

City of
Gainesville

Inter-Office Communication

Planning Division
X5022, FAX x2282, Station 11

Item No. 15

TO: City Plan Board

DATE: May 19, 2005

FROM: Planning Division Staff

SUBJECT: Petition 36LUC-05 PB, City of Gainesville. Amend the Future Land Use Map from various land use categories to a new land use category designation of Urban Mixed-Use (up to 75 units per acre), on approximately 550 acres of land located in the College Park/University Heights areas, and an area bounded by Archer Road and Depot Avenue to the north, Southwest 6th Street to the east and Southwest 16th Avenue to the south as shown on map. Related to Petitions 34CPA-05 PB, 35TCH-05 PB and 37ZON-05 PB.

Recommendation

Planning staff recommends approval of this petition.

Explanation

This petition amends the Future Land Use Map by changing the land use categories of several properties to Urban Mixed-Use (see attached map). The mapped area for this new designation was chosen due to its location close to the University of Florida. The area consists of properties that were designated for high intensity use or high densities residential uses. The area does not include single-family neighborhoods, properties located in Historic District, or properties designated for planned uses.

During a workshop on the proposed change, residents of the Audubon Park Neighborhood expressed concern about the future of their neighborhood and preserving a residential character for the PK Yonge School. It's is staff's opinion that the proposed change will not significantly change the current land use pattern. The proposed land use will not increase the residential density about the current designation for most properties affecting the neighborhood.

The Future Land Use Element policy 4.1.3 states, "the City shall review proposed changes to the Future Land Use Map by considering factors such as, but not limited to, the following: 1) Overall compatibility of the proposal; 2) Surrounding land uses; 3) Environmental impacts and constraints; 4) whether the change promotes infill; and 5) Whether the best interests, community values, or neighborhood support is achieved.

Overall compatibility of the proposal

The proposal appear to be compatible with the goal of the city to redevelop the areas around the University of Florida as a high density mixed use area. The proposal is also consistent with the following Future Land Use Element policy and objectives:

Policy 1.2.3 The City should encourage mixed-use development, where appropriate.

Objective 2.1 Redevelopment should be encouraged to promote compact, vibrant urbanism, improve condition of blighted areas, discourage urban sprawl, and foster compact development patterns that promote transportation choice.

Objective 4.1 The City shall establish land use designations that allow sufficient acreage for residential, commercial, mixed-use, office, and professional uses and industrial uses at appropriate locations to meet the need of the projected population and which allow flexibility for the City to consider unique, innovative, and carefully construed proposals that are in keeping with the surrounding character and environmental conditions of specific sites.

Surrounding land uses

The surrounding land use consists of Mixed –Use Low Intensity (8 to 30 units per acre), Residential High-Density (8-100 units per acre) Office and Education (University of Florida). The Urban Mixed-Use land use combines all of these uses into one urban land use category that allows all the uses in the surrounding land uses. In most cases the proposed urban mixed-use land use is buffered from lower intensity uses by an existing intervening land use. The one exception is the Audubon Neighborhood where the southern boundary of the neighborhood will abut the new designation. Land Development regulations will handle any compatibility issues and the area is also covered by the Southwest 13th Street Special Area Plan.

Environmental impacts and constraints

There are no known environmental constraints in the area. The area is a redevelopment area that is currently developed with buildings. Any new development in the area will have to comply with all local, state and federal environmental policies and standards.

Promotes infill

It is anticipated that the designation of these properties for higher intensity mixed-use will encourage redevelopment of underutilized properties. This redevelopment will promote infill development in the urban area.

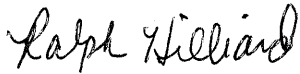
Community values and neighborhood support

Community values seem to support economic development and redevelopment in the appropriate areas. While there have been some concerns about the impact of the changes on neighborhoods

