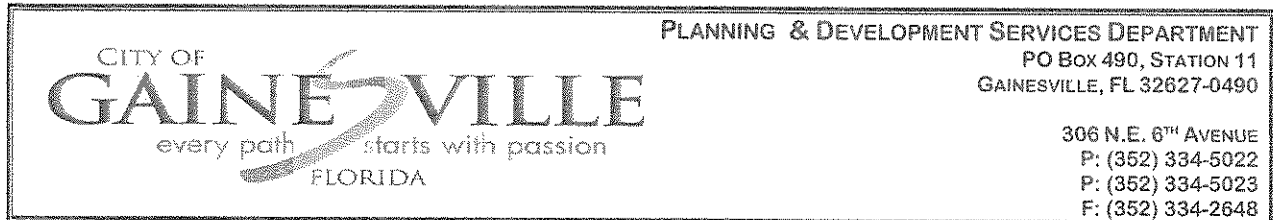


**LEGISLATIVE #**

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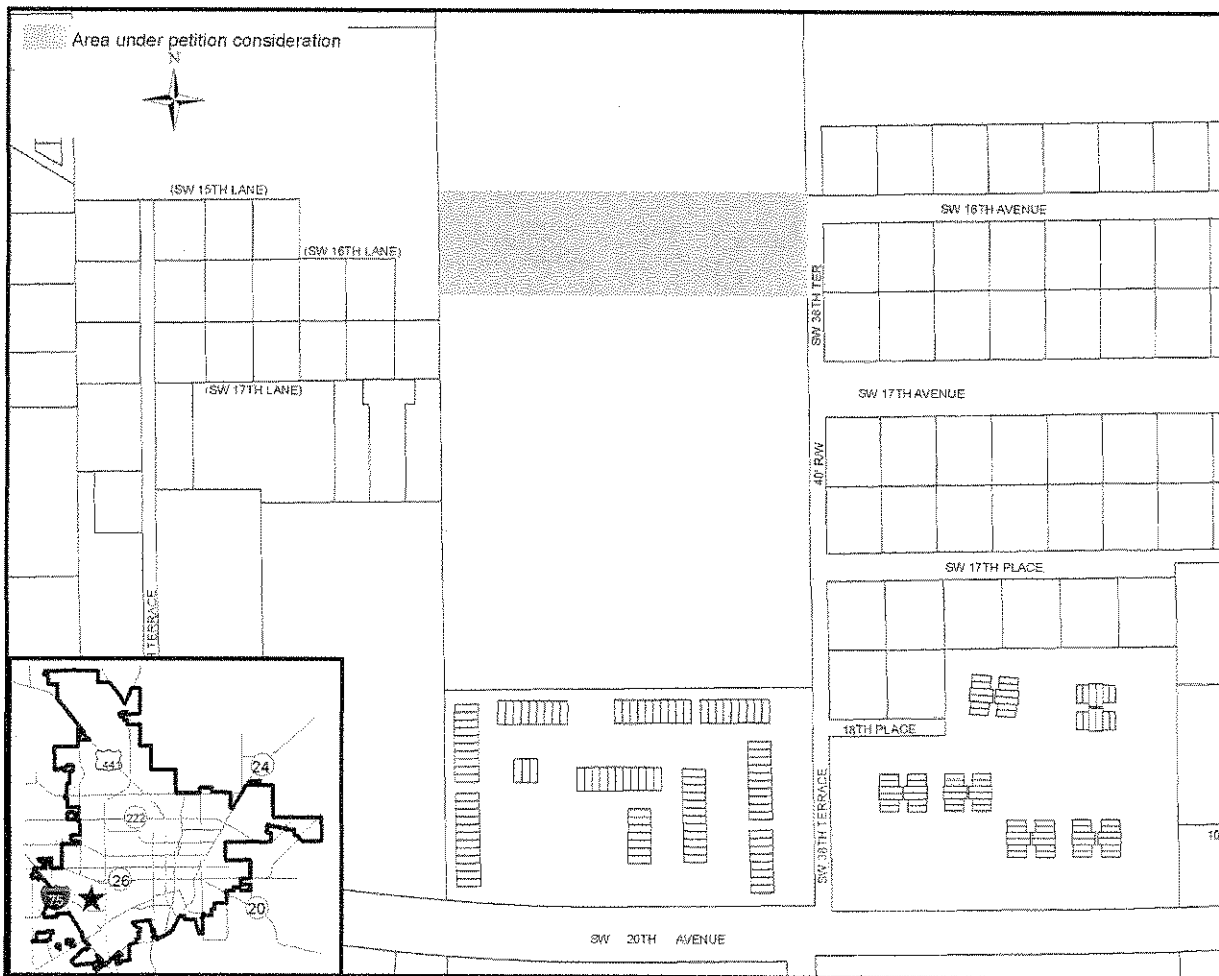
**TO:** City Plan Board **Item Number: 4**

