

LEGISLATIVE #

120221B

Petition PB-11-49 LUC
August 25, 2011

Description

The request of this large-scale land use amendment is to change the future land use map from Alachua County Heavy Industrial to the City of Gainesville Office land use designation on the subject property. The 24 acre property is located in the 3500 - 3700 blocks of Southwest Williston Road, on the north side of the road, west of Southwest 41st Blvd. This petition is related to Petition PB-11-50 ZON, which would change the zoning on the property from Alachua County Highway oriented business services district (BH) to City of Gainesville OF (General office district).

This land use change and related zoning change is requested to apply City of Gainesville land use and zoning designations on property that was annexed into the city in 2008. The proposed land use category was selected to provide for the opportunity of office development with residential use, reflecting existing conditions and compatibility with adjacent land uses. Typically for annexed properties, the City considers the current Alachua County land use designation and proposes a similar City designation. However in this situation, it was determined that an office designation would be more compatible and appropriate for the area.

Please see the map on page 1 for the general location of the subject property, and Appendix C for the full map series.

Key Issues

- The City of Gainesville land use designations must be applied to annexed properties.
- The Office land use designation was chosen because it is more compatible with the residential land use that lies across the street and the less intense uses in the Office category are more appropriate for land with sensitive environmental features.
- The Office land use designation can serve as a buffer between the residential area on S.W. Williston Road and industrial land to the north of the subject property.
- The property has been designated a Strategic Ecosystem by Alachua County, indicating that sensitive environmental features have been generally identified on the property.

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: Conformance with the Comprehensive Plan; Compatibility and surrounding land uses; Environmental impacts and constraints; Infill and redevelopment; Impacts on Affordable Housing; Transportation; Financial Feasibility.

1. Conformance with the Comprehensive Plan

The proposed land use category is consistent with Gainesville's Comprehensive Plan. The City is designating annexed land with an appropriate land use category that is consistent with the surrounding area. The following objective and policies are the most pertinent to this petition.

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:

Office

The Office land use category identifies areas appropriate for office and residential uses. This category is intended to identify appropriate areas for professional and service uses, hospital and medical uses, compound and residential uses, and appropriate ancillary uses. Office designations shall be applied to compact office development. Residential uses in office districts shall be designed as new in-town development, mixed-use, live-work, compound use or shall accommodate existing residential development within the district. Densities shall not exceed 20 units per acre. Land development regulations shall determine the appropriate scale of uses; and the specific criteria for the siting of private schools and churches. Intensity will be controlled by adopting land development regulations that establish height limits of 5 stories or less, that require buildings to face the street, and modest build-to lines, instead of a maximum floor area ratio; however, height may be increased to a maximum of 8 stories by special use permit.

Objective 4.4 Newly annexed lands shall retain land uses as designated by Alachua County until the Future Land Use Element of this Plan is amended.

The list of other applicable comprehensive plan policies is located in Appendix A.

2. Compatibility and surrounding land uses

The subject parcel is located on the north side of S. W. Williston Road, west of S.W. 41st Boulevard. To the southeast on the opposite side of Williston Road across from the subject property is a vacant residential property with Alachua County Medium Density Residential land use and R-1B (Single Family Residential) zoning and the Country Club West single-family residential subdivision, with an Alachua County land use designation of Low Density Residential and a zoning designation of R-1A (Single Family Residential). To the southwest of the subject property is vacant land with Alachua County Light Industrial land use and Agricultural zoning. To the northwest is vacant land and light manufacturing, warehousing and service shop uses with Alachua County Heavy Industrial land use with Agricultural and MP (Manufacturing/Processing) zoning. To the northeast across S.W. 41st Boulevard is land with the City of Gainesville

Petition PB-11-49 LUC
August 25, 2011

Commercial land use designation and BT (Tourist-oriented business district) zoning. This is currently a vacant parcel in a commercial minor subdivision, which includes a recently built motel.

The proposed Office category was chosen because it is more compatible with existing development in the area, particularly the single-family residential area across S.W. Williston Road. Also, because of the existence of sensitive environmental features on the property, manufacturing types of uses are less appropriate than typical office and residential developments.

3. Environmental impacts and constraints

Approximately 16 acres (66.6%) of the subject property has been designated as Strategic Ecosystem by Alachua County. These are sensitive environmental areas identified for various environmental features including watershed quality, the presence of endangered species and native plant and animal habitats. They are mapped in a generalized manner until a specific proposal is brought forth requiring an actual determination on the ground for specific boundaries. When the boundaries are set, set-asides for conservation of the environmental features are required. For annexed property, the Strategic Ecosystem designation remains in place until the City adopts a land use designation for the property. Although these areas are not currently regulated by the City, current petition PB-10-143 TCH is a proposal to amend the Land Development Code to add and update provisions for environmental protection, including adopting regulations for strategic ecosystems that are within City limits as identified by the KBN/Golder 1996 report. This report was adopted by Alachua County and identifies significant natural biological communities, both upland and wetland, that remain in private ownership in Alachua County. Any future development proposal will have to comply both with the provisions of Policy 3.1.1 of the Future Land Use Element, which addresses the protection of environmentally sensitive resources, and with the land development regulations that implement this policy.