City Plan Board
Petition 36LUC-05 PB
May 19, 2005

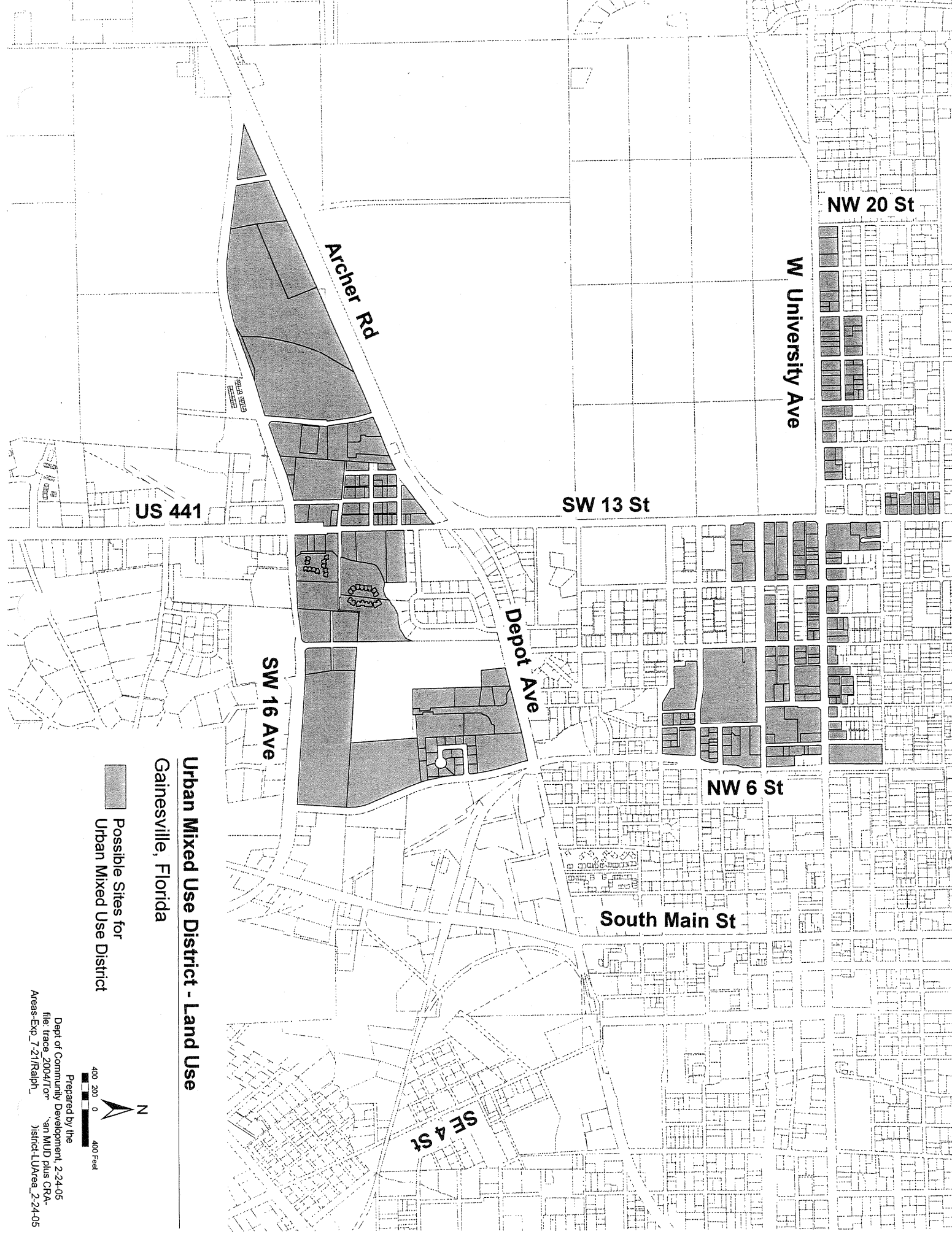
in the PK Yonge area, staff feels the impact should be minimal. None of the re-designated properties in the Audubon Park area will have direct access to the neighborhood, therefore, reducing some of the traffic concerns.