**FROM:** Planning & Development Services Department Staff **DATE: August 23, 2012**

**SUBJECT:** Petition PB-12-85 LUC. City Plan Board. Amend the City of Gainesville Future Land Use Map from CON (Conservation) to UMU-2 (10- 100 units/acre; and up to an additional 25 units/acre by special use permit urban mixed use) for a portion of Tax parcel 06724-000-000. Located in the vicinity of SW 17<sup>th</sup> Avenue; west of SW 38<sup>th</sup> Terrace; east of SW 40<sup>th</sup> Terrace and south of SW 16<sup>th</sup> Avenue. Related to PB-12-86 ZON.

### Recommendation

Staff recommends approval of Petition PB-12-85 LUC.



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## Description

This petition proposes a small-scale future land use map amendment to change the land use designation for a portion ( $\pm 2.8$  acres) of one parcel (Tax Parcel No. 06724-000-000) from Conservation to Urban Mixed Use-2 (UMU-2: 10-100 units/acre; and up to an additional 25 units/acre by special use permit urban mixed use district).

The impacted portion of the 44-acre parent property is shown on page 1 of this report. The approximately 2.8 acre portion is generally located north of SW 17th Avenue; west of SW 38th Terrace; east of SW 40th Terrace and south of SW 16th Avenue. The property described in this petition was annexed into the City of Gainesville in June 2009. An aerial map is provided in Exhibit A-1.

Based on the environmental features present on the property (Hogtown Creek, 10-year flood channel, and a portion of Strategic Ecosystem), the City of Gainesville Conservation future land use was adopted on the northernmost portion of the property (33.1 acres) and the remaining developable 10.9 acres received the Urban Mixed-Use 2 land use (Ordinance 100698).

During the preparation of Petition PB-12-73 ZON, Staff discovered that the 10-year flood channel delineation line, used to divide the property between the developable and conservation areas, was not as extensive as previously determined during the land use amendment process in 2011. The Federal Emergency Management Agency (FEMA) Flood Insurance Rate Maps (FIRM), as determined by the Public Works Department, placed the 10-year flood channel line further north, thereby supplementing the property's developable area by an additional 2.8 acres.

As a result, Staff recommended that the City Plan Board remove Tax Parcel No. 06724-000-000 from consideration in Petition PB-12-73 ZON and direct staff to initiate separate petitions to change the land use and zoning on tax parcel 06724-000-000 to reflect the updated flood channel information for the Conservation/UMU-2 split zoning and land use. This small-scale land use amendment will shift the boundary between the UMU-2 and Conservation land use categories further north to reflect the new flood channel data. Related Petition PB-12-86 ZON proposes to rezone the entire 44-acre parent property consistent with the amended land use categories detailed in this petition.

The Alachua County Property Appraiser classifies the current use of the property as mixed timber land. Existing adjacent developments in the immediate area include the Alachua County Hickory Hills PD to the west, undeveloped timber land to the south, and undeveloped portions of Shady Forest subdivision to the west. Extensive conservation areas lie north of the site and contain floodplains, wetlands, 10-year flood channel, and strategic ecosystem.

Access to the property is provided via SW 38<sup>th</sup> Terrace, an unpaved road connecting to SW 20<sup>th</sup> Avenue. Future east/west access to the property will be provided via the Hull Road extension when development occurs. This area falls within existing Transportation Concurrency Exception Area (TCEA) Zone M as shown in the Concurrency Management Element of the Comprehensive Plan.

