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Archer Place

Neighborhood Workshop

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

June 22, 2021

Agenda

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

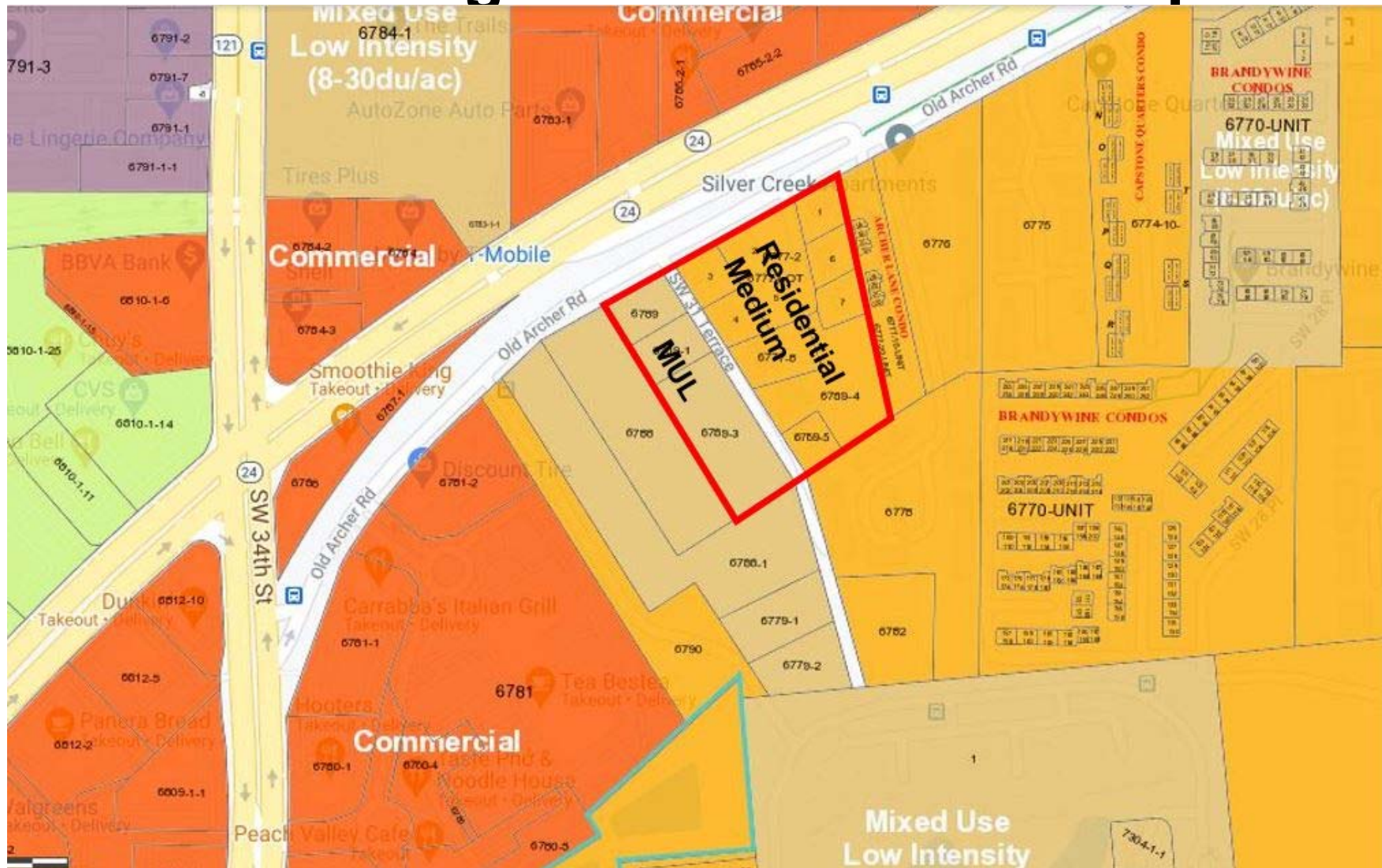
Site Location: 3041-3155 Block Old Archer Road



