

080351

Additional information for Petition 94LUC-08PB:

Exhibit 1 – existing future land use map

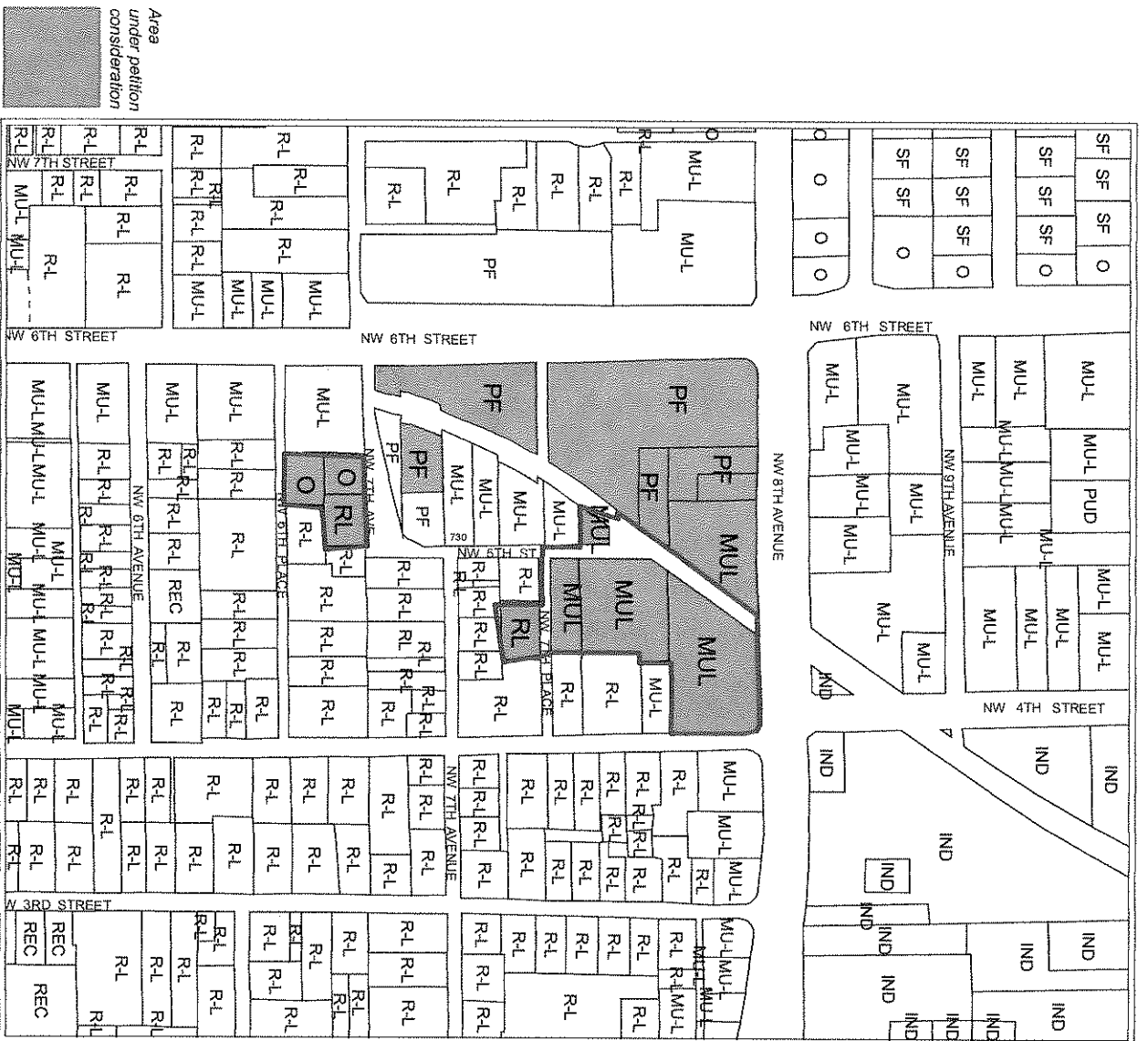
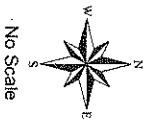
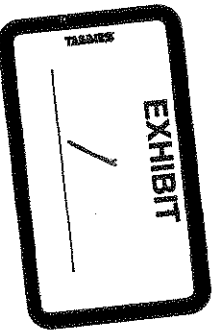
Exhibit 2 – proposed future land use map

Land Use Designations

- SF Single Family (up to 8 du/acre)
- RM Residential Low Density (up to 12 du/acre)
- RH Residential Medium Density (8-30 du/acre)
- MUR Residential High Density (8-100 du/acre)
- MUL Mixed Use Residential (up to 75 du/acre)
- MUM Mixed Use Low Intensity (8-30 du/acre)
- MUH Mixed Use Medium Intensity (12-30 du/acre)
- UMU1 Mixed Use High Intensity (up to 150 du/acre)
- UMU2 Urban Mixed Use 1 (up to 75 du/acre)
- O Urban Mixed Use 2 (up to 100 du/acre)
- C Office
- IND Commercial
- E Industrial
- REC Education
- CON Recreation
- AGR Conservation
- PF Agriculture
- PUD Public Facilities
- Planned Use District

080351

Division line between two land use districts
City Limits



EXISTING LAND USE

Name

City of Gainesville, applicant

Petition Request

Rezone Properties to PS
Change Land Use to PF
Provide Site Plan for
Improvements to GPD Campus

Map(s)

