



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

Neighborhood Workshop

May 28, 2025

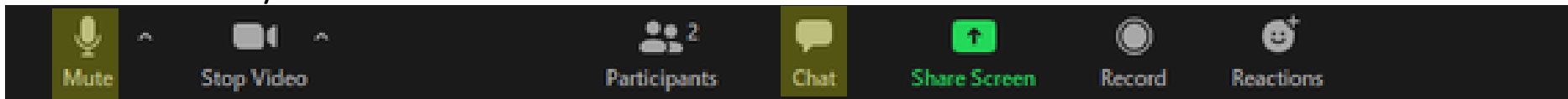


# Meeting Guidelines

- 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

↓ UNMUTE/MUTE

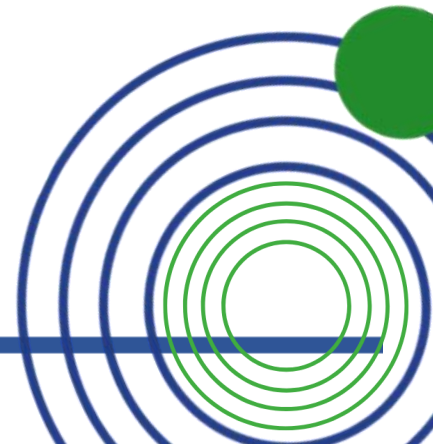
↓ CHAT



# Agenda

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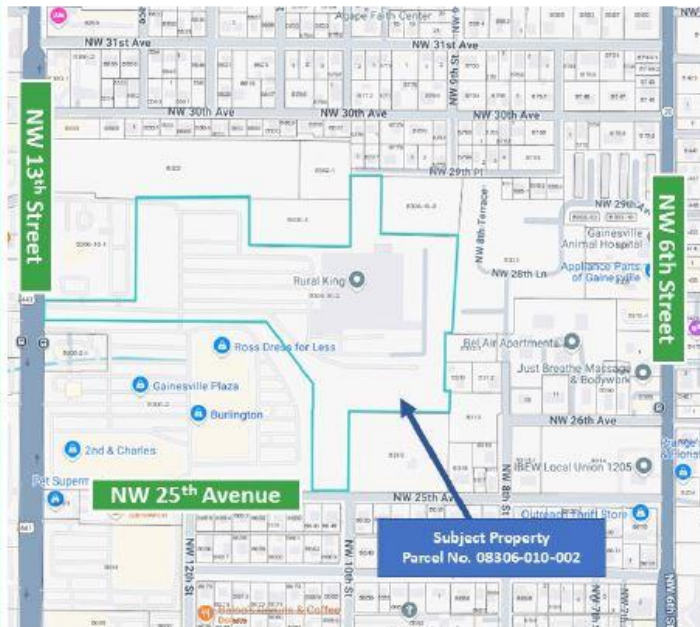
- Introductions
- Property Location & Description
- Brief background of PD
- Proposed new PD Layout Plan & Conditions
- Next Steps
- Contact Information
- Questions



