

TO: City Plan Board

Item Number: 3

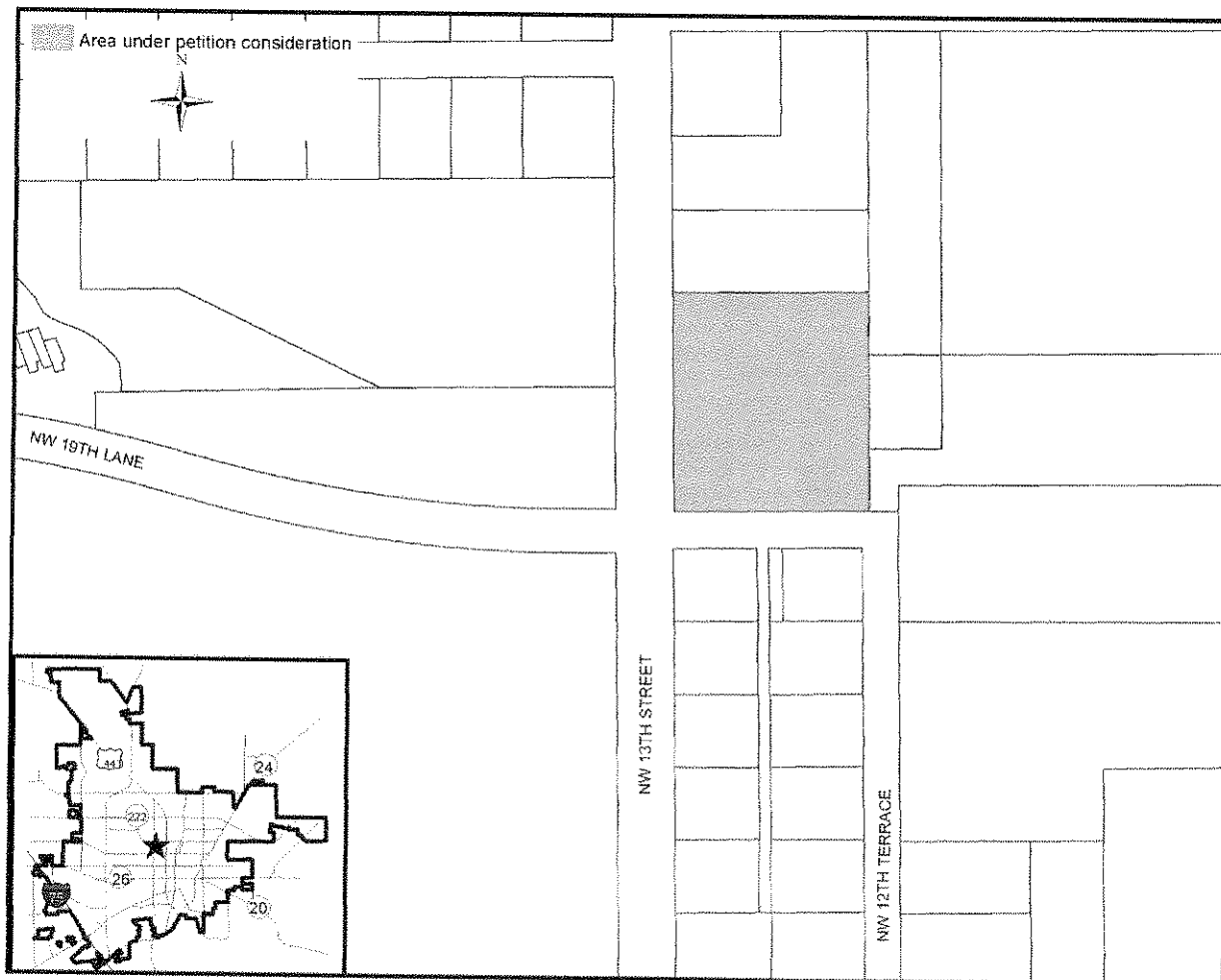
FROM: Planning & Development Services Department
 Staff

DATE: March 28, 2013

SUBJECT: Petition PB-13-22 LUC. Causseaux, Hewett, Walpole, agent for Bluestone Lands LLC. Amend the City of Gainesville Future Land Use Map from Commercial (C) to Mixed Use-Low Intensity (8-30 units/acre) (MUL). Located at 2001 NW 13th Street. Related to PB-13-23 ZON.

Recommendation

Staff recommends approval of Petition PB-13-22 LUC.