## Key Issues

- Based on the most recent FEMA FIRM, as determined by the Public Works Department, an additional 2.8 acres of tax parcel 06724-000-000 lies outside of the 10-year flood channel. Staff recommends that the existing UMU-2 future land use be extended north approximately 2.8 acres to reflect the new flood channel data and additional developable area.
- This petition is related to Petition PB-12-86 ZON which proposes to rezone the 44-acre property with a split zoning of CON and UMU-2 consistent with the future land use category boundaries described in this petition.

## Basis for Recommendation

The staff recommendation is based on the eight following factors, 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; an 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 adjustment to the location of the UMU-2 and Conservation future land use split line is consistent with the most up-to-date environmental data and with the overall goals, objectives, and policies of the adopted comprehensive plan.

#### *Future Land Use Element*

- Goal 2** Redevelop areas within the city, as needed, in a manner that promotes quality of life, transportation choice, a healthy economy, and discourages sprawl.
- Objective 2.1** Redevelopment should be encouraged to promote compact, vibrant urbanism, improve the condition of blighted areas, discourage urban sprawl, and foster compact development patterns that promote transportation choice.
- Objective 3.1** The City shall protect environmentally sensitive land, conserve natural resources and maintain open spaces identified in the Future Land Use Map Series, through the Development Review Process and land acquisition programs.
- Policy 3.1.4** The City shall protect floodplain areas through existing land development regulations that:
- a. Prohibit development within the flood channel or floodplain without a city permit;

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- c. Prohibit permanent structures in the flood channel, except for those necessary for flood control, streets, bridges, sanitary sewer lift stations, and utility lines;
- e. Prohibit development within the floodplain that would reduce the capacity of the floodplain;
- g. Limit flood channel uses to agriculture, conservation, recreation, lawns, yards, gardens, and parking areas.

## **2. Compatibility and surrounding land uses**

This petition represents a relatively minor boundary adjustment between existing land uses on a 2.8 acre portion of a larger parcel. The area south of the proposed land use split is currently designated UMU-2 future land use, while the area north is designated Conservation. Staff does not anticipate any compatibility issues with the proposed small-scale land use amendment.

## **3. Environmental impacts and constraints**

An environmental assessment was performed to determine whether the subject property might contain or be in close proximity to any natural resources or resource areas regulated under Land Development Code (LDC) 30-301 Regulated surface waters and wetlands, or the Natural and Archaeological Resources (NAR) regulations Section 30-310.2. The assessment consisted of a preliminary GIS analysis for environmental features and subsequent field truthing, as needed.

### Surface Waters/Wetlands

As previously stated, the Public Works Department interpolated the most recent Federal Emergency Management Agency (FEMA) Flood Insurance Rate Maps (FIRM) and determined that the 10-year flood channel was not as extensive as previously shown. As a result, staff initiated this petition to amend the future land use of this 2.8 acre portion of the parent property from Conservation to UMU-2.

The 2.8 acre portion of the property contains mature upland/mixed forest of variable width. This band of mesic upland forest is dominated by sand live oak, hickory, red maple, sweet gum, and pines, with an understory of native shrubs and groundcover.

### Natural and Archaeological Resources

No archeological sites were found on the subject property. Approximately eight (8) archaeological sites are documented within or immediately adjacent to the Urban Village Area boundary including several sites adjacent to the subject property. Investigations and surveys have found lithic scatter, ceramic and other artifact fragments of several cultural periods dating back to the Archaic Period (8500 B.C. to 1000 B.C.). These sites are generally characterized as prehistoric campsites and quarries. To date, none of these areas have been found to be eligible for listing in the National Register of Historic Places. No significant natural communities or

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geological resource features were found within the Urban Village area. There are no records of listed species in the study area.

Exhibit A-4 shows the 10-year flood channel line which is being used as the basis for the future land use map amendment proposed by this petition.

#### 4. Support for infill and redevelopment

The intent of the Urban Village is to encourage redevelopment of the low- to medium-density residential properties along the SW 20<sup>th</sup> Avenue and SW 24<sup>th</sup> Avenue corridors. This area is seen as a key location for high residential density and mix of uses that will serve the University and surrounding commercial developments.

