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GAINESVILLE

INTER-OFFICE COMMUNICATION

Item No. 4

TO: City Plan Board

DATE: July 23, 2009

FROM: Planning Division Staff

SUBJECT: Petition PZ-09-46 LUC, Brown & Cullen Inc, agent for Union Electrical Workers Inc. Amend the City of Gainesville Future Land Use Map from Conservation to Office. Located at 2510 Northwest 6th Street. Tax Parcel number 08314-000-000. Related to PZ-09-47 ZON.

Recommendation

Planning Division staff recommends approval of Petition PZ-09-46 LUC.

Explanation

This petition is related to zoning petition PZ-09-47 ZON. The subject property is approximately 3.22 acres in size and is located at 2510 Northwest 6th Street. Currently there is an office building on the property for the International Brotherhood of Electrical Workers (IBEW) of approximately 8,300 square feet. The property has two land use and two zoning designations. The current land use designations are Office along N.W. 6th Street where the existing office is located and Conservation for the area behind the office and the related parking. The Office portion of the property is approximately 1.29 acres and extends from N.W. 6th Street west approximately 200 feet. The Conservation portion of the property is approximately 1.93 acres and extends approximately 301 feet further west of the Office portion of the property. The property is currently zoned OF (General office district) in the front portion along N.W. 6th Street and CON (Conservation) on the back portion of the property. The request of this petition is to change the Future Land Use designation from Conservation to Office and subsequent zoning from CON (Conservation district) to OR (20 units/acre office residential district), on an approximately 0.65 acre portion of the back of the property (see attached maps). This change is requested in order to allow for the establishment of the Gainesville Joint Apprenticeship Training Committee (JATC) which offers electrical apprenticeship programs. The IBEW along with the National Electrical Contractors Association sponsors the Gainesville JATC. The Gainesville JATC apprenticeship is a 5-year program in which the apprentices attend classes two nights per week for three hours per

night for an eight month period.

Compatibility and Surrounding Land Uses

To the north of the Office portion of the subject property is an office building with Office land use and OF zoning. North of the Conservation portion of the property are two single-family residences, a vacant single-family residence, and the Bel Air apartment complex, with Residential Low-Density (up to 12 units per acre) land use and RMF-5 (12 units/acre single-family/multiple-family residential district) zoning. West of the subject property is a single-family residence with Residential Low-Density land use and RMF-5 zoning. South of the Office portion of the subject property is a lighting goods store, with a land use designation of MUL (Mixed-Use Low-Intensity, 8-30 units per acre) and a zoning designation of MU-1 (8-30 units/acre mixed use low intensity district). Single-family residences lie to the west of the lighting store and south of the Conservation portion of the subject property. They have Single-Family (up to 8 units per acre) land use and RSF-3 (5.8 units/acre single-family residential district) zoning. East of the subject property across N.W. 6th Street are apartments on properties with Residential Low-Density land use and RMF-5 zoning and a jewelry store with MUL land use and MU-1 zoning.

For the Conservation portion of the site proposed for change to Office land use, to the north is a single-family residence and the entrance to the apartment complex. To the east is the Office designated portion of the subject property, while to the west and south would be the Conservation designated land not part of the proposed land use and zoning change.

The IBEW office building is on the south side of the portion of the property that fronts N.W. 6th Street. There is room for another building on the north side of this property. However, for any future infill development to occur, associated parking and stormwater treatment would likely have to locate on the Conservation zoned portion of the property. Yet, parking areas and stormwater basins for uses not allowed in the Conservation district, would not be allowed on the Conservation portion of the subject property. In response to this situation, the petitioners have worked with staff to suggest this petition, which proposes that a portion of the Conservation land be changed to Office land use, with OR zoning for the subsequent zoning change.

Under the zoning districts that implement the Office land use category, the proposed use would be classified as a Professional School. There is a condition for the placement of a Professional School in the OR zoning district, which prohibits the location of the school adjacent to property designated for single-family on the future land use map of the

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comprehensive plan. The Conservation portion of the subject property is currently adjacent to Single-Family designated land use on the south side of N.W. 25th Avenue. This proposal would leave a Conservation area adjacent to the single-family area of approximately 132 feet in depth, while placing the proposed Office land use on the northern side of the block, adjacent to low density residential land use.

