



PLANNING & DEVELOPMENT SERVICES DEPARTMENT

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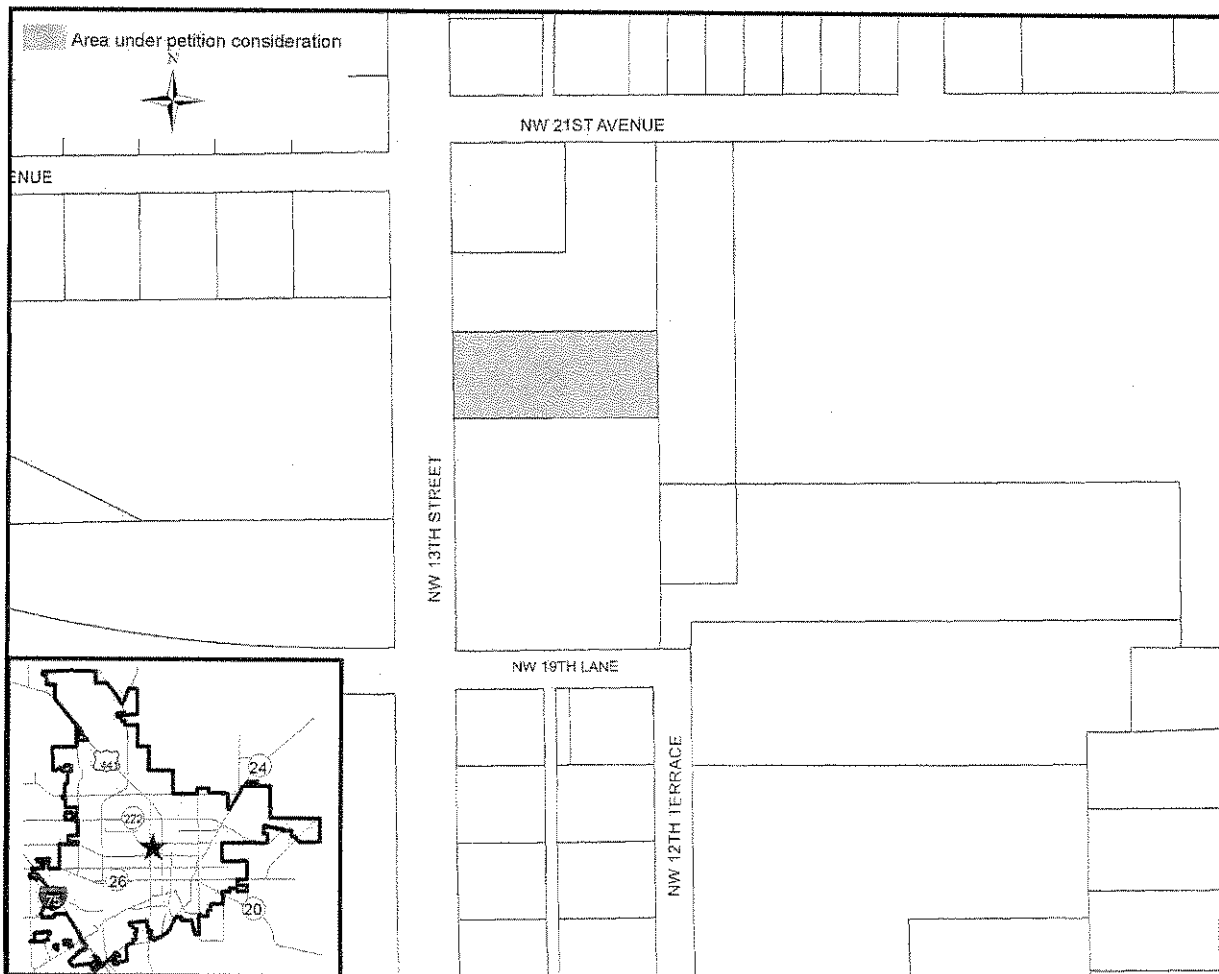
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TO: City Plan Board**Item Number: 3****FROM: Planning & Development Services Department
Staff****DATE: January 24,
2013****SUBJECT: Petition PB-12-161 LUC. Brown & Cullen Inc., agent for Iris McWilliams.
Amend the City of Gainesville Future Land Use Map from Commercial (C)
to Mixed-Use Low-Intensity (8-30 units/per acre) (MUL). Located at 2029
NW 13th Street. Related to PB-12-162 ZON.****Recommendation**

Staff recommends approval of Petition PB-12-161 LUC.



