



PLANNING & DEVELOPMENT SERVICES DEPARTMENT

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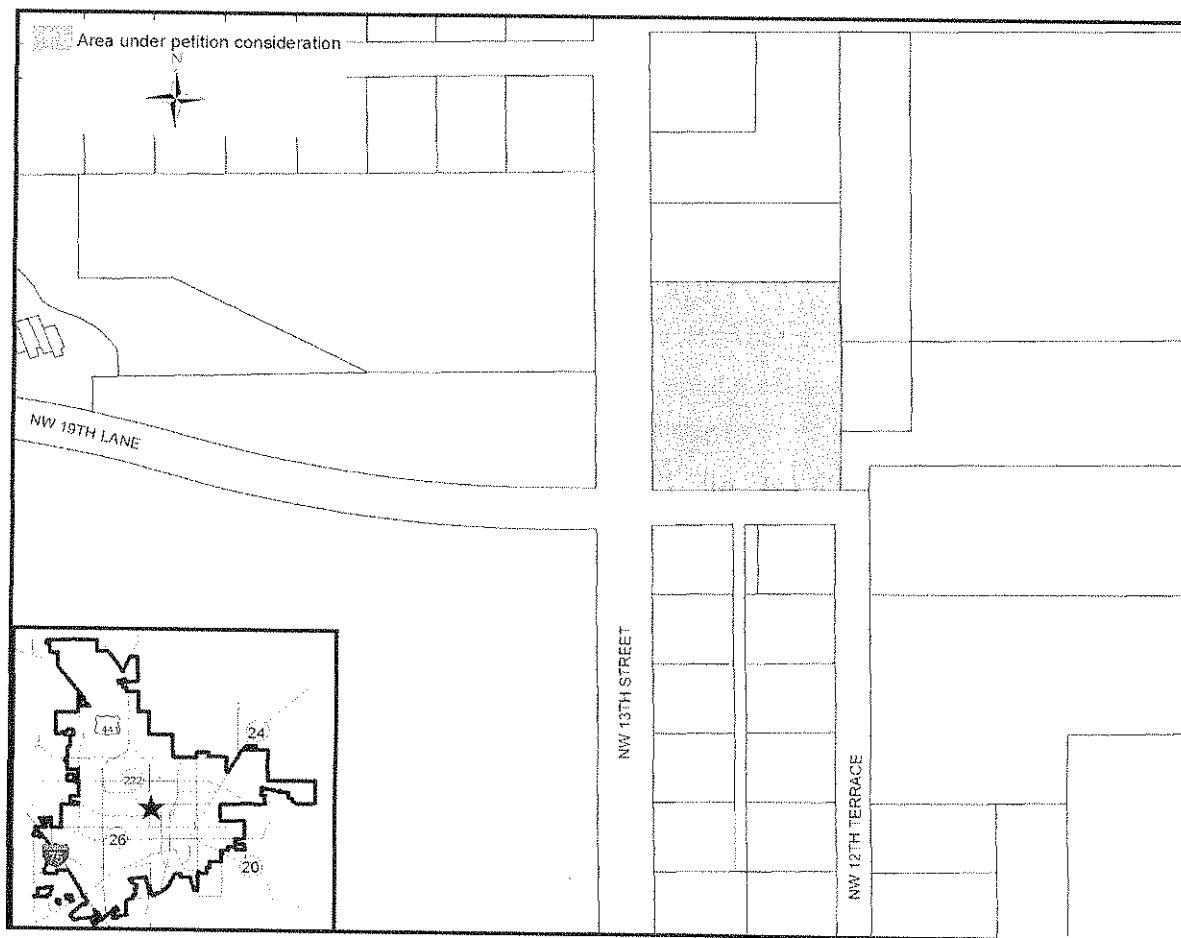
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TO: City Plan Board**Item Number:** 4**FROM:** Planning & Development Services Department
Staff**DATE:** March 28, 2013**SUBJECT:** Petition PB-13-23 ZON. Cousseaux, Hewett, Walpole, agent for Bluestone Lands LLC. Rezone property from BA (Automotive-oriented business district) to MU-1: 8-30 units/acre mixed use low intensity district. Located at 2001 NW 13th Street. Related to PB-13-22 LUC.**Recommendation**

Staff recommends approval of Petition PB-13-23 ZON.



Description

This rezoning request pertains to a 1.86-acre property located at 2001 NW 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 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 zoning petition is related to a proposed small-scale land use amendment (Petition PB-13-22 LUC) from Commercial to Mixed-Use low-Intensity (8-30 units per acre). 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.

