

**LEGISLATIVE #**

**120524B**

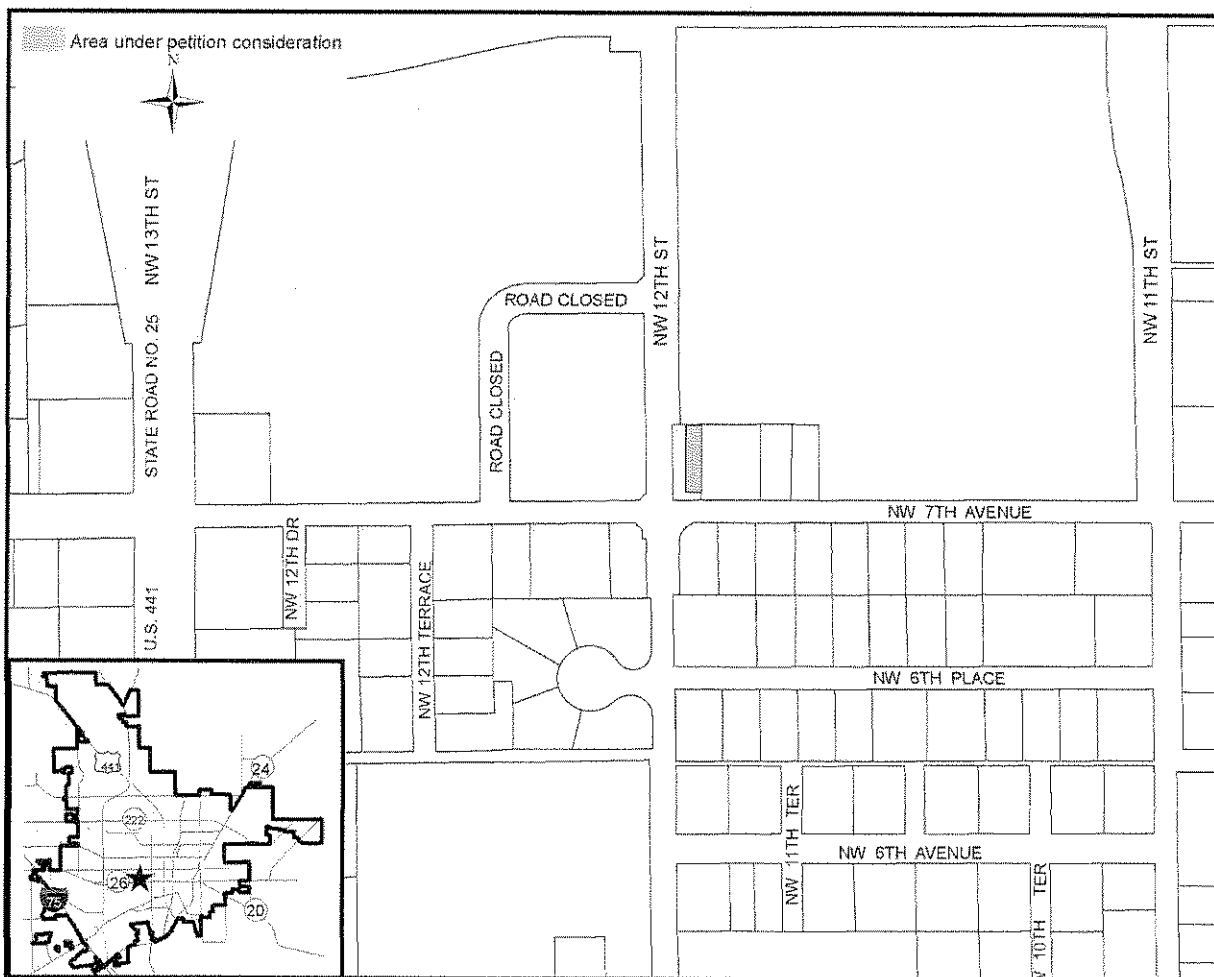
**TO:** City Plan Board **Item Number: 4**

**FROM:** Planning & Development Services Department **DATE: October 25, 2012**  
 Staff

**SUBJECT:** Petition PB-12-110 LUC, City Plan Board. Amend the City of Gainesville Future Land Use Map from PF (Public Facilities) to RL (Residential Low-Density (up to 12 units/acre)) for a portion of a property located at 1126 NW 7th Avenue. Related to PB-12-111 ZON.