3951

Petition Number

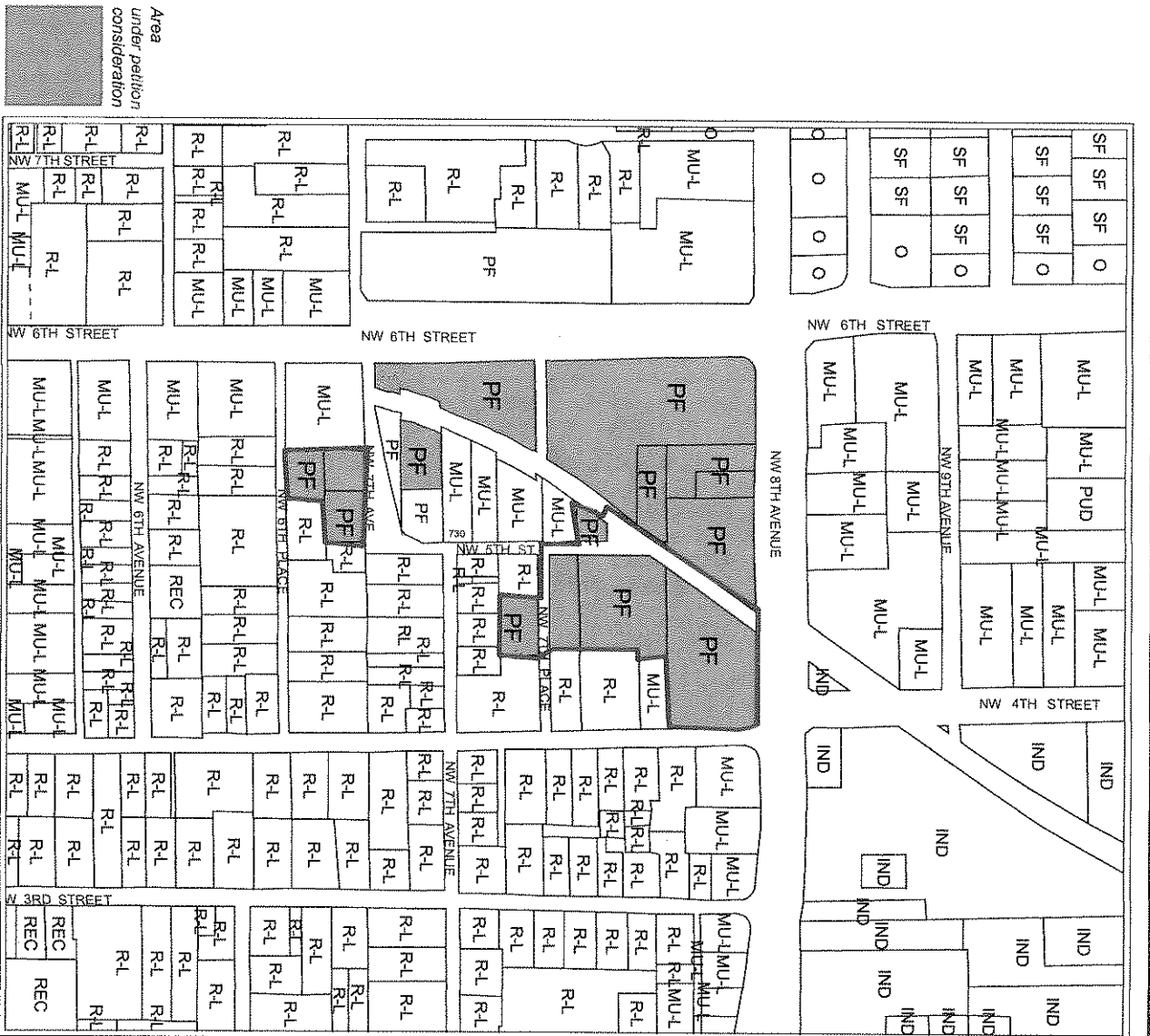
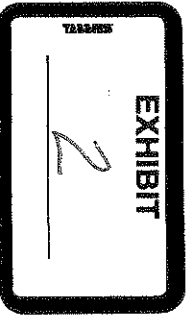
17PSZ-08PB
18SPA-08PB
94LUC-08PB

Land Use Designations

- SF Single Family (up to 8 du/acre)
- RM Residential Low Density (up to 12 du/acre)
- RH Residential Medium Density (8-30 du/acre)
- MUR Residential High Density (8-100 du/acre)
- MUL Mixed Use Residential (up to 75 du/acre)
- MUM Mixed Use Low Intensity (8-30 du/acre)
- MUH Mixed Use Medium Intensity (12-30 du/acre)
- UMU1 Mixed Use High Intensity (up to 150 du/acre)
- UMU2 Urban Mixed Use 1 (up to 75 du/acre)
- O Urban Mixed Use 2 (up to 100 du/acre)
- C Office
- IND Commercial
- E Industrial
- REC Education
- CON Recreation
- AGR Conservation
- PF Agriculture
- PUD Public Facilities
- Planned Use District

080351

Division line between two land use districts
City Limits



PROPOSED LAND USE

Name

City of Gainesville, applicant

Petition Request

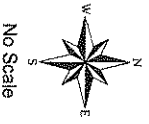
Rezone Properties to PS
Change Land Use to PF
Provide Site Plan for
Improvements to GPD Campus

Map(s)

3951

Petition Number

17PSZ-08PB
18SPA-08PB
94LUC-08PB





080351

Inter-Office Communication

Planning & Development Services
Planning Division/Current Planning Section
x5023, FAX x3259, Station 12

Item No. 5

Date: August 28, 2008

TO: City Plan Board

FROM: Planning Division Staff

SUBJECT: **Petition 94LUC-08PB.** Dynan Group, Inc., agent for City of Gainesville. Change Future Land Use Map designation from Mixed-Use Low-Intensity (8-30 units per acre), Residential Low-Density (up to 12 units per acre) and Office to Public Facilities for the expansion of the Gainesville Police Department (GPD) Headquarters. Zoned: MU-1 (10-30 units/acre mixed use low intensity), RC (12 units/acre residential conservation district), and OF (General office district). Located at the 400 Block of NW 8th Avenue. **Related to Petitions 17PSZ-08PB and 18SPA-08PB.**

Recommendation:

Approve Petition 94LUC-08PB.

