

LEGISLATIVE #

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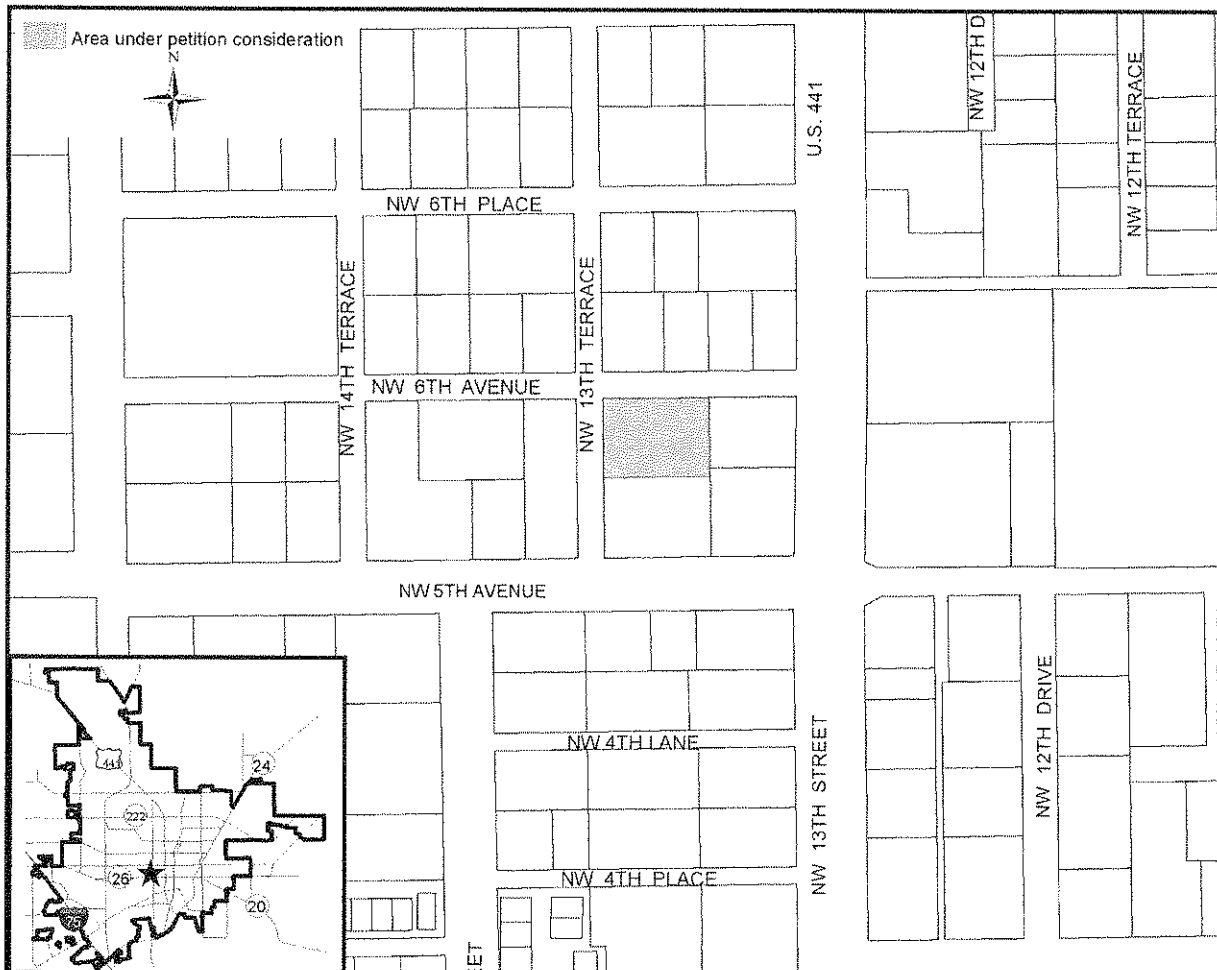
TO: City Plan Board **Item Number: 6**

FROM: Planning & Development Services Department Staff **DATE: February 23, 2012**

SUBJECT: Petition PB-12-11 ZON. Causseaux, Hewett & Walpole, Inc, agent for Hodge Investments, Ltd. Rezone property from RMF-8 (8-30 units/acre multiple-family residential) district to MU-1 (8-30 units/acre mixed use low intensity) district. Located at 515 NW 13th Terrace. Related to PB-12-10 LUC & PB-12-12 ZON.

Recommendation

Staff recommends approval of Petition PB-12-11 ZON.



Description

This rezoning request pertains to a 0.25-acre property located at 515 NW 13th Terrace (see map on previous page), which is one-half block west of NW 13th Street. The property is located within the College Park/University Heights Redevelopment District and is within the College Park Special Area Plan, which is an overlay zoning district. The property is developed, is in residential use, and is the site of two, approximately 1,800 square-foot duplexes that were built in 1948 and 1964. Based on the age of these existing structures, review by the Historic Preservation Planner would be required prior to the issuance of any demolition permits (Section 6-19, Gainesville Code of Ordinances).

