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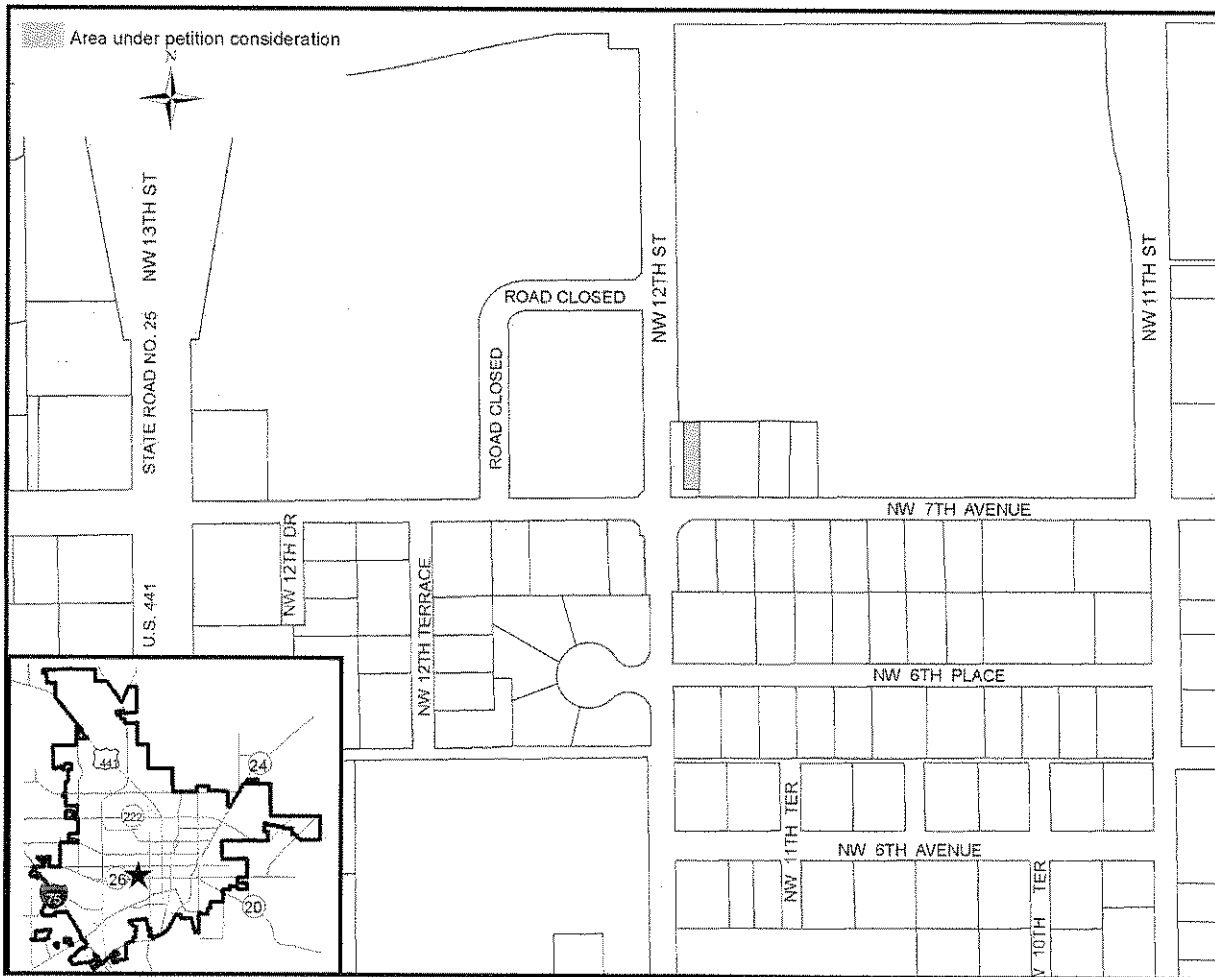
TO: City Plan Board **Item Number: 5**

FROM: Planning & Development Services Department Staff **DATE: October 25, 2012**

SUBJECT: Petition PB-12-111 ZON. City Plan Board. Rezone a portion of a property from PS (Public services and operations district) to RSF-4 (8 units/acre single-family residential district). Located 1126 NW 7th Avenue. Related to PB-12-110 LUC.

Recommendation

Staff recommends approval of Petition PB-12-111 ZON.



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Description

This petition proposes to rezone a portion (± 0.04 acres) of one parcel (Tax Parcel No. 13861-000-000) from PS: Public Services and Operations district (PS) to RSF-4: 8 units/acre single-family residential district (RSF-4).

In 1979, the City of Gainesville acquired the adjacent parcel (Tax Parcel No. 13862-000-000) which originally included the sliver of property under consideration by this petition. The property was designated with the Public Facilities future land use by the 1991 Comprehensive Plan Future Land Use Map and was zoned PS in the following year as part of a City-wide rezoning action. The 0.04-acre portion of the parent parcel was sold in 2009 to Irene Salley for residential purposes (Legislative Matter # 090488). The property's PS zoning is not appropriate for the current use of the site. Rezoning the 0.04-acre portion of the property to RSF-4 will create a single unified zoning district classification across the entire site that is consistent with the current residential use of the property. The impacted portion of the 0.22-acre parent parcel is shown on page 1 of this report.