Explanation:

If approved, this petition will change the Future Land Use Map designation to Public Facilities for property that is owned by the City of Gainesville adjacent to the existing GPD Downtown Headquarters Campus. Policy 4.1.1 of the Future Land Use Element states that the Public Facilities land use category is intended for "administrative and operational functions such as government offices, utility facilities and storage facilities." The property that is the subject of this land use change currently includes a vacant warehouse building, a parking area, and a vacant lot. These properties were purchased by the City with the intent of allowing for expansion of the existing police department facility and a redevelopment of the subject parcels. There are actually three separate areas that are the subject of the land use change:

- the site of the former Walker Building, which was recently renovated to offices for the Gainesville Police Department; and
- the future site of a training center located to the east of the Walker Building, at the corner of NW 8th Avenue and NW 4th Street; and
- the future site of an analysis center that is located to the south of the existing GPD campus, between NW 7th Avenue and NW 6th Place.

A related petition has been filed to change the zoning of this property to PS Public services and operations district). The rezoning will be followed by the first phase of development, which will include the construction of a 10,600 square foot two-story building on the corner of NW 8th Avenue and NW 4th Street, with associated parking, landscaping, and stormwater.

According to Policy 4.1.3 of the Future Land Use Element of the City's Comprehensive Plan, changes to the Future Land Use Map must be made in consideration of the following factors:

1. Overall compatibility of the proposal:

The proposed land use change will allow the City to continue to meet the demand for police protection and services in Gainesville. The PF (Public Facilities) land use category is identified within the Comprehensive Plan as the appropriate category for property used for administrative and operational governmental functions, in this case a police department and related facilities. The related requests for a PS (Public services and operations district) zoning classification and preliminary development plan will require that applicable regulations are met in order to ensure compatibility between the GPD Downtown Headquarters and surrounding uses. These regulations include dimensional standards, design requirements, landscaping, buffering and screening, stormwater design, and general performance standards for noise, odors, light, and hazardous materials.

2. Surrounding land uses:

The subject property is adjacent to existing residential areas and therefore any new development may present some concerns regarding compatibility. However, since the GPD Headquarters has been established at this location for some time, this request is simply allowing for expansion and continued operation at this site. Previous commercial uses on the subject property, including a car wash, had more potential negative impacts on the neighborhood than the uses permitted by this land use change. The police department will be subject to the requirements of the PS rezoning district and the Land Development Code, which are designed in part to protect surrounding land uses.

3. Environmental impacts and constraints:

The proposed land use change does not involve any significant ecological features. The site is directly adjacent to the historic Pleasant Street Neighborhood, which is a recognized historic district within the City. The Public Facilities land use restricts maximum lot coverage to 80 percent. Based on the preliminary development plan, submitted simultaneously with this land use change, the development of the site will meet this standard.

4. Promotion of urban infill:

The proposed change would allow for the expansion of the Gainesville Police Department Headquarters at its current location near downtown, which will promote the health and growth of the urban area. The proposed expansion is itself an urban redevelopment project.

5. Achievement of best interests, community values, or neighborhood support:

The proposed land use change will allow for the expansion of a government facility onto property that was previously used for commercial purposes. The offices and training facilities that are being proposed for this location will provide a better transition from the single-family neighborhood to the south and east, to the commercial retail uses on the other side of NW 8th Avenue and the auto-oriented uses at the intersection with NW 6th Street. This land use change will also allow for the Gainesville Police Department to remain at its central location in downtown Gainesville, and avoid the complex and expensive process of

locating new sites for these uses. The public was provided opportunity for input at a neighborhood workshop held on June 19, 2008.

Financial Feasibility:

In 2005 and 2007, amendments adopted to Florida’s Growth Management Act required all local government comprehensive plans to be financially feasible. A comprehensive plan is deemed financially feasible if adequate financial resources are, or will be available over the next five years (as shown in the 5-Year Schedule of Capital Improvements) and for the long term, to ensure adopted level of service (LOS) standards will be achieved and maintained on relevant public facilities and services to support the level and pattern of development shown on the future land use map.

As part of the financial feasibility requirement, amendments to the future land use map must also be financially feasible as they relate to adopted levels of service. Amendments typically involve an increase in the density or intensity of use. The implications of changes to the future land use map must be assessed to determine whether sufficient capacity is available to service the needs produced by the development that would be associated with the amendment.

This is an urban redevelopment site and therefore has access to existing public services and facilities. Gainesville Regional Utilities has indicated there is presently sufficient potable water and wastewater capacity to service the entire proposed development. The subject property is located within Zone A of the City’s Transportation Concurrency Exception Area (TCEA). In analyzing the transportation impacts associated with the proposed land use change, staff notes that significant trip credits (408 average daily trips) are available at the site from previous commercial uses. The calculated net new trip generation associated with the redevelopment as a Public Facilities land use is 362 added average daily trips and 34 P.M. peak hour trips. The impacted road segment of NW 8th Avenue (State Road 20) from NW 6th Street to North Main Street is operating at LOS D and will not be negatively impacted by the land use amendment. At the development plan stage, any redevelopment of this property will required to meet the Concurrency Management Element Policy 1.1.4 standards.