Description

This requested small-scale land use change from Commercial to Mixed-use low-intensity (8-30 units per acre) pertains to a 1.86-acre property located at 2001NW 13th Street (see map on previous page), at the northeast corner of NW 13th Street and NW 19th Lane. The property is developed and includes an automotive showroom at the front of the lot and a warehouse building at the rear that total approximately 30,456 square feet. This property was part of the former Brasington automotive dealership that closed in 2008 after having been in business since 1935, and it is in need of redevelopment. The property is currently used for used car sales.

This petition is related to Petition PB-13-23 ZON, which proposes rezoning from the Automotive-oriented business district (BA) to the MU-1 (8-30 units/acre mixed use low intensity) zoning district. This property adjoins the 0.71-acre property to the north that is the remainder of the former Brasington automotive dealership site, for which a proposed land use change from Commercial to Mixed-use low-intensity (Petition PB-12-161 LUC) and its related rezoning from BA to MU-1 (Petition PB-12-162 ZON) were approved at public hearing by the City Commission on March 7, 2013.

This small-scale amendment, if approved, will facilitate future redevelopment of the property by changing the land use from Commercial to Mixed-use low-intensity (8-30 units per acre), which allows for residential use and various non-residential uses. As stated in Policy 4.1.1 of the Future Land Use Element, "This category allows a mixture of residential and non-residential uses such as standard lot single-family houses, small-lot single-family houses, duplex houses, townhouses (attached housing), accessory dwelling units, group homes, multi-family housing (if compatible in scale and character with other dwellings in the proposed neighborhood), offices scaled to serve the surrounding neighborhood, retail scaled to serve the surrounding neighborhood, public and private schools, places of religious assembly and other community civic uses..."

See Exhibit B-1 for an aerial photograph of the property and surrounding area, Exhibits B-2 and B-3 for maps of the existing and proposed land use, and Exhibit C-1 for the NW 13th Street and NW 19th Lane Small-scale Comprehensive Plan Amendment Application Packet.

Key Issues

- The proposed small-scale amendment to Mixed-use low-intensity (8-30 units per acre) (MUL) is consistent with the City's Comprehensive Plan and supports redevelopment.
- The proposed MUL land use is consistent with the proposed MUL land use for the property to the north that is being changed from the existing Commercial land use, the existing MUL land use to the east and south, and with the predominant MUL land use along the east side of NW 13th Street between NW 23rd and NW 16th Avenues.

Basis for Recommendation

The staff recommendation is based on the factors stated in the Future Land Use Element and on State statute criteria, which are discussed below: Consistency with the Comprehensive Plan; Compatibility and surrounding land uses; Environmental impacts and constraints; Support for urban infill and redevelopment; Impacts on affordable housing; Impacts on the transportation system; An analysis of the availability of facilities and services; and, Need for the additional acreage in the proposed future land use category.

1. Consistency with the Comprehensive Plan

The proposed land use change to Mixed-use low-intensity (8-30 units per acre) is consistent with FLUE Policy 1.2.3, below. This petition is also consistent with City redevelopment policies which include but are not limited to promoting a healthy economy and discouraging urban sprawl. In addition, this proposed small-scale land use amendment is consistent with FLUE Policy 4.2.5 regarding the location of automotive sales and service. See Exhibit A-1 for redevelopment and other relevant Gainesville Comprehensive Plan policies.

Future Land Use Element

Policy 1.2.3 The City should encourage mixed-use development, where appropriate.

The requested Mixed-use low-intensity (8-30 units per acre) land use is wholly consistent with the MU-1 (8-30 units/acre mixed use low intensity) zoning proposed by related Petition PB-13-23 ZON.

Policy 4.2.5 The City shall continue to restrict auto sales and relatively intense auto service to North Main Street north of 16th Avenue.

2. Compatibility and Surrounding Land Uses

This petition is limited to changing the land use category of property that is currently developed. This property abuts properties with Mixed-use low-intensity (8-30 units per acre) land use to the south and east, and with the proposed (and approved at public hearing) MUL land use to the north. If this proposed land use change to MUL is approved and adopted, and if the proposed MUL land use (Petition PB-12-161 LUC) for the adjacent 0.71-acre property to its north is adopted, the entire east side of NW 13th Street south from NW 23rd Avenue to NW 16th Avenue will have MUL land use.