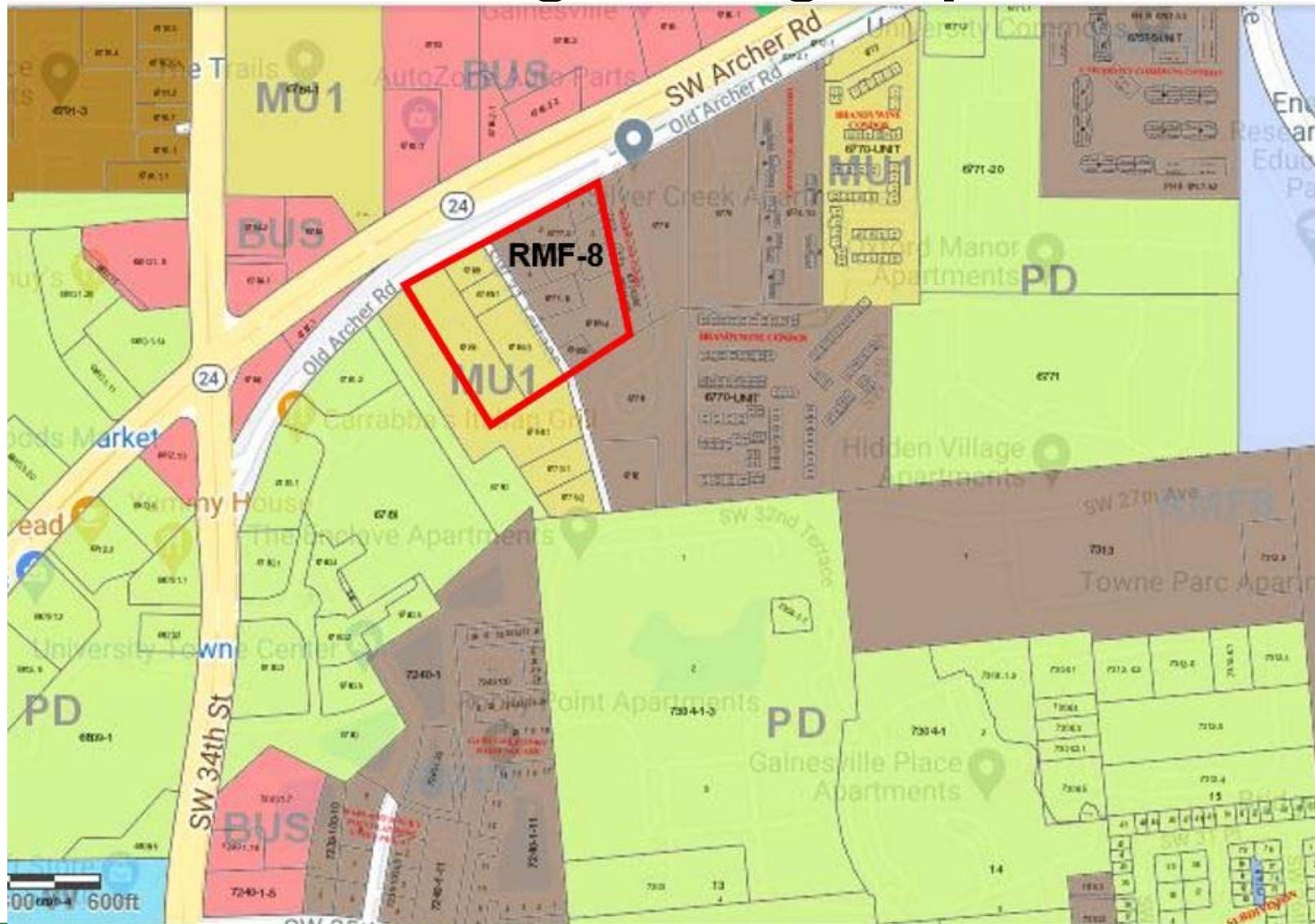
Property Description

- 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

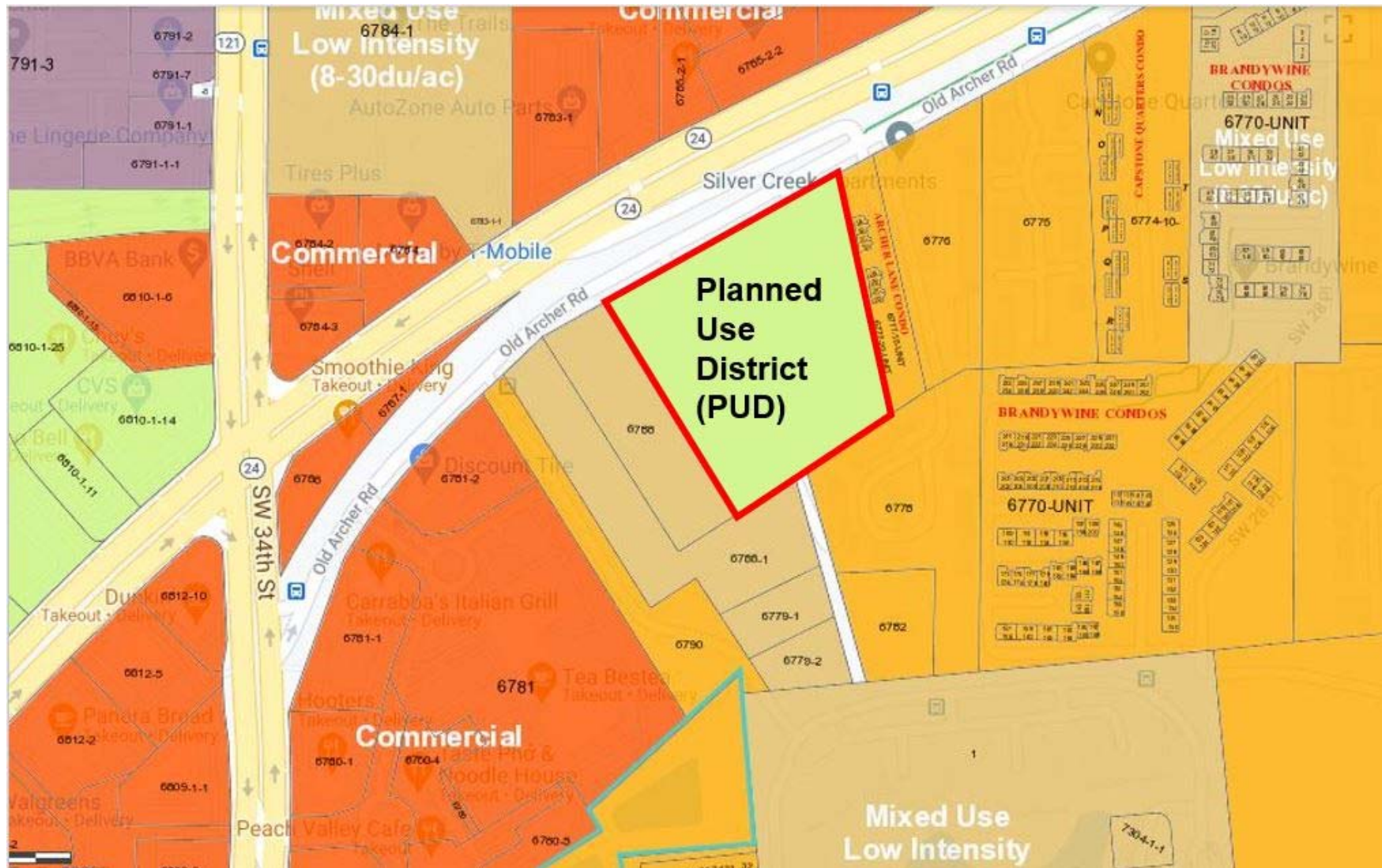