Petition Information

Applicant	Dynan Group, Inc., agent for City of Gainesville
Request	Amend the Future Land Use Map to Public Facilities
Existing Land Use	Mixed-Use Low-Intensity (8-30 units per acre) Residential Low-Density (up to 12 units per acre) Office
Existing Zoning	MU-1 (10-30 units/acre mixed use low intensity) RC (12 units/acre residential conservation district) OF (General office district)
Purpose of Request	Allow for the expansion of the Gainesville Police Department Downtown Headquarters Campus

Location 400 Block of NW 8th Avenue
Existing Use Vacant commercial
Surrounding Uses North: Restaurant, retail commercial
South: Single-family residential
West: Gainesville Police Department
East: Single-family residential

Surrounding Controls

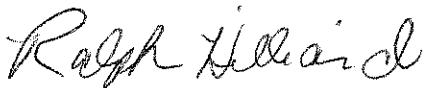
The site is surrounded by the following land use and zoning designations:

	<u>Future Land Use</u>	<u>Zoning</u>
North:	Mixed-Use Low-Intensity (8-30 units per acre)	RC (12 units/acre residential conservation district)
East:	Mixed-Use Low-Intensity (8-30 units per acre) and Residential Low-Density (up to 12 units per acre)	MU-1 (10-30 units/acre mixed use low intensity) and RC (12 units/acre residential conservation district)
South:	Residential Low-Density (up to 12 units per acre)	RC (12 units/acre residential conservation district)
West:	Public Facilities and Mixed-Use Low-Intensity (8-30 units per acre)	MU-1 (10-30 units/acre mixed use low intensity)

Summary

The proposed land use change (94LUC-08PB) is consistent with the 2000-2010 Gainesville Comprehensive Plan, and is recommended for approval.

Respectfully submitted,



Ralph Hilliard
Planning Manager

RH:saw

Petition 94 LUC-08 PB Dynan Group, Inc., agent for the City of Gainesville. Change Future Land Use Map designation from Mixed-Use-Low- Intensity (8-30 units per acre), Residential Low-Density (up to 12 units per acre) & Office to Public Facilities for the Gainesville Police Dept. Located in the 400 block of Northwest 8th Avenue.

Scott Wright, Senior Planner gave the staff presentation and stated that the purpose for this request is to allow for the expansion of the downtown Gainesville Police Headquarters to promote urban development by changing the Land Use to Public Facilities. Mr. Wright further stated that the proposed zoning will be Public Services that will consist of:

- a 10,600 square foot training center with offices and classrooms
- stormwater facilities
- landscaping
- a new access drive and parking area
- re-alignment of the 6th Street Rail Trail

Mr. Wright added that preliminary development plans are not always required with re-zonings; however the applicant has included a long term plan for a portion of the property. Mr. Wright further added that the proposed zoning requires a 10 foot side setback around the entire site; except for buildings adjacent to the trail property and buffering between the proposed uses and the adjacent residential properties. Mr. Wright stated that Staff is requesting approval of the proposed development with the following zoning conditions:

- erect a 6 foot wooden fence along the boundary of the trail
- streetlights on NW 8th Avenue
- CRA streetscape standards
- compliance with the Noise Ordinance
- a minor subdivision prior to ordinance
- a development plan consistent with zoning standards and layout

Chair Cohen inquired what decision was made by the City Commission regarding the alignment of the trail. Mr. Wright stated that the City Commission referred it to the Bicycle and Pedestrian Advisory Board and was approved in August 2005 with a comment that once the Rail Trail was designed, it would have as much smoothness as possible with as small as possible right angle curves. Chair Cohen further inquired if there was a street vacation associated with this in the past. Mr. Wright stated that NW 7th Place was approved for a street vacation and is now part of GPD's property.

Bob Ackerman inquired if the petitioner is requesting that this Board eliminated the 10 foot setback adjacent to the trail. Mr. Wright stated that is correct as it is part of the PS zoning standards for this development.

Laura Guajardo inquired from staff what, if any, key and controversial issues could stem from this proposed land use change. Mr. Wright stated that the PS zoning does implement the PF land use that allows for a tailoring of the zoning district as the list of uses are unique to this site.

Kelly Huard, CRA Project Coordinator and Neighborhood Planner stated that this proposed development is located in the 5th Avenue Pleasant Street Redevelopment Area and is the first major redevelopment along 8th Avenue. Ms. Huard further stated that they have placed conditions for more decorative streetscape as well as lighting standards along 8th Avenue. Ms. Huard added that due to the re-configuration of the trail and in accordance to AASHTO Guidelines, it would be necessary for the trail to have a directional path with a connection to 8th Avenue that would not create a conflict for pedestrians, bicyclists and vehicles.

Mr. Ackerman inquired what the petitioner's objection is to the current location of the trail. Lieutenant Art Atkins, Gainesville Police Department stated that currently the trail comes out to a blind intersection and the parking area on the left side of the GPD's main building will be open and may cause some liability if pedestrians and bicyclists are mingled in with patrol cars.

Lt. Atkins further stated that he agrees with the issues regarding the 90 degree angles and does not want to have a closed-in compound where there will be no public visibility and would prefer to see the community utilizing the trail safely.

Chair Cohen opened the floor for public comment and citizens and neighborhood residents cited their concerns for the proposed development as:

- the adjacent neighborhood to this proposed development is a historic, religious, educational African American community since the post war era
- the retention pond poses a health risk for unattended children, as well as flooding issues
- buffer has to be 50 feet from the adjacent property per the Code
- noise pollution from air conditioning units, generators and the firing range
- loss of privacy and the general encroachment into their neighborhood
- GPD has worked really hard to make this neighborhood safe and what it is today
- not compatible with the neighborhood and is very intrusive
- property values will be impacted
- this is a transitioning community and is not the right type of development for this area
- the neighborhood will now begin to change as Santa Fe College will expand as well
- air conditioning units will need to be placed on the GPD side of the development
- the trails will allow people to travel at all times through the night
- this development would never be allowed in the Haile Plantation or the Duck Pond neighborhoods
- GPD does not have any respect for the City Code as building permits were not pulled for services that were done to the warehouse and the dental office building

Gerald Muldowney, representative for the agent stated that this proposed development is an infill redevelopment project that is not in the Historic District, and is requesting that the trail setbacks be a zero property line; as allowed by the PS zoning. Mr. Muldowney further stated that trail in its current form and condition is not functional and by adding a sidewalk on 4th Street for mixed pedestrian traffic will help separate it from the trails. Mr. Muldowney added that they will be providing buffering along the trail on the residential line with a wood fence, as well as a garden wall near the eastern boundary.

