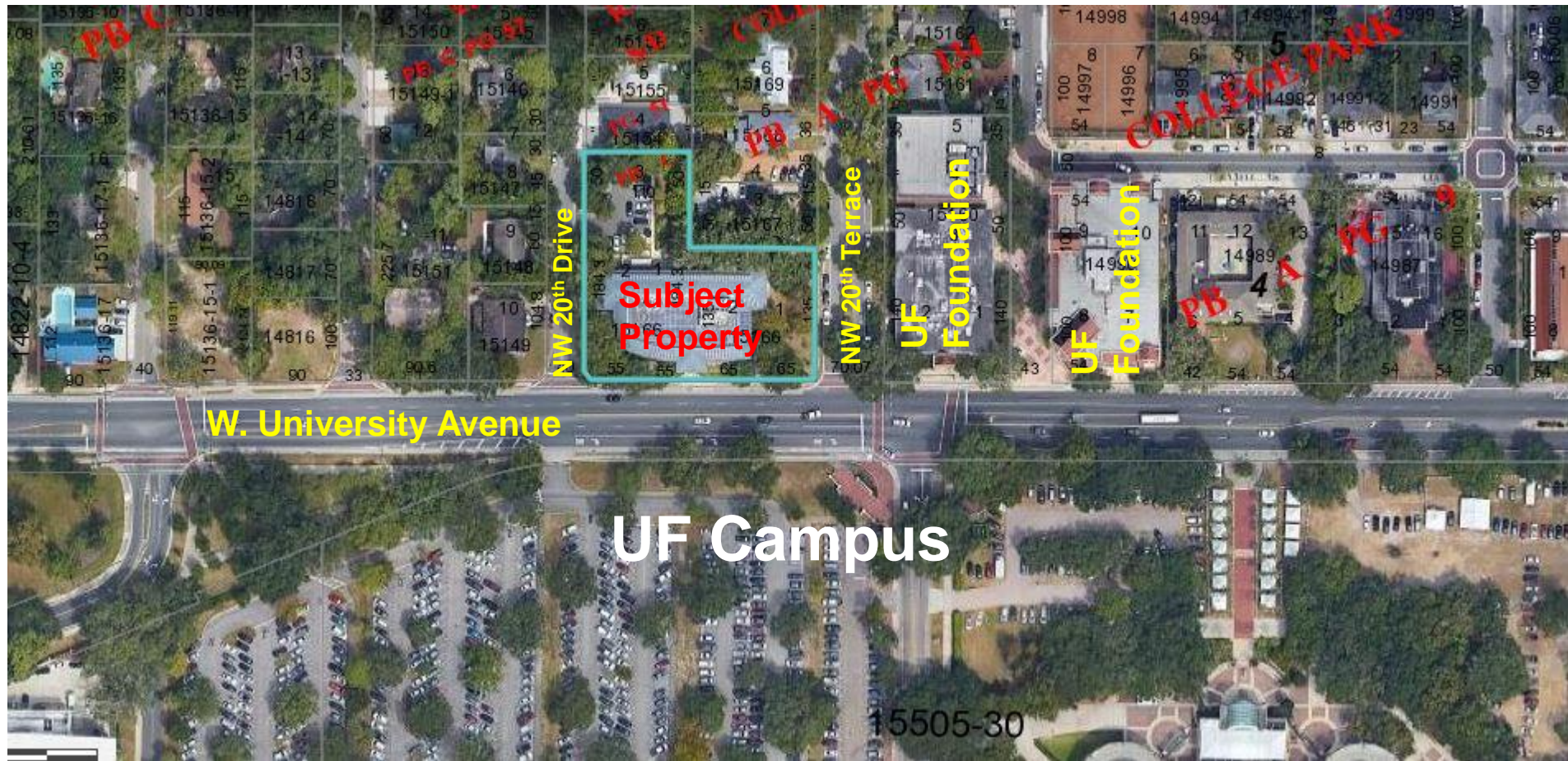




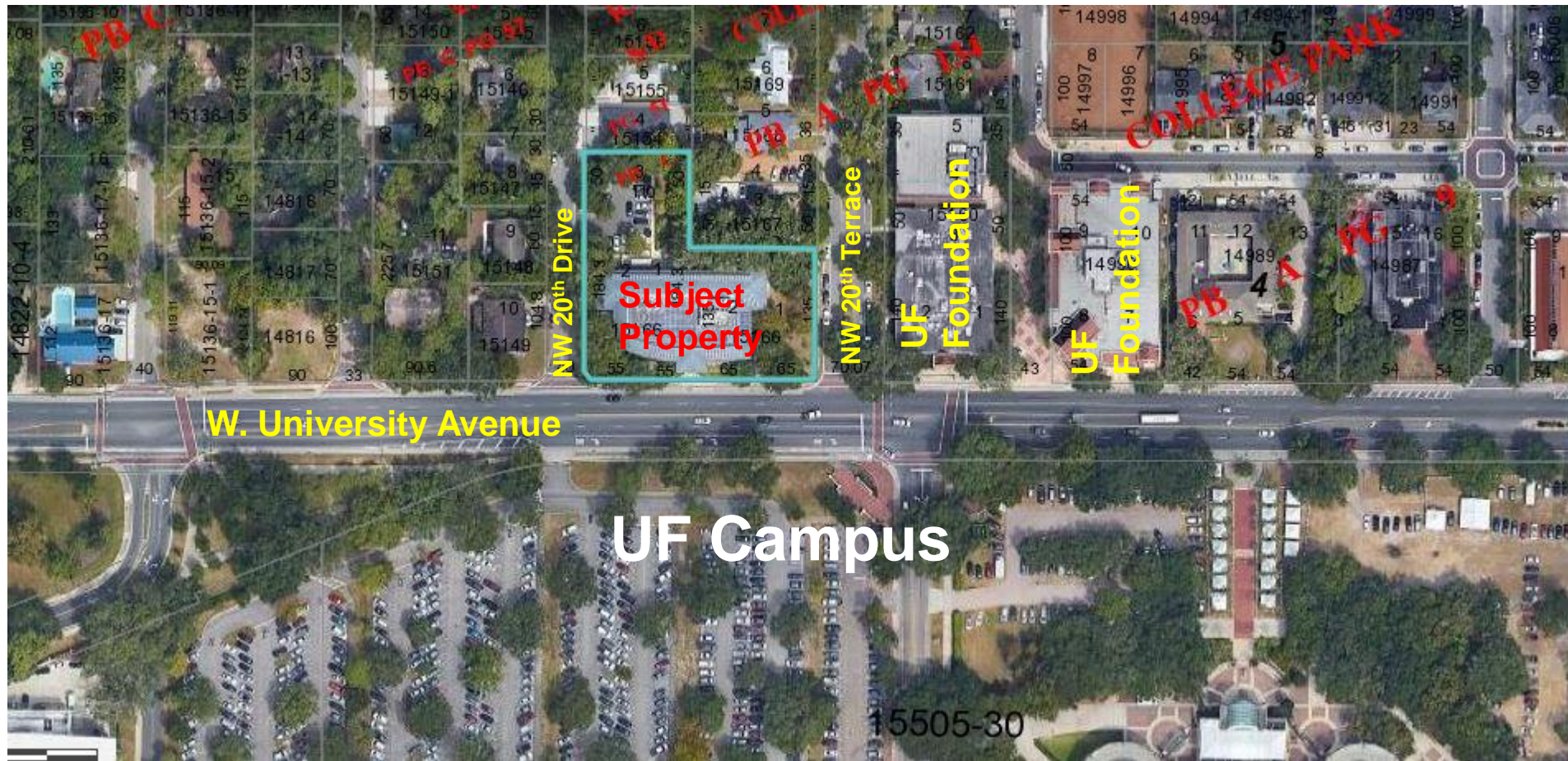
Rezoning
UF Hillel Jewish Student Center
2020 W University Avenue
PB-20-162 ZON &
Ordinance 200884

City Commission July 15, 2021

UF Hillel Jewish Student Center Location: 2020 W. University Ave.



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Proposed Changes

Change Zoning from PD to Urban 4 (U4)

- PD allowed Place of religious assembly & student center
- Change to U4 that allows up to 20 units/acre & office and service uses (including Places of Religious Assembly)
- Height limited to 3 stories in U4
- Related to Petition PB-20-161 LUC to change the land use category from RL to Mixed Use Office/Residential (MOR)

Property Description

- Property Size: 0.99 +/- acres
- Current Use: UF Hillel Jewish Student Center
- Located 2020 W. University Avenue
- The Hillel Center will remain; proposed zoning will enhance flexibility for Hillel
- Current PD (adopted 2/26/01) zoning allows a place of religious assembly with accessory student center that may include food service, civic meeting spaces, library, computer facilities, & study areas

Existing Zoning Map



Proposed Zoning Map



Permitted Uses in U4

- Uses include:
 - Places of religious assembly
 - Multi-family & single-family dwellings
 - Assisted Living facilities
 - Bed & Breakfast establishments
 - Business & Personal Services
 - Day Care Center
 - Exercise Studio
 - Food Truck
 - Medical or dental laboratory
 - Nursing home
 - Offices (medical & professional)
 - Parks
 - Schools (public or private)
- Height is limited to 3 stories in the U4 district

