

To: City Plan Board Item No. 3
Date: September 17, 1998

From: Planning Division Staff

Subject: Petition 152ZON-98 PB. Coolidge Davis, agent for W.H. and Imogene Hartman and Alfonso and Nubia Hernandez. Rezone property from RSF-1 (3.5 units per acre single-family residential district) to OF (general office district). Located at 1605 and 1617 Northwest 16th Avenue. Related to Petition 151LUC-98 PB.

Recommendation

Planning Division staff recommends approval of Petition 152ZON-98 PB.

Explanation

The subject parcels are contiguous properties with a combined acreage of 0.4 acres located at 1605 and 1617 NW 16th Avenue at the southeast corner of the NW 16th Terrace intersection. Parcels adjacent to the south and west carry a single-family land use and an RSF-1 (3.5 units per acre single-family residential district) zoning. Parcels to the north carry a residential low and residential medium land use and RMF-5 and RMF-7 (residential low and medium density residential) zoning. The parcels adjacent to the east extending to the 13th Street intersection carry an O (Office) land use and an OF (Office) zoning.

Should this petition be approved, office zoning would extend to NW 16th Terrace, which is approximately 1,200 feet to the west of NW 13th Street. This petition would add approximately 280 feet to the existing 900 foot extension of office and mixed use zoning.

The parcels are not affected by an environmental overlay district, or by the Central Corridors district.

Currently, two Regional Transit System bus routes serve the subject parcels (Routes 3 and 10). In addition, the parcels front an arterial 4-lane street. The parcels are served by sidewalks along NW 16th Avenue, but this arterial does not contain on-street bicycle lanes, nor are there nearby off-street bicycle/pedestrian paths.

Office land use and zoning categories are often placed next to residential land uses because offices are considered transitional step-down uses and buffers between single-family and other more intensive uses.

The Future Land Use Element states that office designations shall be applied to compact office development, shall not encroach into viable residential areas nor expand strip development. Staff believes that the subject parcels provide a reasonably compact location because they are within walking distance of the NW 13 Street intersection (a reasonable walking distance is up to one-quarter mile, or a 5- to 10-minute walk). Because the rezonings would extend office uses to the west along an arterial street, staff does not believe the rezonings represent an encroachment into

residential areas. Also, the proximity to the NW 13th Street intersection indicates the rezoning is not expanding strip development. Strip development is characterized by auto orientation, whereas this rezoning will be pedestrian-friendly due to its proximity to the 13th Street intersection.

The NW 13th Street intersection is not yet designated as an activity center, but it is transitioning in that direction, as exemplified by the recent construction of the Walgreen's at the northeast corner. Future Land Use Element Policy 2.3.3 supports office land use in lower-intensity activity centers.

Site Location in Relation to Adjacent Land Uses

The subject parcels are adjacent to office land use to the east, and multi-family residential to the north. An office land use would be compatible with such uses. The subject parcels are adjacent to single-family residential property to the west and south. However, as noted above, office land use and zoning categories are often placed next to residential land uses because offices are considered transitional step-down uses and buffers between single-family and other more intensive uses.

Impact on Adopted Level of Service Standards

Potable water, wastewater, and solid waste capacity are all available at adopted level of service standards. Stormwater management concurrency is handled at the development review/subdivision stage. Transit service is available (Routes 3 and 10) and adequate, and public sidewalks serve the parcels along NW 16th Avenue. The current level of service for this segment of NW 16th Avenue is LOS "B". Approximately 10,000 daily trips can be added before the road reaches capacity. Therefore, there is adequate capacity on the road to handle the amount of trips generated by office development on the subject parcels.

Applicant Information	Coolidge Davis, agent for W.H. and Imogene Hartman and Alfonso and Nubia Hernandez.
Request	Rezone the property from RSF-1 to OF.
Existing Land Use Plan Classification	SF
Existing Zoning	RSF-1
Location	1605 and 1617 NW 16th Avenue.
Size	0.4 acres
Existing Use	Residential
Surrounding Land Uses	
North	Vacant/Residential
South	Residential

**East
West**

**Office
Residential**

Surrounding Controls

Existing Zoning

Land Use Plan

**North
South
East
West**

**RMF-5 and RMF-8
RSF-1
OF
RSF-1**

**RL and RM
SF
O
SF**

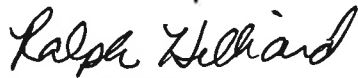
Recent Zoning History

None.