Mr. Wells inquired how high and what type of garden wall will be erected between the trail and the seating area. David Crabtree, representative for the agent stated that the garden wall will provide a green screen that will look like a trellis with vines growing on it and is designed to have seating on both sides. Mr. Crabtree further stated that the green screen is porous enough to see through it but one can not walk through it.

Mr. Ackerman inquired if a shadow box fence is adequate and effective enough to ensure the privacy to the residents along the trail; and if the trail will be lighted. Mr. Crabtree stated that the trail will be well lit and the fence that was requested by Staff; would allow light to shine through it. Mr. Crabtree further stated that this proposed development is a LEED project.

Mr. Ackerman stated the dry retention area does not seem to be a great potential hazard, as it overflows into the right place; and the only issue seems to be re-routing of the trail. Mr. Ackerman further stated that an eight foot fence would be more appropriate and should be a more substantial barrier.

Ms. Guajardo stated that she is uncomfortable with the land use change, yet respects that GPD is in need of the proposed facilities as the expansion would improve the great services that they do offer to our community; however this proposed development does back up into the eastern corner, next to a Historic District as well as the northern intersection does not have enough visibility for pedestrians, bicyclists and vehicle traffic. Ms. Guajardo further stated that this proposed project will cause the residents property values to fall.

Jon Reiskind stated that he would like to see a street light that activates when it senses an object at the 4th Street intersection, on both sides for safety.

Mr. Wells stated that he appreciates how GPD has made an effort to keep this site where it is; however, this proposed development does not meet some of the Traditional City requirements. Mr. Wells further stated that the City of Gainesville has missed the opportunity to encourage community interaction and involvement where the garden wall is being proposed; as well as to achieve a top quality shared-use path. Mr. Wells added that the wrapping around of the trail around the rear of the building, the connection between the trail and the plaza area need to be seriously looked at and resolved. Mr. Wells further added that he is concerned about the process for City projects, as they should be exceeding the standards.

Chair Cohen stated that the orientation of the bike path has already been decided and is not in the Board's prevue this evening. Chair Cohen further stated that the neighborhood residents brought up legitimate concerns regarding the height of the wall facing the residential areas, the back of the building facing the residential neighborhood and the noise issue. Chair Cohen added that these issues should be addressed some time between now and before this petition goes before the City Commission and feels that this petition is approvable.

Motion: Jack Walls	Seconded By: Bob Ackerman
Moved To: Approve.	Upon Vote: 6 - 0.



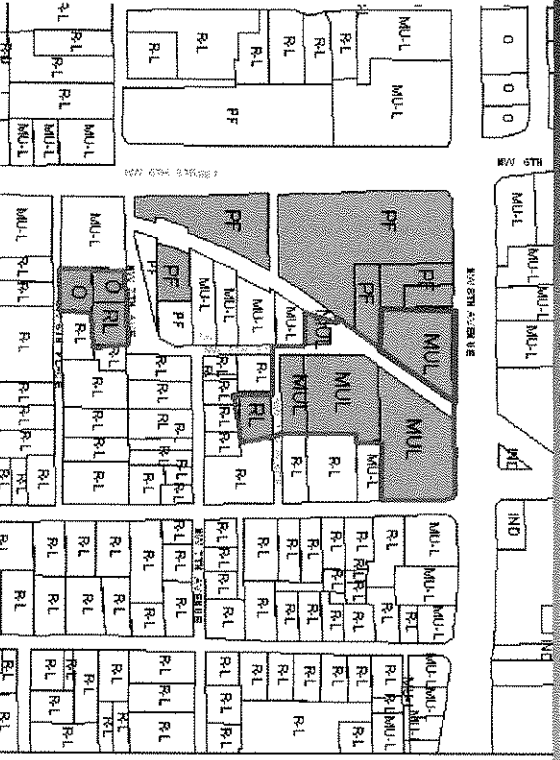
Planning and Development Services

94LUC-08PB & 17PSZ-08PB
Land use change to Public
Facilities & rezoning to PS District
for GPD Headquarters Expansion