The subject parcel is completely wooded, with three variants of hardwood forested community types dominant:

- 1) A depressional floodplain area of approximately 5 acres is located in the western part of the parcel. This depression will possibly be determined to be a wetland, but evidence during a brief site visit on April 18, 2011, is not conclusive. Sweet gum, hackberry, and other mixed hardwoods dominate this depression, and signs of ponding/inundation were noted, although not of extended duration.
- 2) Areas around this floodplain depression and immediately adjacent areas to the east support a limited stand of mid-aged upland hardwood forest.
- 3) Two other areas of mesic hammock were found on the parcel, with canopies dominated by very large live oak. One area lies midway on the south side of the parcel, adjacent to Williston Road, and the other is located in the east part of the parcel just west of SW 41st Blvd.

Petition PB-11-49 LUC
August 25, 2011

The balance of the parcel supports early successional hardwood growth from more recent land use or other disturbances.

If the proposed natural and archaeological resource protection regulations are adopted by the City Commission, this property would be regulated for natural resources, including the Strategic Ecosystem. Due to the presence of the Strategic Ecosystem overlay on the western 2/3 of the parcel, the potential for upland set-aside for this resource would consist of the uplands of the western half of the site, comprised of the floodplain/wetland buffer and the mature upland forested community types described above. No records of listed species or geological resource areas are present on the parcel. Only the southeast corner at the highway intersection is disturbed/open enough and well enough drained to possibly provide habitat for gopher tortoise, but the likelihood of tortoises persisting in this limited area is small.

4. Infill and redevelopment

This proposed land use amendment does promote infill development along the Williston Road corridor and S.W. 41st Boulevard. The Office land use category allows for development projects that are more compatible with the existing single-family residential area on the south side of S.W. Williston Road. This category allows for residential uses to be developed in conjunction with office development.

5. Impacts on Affordable Housing

This land use amendment may have a limited impact on affordable housing. Residential development can occur within the proposed Office land use and zoning designations.

6. Transportation

The proposed land use amendment would allow no more trips in general than the existing Heavy Industrial land use. The subsequent OF zoning would allow fewer trips than the existing Alachua County BH zoning. The property is located within Zone D of the City's Transportation Concurrency Exception Area (TCEA). One of the highest priority transportation mitigation projects in TCEA Zone D is the extension of S.W. 40th Boulevard from S.W. Archer Road to S.W. 47th Avenue. This would be a parallel roadway for I-75 relief. Any future development or redevelopment on the subject property would have to comply with the provisions of Policy 1.1.9 of the Concurrency Management Element. There is no direct access to a bus route along this section of Southwest Williston Road or S.W. 41st Boulevard. The property is currently undeveloped. There is a driveway into the site off of S.W. Williston Road, but there are no sidewalks or other transportation infrastructure to gain access into the site.

7. Financial Feasibility

In the case of any future development on the property, the proposed land use amendment 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.

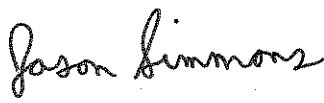
Petition PB-11-49 LUC
August 25, 2011

The uses that are allowed in the Alachua County Heavy Industrial category include a range of industrial activities characterized by the fabrication, manufacturing, transporting, warehousing or distribution of goods. The Office land use category encourages major office development to locate along major transportation arteries identified in the comprehensive plan, which will provide adequate access to such development. Residential uses up to 20 units per acre are allowed by right in the proposed OF zoning district (see related Petition PB-11-50 ZON).

At the time of any type of development plan review, the proposal will be required to meet the standards of Policy 1.1.9 of the Concurrency Management Element, because it is located in TCEA Zone D. Comprehensive plan land use amendments within transportation concurrency exception areas are deemed to meet the requirement to achieve and maintain level-of-service standards for transportation.

Respectfully submitted,


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Principal Planner

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Petition PB-11-49 LUC
August 25, 2011

Table 1

Adjacent Existing Uses

North	Industrial, agricultural
South	Single-family residential
East	S.W. 41 st Boulevard, vacant commercial
West	Agricultural

Adjacent Zoning and Land Use

	Zoning Category	Land Use Category
North	Alachua County MP and Agricultural	Alachua County Heavy Industrial
South	Alachua County R-1A and R-1B	Alachua County Low Density Residential and Medium Density Residential
East	City of Gainesville BT	City of Gainesville Commercial
West	Alachua County Agricultural	Alachua County Light Industrial

Petition PB-11-49 LUC
August 25, 2011

List of Appendices

Appendix A Comprehensive Plan GOPs

Exhibit A-1 Future Land Use Element

Exhibit A-2 Conservation, Open Space & Groundwater Recharge Element

Appendix B Land Development Code

Exhibit B-1 Office districts purpose and objectives

Appendix C Supplemental Documents

Exhibit C-1 Existing Land Use Map

Exhibit C-2 Proposed Land Use Map

Exhibit C-3 Aerial Map

Exhibit C-4 Strategic Ecosystem Map

Appendix D Application

Exhibit D-1 Land Use Application