Consistency with Comp Plan

- Proposed MOR land use category & U4 zoning are compatible & U4 implements the proposed MOR future land use category
- FLUE Objective 4.1: Appropriate location for mixed-use development consistent with surrounding properties & in keeping with the surrounding character & environmental conditions of the site
- FLUE Objective 1.5: Infill development that discourages urban sprawl

Criteria for Review of Rezoning Proposals

- **Compatibility of permitted uses & allowed intensity & density with surrounding existing development**
 - The uses permitted in U4 are compatible with the existing surrounding uses (UF, UF Foundation, MF, and SF)
 - The Hillel Center has existed at the site in harmony with surrounding development since 2004
 - The non-residential uses in U4 are low intensity
 - Height is limited in the U4 to 3 stories, which ensures compatibility
 - U4 is serving as a transition zoning between higher intensity transect districts to the east and the lower intensity U2 transect district to the west.

Criteria for Review of Rezoning Proposals

- **Character of the district & its suitability for particular uses**
 - U4 zoning district is characterized by allowing residential and office types of uses. The district also allows Places of Religious Assembly.
 - Since the Hillel Center will remain on the site (and has been there since 2004), the site is suitable for the proposed use.

Criteria for Review of Rezoning Proposals

- **The proposed zoning district of the property in relation to surrounding properties & other similar properties**
- The proposed U4 zoning is a transitional zoning district between higher intensity zoning to the east & lower intensity to the west.
 - Property to the east is part of the UF Foundation with Office zoning. East of that is ED and U8 zoning.
 - Properties to the north with RSF-4 zoning have existed in harmony with the existing Hillel Center.
 - Property to the south is UF with Education zoning. Hillel serves the needs of students on & off campus.
 - Property to the west is U2 zoning with MF and single-family uses

Criteria for Review of Rezoning Proposals

- **Conservation of the value of buildings & encouraging the most appropriate use of land throughout the city**
 - Hillel Center currently exists at the site & will remain
 - Proposed rezoning will add flexibility for the use of the existing building and thus preserve the building and existing architecturally consistent bus shelter there.
 - Hillel Center is appropriate use at the site to serve the needs of Jewish students at UF

Criteria for Review of Rezoning Proposals

- **Applicable portions of any current city plans & programs such as land use, trafficways, recreation, schools, neighborhoods, stormwater management & housing**
 - Subject property is located in an area that underwent land use and zoning changes in 2017 related to transect zoning and the update of the Land Development Code.
 - Located in the City's TMPA Zone A.
 - Also located in the City's Community Reinvestment Area (CRA).
 - Located in the UF Context Area.

Criteria for Review of Rezoning Proposals

- **The needs of the City for land areas for specific purposes to serve population & economic activities**
 - Site is already developed with the Hillel Center that is serving the needs of the Jewish student population attending UF.
 - The site is immediately across the University Avenue from UF, so it is an appropriate location for this purpose.

Criteria for Review of Rezoning Proposals

- **Whether there have been substantial changes in the character or development of areas in or near an area under consideration for rezoning**
 - A major change in the area occurred in 2017 with the adoption of transect zoning in this area.
 - Since adoption of the PD ordinance in 2001, Hillel has been constructed and has been in operation since 2004.
 - Major redevelopment has occurred in the College Park area since construction of the Hillel Center.

Criteria for Review of Rezoning Proposals

- **Goals, objectives, and policies of the Comprehensive Plan**
 - Proposed U4 zoning implements the proposed MOR future land use category
 - Supports FLUE Objective 1.5 discouraging urban sprawl
 - Supports Objective 4.1 Establish land use designations that allow sufficient acreage for various uses

Criteria for Review of Rezoning Proposals

- **Facts, testimony, and reports presented at public hearings**
 - Neighborhood Workshop held on 12/21/20
 - Presented to the City Plan Board with associated reports as backup material
 - Will be presented to the City Commission for public hearing

Criteria for Review of Rezoning Proposals

- **Application to rezone to a transect zone shall meet additional criteria**
 - U4 zoning is a logical extension of transect zoning along the W. University Avenue corridor that the City placed in the area in 2017.
 - U4 is a stepdown zoning from the U8 to the east along University Avenue and U2 zoning west of the site.
 - Entire College Park area has seen major changes in growth and development since 2001 when the Hillel Center PD zoning was first adopted.
 - The site is adjacent to existing transect zoning (U2) to the west across NW 20th Drive.

Summary

- Rezone property from PD to U4
- Related to Petition PB-20-161 LUC to change the land use category to MOR for consistency
- **Staff Recommendation: Approval**
- **Plan Board Recommendation: Approval (Unanimous)**
- **Applicant requests approval of Petition PB-20-162 ZON & Ordinance 200884**