

**TO:** City Plan Board

**Item Number: 8**

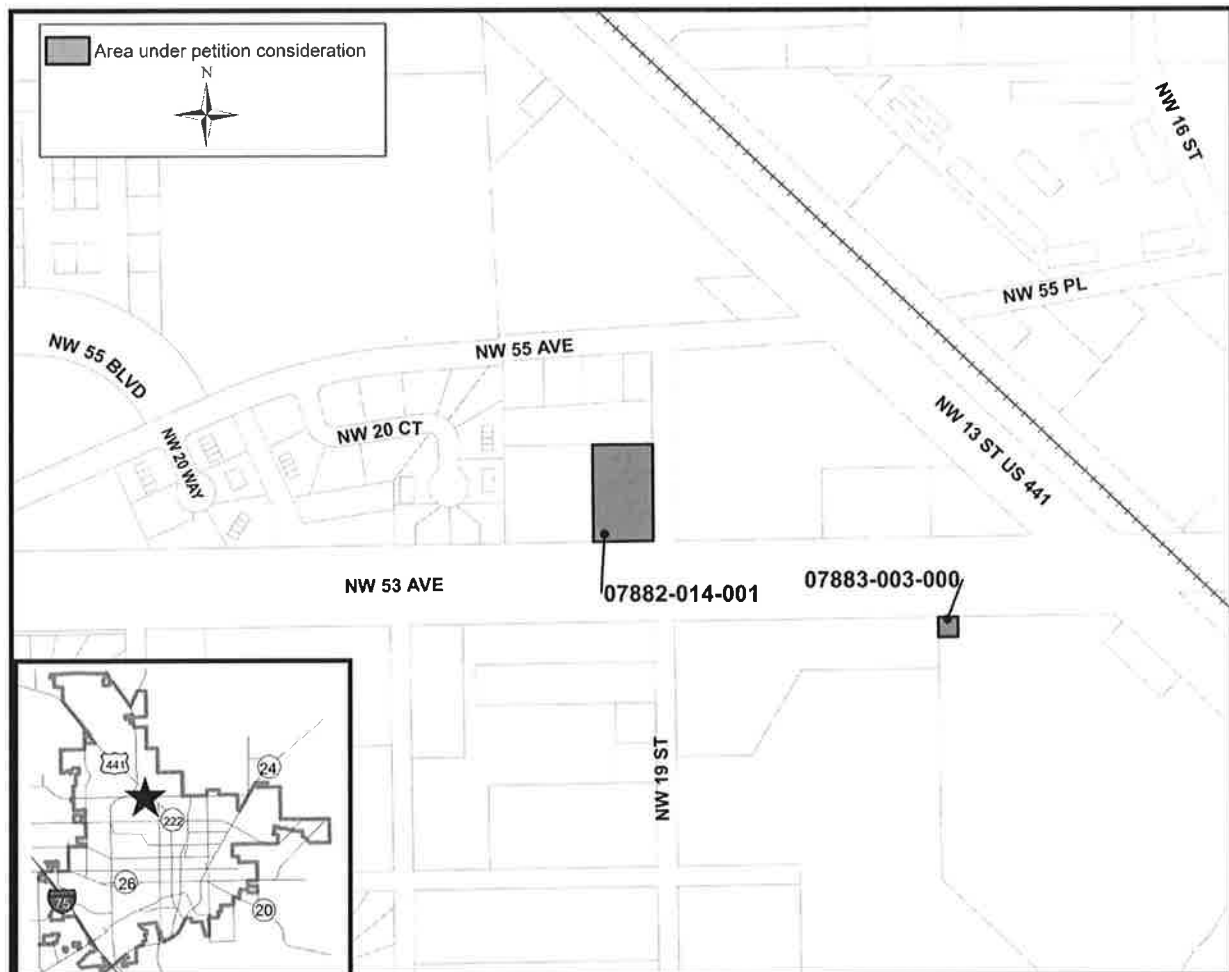
**FROM:** Planning & Development Services Department  
 Staff

**DATE:** September 25,  
 2014

**SUBJECT:** Petition PB-14-96 LUC. City of Gainesville. Amend the City of Gainesville Future Land Use Map from Office (O) and Commercial (C) to Public and Institutional Facilities (PF). Located within the 1900 block of the north side of NW 53<sup>rd</sup> Avenue and located within the 1700 block of the south side of NW 53<sup>rd</sup> Avenue. Related to PB-14-97 ZON.