Description

This requested land use change from Commercial to Mixed-use low-intensity (8-30 units per acre) pertains to a 0.71-acre property located at 2029 NW 13th Street (see map on previous page), on the east side of NW 13th Street. The property is developed and includes an unoccupied, 6,700 sq. ft. building towards the front of the lot, and a 1,960 sq. ft. warehouse at the rear (building areas are approximate). 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.

This petition for a small-scale land use amendment is related to Petition PB-12-162 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 small-scale amendment to the Future Land Use Map, 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..."

This petition and its related zoning petition are also related to land use (PB-12-159 LUC) and zoning (PB-12-160 ZON) petitions affecting two properties to the east (one of which is contiguous to property that is the subject of this petition) that are adjacent to or within the Hidden Lake apartment complex. The applications for all four petitions (Section 2.2.1, Impact on Residential Streets) indicate that the next phase of the Hidden Lake apartment complex will entail access to NW 13th Street through this property. The Hidden Lake apartments currently have no access to NW 13th Street, and are accessed from NW 21st Avenue, which is primarily a residential street.

See Exhibits B-3 and B-4 for maps of the existing and proposed land use, and see Exhibit C-1 for the Iris McWilliams Land Use Amendment Application, which includes a map of the NW 13th Street corridor.

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 adjacent MUL land use to the north and east, 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: Conformance with the Comprehensive Plan; Compatibility and surrounding land uses; Environmental impacts and constraints; Compatibility and Surrounding Land Uses; Infill and Redevelopment; Impacts on Affordable Housing; and Availability of Facilities and Services.

1. Conformance with the Comprehensive Plan

This land use petition is consistent with the overall goal of the City to improve the quality of life and achieve a sustainable development pattern, as described below in Goal 1 of the Future Land Use Element (FLUE). Providing for mixed land uses, as this proposed land use change does, conforms with that goal, and with FLUE Policy 1.2.3, below. The proposed land use change to Mixed-use low-intensity (8-30 units per acre) is also consistent with City redevelopment policies which include, but are not limited, to promoting a healthy economy and discouraging urban sprawl. See Exhibit A-1 for redevelopment and other relevant Gainesville Comprehensive Plan policies.

Future Land Use Element

Goal 1 Improve the quality of life and achieve a superior, sustainable, development pattern in the City by creating and maintaining choices in housing, offices, retail, and workplaces, and ensuring that a percentage of land uses are mixed, and within walking distance of important destinations.

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-12-161 ZON.

2. Compatibility (including character of undeveloped land, soils, topography, natural resources and historic resources on site) and Surrounding Land Uses

This petition is limited to changing the land use category of property that is currently developed. It is located in FEMA Flood Zone X (outside of the 100-500 year floodplain). The January 8, 2013 memorandum (Exhibit B-4) from the City's Environmental Coordinator identified no environmental issues pertaining to this property along NW 13th Street. Similarly, Alachua County Environmental Protection Department's Gus Olmos, P.E., in a phone conversation on January 9, 2013 with Gainesville Planning & Development Service Department's Dean Mimms, AICP, stated that there is no known contamination at this property. This property will, like all properties, be subject to review by City and County environmental staff at the time of development plan review.

This property abuts properties with Mixed-use low-intensity (8-30 units per acre) land use to the north and east. If this proposed land use change to MUL is approved, with the exception of the

adjacent property to its south that has Commercial land use the entire east side of NW 13th Street between 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. See Exhibit B-1 for an aerial photograph, which shows the outlined property and the Hidden Lake apartment complex nearby and to its east. As noted in the Description section of this report, Exhibits B-2 and B-3 show existing and proposed land use.

3. Infill and 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.

4. 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 0.71-acre property, if approved, has the potential for a minimal positive impact on the supply of potential affordable housing in Gainesville.

5. Availability of Facilities and Services

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 0.71-acre-property will be subject to the Zone B requirements of Policies 1.1.4 and 1.1.6 of the Concurrency Management Element.

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. Stormwater level of service requirements will have to be met when a redevelopment plan for the site is submitted.

Respectfully submitted,



Onelia Lazzari, AICP
Principal Planner

Petition PB-12-161 LUC
January 24, 2012

Prepared by:


Dean Mimms, AICP
Lead Planner

Table 1**Adjacent Existing Uses**

North	Restaurant
South	Used car sales
East	Vacant, undeveloped
West	NW 13 th Street

Adjacent Zoning and Land Use

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

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 Environmental Coordinator

Exhibit B-5 Memorandum from Alachua County Public Schools

Appendix C Application Package

Exhibit C-1 Iris McWilliams Land Use Amendment Application (Brown & Cullen, Inc.)