The property is located at 1126 NW 7th Avenue and is currently developed with an existing single-family residence constructed in 1927. The property currently has a split zoning of PS: Public services and operations district and RSF-4: 8 units/acre single-family residential district. This petition is related to Petition PB-12-110 LUC which proposes a small-scale future land use map amendment to change the land use designation for the 0.04-acre portion of Tax Parcel No. 13861-000-000 from Public Facilities to Residential Low-Density (up to 12 units per acre). An aerial map is provided in Exhibit A-1.

The property lies within the Fifth Avenue neighborhood, the Traditional City Special Area Plan, and the Fifth Avenue Pleasant Street redevelopment area. The property is located within existing Transportation Concurrency Exception Area (TCEA) Zone A as shown in the Concurrency Management Element of the Comprehensive Plan.

Key Issues

- A 0.04-acre portion of City-owned Tax Parcel No. 13861-000-000 was sold in 2009 to an adjacent property owner for residential purposes.
- The portion is zoned PS, which no longer reflects the property's current use because it is under private ownership.
- Rezoning the 0.04-acre portion of the property to RSF-4 will create a single unified zoning district classification across the entire site that is consistent with the current residential use of the property.

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.

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1. Conformance with the Comprehensive Plan

The proposed RSF-4 zoning district is fully consistent with the small-scale future land use map amendment to change the land use designation for the 0.04-acre portion of Tax Parcel No. 13861-000-000 from Public Facilities to Residential Low-Density (up to 12 units per acre) proposed by related Petition PB-12-110 LUC. The rezoning is also consistent with the overall goals, objectives, and policies of the adopted comprehensive plan.

2. Conformance with the Land Development Code

The proposed rezoning to RSF-4 will implement the Residential Low-Density (up to 12 units per acre) future land use designation proposed by related Petition PB-12-110 LUC.

3. Changed Conditions

The 0.04-acre portion of the parent parcel was sold in 2009 to the adjacent property owner to supplement the useable area of an existing residential use (Legislative Matter # 090488). The property's PS zoning is not appropriate for the current non-governmental use of the site.

4. Compatibility

The property is currently developed with a single-family residence. Staff does not anticipate any compatibility issues arising from the addition of approximately 0.04-acres of additional RSF-4 zoned property to the site. Other RSF-4 zoned properties, developed with single-family residences, lie directly east of the site. Additional properties developed with single-family residences and zoned RC: 12 units/acre residential conservation district, lie directly south of the property. The Planned Development (PD) zoned University House multi-family development is located west of the site and the southwestern most portion of the A. Quinn Jones Center property is located north of the site.

5. Impacts on Affordable Housing

The proposed addition of 0.04-acres of RSF-4 zoned property will have a negligible impact on affordable housing.

Transportation

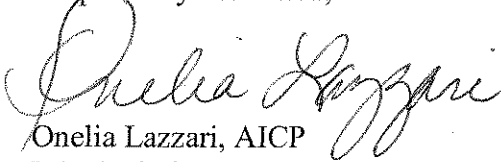
The subject property is served by NW 7th Avenue, a local street, using an existing driveway connection. Sidewalks are located along both sides of NW 7th Avenue and NW 12th Street. The property is located in TCEA Zone A, which is defined in Policies 1.1.3 and 1.1.4 of the Concurrency Management Element. This area is also in the University of Florida Context Area. Concurrency Management Element Policy 1.1.14 would require support for transit capital costs if redevelopment requiring site plan review occurred.

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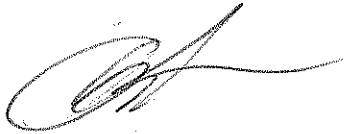
Environmental Impacts and Constraints

There are no environmental impacts anticipated as a result of the proposed rezoning. The proposed rezoning received an exemption from Land Development Code (LDC) Section 30-300 and 30-310 regarding regulated surface waters and wetlands (LDC Sec. 30-300) and regulated natural and archeological resources (LDC Sec. 30-310). The exemption was approved due to the absence of regulated surface waters or wetlands on or adjacent to the property and it was determined that the proposed rezoning will have a *de minimis* impact on any applicable regulated natural and archeological resources.

Respectfully submitted,


Onelia Lazzari, AICP
Principal Planner

Prepared by:



Andrew Persons, LEED GA

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Table 1

Adjacent Existing Uses

North	A. Quinn Jones Center
South	Child day care
East	Single-family residence
West	University House multi-family development

Adjacent Zoning and Land Use

	Zoning Category	Land Use Category
North	ED: Educational services district	Education
South	RC: 12 units/acre residential conservation district	Residential Low-Density
East	RSF-4: 8 units/acre single-family residential district	Residential Low-Density
West	PS: Public Services and Operations district; PD: Planned Development district	Public Facilities; Planned Use District

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Exhibits

- A-1 Aerial Map of the subject property
- A-2 Existing Zoning map
- A-3 Proposed Zoning map

- B-1 Neighborhood Workshop materials
- B-2 Causseaux, Hewett, and Walpole, Inc. Justification Report
- B-3 Petition application