

TO: City Plan Board

Item Number: 7

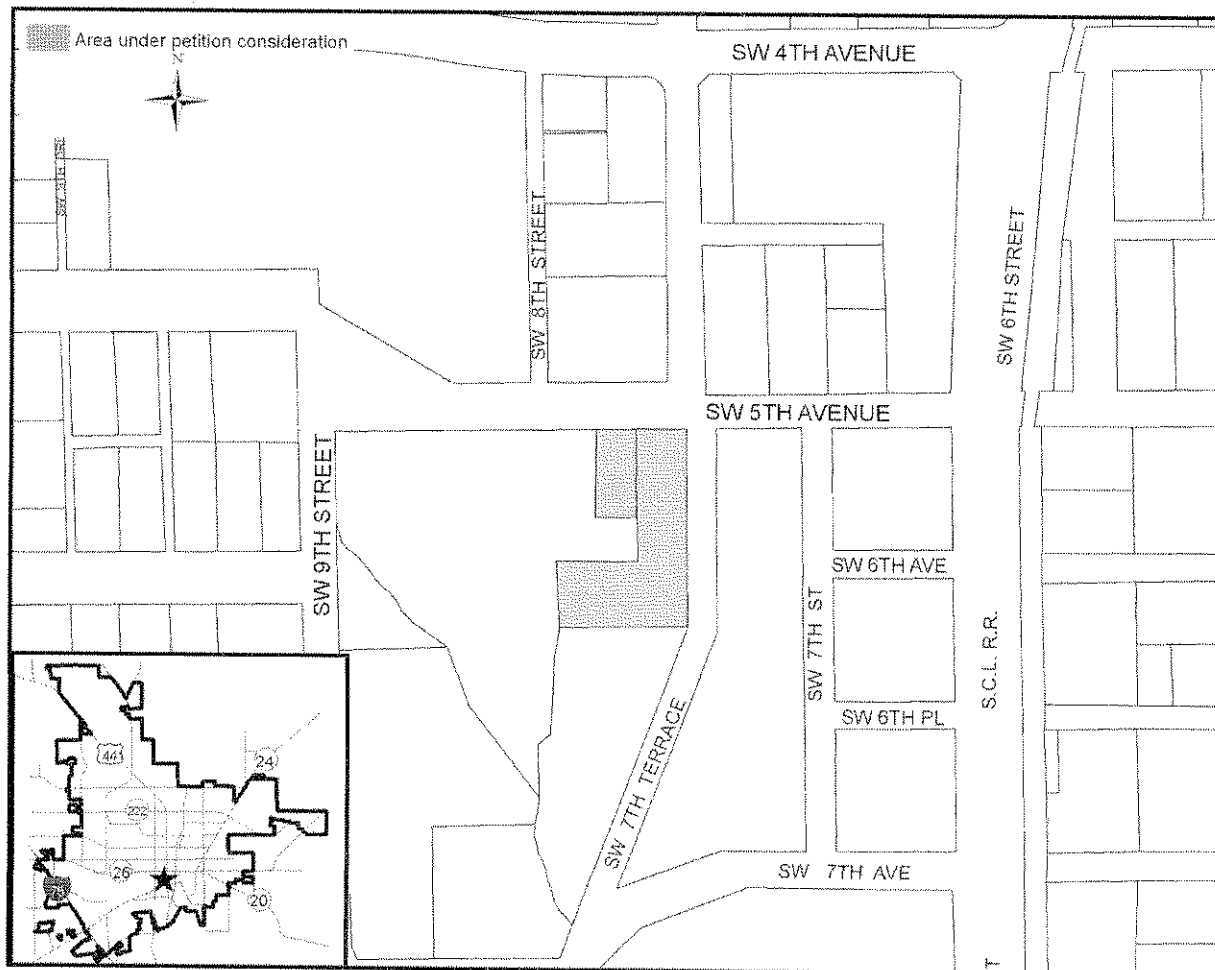
FROM: Planning & Development Services Department
 Staff

DATE: January 24,
 2013

SUBJECT: Petition PB-12-165 LUC. Causseaux, Hewett, & Walpole, agent for Heritage Investments Group of Gainesville, LLC. Amend the City of Gainesville Future Land Use Map from Residential High-Density (8-100 units/acre) (RH) to Urban Mixed-Use 2 (UMU-2: 10-100 units/per acre; and up to an additional 25 units/acre by special use permit). Located at 717 and 721 SW 5th Avenue. Related to PB-12-166 ZON and PB-12-171 TCH.

Recommendation

Staff recommends approval of Petition PB-12-165 LUC.