The proposed MUL land use is compatible with the adjacent properties and surrounding area. See Table 1 on Page 6 of this document for a tabular summary of adjacent existing uses and adjacent land use and zoning categories. As noted in the Description section of this report, see Exhibit B-1 for the aerial photograph, and Exhibits B-2 and B-3 for maps of the existing and proposed land use for the property and surrounding area.

3. Environmental Impacts and Constraints

This developed, 1.86-acre property is located in FEMA Flood Zone X (outside of the 100-500 year floodplain). The February 28, 2013 memorandum (Exhibit B-4) from the City's Environmental Coordinator identified no environmental issues pertaining to this property along NW 13th Street. Alachua County Environmental Protection Department's Gus Olmos, P.E., in an e-mailed memorandum of March 18, 2013 (Exhibit B-5), stated that there is no known contamination at this property, but recommended further evaluation by City and County environmental staff at the time of development plan review.

4. Support for Urban Infill and/or Redevelopment

This proposed small-scale land use amendment is consistent with the City's infill and redevelopment goals (See Appendix A, Exhibit A-1, Future Land Use Element Goal 2, Objective 2.1). The proposed change in land use from Commercial to Mixed-use low-intensity (8-30 units per acre) land use designation would provide increased redevelopment opportunities by allowing for additional uses and establishing a category that is more compatible with the surrounding land uses in this major corridor.

5. Impacts on Affordable Housing

The proposed MUL land use allows for substantial residential use, unlike the existing Commercial land use. The proposed land use allows for a maximum of 30 units per acre of residential density. MUL land use for this 1.86-acre property, if approved, has the potential for a minimal positive impact on the supply of potential affordable housing in Gainesville.

6. Impacts on the Transportation System

There are no major transportation issues associated with this land use petition. The property is served by existing streets and by RTS Routes 6, 8 and 29 along NW 13th Street, and is located within Zone B of the City's Transportation Concurrency Exception Area (TCEA). At the time of development plan review, this 1.86-acre-property will be subject to the Zone B requirements of Policies 1.1.4 and 1.1.6 of the Concurrency Management Element.

7. Availability of Facilities and Services

This existing, developed property is served by public utilities. This proposed land use will have no impact on adopted levels of service for potable water and wastewater, solid waste, recreation, or public schools (see Exhibit B-6: Memorandum from Alachua County Public Schools). Stormwater level of service requirements will have to be met when a redevelopment plan for the site is submitted.

8. Need for the Additional Acreage in the Proposed Future Land Use Category.

There are approximately 599.7 acres of land with the MUL land use category. Of that total, approximately 564.3 acres are developed and approximately 35.4 acres are undeveloped. The proposed small-scale land use amendment from Commercial to Mixed-use low-intensity (8-30 units per acre) for this developed, 1.86-acre property along NW 13th Street will encourage needed redevelopment in the NW 13th Street corridor, and is supportive of the overall redevelopment goals of the Comprehensive Plan.

Respectfully submitted,

Ralph Hilliard for Onelia Lazzari

Onelia Lazzari, AICP
Principal Planner

Prepared by:

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Lead Planner

Table 1

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Adjacent Existing Uses

North	Unoccupied commercial (parts & service for closed auto dealership)
South	Office, residential
East	Vacant, undeveloped
West	NW 13 th Street, Gainesville High School

Adjacent Zoning and Land Use

	Land Use Category	Zoning Category
North	C (Commercial) pending change to MUL	BA (Automotive-oriented business district) pending change to MU-1
South	MUL (Mixed-use low-intensity (8-30 units per acre)	MU-1 (8-30 units/acre mixed use low intensity)
East	MUL, CON (Conservation)	MU-1, CON (Conservation)
West	NW 13 th Street, Education	NW 13 th Street, Central Corridors Special Area Plan, ED (Educational services district)

List of Appendices

Appendix A Comprehensive Plan GOPs

Exhibit A-1 Future Land Use Element

Appendix B Supplemental Documents

Exhibit B-1 Aerial Photograph

Exhibit B-2 Map: Existing Land Use

Exhibit B-3 Map: Proposed Land Use

Exhibit B-4 Memorandum from City of Gainesville Environmental Coordinator

Exhibit B-5 Memorandum from Alachua County Environmental Protection Dept.

Exhibit B-6 Memorandum from Alachua County Public Schools

Appendix C Application Package

Exhibit C-1 NW 13th Street and NW 19th Lane Small-scale Land Use Amendment
Application (Causseaux, Hewett & Walpole, Inc.)