Plan Board
- Plan Board meeting (July or August 2021)
- City Commission meeting (October 2021?)

# Contact Information

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# Questions