Description

This petition requests a small-scale amendment to the future land use map from Residential High-Density (8-100 units/acre) (RH) to Urban Mixed-Use 2 (UMU-2: 10-100 units/per acre; and up to an additional 25 units/acre by special use permit). The property under consideration includes two parcels that total approximately 0.62 acres in size. The parcel at 717 SW 5th Avenue has RH land use and RH-1 (8-43 units/acre residential high density district) zoning. The approximately 0.51-acre parcel is the site of a vacant church. The parcel located at 721 SW 5th Avenue is an approximately 0.11-acre parcel that served as the parking area for the church. This property also has an RH land use designation with RH-1 zoning. Both of the parcels are located within the University Heights Special Area Plan area, as well as the College Park/University Heights Redevelopment District. The building located on the subject property at 717 SW 5th Avenue is not located within a historic district and is not considered a contributing historic structure. Please see the map on page 1 for the location of the subject properties, and Appendix B for the full map series.

This petition is related to Petition PB-12-166 ZON, which would change the zoning on the properties from RH-1 (8-43 units/acre residential high density district) to UMU-2 (10-100 units/acre; and up to an additional 25 units/acre by special use permit urban mixed-use district). It also updates Figures in the UMU-2 zoning district section of the Land Development Code to add the subject properties to the University Heights District. Related Petition PB-12-171 TCH removes the subject properties from the Land Use and Building Type Matrix in the University Heights special area plan. These actions will remove the parcels from the University Heights Special Area Plan area.

Both the existing RH land use category and the proposed UMU-2 land use category allow up to 100 dwelling units per acre for residential development. The UMU-2 category does allow for a variety of non-residential uses, as well as residential use, which increases the viability of any redevelopment efforts on these properties in the future, in accordance with the design standards of the UMU-2 designation, land development regulations, and the City's Comprehensive Plan.

The purpose of the proposed land use amendment (and related rezoning petition) is to enable the applicant to facilitate redevelopment of the property with a possible mix of retail, office and multiple-family residential uses.

Key Issues

- The proposed land use amendment is consistent with the Comprehensive Plan, as discussed below in "1. Consistency with the Comprehensive Plan."
- The subject properties are currently in the University Heights Special Area Plan area, but must be removed from the area if the land use and zoning changes are approved.
- Both the RH and UMU-2 land use categories allow up to 100 dwelling units/acre, but UMU-2 also allows a mix of office/research, retail, and service uses in addition to residential.
- UMU land use categories are specifically established to support research and development in the physical, engineering and life sciences in close proximity to the UF main campus.

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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: 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; 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 proposed UMU-2 land use amendment is consistent with the City's Comprehensive Plan. The following objective and policies are the most pertinent to this petition. Objective 4.2 and Policy 4.2.1 can be adequately met by this petition because a high intensity land use category would be placed adjacent to an existing high-density residential area, which are both within the central core of the community, where density, pedestrian-oriented development and a mix of uses are encouraged. Land development regulations including the design provisions of the UMU-2 zoning district will ensure that retail and office uses will be scaled to fit into the character of the area.

Future Land Use Element

Objective 4.1 The City shall establish land use designations that allow sufficient acreage for residential, commercial, mixed use, office, professional uses and industrial uses at appropriate locations to meet the needs 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.

Policy 4.1.1 Land Use Categories on the Future Land Use Map shall be defined as follows:

Urban Mixed-Use 2 (UMU-2: 10 to 100 units per acre; and up to 25 additional units per acre by special use permit)

This category allows a mixture of residential, retail, service and office/research uses. The Urban Mixed Use districts are distinguished from other mixed-use districts in that they are specifically established to support research and development in the physical, engineering and life sciences in close proximity to the University of Florida main campus. An essential component of the district is orientation of structures to the street and multi-modal character of the area. Retail and office uses located within this district shall be scaled to fit into the character of the area. Residential density shall be limited to 10 to 100 units per acre with provisions to add up to 25 additional units per acre by special use permit. Lots that existed on November 13, 1991 and that are less than or equal to

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0.5 acres in size shall be exempt from minimum density requirements. All new non-single-family principal buildings shall have a minimum height of 24 feet. Building height shall be limited to 6 stories and up to 8 stories by special use permit. Land development regulations shall set the appropriate densities; the distribution of uses; design criteria; landscaping, and pedestrian/vehicular access. Land development regulations shall specify the criteria for the siting of public and private schools, places of religious assembly and community facilities within this category.

The list of other applicable comprehensive plan policies is located in Appendix A. This proposal is consistent with the redevelopment objectives of the City as listed in Objective 2.1 of the Future Land Use Element (see Appendix A).

The petition site is located within Zone A of the City's Transportation Concurrency Exception Area (TCEA), which is intended to promote redevelopment and infill in the eastern portion of the city and the area near the University of Florida. At the time of any type of development plan review, the proposal will be required to meet the standards of Policy 1.1.4 of the Concurrency Management Element because of the Zone A location.

2. Compatibility and surrounding land uses

The character of the area of the subject properties is mixed. To the north across SW 5th Avenue is an office (medical) building with associated parking, with UMU-2 land use and zoning. Northeast of the properties is a vacant parcel with UMU-2 land use and zoning. East of the site is the vacated right-of-way of SW 7th Terrace and Tumblin Creek Park, with RH land use and RH-1 zoning. To the south is also City-owned land that is part of Tumblin Creek Park. On the west side of the subject properties is the St. Croix Apartments, with RH land use and RH-1 zoning.