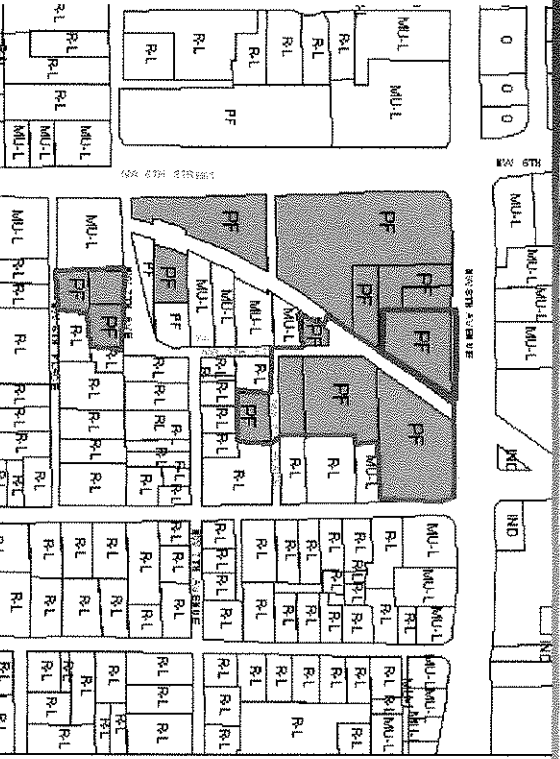
October 2, 2008

080351A

Existing Land Use



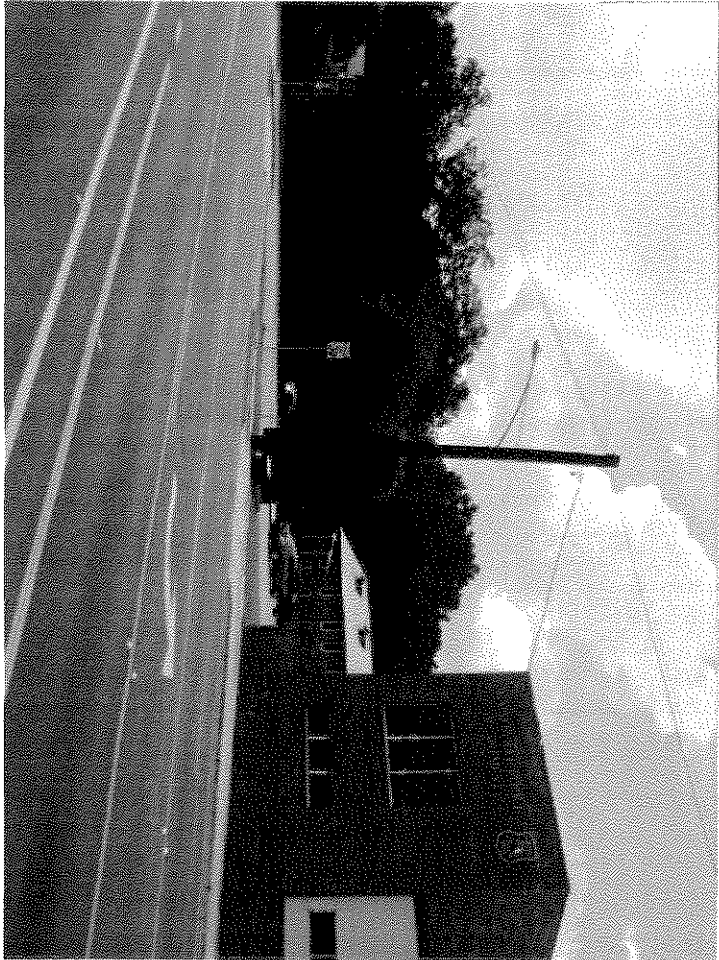
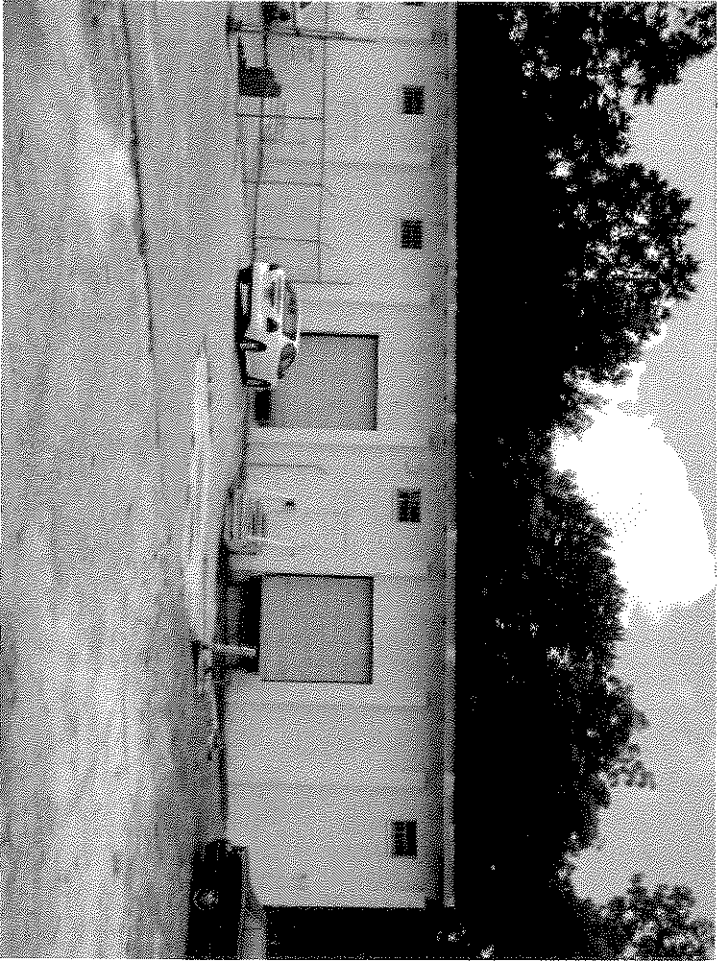
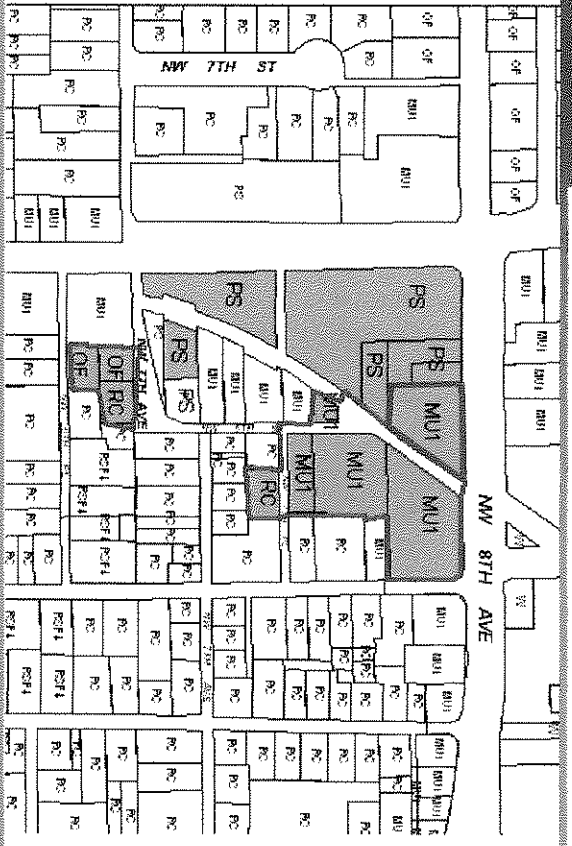
Proposed Land Use