Affordable Housing

This petition will have a negligible impact on the supply of affordable housing. Two modest-sized single-family houses will be lost with this proposal.

Respectfully Submitted,







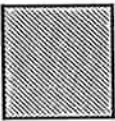
Ralph Hilliard
Planning Manager

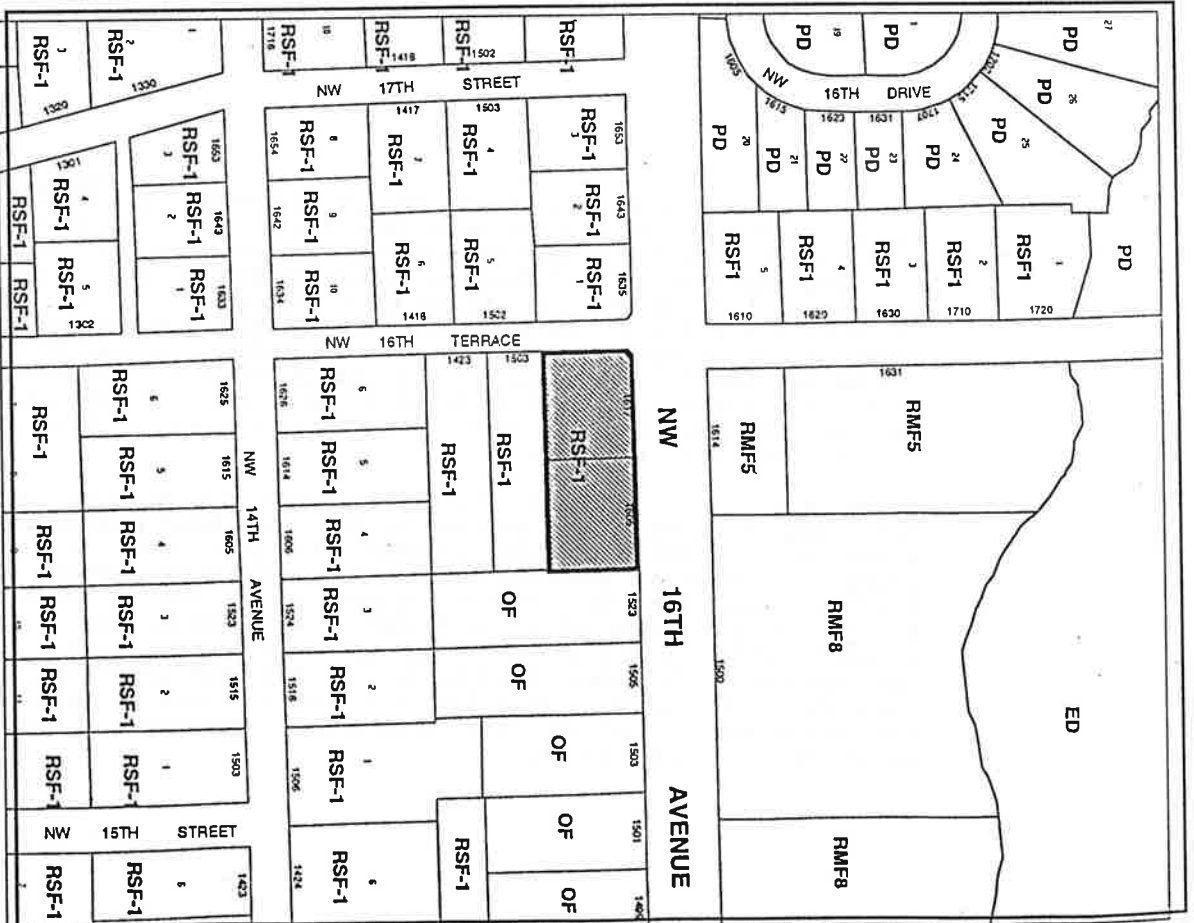
RW:DM:DN

Zoning Districts

- RSF1 Single-family Residential (3.5 du/acre)
- RSF2 Single-family Residential (4.6 du/acre)
- RSF3 Single-family Residential (5.8 du/acre)
- RSF4 Single-family Residential (8 du/acre)
- RMF5 Single-family/Multiple-family Residential (12 du/acre)
- RMF6 Multiple-family Residential (10-15 du/acre)
- RMF7 Multiple-family Residential (14-21 du/acre)
- RMF8 Multiple-family Residential (20-30 du/acre)
- RC Residential Conservation (12 du/acre)
- MH Mobile Home Mixed Use (up to 75 du/acre)
- RMU Residential Mixed Use (up to 75 du/acre)
- RH1 Residential High Density (20-43 du/acre)
- RH2 Residential High Density (43-100 du/acre)
- OR Office Residential (20 du/acre)
- OF General Office
- BUS General Business
- BA Automotive-oriented Business
- BT Tourist-oriented Business
- MU1 Mixed Use Low Intensity (10-30 du/acre)
- MU2 Mixed Use Medium Intensity (14-30 du/acre)
- CCD Central City District (up to 150 du/acre)
- W Warehousing and Wholesaling
- I1 Limited Industrial
- I2 General Industrial
- AGR Agriculture
- CON Conservation
- MD Medical Services
- PS Public Services and Operations
- AF Airport Facility
- ED Educational Services
- CP Corporate Park
- PD Planned Development

 Historic Preservation/Conservation
 Special Area Plan
 Division line between two zoning districts
 City Limits

 Area under petition consideration



ZONING

Name	Petition Request	Map(s)	Petition Number
Coolidge Davis	From RSF1 To OF	3849	152ZON-98PB



No Scale

PETITIONS 151 LUC-98PB and 152 ZON-98PB
(980271) (980272)

HARTMAN

SECTION 26600-2604 STATE ROAD NO. (NW 16th Ave.) ALACHUA COUNTY

PARCEL NUMBER 114-R

RIGHT OF WAY

That part of:

Commence at NE corner of the Southeast Quarter of Section 31, Township 9 South, Range 20 East, thence run West 1150 feet, thence run South 16 feet to the point of beginning. From said point run West 150 feet thence run South 155 feet, thence run East 150 feet, thence run North 155 feet to the Point of Beginning, described as follows:

Begin at the Northwest Corner of the above described parent tract; run thence Southerly along the Westerly line of above described parent tract Five (5) feet; run thence Northeasterly to the South right of way line of NW 16th Avenue, at a point Five (5) feet Easterly from the Point of Beginning; run thence Westerly along the South line of NW 16th Avenue, Five (5) feet to the Point of Beginning,

Containing 13 square feet, more or less.

HERNANDEZ

Commence at the NE corner of the SE 1/4 of Section 31, Township 9 South, Range 20 East and run West 1000 feet, thence South 15 feet to Point of Beginning; thence run West 150 feet; South 155 Feet; East 150 feet; North 155 feet to Point of Beginning. LESS land deeded to State of Florida, being that part of NE 1/4 of Section 31, Township 9 South, Range 20 East bordering on Michigan Avenue described as follows: Commencing at the Northeast corner of the SE 1/4 of Section 31, Township 9 South, Range 20 East, run West 1000 feet; thence South 15 feet to Point of Beginning; thence run West 150 feet; thence South 155 feet; thence East 150 feet; thence North 155 feet to Point of Beginning.

Lying within 50 feet of the survey line of Michigan Avenue extension as surveyed and located by the State Road Department and shown on Official map title Section 2600-104; said survey line being described as passing over and across said Section 31 as follows: Beginning on the West boundary of Section 31, Township 9 South, Range 20 East at a point 2651.6 feet North from a marble monument locating the Southwest corner of said Section 31; thence run South 89°42'43" East 5274.94 feet to the East boundary of said Section 31 at a point 2620.4 feet South from a R.R. Spike locating the Northeast corner of said Section 31; exclusive of area in existing road right-of-way.

adm
DET

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3. **Petition 152ZON-98 PB** Coolidge Davis, agent for W.H. and Imogene Hartman and Alfonso and Nubia Hernandez. Rezone property from RSF-1 (3.5 units per acre single-family residential district) to OF (general office district). Located at 1605 and 1617 Northwest 16th Avenue. Related to Petition 151LUC-98 PB.

Petition 152ZON-98 PB was discussed with Petition 151LUC-98 PB.

<u>Motion By:</u> Mr. Shelton	<u>Seconded By:</u> Mr. Carter
<u>Moved To:</u> Approve Petition 152ZON-98 PB.	<u>Upon Vote:</u> Motion Carried 4-3 Yeas: Dowling, Shelton, Carter, Barrow Nays: Polshek, McGill, Guy