### Recommendation

Staff recommends approval of Petition PB-12-110 LUC.



## Description

This petition proposes a small-scale future land use map amendment to change the land use designation for a portion ( $\pm 0.04$  acres) of one parcel (Tax Parcel No. 13861-000-000) from Public Facilities to Residential Low-Density (up to 12 units per acre).

In 1979, the City of Gainesville acquired the adjacent parcel (Tax Parcel No. 13862-000-000) which originally included the sliver of property under consideration by this petition. The property was designated with the Public Facilities future land use by the 1991 Comprehensive Plan Future Land Use Map and was zoned PS in the following year as part of a City-wide rezoning action. The 0.04-acre portion of the parent parcel was sold in 2009 to Irene Salley for residential purposes (Legislative Matter # 090488). The property's Public Facilities future land use designation is not appropriate for the current use of the site. Amending the land use designation for the 0.04-acre portion of the property to Residential Low-Density (up to 12 units per acre) will create a single unified land use designation that is consistent with the current use of the site for residential purposes. The impacted portion of the 0.22-acre parent parcel is shown on page 1 of this report.

The property is located at 1126 NW 7<sup>th</sup> Avenue and is currently developed with an existing single-family residence constructed in 1927. The property currently has a split land use of Public Facilities and Residential Low-Density (up to 12 units per acre). This petition is related to Petition PB-12-111 ZON which proposes to rezone the 0.04-acre portion of Tax Parcel No. 13861-000-000 from PS: Public services and operations district to RSF-4: 8 units/acre single-family residential district. An aerial map is provided in Exhibit A-1.

The property lies within the Fifth Avenue neighborhood, the Traditional City Special Area Plan, and the Fifth Avenue Pleasant Street redevelopment area. The property is located within existing Transportation Concurrency Exception Area (TCEA) Zone A as shown in the Concurrency Management Element of the Comprehensive Plan.

## Key Issues

- A 0.04-acre portion of City-owned Tax Parcel No. 13861-000-000 was sold in 2009 to an adjacent property owner for residential purposes.
- The portion has a Public Facilities future land use, which no longer reflects the property's current use because it is now under private ownership.
- Amending the land use designation for the 0.04-acre portion of the property to Residential Low-Density (up to 12 units per acre) will create a single unified land use designation that is consistent with the current use of the site for residential purposes.

## **Basis for Recommendation**

The staff recommendation is based on the eight following factors, which are discussed below: Consistency with the Comprehensive Plan; compatibility and surrounding land uses; environmental impacts and constraints; support for urban infill and/or 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 current Public Facilities future land use designation on the subject property (see Exhibit A-2) is not appropriate for its current use as additional acreage for a residential property. The Public Facilities land use (Exhibit A-4) is intended to identify administrative and operational government functions. The proposed Residential Low-Density (up to 12 units per acre) future land use classification (see Exhibits A-3 and A-4) is intended to designate areas within the City that are appropriate for single-family development, particularly the conservation of existing traditional low density neighborhoods, single-family attached and zero-lot line development, and small-scale multi-family development. The existing residential use of the property is consistent with the proposed Residential Low-Density (up to 12 units per acre) future land use designation.

### **2. Compatibility and surrounding land uses**

The property is currently developed with a single-family residence. Staff does not anticipate any compatibility issues arising from the addition of approximately 0.04-acres of additional Residential Low-Density (up to 12 units per acre) designated property to the site. Other Residential Low-Density (up to 12 units per acre) designated properties, developed with single-family residences, lie directly east and south of the site. The University House multi-family development is located west of the site and the southwestern most portion of the A. Quinn Jones Center property is located north of the site.

