

LEGISLATIVE #

110800B



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: 7

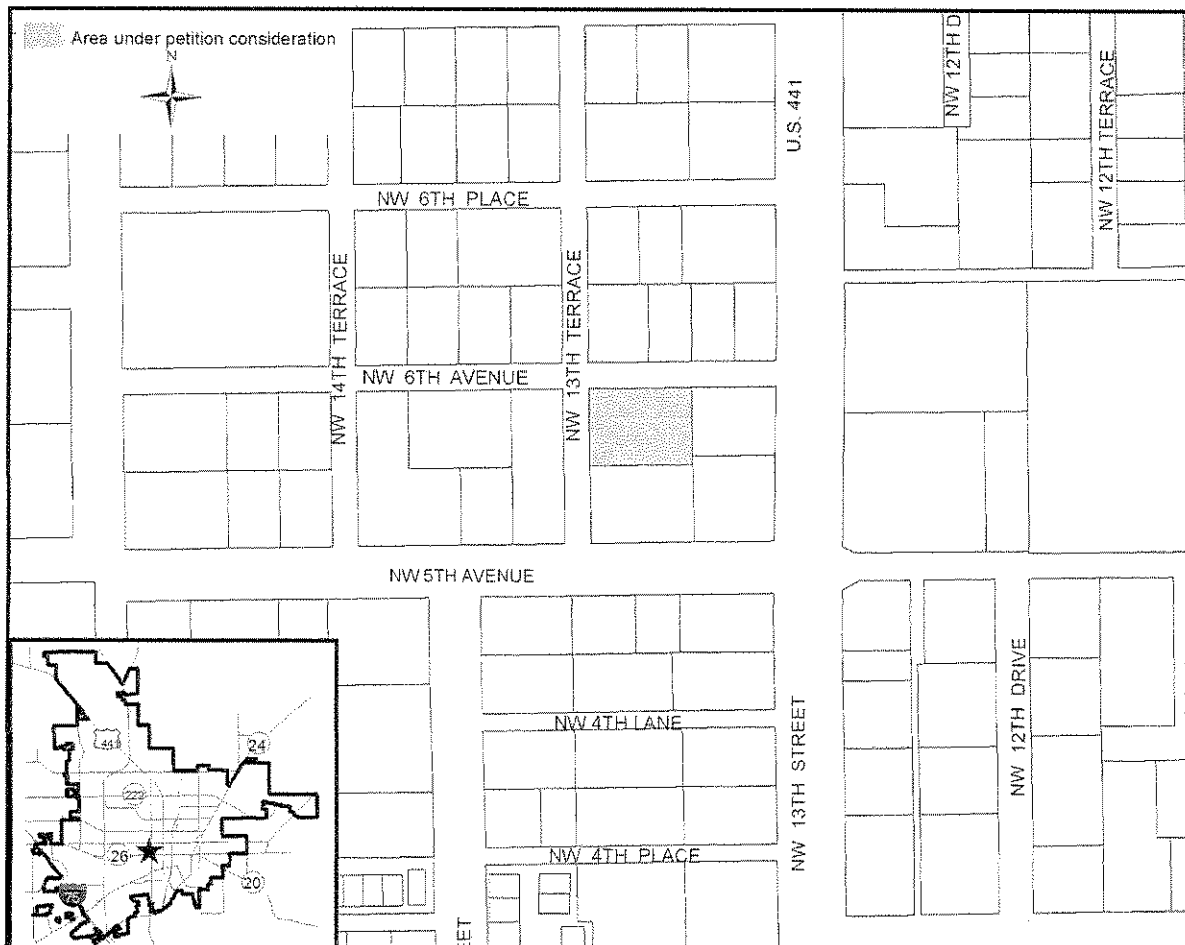
FROM: Planning & Development Services Department
Staff

DATE: February 23,
2012

SUBJECT: Petition PB-12-12 ZON. Causseaux, Hewett & Walpole, Inc., agent for Hodge Investments, Ltd. Amend the College Park Master Plan & Regulating Plan for New Construction map in the Land Development Code Appendix A, Section 3 College Park Special Area Plan from Type III House to Type I Shopfront/Office/Apartment for a parcel located at 515 NW 13th Terrace. Related to PB-12-10 LUC & PB-12-11 ZON.