The proposed addition of 2.8 acres of UMU-2 future land use will supplement the developable area on the entire 44-acre property, thereby providing enhanced opportunities for retail, office, residential, and recreational uses, supported by high-density residential development.

#### 5. Impacts on Affordable Housing

The additional area of proposed City UMU-2 future land use will provide more land for residential development and an increased opportunity for affordable housing units.

#### 6. Transportation

The subject property is served by SW 20<sup>th</sup> Avenue and SW 38<sup>th</sup> Terrace, an unpaved roadway. Concurrent with the development of the property, a public street constructed in conformance with the Public Works Department roadway design standards, will be required to provide access to the site. Sidewalks are located along one side of SW 20<sup>th</sup> Ave. In addition, a smart bus bay with bus shelter has been installed along SW 20<sup>th</sup> Avenue near SW 38<sup>th</sup> Terrace, and a new bus shelter has been installed near the corner of SW 20<sup>th</sup> Avenue and SW 43<sup>rd</sup> Street as part of the roadway projects. This project includes pull-off lanes for busses and pedestrian-actuated crossing signals.

The subject area is served by the following RTS routes:

Area Served	RTS Route number	Peak weekday headways
SW 20 <sup>th</sup> Avenue	20	10
SW 20 <sup>th</sup> Avenue	21	10
SW 38 <sup>th</sup> Terrace, SW 20 <sup>th</sup> Avenue, SW 24 <sup>th</sup> Avenue, SW 43 <sup>rd</sup> Street	22	50
SW 34 <sup>th</sup> Street	34	20
SW 34 <sup>th</sup> Street, SW 20 <sup>th</sup> Avenue, SW 24 <sup>th</sup> Avenue	28	23
SW 43 <sup>rd</sup> Street	62	60

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The property is located in TCEA Zone M, which is defined in Policy 1.1.13 of the Concurrency Management Element. This policy establishes a list of mobility needs and requires proportionate fair share payments for development and redevelopment generating new trips.

This area is also in the University of Florida context area. Concurrency Management Element Policy 1.1.14 requires support for transit capital costs.

**7. Analysis of the availability of facilities and services**

The property is currently served by urban services generally located within the Urban Village area. Extension of existing potable water and sanitary sewer lines will be required to serve the currently undeveloped property. Solid waste services are available to the property and staff does not anticipate an impact to the adopted level of service. Stormwater requirements are determined at the time of development review based on site-specific analysis. Recreational opportunities are provided within close proximity to the property by the Alachua County owned Forest Park recreational complex.

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

The proposed land use amendment reflects the extent of the developable area on the subject property. Extending the UMU-2 land use north to coincide with the limit of the 10-year flood channel will provide additional opportunities for development of the site while protecting the sensitive environmental resources located on the Conservation designated portion of the larger property.

Respectfully submitted,



Onelia Lazzari, AICP  
Principal Planner

Prepared by:



Andrew Persons, LEED GA

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**Table 1**

**Adjacent Existing Uses**

<b>North</b>	Conservation area
<b>South</b>	Undeveloped timber land
<b>East</b>	Undeveloped subdivision
<b>West</b>	Conservation area, developed apartment complexes

**Adjacent Zoning and Land Use**

	<b>Zoning Category</b>	<b>Land Use Category</b>
<b>North</b>	Alachua County A, CON*	Conservation
<b>South</b>	Alachua County R-3, UMU-2**	Urban mixed-use 2
<b>East</b>	Alachua County R-3, UMU-2**	Urban mixed-use 2
<b>West</b>	CON, Alachua County PD, Alachua County R-3, UMU-2**	Urban mixed-use 2, Conservation

\* Proposed rezoning to CON (PB-12-86 ZON).

\*\* Proposed rezoning to UMU-2 (10-100 units/acre; and up to an additional 25 units/acre by special use permit urban mixed-use district (Petition PB-12-73 ZON).



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## **Exhibits**

### **Exhibit A    Maps**

- A-1            Aerial Map of the subject property
- A-2            Existing future land use
- A-3            Proposed future land use
- A-4            Environmental Features: Flood Channel

- B-1            Petition Application**