### **3. Environmental impacts and constraints**

There are no environmental impacts anticipated as a result of the proposed future land use map amendment. The proposed future land use map amendment received an exemption from Land Development Code (LDC) Section 30-300 and 30-310 regarding regulated surface waters and wetlands (LDC Sec. 30-300) and regulated natural and archeological resources (LDC Sec. 30-310). The exemption was approved due to the absence of regulated surface waters or wetlands on or adjacent to the property and it was determined that the proposed future land use map amendment will have a *de minimis* impact on any applicable regulated natural and archeological resources.

**4. Support for infill and redevelopment**

The proposed addition of 0.04-acres of Residential Low-Density (up to 12 units per acre) future land use will supplement the residential area on the 0.22-acre property, thereby enhancing the existing residential use.

**5. Impacts on Affordable Housing**

The additional area of proposed Residential Low-Density (up to 12 units per acre) future land use will have a negligible impact on affordable housing.

**6. Transportation**

The subject property is served by NW 7<sup>th</sup> Avenue, a local street using an existing driveway connection. Sidewalks are located along both sides of NW 7<sup>th</sup> Avenue and NW 12<sup>th</sup> Street. The subject area is served by the following RTS routes:

Area Served	RTS Route number	Peak weekday headways
Shands Hospital - Senior Rec Center	8	30
Downtown Station - Santa Fe	10	10
Beaty Towers - Eagle Trace Apts.	29	40

The property is located in TCEA Zone A, which is defined in Policies 1.1.3 and 1.1.4 of the Concurrency Management Element.

This area is also in the University of Florida Context Area. Concurrency Management Element Policy 1.1.14 would require support for transit capital costs if redevelopment requiring site plan review occurred.

**7. Analysis of the availability of facilities and services**

The property is currently served by urban services including potable water and wastewater. Solid waste services are available to the property, and there will be no impact to the adopted level of service. Stormwater requirements are determined at the time of development review based on site-specific analysis. Recreational opportunities are provided within close proximity to the property by the A. Quinn Jones Center and Kiwanis Park. There will be no impact on public school facilities from the land use change due to the small size of the parcel.

**8. Need for the additional acreage in the proposed future land use category**

The subject property was originally acquired by the City of Gainesville in 1979 to provide additional right-of-way for NW 12<sup>th</sup> Street. The City of Gainesville sold the 0.04-acre portion of Tax Parcel No. 13862-000-000 to an adjacent property owner for residential purposes

Petition PB-12-110 LUC  
October 25, 2012

(Legislative Matter # 090488). The proposed future land use map amendment is intended to reflect the addition of this sliver of land to the current residential use of the property.

Respectfully submitted,



Onelia Lazzari, AICP  
Principal Planner

Prepared by:



Andrew Persons, LEED GA

**Table 1****Adjacent Existing Uses**

<b>North</b>	A. Quinn Jones Center
<b>South</b>	Child day care
<b>East</b>	Single-family residence
<b>West</b>	University House multi-family development

**Adjacent Zoning and Land Use**

	<b>Zoning Category</b>	<b>Land Use Category</b>
<b>North</b>	ED: Educational services district	Education
<b>South</b>	RC: 12 units/acre residential conservation district	Residential Low-Density
<b>East</b>	RSF-4: 8 units/acre single-family residential district	Residential Low-Density
<b>West</b>	PS: Public Services and Operations district; PD: Planned Development district	Public Facilities; Planned Use District

**Exhibits****Exhibit A    Maps**

- A-1            Aerial map of the subject property
  - A-2            Existing future land use
  - A-3            Proposed future land use
  - A-4            Comprehensive Plan Goals, Objectives, and Policies
- 
- B-1            Neighborhood workshop materials
  - B-2            Causseaux, Hewett, and Walpole, Inc. Justification Report
  - B-3            Petition application