The proposed rezoning will facilitate future redevelopment of the property by changing from the Automotive-oriented business district (BA) to the MU-1 (8-30 units/acre mixed use low intensity) zoning district, which allows for residential use and more non-residential uses than the BA zoning district. As stated in the purpose section of Section 33-64 (see Exhibit B-6 for the complete provisions of the MU-1 district), "The mixed-use low intensity district is established for the purpose of allowing coordinated developments designed to offer a mixture of residential, convenience-type retail, professional and consumer service uses primarily for residents of mixed-use and adjacent residential neighborhoods, and places of religious assembly. The district is intended to reduce the length and number of vehicular trips by providing for basic needs within close proximity to residential areas, by encouraging pedestrian access, and by the combining of trips. This district is established to allow uses compatible with each other and with surrounding residential areas to be developed near each other."

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 zoning, and Exhibit C-1 for the NW 13th Street and NW 19th Lane Rezoning Application Packet.

Key Issues

- The proposed rezoning to MU-1 (8-30 units/acre mixed use low intensity) is consistent with the City's Comprehensive Plan and will implement the related, proposed MUL (Mixed-Use Low-Intensity (8-30 units per acre)) land use category.
- The proposed MU-1 zoning is consistent with the adjacent MU-1 zoning to the east and south, is consistent with the proposed MU-1 zoning to the north (and is compatible with the existing BA zoning to the north), and with the predominant MU-1 zoning along the east side of NW 13th Street between NW 23rd and NW 16th Avenues.
- The property is within the Central Corridors Special Area Plan.

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 proposed rezoning to MU-1 is consistent with City redevelopment policies which include, but are not limited, to promoting a healthy economy and discouraging urban sprawl. See Future Land Use Element Goal 2 and Objective 2.1, below. In addition, this proposed rezoning is consistent with FLUE Policy 4.2.5 regarding the location of automotive sales and service. See Exhibit A-1 for Mixed-Use Low-Intensity (8-30 units per acre) land use category (FLUE Policy 4.1.1), and for a policy (1.2.3) pertaining to mixed-use development.

Future Land Use Element

Goal 2 Redevelop areas within the city, as needed, in a manner that promotes quality of life, transportation choice, a healthy economy, and discourages sprawl.

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

The requested MU-1 zoning conforms with the Mixed-use low-intensity (8-30 units per acre) land use proposed by related Petition PB-13-22 LUC.

2. Conformance with the Land Development Code

This proposed rezoning will implement the related, proposed comprehensive plan amendment from Commercial to the Mixed-Use Low-Intensity (8-30 units per acre) land use category. The property is subject to the provisions of the Central Corridors Special Area Plan, the intent of which, in part is “to make Gainesville a more vibrant, livable place, and increase citizen pride in its development.”

This existing, developed property is served by public utilities. The proposed rezoning will have no impact on adopted levels of service for potable water and wastewater, solid waste, recreation, or public schools (see Exhibit B-7: 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.

3. Changed Conditions

The major changed condition is the closing in 2008 of the Brasington automotive dealership that had been in business since 1935. The property has been in use as a used car dealership since April 2012, but it is in need of redevelopment.

4. Compatibility

This property abuts properties with MU-1 zoning to the east and south (across NW 19th Lane), and with proposed (and approved at public hearing on March 7, 2013) MU-1 zoning to the north.

If this proposed rezoning is approved and adopted, and if the proposed MU-1 zoning (Petition PB-12-162 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 MU-1 zoning.

The proposed MU-1 zoning is compatible with the adjacent properties and surrounding area. See Table 1 at the end of this report for a tabular summary of adjacent existing uses and adjacent zoning and land use 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.

5. Impacts on Affordable Housing

The proposed MU-1 zoning allows residential use, unlike the existing BA zoning, which allows none. The proposed zoning allows for a maximum of 30 units per acre of residential density. MU-1 zoning 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.

Transportation

There are no major transportation issues associated with this zoning petition. The property is located within Zone B of the City's Transportation Concurrency Exception Area (TCEA) and at the time of development, will be subject to the Zone B requirements of Policies 1.1.4 and 1.1.6 of the Concurrency Management Element.

Environmental Impacts and Constraints


This petition is limited to amending the zoning on property that is currently developed. It 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.

Respectfully submitted,



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Principal Planner

Prepared by:



Dean Mimms, AICP
Lead Planner

Table 1

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

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

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 Zoning

Exhibit B-3 Map: Proposed Zoning

Exhibit B-4 Memorandum from City of Gainesville Environmental Coordinator

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

Exhibit B-6 Mixed use low intensity district (MU-1)

Exhibit B-7 Memorandum from Alachua County Public Schools

Appendix C Application Package

Exhibit C-1 NW 13th Street and NW 19th Lane Rezoning Application (Causseaux,
Hewett & Walpole, Inc.)