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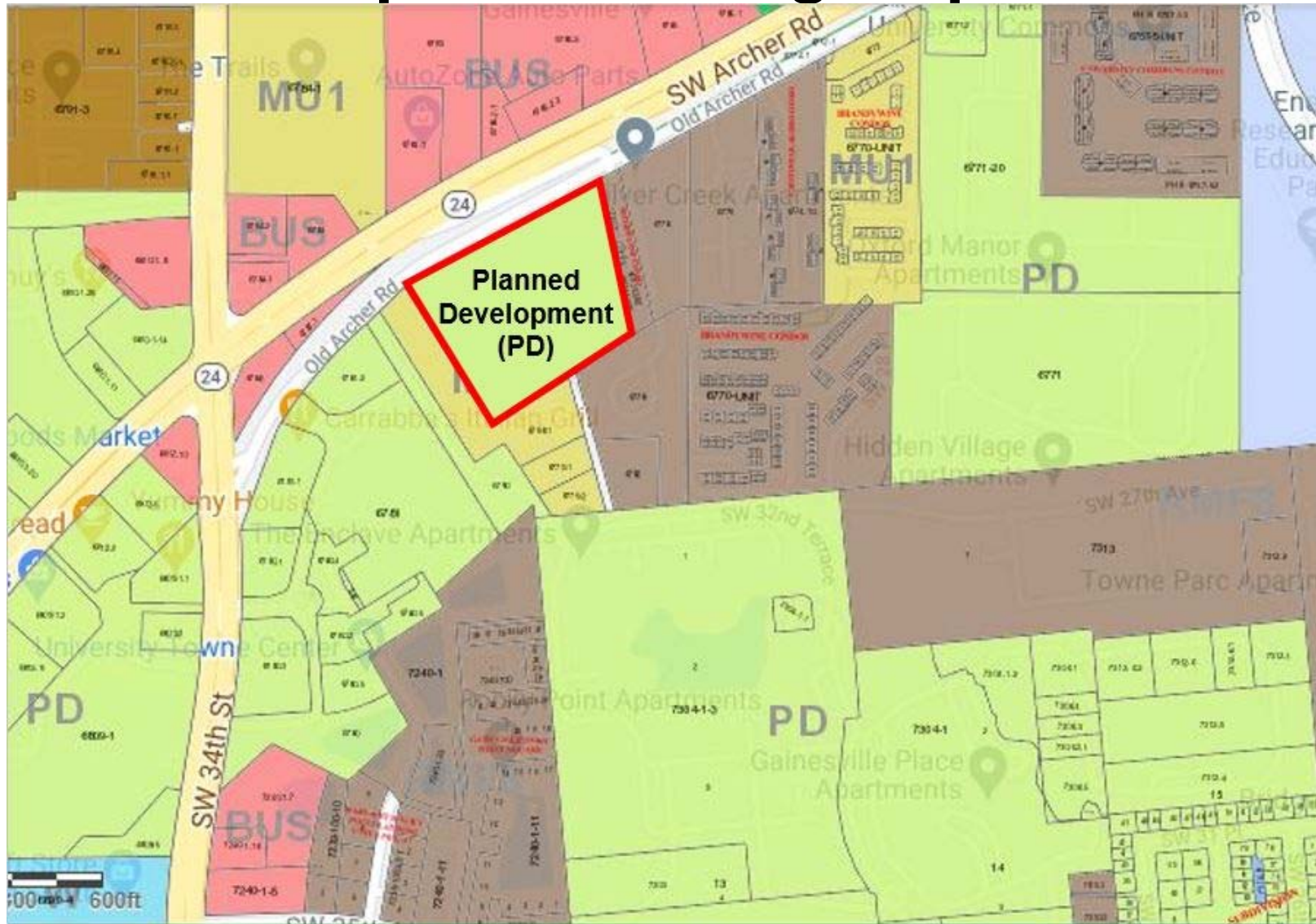
Proposed Changes

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
- 
- A blue decorative shape in the bottom right corner, consisting of several curved, overlapping segments.