080351A

CITY OF GAINESVILLE
FLORIDA

Existing Zoning



PS Rezoning

OBJECTIVES:

- Ensuring public awareness of potential new facilities and providing opportunity for input
- Evaluating location and compatibility with surrounding uses
- Minimize negative impacts on surrounding properties through development plan review
- Preliminary development plan may or may not be included with rezoning application

080351A

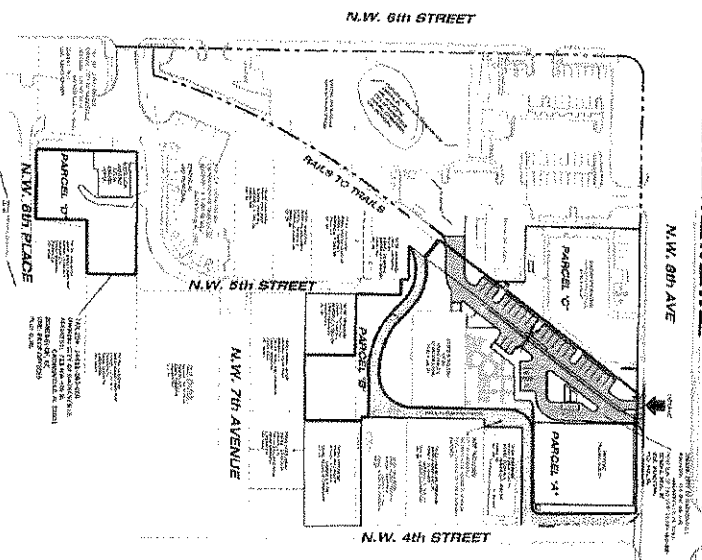
PS Rezoning

Specific standards:

- 10' building setback around site; no setback required adjacent to rail trail parcel
- Type C Buffer adjacent to residential uses; no buffer required adjacent to rail trail parcel
- Compliance with standard noise regulations
- Permitted uses – includes typical public administration uses & transmitter towers, indoor firing range, analysis center

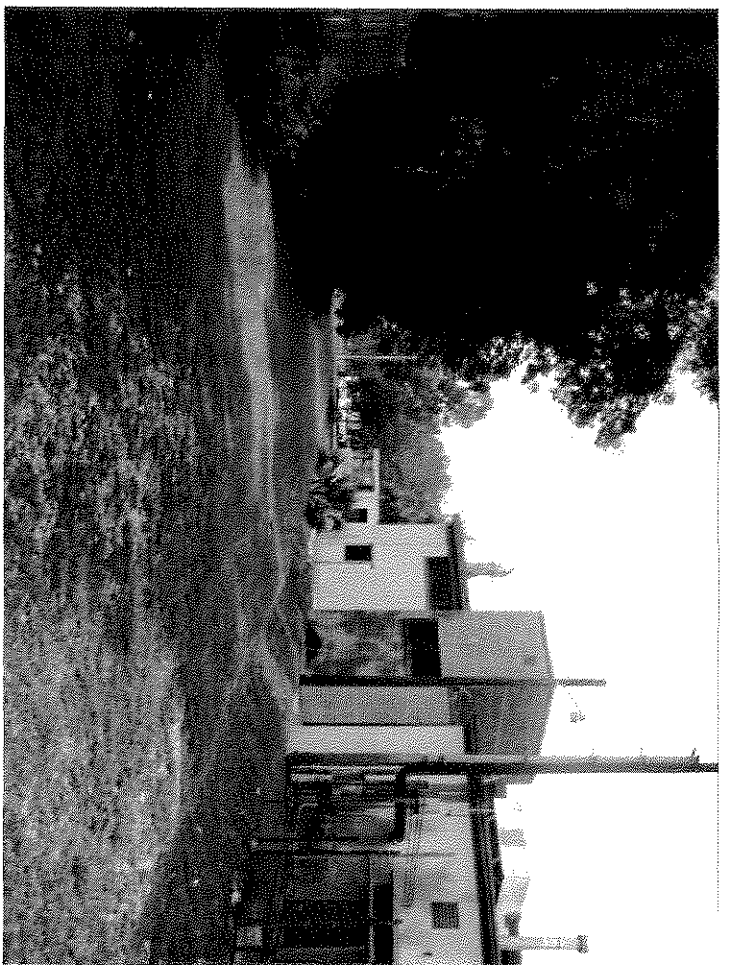
Proposed rezoning includes:

- Training center building and offices
- Warehouse renovation – firing range, situation rooms
- Dentist office renovation – analysis center
- New access drive and parking area
- Realignment of rail trail