### Recommendation

Staff recommends approval of Petition PB-14-96 LUC.



## **Description**

This petition requests a small-scale amendment to the future land use map from Office (O) and Commercial (C) to Public and Institutional Facilities (PF) for two parcels of land owned by the City Of Gainesville. The parcel in the 1900 block of NW 53<sup>rd</sup> Avenue (tax parcel 07882-014-001) on the north side is approximately 0.83 acres in size and is currently vacant, with an Office land use designation. The current zoning for the property is General office district (OF). No development for this parcel is proposed for the near future. Gainesville Regional Utilities (GRU) does plan to construct a Power Delivery System (PDS) on the property in 2019.

The property located in the 1700 block of NW 53<sup>rd</sup> Avenue (tax parcel 07883-003-000) on the south side is approximately 50 feet by 50 feet in size. It is located within the development area of the Home Depot store. The parcel contains a lift station, which has a land use designation of Commercial and General business district (BUS) zoning because this parcel was originally a part of the larger Home Depot parcel. No changes are proposed for this parcel. 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-14-97 ZON, which would change the zoning on both of the parcels from OF and BUS to Public services and operations district (PS).

The proposed PF land use category identifies those areas used for administrative, operational, and utility governmental functions, private utilities or other uses that serve a public purpose. The reason for the proposed land use amendment (and related rezoning petition) is to apply the most appropriate designations on these City-owned properties that include an existing utility facility and plans for a future utility facility that will serve a public purpose. The amendment will also take land that is classified as office and commercial and place them in the correct public facilities land use category, which will be more accurate for any data requests in the future that may want a report on the acreage or the amount of various types of land in the city.

## **Key Issues**

- The proposed land use amendment is consistent with the Comprehensive Plan, as discussed below in “1. Consistency with the Comprehensive Plan.”
- GRU currently has plans to construct a Power Delivery System in 2019 on the subject property in the 1900 block of NW 53<sup>rd</sup> Avenue, north side; the property in the 1700 block of NW 53<sup>rd</sup> Avenue, south side is a GRU lift station. The PF land use category is more appropriate for these properties than the existing land use categories.
- The amendment will help to provide a more accurate count of the types of land that actually exist within the city.

## **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; Need for the additional acreage in

the proposed future land use category; Discouragement of urban sprawl as defined in Section 163.3164, F.S., and consistent with the requirements of Subsection 163.3177(6)(a)9., F.S.; Need for job creation, capital investment, and economic development to strengthen and diversify the City's economy; and Need to modify land use categories and development patterns within antiquated subdivisions as defined in Section 163.3164, F.S.

## **1. Consistency with the Comprehensive Plan**

The proposed PF 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 the existing and the future proposed public facility use are appropriate for all land use categories since the utility use is placed in a particular location to serve the surrounding uses. Land development regulations will ensure that any proposed public facility 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, industrial, education, agricultural, recreation, conservation, public facility, and institutional uses at appropriate locations to meet the needs of the projected population and that 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:

#### **Public and Institutional Facilities**

This category identifies lands used for: administrative, operational, and utility governmental functions; private utilities; cemeteries; and public-private partnerships or other legal arrangements where the land title is vested in a government and the use(s) serves a public purpose. Maximum lot coverage in this category shall not exceed 80 percent, except in urban core areas where lot coverage is not limited.

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 sites are located within Zone B of the City's Transportation Mobility Program Area (TMPA), where any development or redevelopment must meet certain transportation mobility criteria based on the development's trip generation. Because the existing lift station and the future Power Delivery System are utility uses that do not generate a significant amount of traffic, no transportation mobility criteria should need to be met.

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

The proposed land use category is compatible with the existing land uses and the surrounding uses. Concerning tax parcel 07882-014-001, there is vacant office designated land to the north, undeveloped right-of-way of NW 19<sup>th</sup> Street to the east, the right-of-way for NW 53<sup>rd</sup> Avenue including land for overhead utility lines to the south, and a vacant former lodge building to the west. In general the character of the area to the east of the subject parcel is commercial, while the area transitions to residential to the west. The proposed PF land use category is compatible with the surrounding uses and the proposed utility use for this property in the future. It is not abutting any residentially designated properties.

