



PLANNING & DEVELOPMENT SERVICES DEPARTMENT
PO Box 490, STATION 11
GAINESVILLE, FL 32627-0490

306 N.E. 6TH AVENUE
P: (352) 334-5022
P: (352) 334-5023
F: (352) 334-2648

TO: City Plan Board **Item Number: 4**

FROM: Planning & Development Services **DATE: May 6, 2014**
Department Staff **(Revised November 24, 2014**
& March 17, 2015 & May 26,
2015)

SUBJECT: Petition PB-14-43 ZON. City Plan Board. Rezone property from multiple zoning districts (RSF-1: 3.5 units/acre single-family residential; RSF-3: 5.8 units/acre single-family residential district; RSF-4: 8 units/acre single-family residential; RMF-5: 12 units/acre single-family/multiple-family residential; RMF-6: 8-15 units/acre multiple-family residential; RMF-7: 8-21 units/acre multiple-family residential; RMF-8: 8-30 units/acre multiple-family residential; RC: 12 units/acre residential conservation; RMU: Up to 75 units/acre residential mixed use; RH-1: 8-43 units/acre residential high density; RH-2: 8-100 units/acre residential high density district; OR: 20 units/acre office residential; OF: General office; BUS: General business; BA: Automotive-oriented business; BT: Tourist-oriented business; MU-1: 8-30 units/acre mixed use low intensity; MU-2: 12-30 units/acre mixed use medium intensity; CCD: Up to 150 units/acre central city district; UMU-1: 8-75 units/acre, and up to 25 additional units/acre by special use permit, urban mixed-use; UMU-2: 10-100 units/acre, and up to 25 additional units/acre by special use permit, urban mixed-use; W: Warehousing and wholesaling; I-1: Limited industrial district; I-2: General industrial; MD: Medical services; PS: Public services and operations; PD: Planned Development) to T-6: Urban Core; T-5: Urban Mixed-Use High intensity; T4-R: Urban Residential low density; T-4 RMU: Residential Mixed Use; T-4 OR: Urban Office/Residential; T-4 M1: Urban Mixed-Use 1; T-4 C: Mixed-Use Corridor; or T-4 M2: Urban Mixed-Use 2 district. Related to PB-14-42 LUC.

Recommendation

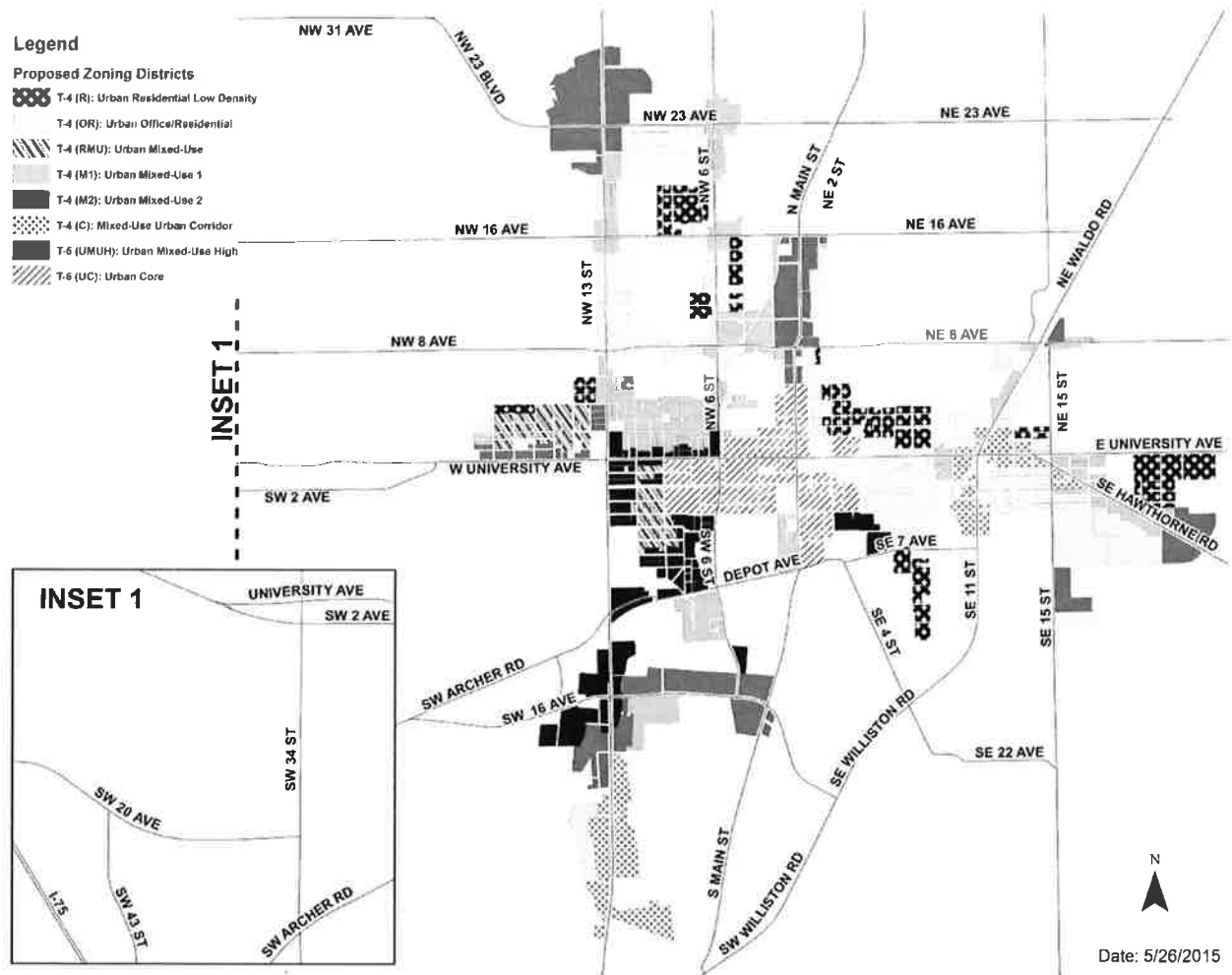
Staff recommends approval of Petition PB-14-43 ZON.