The general character of the properties in the vicinity of the Conservation portion of the subject property is residential. The existing Conservation designated land is not environmentally sensitive. The property is not in a flood plain, is not an identified wetland area, and does not have any significant environmental features. The Conservation land acts as a park or open space area within the neighborhood and a buffer between the single-family neighborhood and N.W. 6th Street. However, the Office land use and OR zoning district can also act as buffer areas. Some of the provisions of the office districts are intended to:

- * Encourage, through the OR district, the mixture of compatible residential and office activities at suitable locations;
- * Permit development to locate in close proximity to residential areas, provided that such development will not be incompatible with its surroundings;
- * Promote, through development plan approval, the most efficient use of the land, as well as establish a harmonious relationship between such development and its environment;
- * Require appropriate buffering or screening around such development when it abuts any residential district boundary, to maintain its compatibility with such abutting district.

Staff believes that the basic relationship between the subject property and the single-family residential use on N.W. 25th Avenue is maintained by this proposal to keep the Conservation land adjacent to the single-family lots. The proposed approximately 132 foot depth of the Conservation area is sufficient to buffer the homes from the noise and lighting impacts of a development on the portion of the site proposed for change. As a result, it is the opinion of staff that this proposal is compatible with the surrounding land use.

Transportation

The property is located within Zone B of the Gainesville Transportation Concurrency Exception Area (TCEA) and is excepted from transportation concurrency for roadway level of service standards. Any use proposed for

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the area will have to meet TCEA requirements to address transportation needs. The number of new average daily trips that will be generated by any use that may be proposed for the site has yet to be determined. This site is within the Gainesville Regional Transit System main bus service area, with Routes 6 and 15 running along N.W. 6th Street. The area is also served by the demand-responsive service administered by MV Transportation.

Environmental Impacts and Constraints

Water and sanitary sewer service are available at the site. Stormwater management is addressed at the time of development plan review. Land use changes are not required to meet concurrency requirements, and do not vest for concurrency, which will be determined at the time of any future development plan review. The Wellfield District maps indicate that a portion of the subject property does fall within the tertiary zone of the Wellfield District. New development would require a Wellfield Protection Permit or a Wellfield Protection Special Use Permit from the City Commission, unless the proposal is exempt. The property is not within the 100-year floodplain and is not located in any other City of Gainesville adopted environmental overlay district. The property lies just west of the City's area of Special Environmental Concern and part of the property is within the Florida Department of Environmental Protection (FDEP) Designated Contaminated Area, which is related to the Cabot Koppers Superfund site, east of the subject property. Any proposed development must comply with applicable regulations concerning this designated area.

Urban Infill

The proposed land use and subsequent zoning change would facilitate development of this property and promote urban infill.

Applicable Goals, Objectives and Policies of the Comprehensive Plan

There has been no recent zoning activity associated with the subject property. The following Comprehensive Plan Goals, Objectives and Policies of the Future Land Use Element are applicable:

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.

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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 4.2

The City shall implement regulations that will protect low-intensity uses from the negative impacts of high-intensity uses and provide for the healthy coexistence and integration of various land uses.

Policy 4.2.3

Prior to a final development order during the Development Review Process, the intensity of use appropriate to any parcel shall be determined based upon the availability of public services and facilities to meet urban needs; the capacity of such facilities and services to serve the proposed land use without degrading LOS standards (as determined through LOS standards); and the compatibility of the proposed land use with that of surrounding existing land uses and environmental conditions specific to the site.

Applicant Information

Union Electrical
Workers Inc.

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Request

Amend the Land Use Map to change designation from CON to Office

Land Use Plan Classification

Conservation, Office

Existing Zoning

CON, OF

Proposed Land Use

Office

Proposed Zoning

OR

Purpose of Request

To establish land use and subsequent zoning to allow for an electrical apprenticeship program

Location

2510 N.W. 6th Street

Size

Approximately 3.22 acres for the whole parcel, 1.93 for CON portion, 0.65 for the portion proposed to change

Surrounding Land Uses

North

Multiple-family residential, single-family residential

East

Office

West

Single-family residential

South

Conservation

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<u>Surrounding Controls</u>	<u>Existing Zoning</u>	<u>Land Use Plan</u>
North	RMF-5	RL
East	OF	O
West	RMF-5	RL
South	CON	CON


Impact on Affordable Housing

This petition will have no impact on the provision of affordable housing.

Conclusion

The proposed office land use designation for the subject portion of the property is consistent with the City's comprehensive plan. Professional Schools in the OR zoning district are prohibited from locating adjacent to property designated for single-family on the future land use map. This proposal will comply with this requirement. Staff recommends approval of Petition PZ-09-46 LUC.

Respectfully submitted,



Ralph Hilliard
Planning Manager

RH: JS

Attachments:

- Aerial photograph
- Existing land use map
- Proposed land use map
- Comprehensive Plan Amendment and Zoning Report
- Land Use and Zoning application
- Legal description
- Neighborhood workshop information