Recommendation

Staff recommends approval of Petition PB-12-12 ZON.



Petition PB-12-12 ZON
February 23, 2012

Discussion

This zoning petition proposes to amend the College Park Special Area Plan (SAP) “Master Plan & Regulating Plan for New Construction” map from Type III-House to Type I-Shopfront/Office/Apartment on a parcel located at 515 NW 13th Terrace (Parcel 15239-000-000). The approximately 0.25-acre property lies within the boundaries of the College Park SAP (see map on page 1 and Exhibit A-1).

The property is currently developed with two approximately 1,800 square foot duplexes constructed in 1948 and 1964. Based on the age of the existing structures, review by the historic preservation planner consistent with Sec. 6-19 of the Code of Ordinances, is required prior to the issuance of any demolition permits. Exhibits A-1 and A-2 depict the location of the property in relation to the College Park SAP boundaries as well as the existing and proposed College Park SAP building type designations. The proposed amendment is related to the concurrent small-scale land use and rezoning Petitions PB-12-10 LUC and PB-12-11 ZON.

Appendix A, Section 3 (see Exhibit A, “College Park Master Plan & Regulating Plan for New Construction” map) of the Land Development Code graphically depicts the boundaries of the College Park SAP and the four designated building types (Type I-Shopfront/Office/Apartment; Type II-Apartment/House; Type III-House; and Type IV-Civic) regulated by the associated special area plan. The property is currently designated Type III-House, which prohibits principal, non-residential uses. The existing structures were constructed prior to the development and adoption of the College Park SAP and as such, do not conform to the special area plan’s requirements regarding building placement, parking, and landscaping.

The proposed amendment to the College Park SAP Exhibit A, “College Park Master Plan & Regulating Plan for New Construction” map is necessary to implement the proposed Mixed Use – Low (MUL) land use category and MU-1 (8-30 units/acre mixed use low intensity) zoning district in Petitions PB-12-10 LUC and PB-12-11 ZON. The property is located within the College Park/University Heights Redevelopment District. This petition will facilitate redevelopment of the site by expanding the allowable uses of the property from a single use (House) to a mix of uses (Shopfront/Office/Apartment). Additionally, the property is contiguous to three Type I designated lots to the east, southeast, and south which comprise the remainder of the block. Designating the property a Type I building allows the opportunity for redevelopment of the entire block and provides greater design flexibility. Within the College Park SAP, the Type I building designation is predominantly found on blocks adjacent to NW 13th Street and West University Avenue.

Key Issues

- The property is located within the College Park SAP and is currently designated a Type III-House building type.
- Amending the property’s building type to Type I-Shopfront/Office/Apartment is necessary for consistency with the proposed land use category and zoning district change in Petitions PB-12-10 LUC and PB-12-11 ZON.

Petition PB-12-12 ZON
February 23, 2012

Basis for Recommendation

The staff recommendation is based on the five following factors, which are discussed below: Conformance with the Comprehensive Plan; Conformance with the Land Development Code; Changed Conditions; Compatibility; and Impacts on Affordable Housing.

1. Conformance with the Comprehensive Plan

The zoning petition is consistent with Objective 2.1 and Policy 2.1.1, which direct the City to focus and encourage development in areas designated as redevelopment areas. Redevelopment should discourage urban sprawl in favor of compact development patterns. This zoning petition will encourage a functional mix of uses on the property consistent with the redevelopment goals of the City. The zoning petition is also consistent with the proposed Mixed Use – Low land use requested in Petition PB-12-10 LUC. Additional related Comprehensive Plan policies in support of this petition are located in Exhibit A-3.