Explanation

This petition proposes to rezone properties to the new transect zoning districts that will be created as part of the related Land Development Code text amendment (PB-14-41 TCH). This text amendment is also associated with PB-14-40 LUC, which is an amendment to the Comprehensive Plan to create new land use categories that correspond with the proposed new zoning districts. A complete list of all properties that are proposed for rezoning are available as an attachment to the online City Plan Board agenda.

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Shown on the location map below are the areas of the City that are included within the proposed zoning changes. A complete set of 11"x17" color maps is also attached as Exhibit E to this staff report. An aerial of the proposed rezoning area is included as Exhibit D-1, a map of existing zoning is included as Exhibit D-2, and the proposed rezoning is shown on Exhibit D-4.



As shown on the location map above, the proposed rezoning focuses on the area around downtown and near the University of Florida. However, most of the neighborhoods within this area that currently have single-family zoning districts are not included. The rezoning also includes properties along the existing major corridors that radiate from that area (including stretches of University Avenue, West 13th Street, West 6th Street, Main Street, Waldo Road, and Hawthorne Road). Most of these areas are currently subject to one or more special area plans (Traditional City, University Heights, College Park, SW 13th Street, SEGRI, Central Corridors). The proposed rezoning to the transect zones will simultaneously remove the special area plan designations that apply to these areas today (see Exhibit D-3).

Background

The consultant produced a complete first draft of the new Land Development Code and the proposed new zoning map in February of 2013. Since that time, City staff has been internally reviewing and revising the map, and also meeting with various stakeholders that are affected by the rezoning. The Planning and Development Services Department has also notified all property owners whose property was proposed for rezoning, and all property owners who were within 400 feet of the proposal. This is consistent with the City's standard requirements for neighborhood workshops. Neighborhood workshops were held for each of the proposed new zoning districts, and follow-up meetings were held with many of the individual neighborhoods or areas included within the rezoning. Exhibit B to this staff report is a listing of all stakeholders meetings, neighborhood workshops, and additional meetings that have been held since the consultant began their work with drafting a new code and zoning districts. Detailed notes and attendance sheets from the public workshops are included as Exhibit C. Staff has also received written feedback from many citizens regarding the proposed zoning map amendments, and those letters and emails are included as backup information to this and the related petitions. The majority of the public concerns from the meetings and correspondence have been related to the protection of existing single-family neighborhoods. These single-family neighborhood concerns have fallen mostly into three categories: 1) the encroachment of non-single family uses into the neighborhoods, and 2) the compatibility of development adjacent to the neighborhoods (in terms of uses, density, and intensity), and 3) parking issues within neighborhoods. Several property owners have also raised concerns over some existing uses in certain areas that may become nonconforming due to the proposed rezonings.