The proposed UMU-2 land use designation allows residential use and residential density of up to 100 units per acre, the same residential density as in the existing RH land use. In addition, UMU-2 allows retail, service, and office/research uses. This land use category places importance on the orientation of structures to the street and the maintenance of the multi-modal character of the area. Retail and office uses located within this category shall be scaled to fit into the character of the area. Land development regulations regulating UMU-2 zoning include design criteria that address landscaping, pedestrian and vehicular access, glazing and build-to-line provisions. The UMU-2 land use category is consistent with the surrounding land uses.

3. Environmental impacts and constraints

There are no major environmental issues concerning the subject properties. The developed parcels are already considered urban land. There are no wetland or floodplain areas on the site. Stormwater management will be addressed at the time of development plan review and the properties are not in the Wellfield District. The City's Environmental Coordinator has reviewed the properties and determined that they are exempt from the Natural and Archaeological Resources Protection regulations.

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4. Support for urban infill and redevelopment

Redevelopment of the subject property represents an opportunity for additional urban infill development. Both parcels are previously developed properties which are being served by existing public facilities (including potable water, wastewater, transit, solid waste, public roads, recreation, and public schools). A major component of the UMU-2 land use category is the orientation of structures to the street and the multi-modal character of the area. This type of development may encourage further redevelopment in this core area of the city because of the proximity to the University of Florida, the Santa Fe College downtown campus, and the Innovation Square area. The provision of residential and nonresidential uses in this area can promote more pedestrian activity, employment opportunities, and customers to nearby businesses, increasing and encouraging additional businesses to locate in the area.

5. Impacts on affordable housing

This land use amendment will not decrease the residential density on the subject properties. Both the existing RH land use and proposed UMU-2 land use designations allow up to 100 dwelling units/acre. Residential development on the site could provide more housing opportunities which may increase the amount of affordable housing.

6. Impacts on the transportation system

The properties are located within Zone A of the City's Transportation Concurrency Exception Area (TCEA), which is intended to promote redevelopment and infill in areas close to the University of Florida. Regional Transit Service (RTS) Routes 10 and 46 run one block north of the subject site along SW 4th Avenue.

Due to the location of the property within the University of Florida Context Area, if any multi-family residential development is proposed on the properties, it must comply with the provisions of Concurrency Management Element Policy 1.1.14, concerning new multi-family residential development funding capital transit costs associated with transit service needs. Payments are based on a proportionate share contribution toward the additional transit service enhancements needed to serve the proposed development in the RTS a.m. and p.m. peak hours to maintain existing service levels (frequencies). The payment will be based on the expected mode split of all development trips that will use transit. Any development on the property will be required to meet the standards of Policy 1.1.4 of the Concurrency Management Element, because of the TCEA Zone A location.

7. Analysis of the availability of facilities and services

Based upon projections provided by the petitioner and the approximate square footage of nonresidential use that could be built on the site (approximately 27,000 square feet), the uses allowed in the UMU-2 zoning district will not adversely impact adopted levels of service for potable water, wastewater, solid waste, and recreation. Stormwater management is addressed at the time of development plan review.

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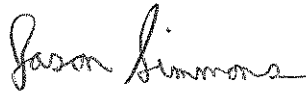
8. Need for the additional acreage in the proposed future land use category

The UMU-2 land use category was specifically established to support research and development in the physical, engineering and life sciences in close proximity to the University of Florida main campus. The subject properties are located within ½ mile of the main campus, and are located within a few hundred feet of the Innovation Square area. Redevelopment of the site into multiple-family dwelling units, retail, and/or service and office/research uses would be consistent with the provisions of the UMU-2 land use category and supportive of the overall redevelopment goals in the Comprehensive Plan.

Respectfully submitted,



Onelia Lazzari
Principal Planner



Prepared by:

Jason Simmons

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Table 1

Adjacent Existing Uses

North	Office building with associated surface parking lot
South	City-owned vacant residential land
East	Vacated right-of-way, Tumblin Creek Park
West	Multiple-family development

Adjacent Zoning and Land Use

	Land Use Category	Zoning Category
North	Urban Mixed Use 2	UMU-2
South	Residential High	RH-1
East	Residential High	RH-1
West	Residential High	RH-1

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List of Appendices

Appendix A Comprehensive Plan GOPs

Exhibit A-1 Future Land Use Element
Concurrency Management Element

Appendix B Supplemental Documents

Exhibit B-1 Existing Land Use Map
Exhibit B-2 Proposed Land Use Map
Exhibit B-3 Aerial Map

Appendix C Application and Neighborhood Workshop information

Exhibit C-1 SW 5th Avenue & SW 7th Terrace Small-scale Comprehensive Plan
Amendment Application