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

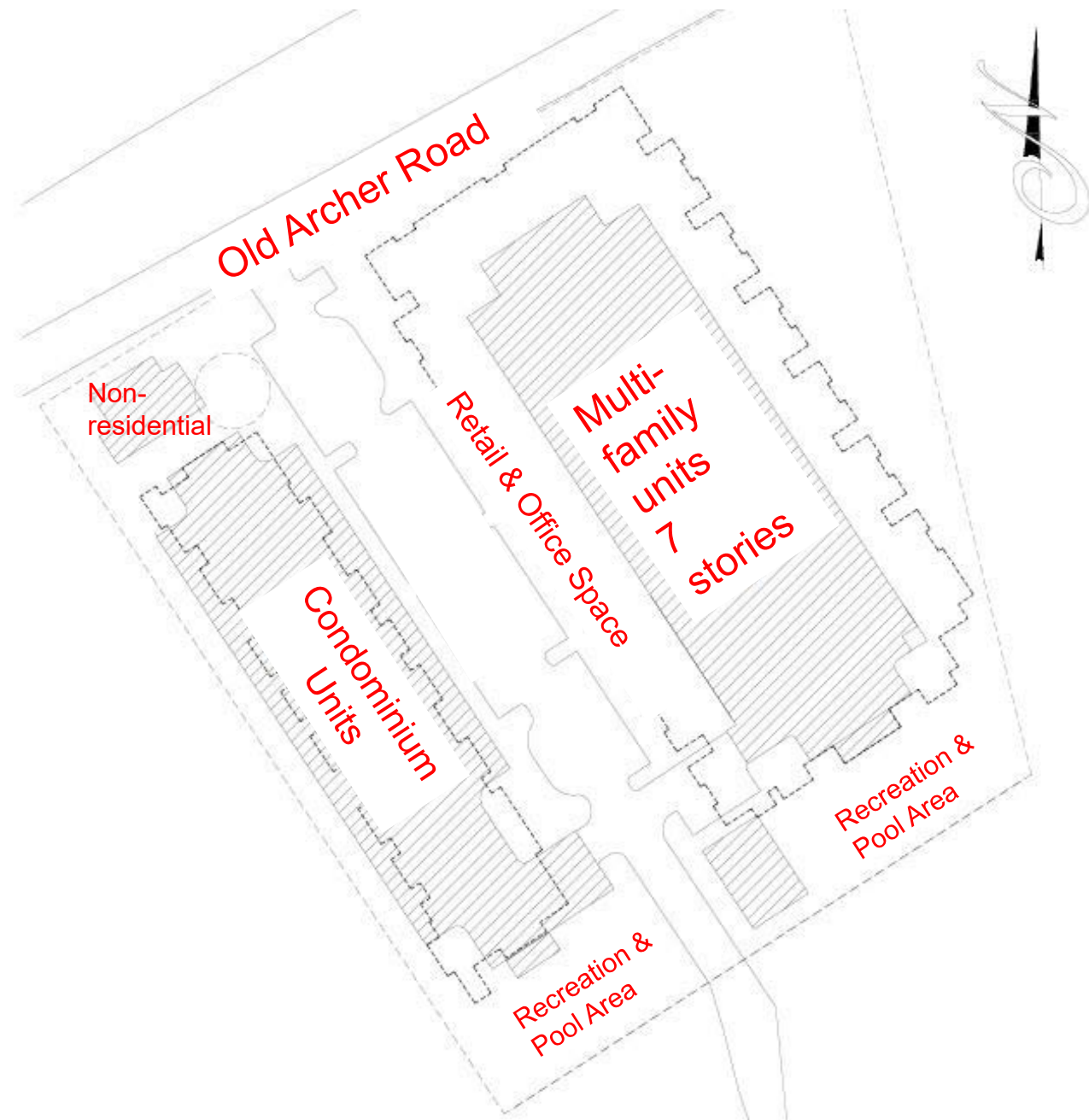
Proposed Maximum Development Program

- Maximum of 240 residential units (maximum 41 units/acre) (apartment & condominium units)
- Maximum of 14,500 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 integrated into the buildings

Archer Place Conceptual Site Plan

Parking
garages are
under each
building.

Recreation/
pool area
on the
south side
of both
buildings.



Conceptual Rendering



Aerial Perspective from East Side

Conceptual Rendering



Old Archer Road West Approach View

Conceptual Rendering



Old Archer Road North- East Approach View

Conceptual Rendering



Eastern Pool View

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 (September or Oct. 2021)
- City Commission meeting (January 2022?)

Contact Information

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Questions