As a result of the various meetings, workshops, and other feedback received by the Planning and Development Services Department, some significant revisions have been made to the proposed zoning map. The most significant of these was the removal of all of the areas that are currently zoned single-family and were proposed to be rezoned to T-3. Another major change was the creation of three additional transect zones. The T-4OR zone will allow for multi-family residential and office uses at a scale and intensity that would be appropriate near single-family neighborhoods. This T-4OR district is proposed to apply along major corridors (such as parts of NW 13th Street and NW 6th Street) that are currently zoned OR (20 units/acre office residential district) or OF (General office district). The T4-C is intended to recognize existing corridors within the City that have long standing automotive oriented uses, such as service and repair shops, gas stations, and similar uses. The T4-C is proposed to apply along SW 13th Street and the Waldo Road/University Avenue areas. In addition to the automotive oriented uses, the T4-C zoning also allows a mix of residential and other non-residential uses. The T-4 RMU zoning district was created subsequent to the City Commission hearing on March 30, 2015. At that hearing concern was expressed by residents from the College Park neighborhood concerning potential increases in permitted height and the addition of non-residential uses that would have accompanied the Plan Board recommendation of T-4 M1 zoning within the core of College Park. At the same hearing, a property owner within the University Heights area expressed concern that the permitted density of the T-4 M1 zoning which allows up to 60 units/acre with a Special Use Permit is a substantial decrease in density from the existing RH-2 zoning in this area which allows up to 100 units per acre. The decrease in density would have rendered several recently

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built multi-family projects non-conforming due to density. As a result of these discussions, staff developed the T-4 RMU zoning district as an alternative to the Plan Board recommendation of T-4 M1 in those areas. The T-4 RMU zoning has a maximum height of 4 stories and allows up to 75 units/acre. Uses are limited to residential and some office space. The T-4 RMU is intended to be consistent with existing zoning in these areas.

Summary of Zoning Changes

Nine new zoning districts (called transect zones) will be created with the associated revisions to the Land Development Code, and these zoning districts will be applied to the properties that are subject to this rezoning. The new transect zones are listed below, with brief snapshot descriptions of each, and it should be noted that, although the T-3 zoning district still exists within the proposed code, it is not being applied to any properties under the proposed rezoning. More detailed information on the new zoning districts is provided within the staff report and exhibits for the associated Land Development Code text amendment (PB-14-41 ZON).

T-3 – 3 stories; 8 units/acre residential density; allows single-family development and some civic uses

T-4R – 3 stories; 15 units/acre residential density; allows single-family, attached dwellings, small-scale multiple family, and some civic uses

T-4OR – 3 stories; 20 units/acre residential density; allows single-family, multiple-family, office, some civic uses, schools, and restaurants and personal services by special use permit.

T-4 RMU – 4 stories; 75 units/acre residential density; allows single-family, multiple-family, limited office, and some civic uses.

T-4M1 – 4 stories (up to 5 with bonuses); 50 units/acre (60 with SUP); multiple-family, office, retail, restaurants, personal services, most civic uses

T-4C – 4 stories (up to 6 with bonuses); 50 units/acre (60 with SUP); auto-oriented uses, office, retail, multi-family, personal services, restaurants

T-4M2 – 6 stories (up to 8 with bonuses); 100 units/acre (125 with SUP); multiple-family, office, retail, restaurants, personal services, auto-oriented uses, light industrial, civic uses

T-5 – 8 stories (up to 10 with bonuses); 150 units/acre (175 with SUP); multiple-family, office, retail, restaurants, personal services, light industrial, civic

T-6 – 12 stories (up to 14 with bonuses); 200 units/acre (225 with SUP); multiple-family, office, retail, restaurants, personal services, light industrial, civic

The location for the proposed rezoning to these transect zones are shown on the proposed zoning map (included as Exhibit E-4 to this report). In addition to the new transect zones, this petition will apply new 'street type' designations to the Official Zoning Map (and shown on Exhibit E-5). The proposed Land Development Code identifies five street types that affect the regulation of development: Local, Urban Type 1, 2, and 3 streets, and Urban Throughway. The type of street determines the build-to line and required glazing for new developments within the transect

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zones, and also regulates some aspects of parking lot layout and access. The proposed zoning map identifies all designated streets, and any undesignated streets adjacent to the transect zones are assumed to be Local streets. The proposed Land Development Code also establishes a height transition area where a transect zone abuts a single-family zoned property or a historic district. This transition area is designed to address building height compatibility in areas where new multi-story development could be proposed adjacent to existing single-family zoned areas or historic districts. The regulations that are designed to address height compatibility within the height transition area are covered within the staff report for the associated Land Development Code text amendment (PB-14-41 TCH).

Impact on Affordable Housing

The proposed rezoning will apply new zoning districts that will allow for relatively high-density residential development and a mixture of housing types, which should increase opportunities to provide affordable housing.

Respectfully submitted,



Ralph Hilliard
 Planning Manager

Prepared by:



Andrew Persons

List of Attachments:

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| Attachment A | Application for Rezoning |
| Attachment B | List of Stakeholders Meetings and Neighborhood Workshops |
| Attachment C | Neighborhood Workshop Notes and Attendance Sheets |
| Attachment D | Map Set |
| | D-1: Aerial of Proposed Rezoning Area |
| | D-2: Existing Zoning Map |
| | D-3: Existing Special Area Plans Map |
| | D-4: Proposed Zoning Map |
| | D-5: Proposed Street Types Map |