# Workshop Mailer

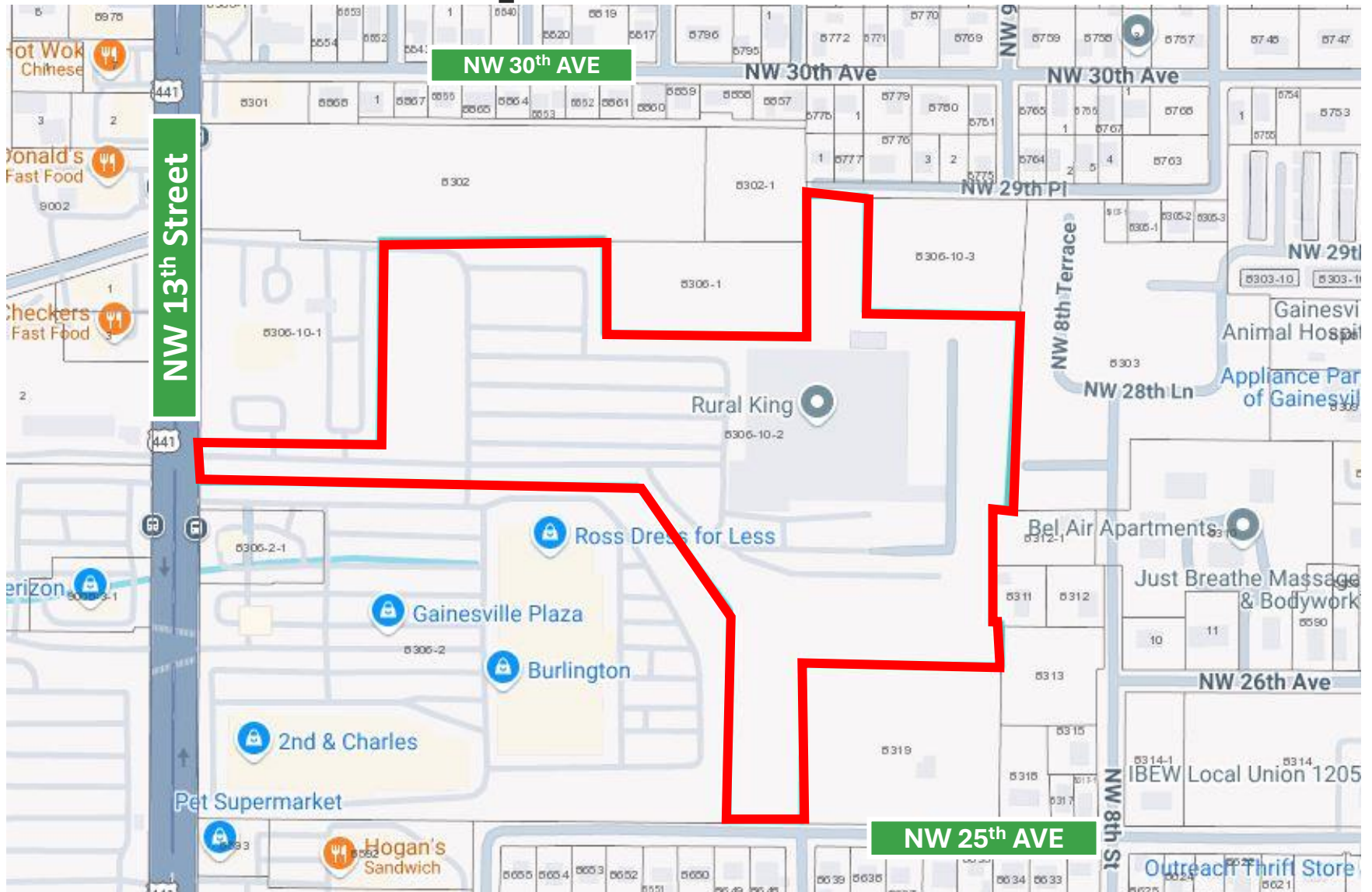
eda consultants, inc.

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.





# 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





[illegible]