The following comprehensive plan policies are relevant to this petition:

Future Land Use Element

Objective 2.1 Redevelopment should be encouraged to promote compact, vibrant urbanism, improve the condition of blighted areas, discourage urban sprawl, and foster compact development patterns that promote transportation choice.

Policy 2.1.1 The City shall continue to develop recommendations for areas designated as redevelopment areas, neighborhood centers and residential neighborhoods in need of neighborhood enhancement and stabilization.

- a. The City should consider the unique function and image of the area through design standards and design review procedures as appropriate for each redevelopment area;
- b. The City should include in its redevelopment plans recommendations regarding economic development strategies, urban design schemes, land use changes, traffic calming, and infrastructure improvements;
- c. The City should identify potential infill and redevelopment sites; provide an inventory of these sites; identify characteristics of each parcel including land development regulations, infrastructure availability, major site limitations, and available public assistance; and develop a strategy for reuse of these sites;
- d. The City should encourage retail and office development to be placed close to the streetside sidewalk.

Petition PB-12-12 ZON
February 23, 2012

2. Conformance with the Land Development Code

The zoning petition is in conformance with the intent and regulations of the College Park SAP and is consistent with the proposed rezoning to MU-1 in Petition PB 12-11 ZON.

Appendix A, Section 3, Exhibit B. College Park Special Area Plan

Intent

To provide standards for consistent, quality construction which will protect and enhance the stability, scale and pedestrian character of the neighborhood, and promote lasting redevelopment.

3. Changed Conditions

The property is subject to a proposed small scale land use amendment and a concurrent rezoning petition which will change the allowable uses on the property.

4. Compatibility

The property is contiguous to three Type I designated lots to the east, southeast, and south which comprise the remainder of the block. The zoning petition is compatible with and will have no negative impact upon the adjacent properties and surrounding area. See Table 1 at the end of this report for adjacent zoning and land uses.

5. Impacts on Affordable Housing

The zoning petition will not adversely impact opportunities for affordable housing on the property. Both the property's current Type III-House building type designation and the proposed Type I-Shopfront/Office/Apartment building type designation allow for residential uses.

Transportation

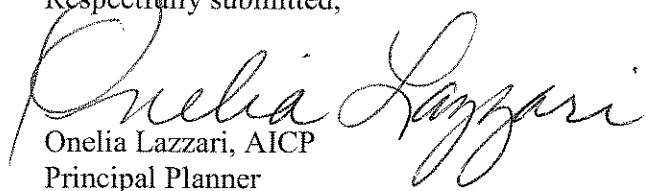
There are no major transportation issues associated with this zoning petition. The property is located within Zone A of the City's Transportation Concurrency Exception Area (TCEA) and at the time of development, will be subject to the Zone A requirements detailed in Policy 1.1.4 of the Concurrency Management Element.

Environmental Impacts and Constraints

This zoning petition is limited to amending the College Park SAP map and is on property that is currently developed.

Petition PB-12-12 ZON
February 23, 2012

Respectfully submitted,


Onelia Lazzari, AICP
Principal Planner

Prepared by: 
Andrew Persons, LEED GA

Petition PB-12-12 ZON
February 23, 2012

Table 1

Adjacent Existing Uses

North	NW 6 th Avenue (duplex across street)
South	Vacant lot directly south and Gate food store to the southeast
East	Gate gas station
West	NW 13 th Terrace (duplex across street)

Adjacent Zoning and Land Use

	Zoning Category	Land Use Category
North	RMF-8	RM
South	MU-1	MUL
East	MU-1	MUL
West	RMF-7	RM

Petition PB-12-12 ZON
February 23, 2012

List of Exhibits

Exhibit A-1: College Park SAP Master Plan & Regulating Plan for New Construction: Existing

Exhibit A-2: College Park SAP Master Plan & Regulating Plan for New Construction: Proposed

Exhibit A-3: Related Comprehensive Plan policies

Exhibit B-1: Causseaux, Hewett, & Walpole, Inc. Hodge Property College Park Special Area Plan Amendment Application Package

Exhibit B-2: Application for College Park SAP map Amendment