

# Rural King Planned Development Amendment for a Self-Storage Facility

Neighborhood Workshop

May 28, 2025

## **Meeting Guidelines**

- This meeting is informational only
- It is required as a part of the City of Gainesville review process
- You have been muted upon entering
- If you have a question, either:
  - Unmute yourself to speak
  - Type your question in the chat box

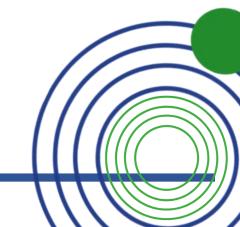




## Agenda

- Introductions
- Property Location & Description
- Brief background of PD
- Proposed new PD Layout Plan & Conditions
- Next Steps
- Contact Information
- Questions





## Workshop Mailer

A neighborhood workshop will be held to discuss a proposed Planned Development Zoning Amendment to allow a self-storage building to be constructed within the existing Rural King parking lot on Alachua County tax parcel 08306-010-002. The subject property has Urban Mixed Use Future Land Use designation and Planned Development (PD) zoning designation.



#### Public Notice of Neighborhood Workshop

Project Name: 2801 NW 13th Street

**Planned Development Zoning Amendment** 

Project Location: Alachua County Tax Parcel Number 08306-010-002, located at 2801 NW 13th Street in the City of Gainesville.

This is not a public hearing. The purpose of this meeting is to inform members of the public about the application and seek their comments. The meeting will be held virtually as a Zoom teleconference. The teleconference can be accessed by the following information:

Date: Wednesday, May 28, 2025

**Time:** 6:00 PM

**URL:** https://us02web.zoom.us/j/5733319527

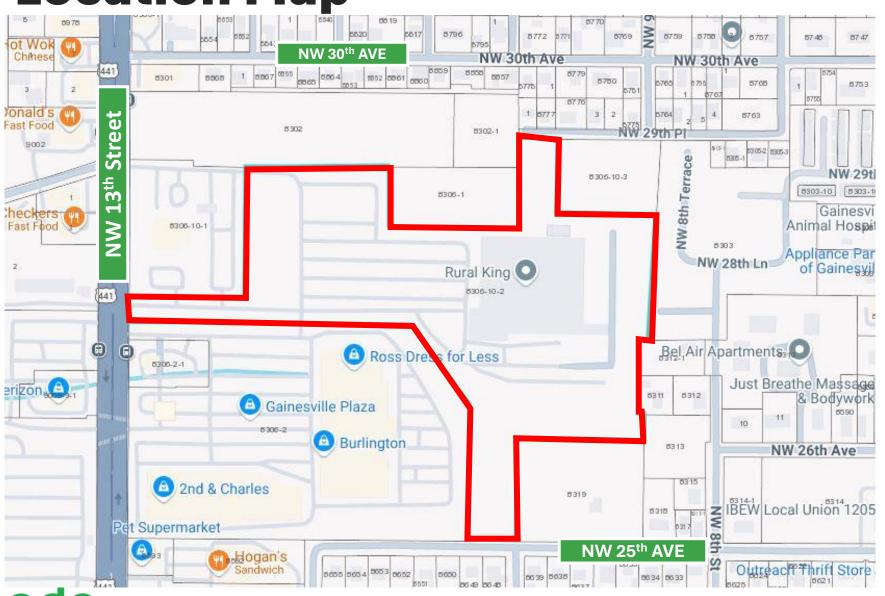
Meeting ID: 573 331 9527 Dial-in by Phone: (646) 558-8656

Following the meeting, a recording of the workshop will be available at <a href="https://www.edafl.com/neighborhoodworkshops">www.edafl.com/neighborhoodworkshops</a>. For questions and additional information, please contact:

eda consultants inc. permitting@edafl.com 352-373-3541



**Location Map** 





## **Property Summary**

Location: 2801 NW 13<sup>th</sup> Street

Tax Parcel Number: 08306-010-002

Size: 20 +/- Acres

## **Project Request**

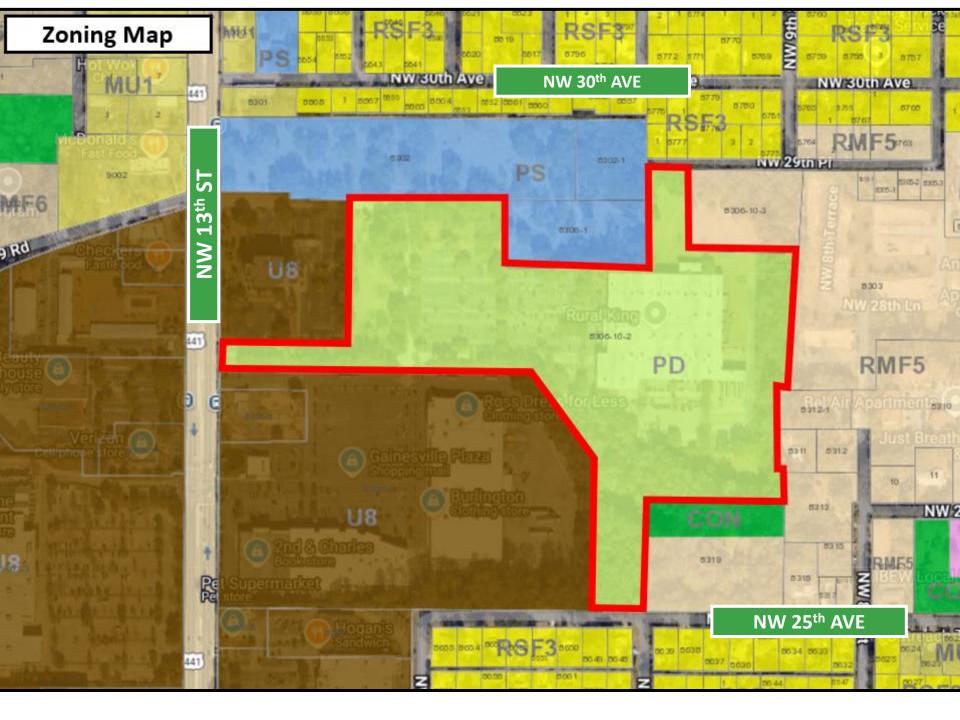
- 1) Amend the Planned Development (PD) to allow a self-storage facility
  - Add conditions for the self-storage facility related to: dimensional standards; parking requirements; building design standards
- 2) Amend the PD Layout Plan
  - Show location of the new self-storage building
  - Revised parking layout



Aerial Map







**PD Layout Plan** New Building 2 TH TER Proposed self-storage building NW 30TH AVENU Storage units accessed internally **Canopy trees to remain** Located on portion of existing STATE OF THE PARTY OF parking lot **BUILDING 2** BASIN A BUILDING 1 PD LAYOUT PLAN LEGEND BASIN C BUILDINGS/VEHICULAR USE/OUTDOOR DISPLAY STORMWATER/BUFFER/OPEN SPACE NATURAL WOODED AREA TO REMAIN NW 25TH AVENUE

## **New PD Conditions for Self-Storage**

Max. Ground Floor SF: 40,000 SF

Max. Building Height: 4 stories

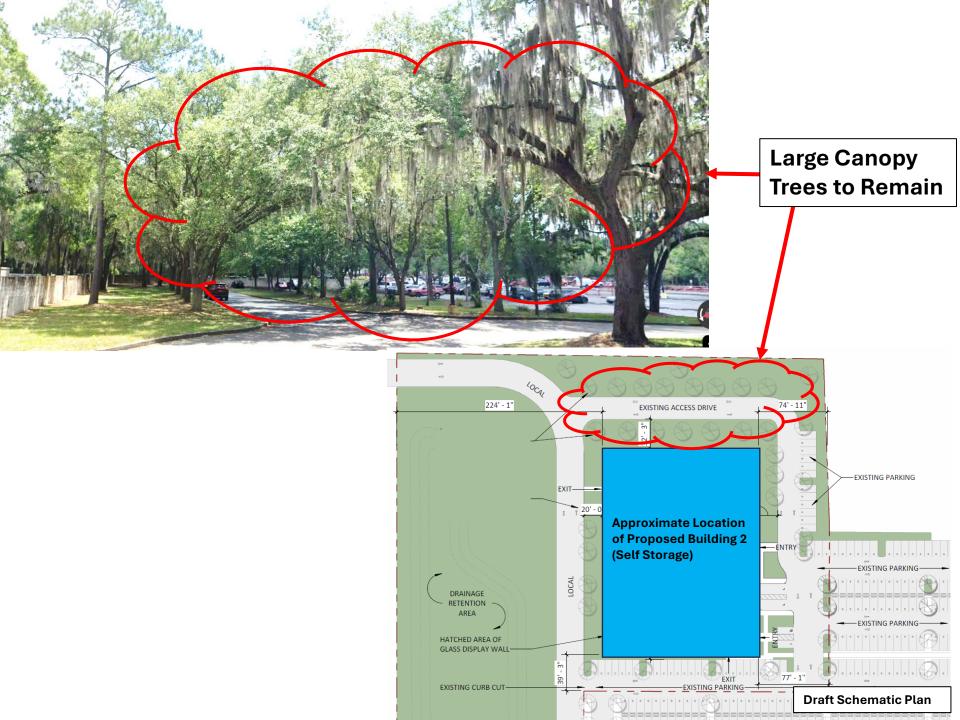
Min. North Building Setback: 80 Feet

Parking Requirements

- All canopy trees north of the building footprint must be preserved
- Architectural Design Standards
  - Interior access to storage units only; no external bays
  - Glazing (windows) required
  - Façade articulation







## **Next Steps**

- Neighborhood Workshop May 28, 2025
- PD Rezoning Application
  - City Submittal June 13, 2025 (Tentative)
- Plan Board Public Hearing (TBD)\*
- City Commission (TBD)\*

\*Notices sent to nearby property owners



Presentation will be posted to: <a href="http://edafl.com/neighborhoodworkshops">http://edafl.com/neighborhoodworkshops</a>

Follow-up questions? Email <u>permitting@edafl.com</u> or call 352-373-3541