NW 30<sup>th</sup> AVE

NW 13<sup>th</sup> ST

**NW 25<sup>th</sup> AVE**

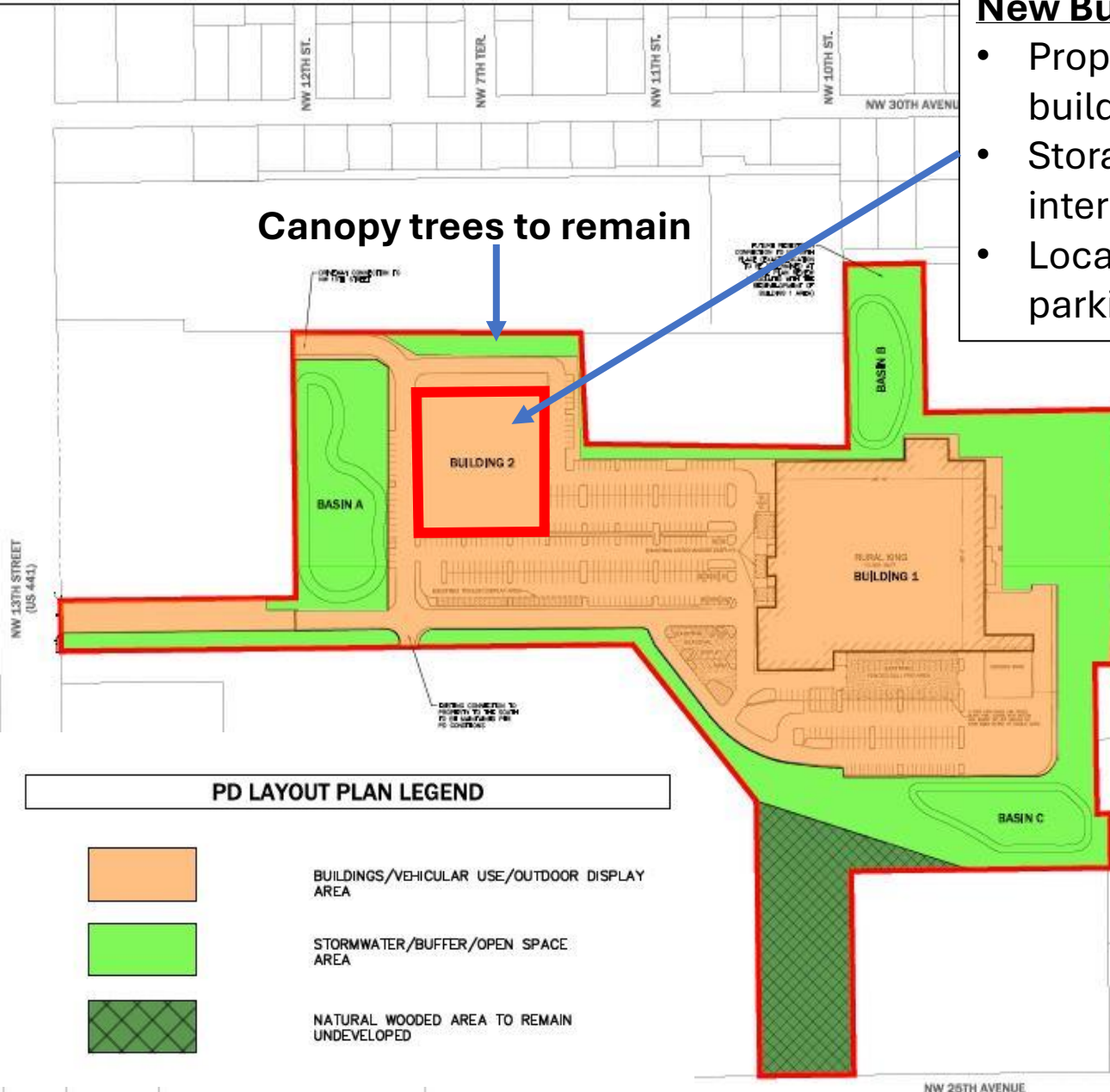


# PD Layout Plan

## New Building 2

- Proposed self-storage building
- Storage units accessed internally
- Located on portion of existing parking lot

Canopy trees to remain



# New PD Conditions for Self-Storage

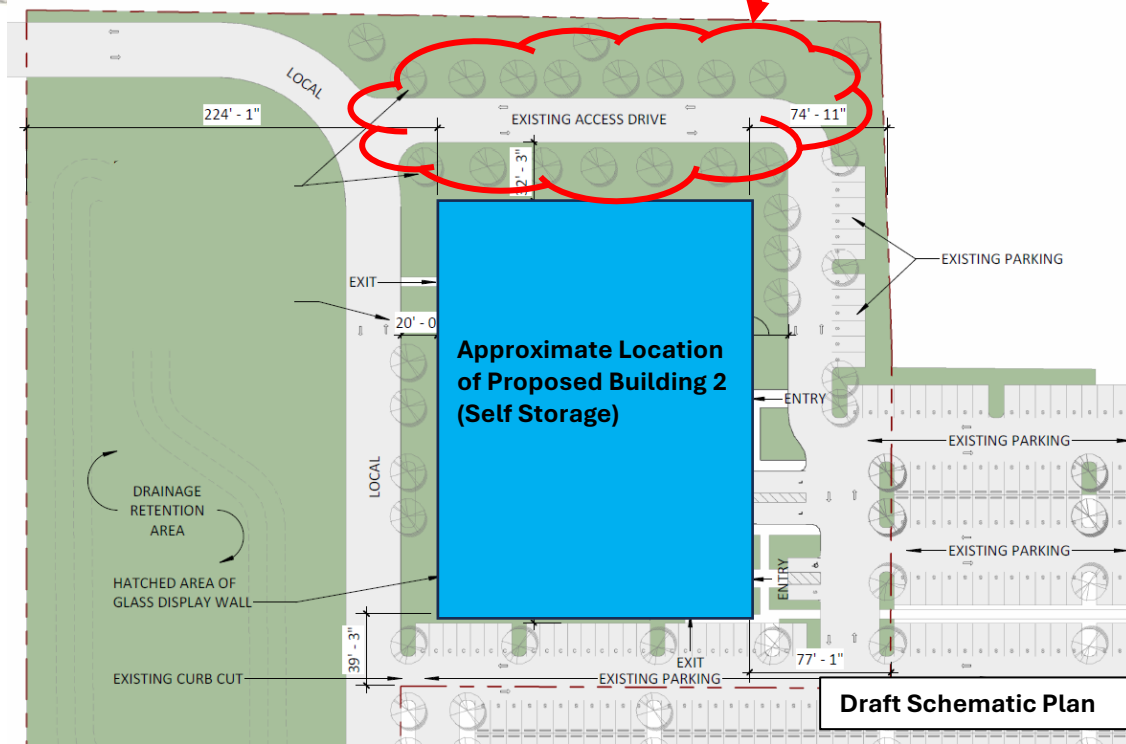
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- **Max. Ground Floor SF:** 40,000 SF
- **Max. Building Height:** 4 stories
- **Min. North Building Setback:** 80 Feet
- **Parking Requirements**
- **All canopy trees north of the building footprint must be preserved**
- **Architectural Design Standards**
  - Interior access to storage units only; no external bays
  - Glazing (windows) required
  - Façade articulation





**Large Canopy  
Trees to Remain**





# 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: <http://edafl.com/neighborhoodworkshops>

Follow-up questions? Email [permitting@edafl.com](mailto:permitting@edafl.com) or call 352-373-3541