Tax parcel 07883-003-000 is the lift station, which is generally part of the development site for the Home Depot store. The parcel is a 50 foot by 50 foot square along the NW 53<sup>rd</sup> Avenue frontage for the store, set within the landscape and garden wall area of the site, with parking and driveway areas to the east, west and south. The proposed PF land use designation is more appropriate for the current use than the existing Commercial land use, and is consistent with the surrounding land uses.

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

There are no major environmental issues concerning the subject properties. There are no wetland or floodplain areas on either site. Stormwater management will be addressed at the time of development plan review and will be subject to the requirements of the Land Development Code concerning location within the Wellfield District. The City's Environmental Coordinator has reviewed the property and determined that it is exempt from the Natural and Archaeological Resources Protection regulations.

## **4. Support for urban infill and redevelopment**

These properties are either in use as a utility facility or are planned for the development of a utility facility in the future. The proposed Power Delivery System on the northern parcel would constitute a form of infill development.

## **5. Impacts on affordable housing**

This land use amendment does not involve residential land; therefore, no impact on affordable housing is anticipated.

## **6. Impacts on the transportation system**

The properties are located within Zone B of the City's Transportation Mobility Program Area (TMPA), but are not expected to create additional traffic impacts because these types of utility uses do not generate a significant amount of traffic.

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

The current lift station and any proposed utility use on the other parcel will not adversely impact adopted levels of service for potable water, wastewater, solid waste, and recreation. In fact the provision of utility facilities will help GRU to provide services that will help maintain or increase levels of service to their customers. Stormwater management is addressed at the time of development plan review, if applicable.

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

The addition of acreage into the PF land use category may provide a more accurate measure of how much public facility acreage is actually in the city.

**9. Discouragement of urban sprawl as defined in Section 163.3164, F.S., and consistent with the requirements of Subsection 163.3177(6)(a)9., F.S.**

This proposal is within the developed area of the community where infrastructure is readily available. The lift station serves an existing development; a future utility facility on tax parcel 07882-014-001 would serve the neighborhood and future developments well within the existing city limits.

**10. Need for job creation, capital investment, and economic development to strengthen and diversify the City's economy**

This land use amendment is requested to provide utility service to existing development, future developments in the area, and the neighborhood. The provision of adequate utility services will help serve future economic activity that will strengthen the local economy with jobs associated with construction and the development process.

**11. Need to modify land use categories and development patterns within antiquated subdivisions as defined in Section 163.3164, F.S.**

This factor is not applicable to this land use amendment because it does not involve a subdivision.

Respectfully submitted,

  
Onelia Lazzari  
Principal Planner



Prepared by:

Jason Simmons

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**Table 1**

For tax parcel 07882-014-001:

**Adjacent Existing Uses**

<b>North</b>	Vacant office land
<b>South</b>	Right-of-Way, single-family dwelling across the street
<b>East</b>	Undeveloped right-of-way, commercial development
<b>West</b>	Vacant lodge building

**Adjacent Zoning and Land Use**

	<b>Land Use Category</b>	<b>Zoning Category</b>
<b>North</b>	Office	OF
<b>South</b>	Right-of-Way, RL across the street	Right-of-Way, RMF-5 across the street
<b>East</b>	Right-of-Way, Commercial	Right-of-Way, BA
<b>West</b>	Office	OF

For tax parcel 07883-003-000:

**Adjacent Existing Uses**

<b>North</b>	Right-of-Way, service station across the street
<b>South</b>	Home improvement store
<b>East</b>	Landscaping and parking for home improvement store
<b>West</b>	Landscaping and driveway for home improvement store

**Adjacent Zoning and Land Use**

	<b>Land Use Category</b>	<b>Zoning Category</b>
<b>North</b>	Right-of-Way, Commercial across the street	Right-of-Way, BA across the street
<b>South</b>	Commercial	BUS
<b>East</b>	Commercial	BUS
<b>West</b>	RM (Owned by Home Depot)	RMF-6 (Owned by Home Depot)

**List of Appendices**

**Appendix A Comprehensive Plan GOPs**

Exhibit A-1 Future Land Use 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 Application and Neighborhood Workshop Notes and information