This zoning petition is related to a proposed small-scale land use amendment (Petition PB-12-10 LUC) from Residential Medium-Density (8-30 units per acre) to Mixed-Use low-Intensity (8-30 units per acre), and to the proposed amendment (Petition PB-12-12 ZON) of the College Park Special Area Plan (SAP) "Master Plan & Regulating Plan for New Construction" map from Type III-House to Type I-Shopfront/Office/Apartment.

The proposed rezoning will facilitate future redevelopment of the property by expanding the allowable uses of the property from those of the RMF-8: 8-30 units/acre multiple-family residential) district to those of the MU-1 (8-30 units/acre mixed use low intensity) zoning district, which allows for various non-residential uses in addition to residential uses. As stated in the purpose section of Section 33-64 (see Exhibit B-5 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."

The property abuts three MU-1 zoned parcels lots to the east, southeast, and south, which comprise the remainder of the block bounded by NW 13th Street on the east side, NW 13th Terrace on the west, NW 6th Avenue on the north, and NW 5th Avenue on the south. Rezoning to MU-1 will result in the entire block having MU-1 zoning, which will help facilitate future redevelopment of the block. See Exhibits B-3 and B-4 for maps of existing and proposed zoning, and see Exhibit C-1 for the Hodge Property Rezoning Application, which includes various maps.

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 the proposed MUL (Mixed-Use Low-Intensity (8-30 units per acre)) land use category.
- Compatibility with adjacent residential property will be ensured by meeting all applicable requirements of the Land Development Code.
- The property is located within the College Park Special Area Plan. (It is currently designated a Type III-House building type, but the related, proposed amendment of the property's building type to Type I-Shopfront/Office/Apartment is consistent with this proposed rezoning to MU-1.)

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 zoning petition is consistent with the redevelopment policies of Goal 2, Objective 2.1 and Policy 2.1.1. of the Future Land Use Element (see below). These policies include, but are not limited, to improving the condition of blighted areas, promoting a healthy economy, and discouraging urban sprawl. See Exhibit A-1 for other relevant Gainesville Comprehensive Plan policies.

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 2.1.1 The City shall continue to develop recommendations for areas designated as redevelopment areas, neighborhood centers and residential neighborhoods in need of neighborhood enhancement and stabilization.

- a. The City should consider the unique function and image of the area through design standards and design review procedures as appropriate for each redevelopment area;
- b. The City should include in its redevelopment plans recommendations regarding economic development strategies, urban design schemes, land use changes, traffic calming, and infrastructure improvements;
- c. The City should identify potential infill and redevelopment sites; provide an inventory of these sites; identify characteristics of each parcel including land development regulations, infrastructure availability, major site limitations, and available public assistance; and develop a strategy for reuse of these sites;
- d. The City should encourage retail and office development to be placed close to the streetside sidewalk.

2. Conformance with the Land Development Code

This proposed rezoning will implement the related, proposed comprehensive plan amendment to the Mixed-Use Low-Intensity (8-30 units per acre) land use category, and is consistent with the College Park Special Area Plan. The codified intent of that plan is “to provide standards for consistent, quality construction which will protect and enhance the stability, scale and pedestrian character of the neighborhood, and promote lasting redevelopment.”

3. Changed Conditions

The property is subject to a related, proposed small-scale land use amendment, and to a related zoning petition that proposes a change of building type designation in the College Park Special Area Plan.

4. Compatibility

The property abuts three MU-1 designated lots to the east and south, which comprise the remainder of the block. The zoning petition is compatible with the adjacent properties and surrounding area. See Table 1 at the end of this report for adjacent zoning and land uses. See Exhibits B-2 and B-3 for maps of existing and proposed zoning, and Exhibit B-4 for a map of the College Park Special Area Plan.

5. Impacts on Affordable Housing

The zoning petition will have no impact on the supply of potential affordable housing in Gainesville. Both the existing and proposed zoning categories allow for 8 to 30 units per acre of residential density.


Transportation

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

Environmental Impacts and Constraints

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

Respectfully submitted,


Onelia Lazzari, AICP
Principal Planner

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February 23, 2012

Prepared by:



Dean Mimms, AICP
Lead Planner

Table 1

Adjacent Existing Uses

North	NW 6 th Avenue (duplex across street)
South	Vacant lot
East	Gate gas station/convenience store
West	NW 13 th Terrace (duplex across street)

Adjacent Zoning and Land Use

	Zoning Category	Land Use Category
North	RMF-8	RM
South	MU-1	MUL
East	MU-1	MUL
West	RMF-7	RM

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List of Appendices

Appendix A Comprehensive Plan GOPs

Exhibit A-1 Future Land Use Element

Appendix B Supplemental Documents

Exhibit B-1 Aerial

Exhibit B-2 Map: Existing Zoning

Exhibit B-3 Map: Proposed Zoning

Exhibit B-4 Map: College Park Special Area Plan

Exhibit B-4 Mixed use low intensity district (MU-1)

Appendix C Application Package

Exhibit C-1 Hodge Property Rezoning Application (Causseaux, Hewett & Walpole, Inc., January 12, 2012)