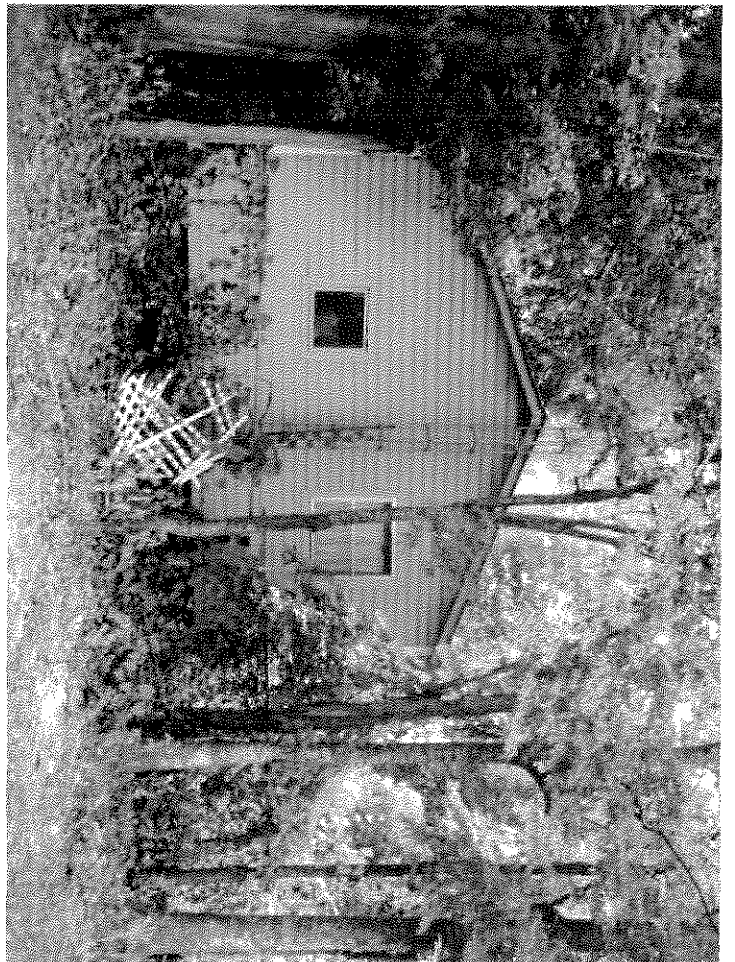
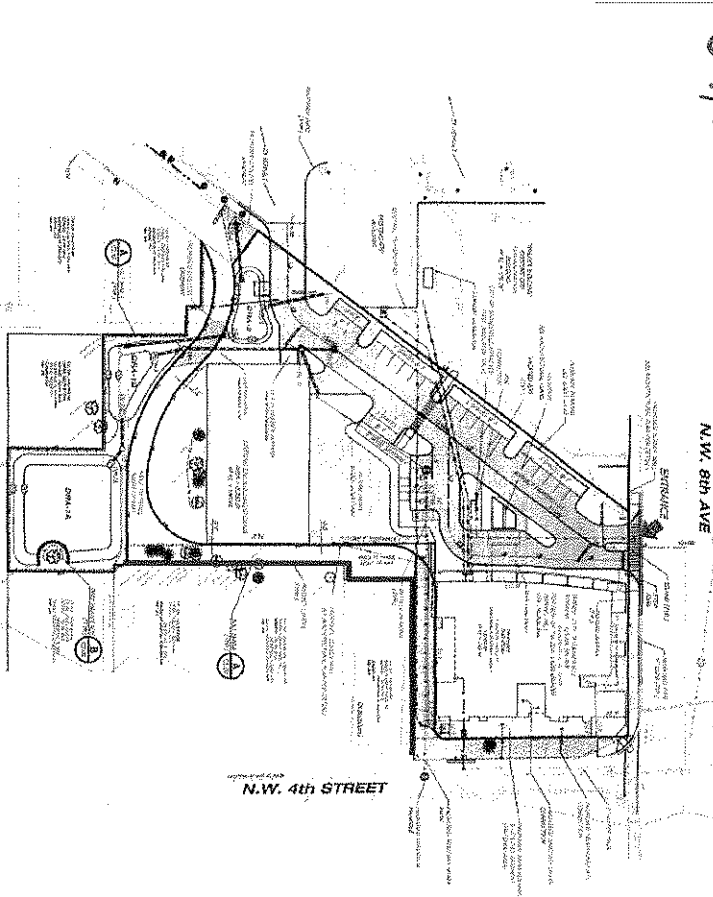


080351A





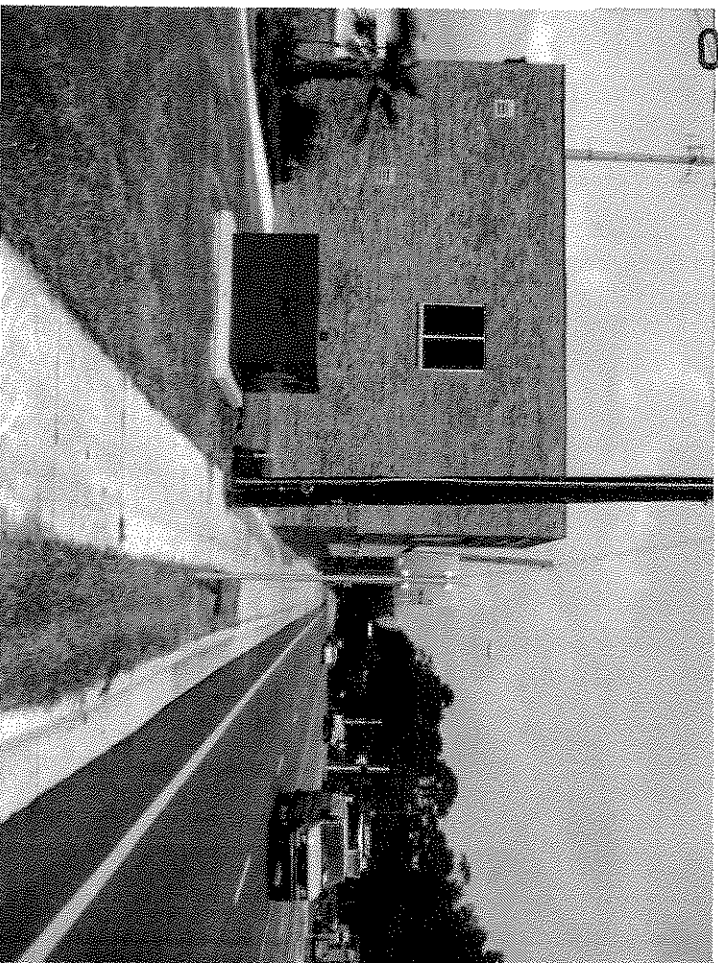
080351A



PS Zoning Conditions:

- Minor subdivision prior to ordinance
- Development plan consistent with zoning standards and layout
- CRA streetscape standards on NW 8th Ave
- Streetlights on NW 8th Avenue
- 8' fence or wall along boundary of trail
- Compliance with noise ordinance

080351A



Staff Recommendation:

**Approval of GPD Headquarters Expansion
land use change (94LUC-08PB) and
rezoning (17PSZ-08PB)**