Respectfully submitted,



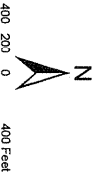
Ralph Hilliard
Planning Manager

RH

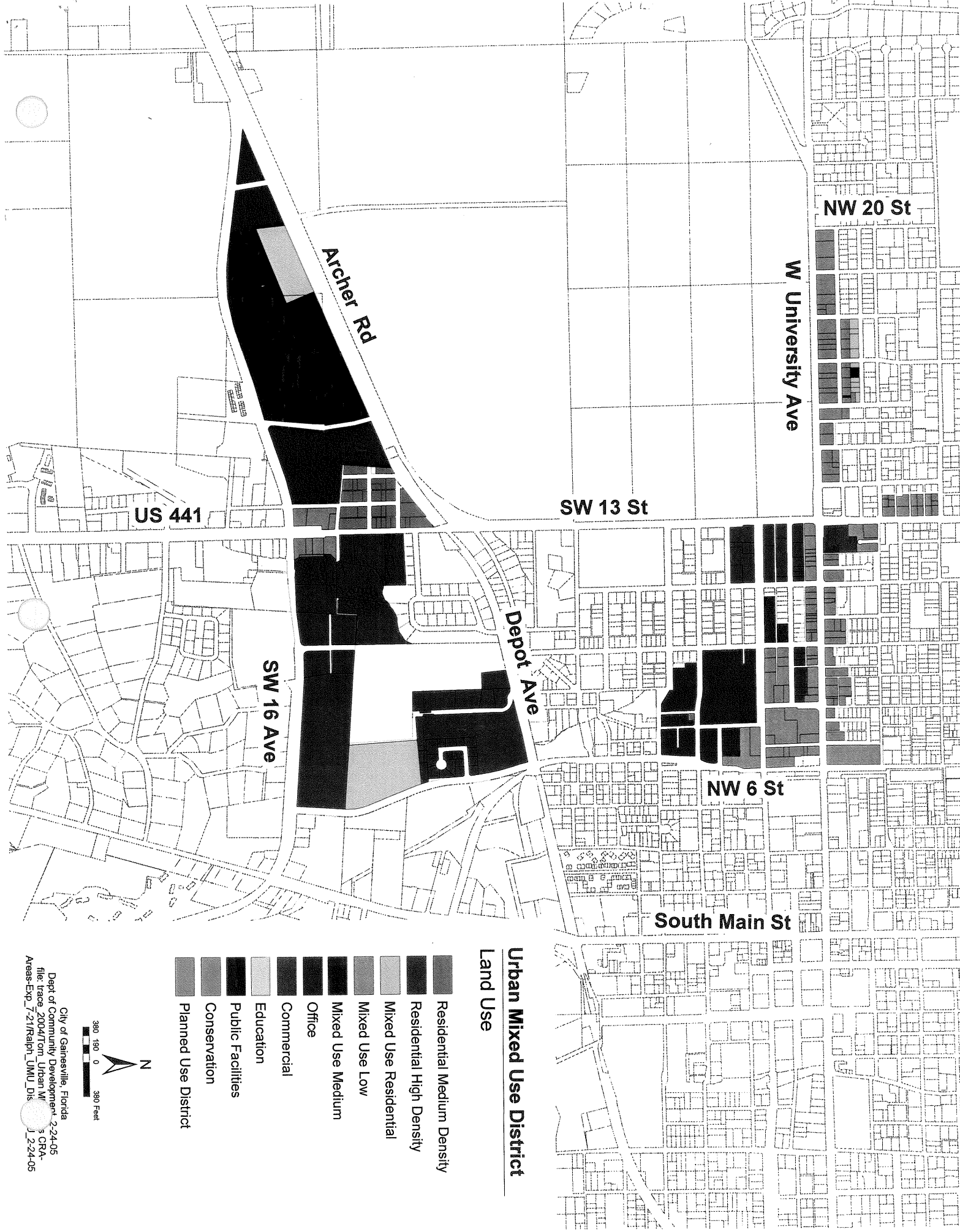


Possible Sites for
 Urban Mixed Use District

Urban Mixed Use District - Land Use
 Gainesville, Florida



Prepared by the
 Dept. of Community Development, 2-24-05
 file: trace_2004/for...an MUD plus CRA-
 Areas-Exp_7-21/Ralph...istrict-LUAree_2-24-05



NW 20 St

W University Ave

SW 13 St

US 441

Archer Rd

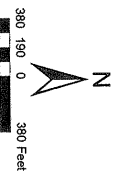
Depot Ave

SW 16 Ave

NW 6 St

South Main St

- Urban Mixed Use District**
- Land Use**
- Residential Medium Density
 - Residential High Density
 - Mixed Use Residential
 - Mixed Use Low
 - Mixed Use Medium
 - Office
 - Commercial
 - Education
 - Public Facilities
 - Conservation
 - Planned Use District



City of Gainesville, Florida
 Dept of Community Development 2-24-05
 file: trace_2004\Tom_Urban_Mixed_Use_CRA-
 Areas-Exp_7-21\Raibn_UMU_Dis_2-24-05

5. **Petition 36LUC-05 PB**

City of Gainesville. Amend the Future Land Use Map from various land use categories to a new land use category designation of Urban Mixed-Use (up to 75 units per acre), on approximately 550 acres of land located in the College Park/University Heights areas, and an area bounded by Archer Road and Depot Avenue to the north, Southwest 6th Street to the east and Southwest 16th Avenue to the south as shown on map. Related to Petitions 34CPA-05 PB, 35TCH-05 PB and 37ZON-05 PB.

Discussed with Petition 34CPA-05 PB.

<u>Motion By:</u> Mr. Gold	<u>Seconded By:</u> Mr. Rwebyogo
<u>Moved to:</u> Approve Petition 36LUC-05 PB, with the recommendation that, before the petitions are presented to the City Commission, all involved parties have further discussion regarding the maximum number of units allowed per acre in the new Mixed Use category.	<u>Upon Vote:</u> Motion Carried 6 – 0 Ayes: Cohen, Gold, Rwebyogo, Reiskind, Tecler, Cole