

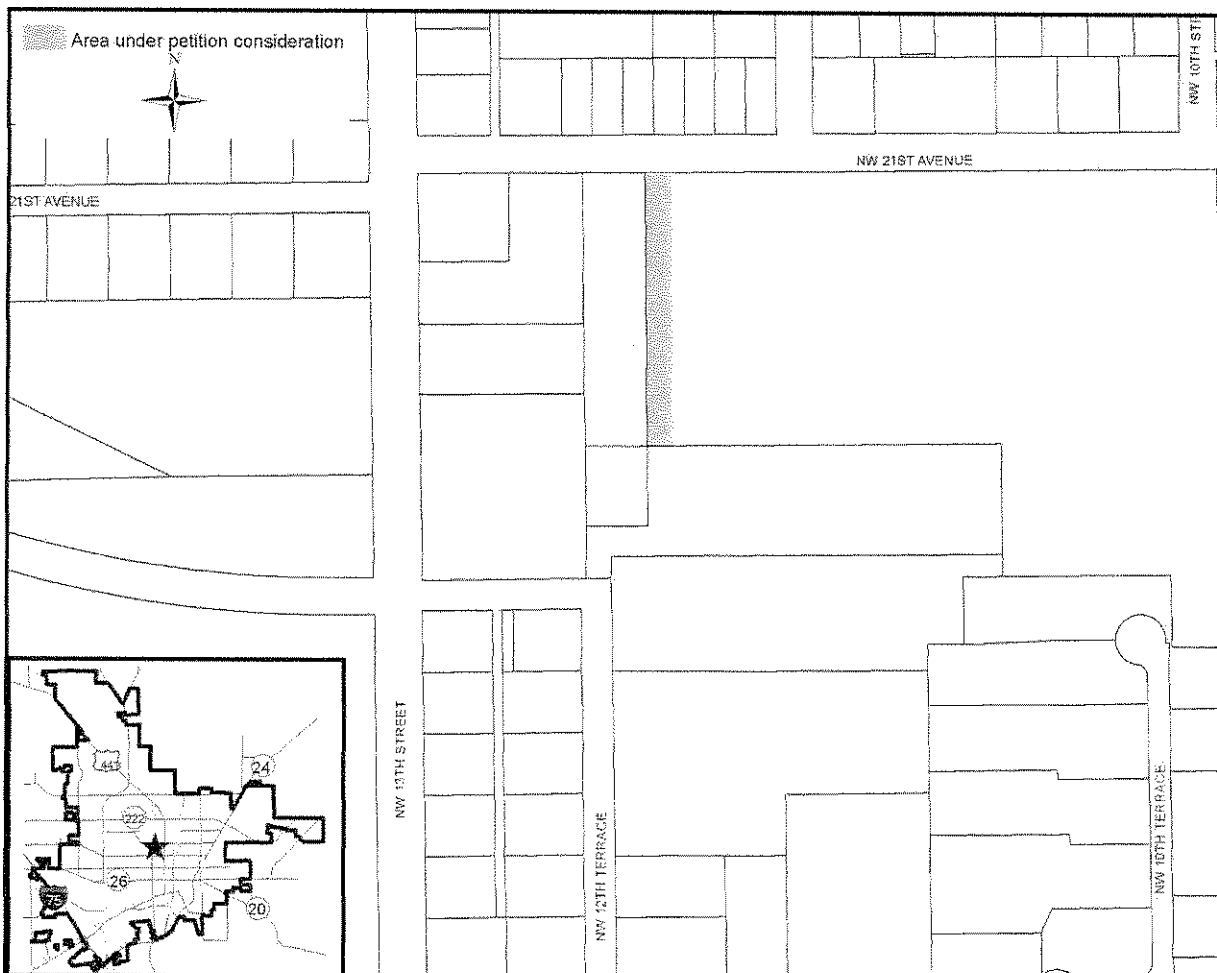
TO: City Plan Board **Item Number: 5**

FROM: Planning & Development Services Department **DATE: January 24, 2013**
Staff

SUBJECT: Petition PB-12-159 LUC. Brown & Cullen Inc., agent for Hidden Lake SFR LLC. Amend the City of Gainesville Future Land Use Map from Conservation (CON) to Mixed-Use Low-Intensity (8-30 units/per acre) (MUL), and Residential Medium-Density (8-30 units per acre) (RM). Located at 1015 NW 21st Avenue. Related to PB-12-160 ZON.

Recommendation

Staff recommends approval of Petition PB-12-159 LUC, with the clarification that the sole proposed land use category is Residential Medium-Density (8-30 units per acre) (RM).



Description

This is a request for a small-scale amendment of the Future Land Use Map from Conservation to Residential Medium-Density (8-30 units per acre). The 0.31-acre property is the western edge of a 20.24-acre parcel that is the site of the 260-unit, Hidden Lake apartment complex. It is on the south side of NW 21st Avenue approximately 375 feet east of NW 13th Street. (See map on previous page.)

The property is a narrow, vegetated strip of vacant land that provides stormwater retention on the east side of the NW 21st Avenue entrance to the Hidden Lake apartment complex. The City once used Conservation land use and zoning to provide a buffer between potentially conflicting uses, but now has various land development regulations to address potential impacts due to different abutting uses. Conservation land use (and zoning) that extends south and west of this property provides a buffer for the small lake/surface water body known as Lake Meta, which is approximately 200 feet to the southeast of the nearest part of the property, and is not part of this petition.

The Hidden Lake apartment complex (east of the 0.31-acre property with Conservation land use) has Residential Medium-Density (8-30 units per acre) (RM) land use. Mixed-use low-intensity (8-30 units per acre) (MUL) land use is to the west and to the north across NW 21st Avenue. Office land use is also on the north side of NW 21st Avenue. See Exhibits B-2 and B-3 for maps of existing and proposed land use. See Exhibit C-1 (Collier Venture One LLC Land Use Amendment Application (Brown & Cullen, Inc.)), which includes maps and other information provided by the petitioner's agent.

This proposed comprehensive plan amendment is related to Petition PB-12-160 ZON, which proposes rezoning from Conservation to RMF-6 (8-15 units/acre multiple-family residential district).

Key Issues

- The proposed small-scale amendment to Residential Medium-Density (8-30 units per acre) is consistent with the City's Comprehensive Plan.
- The proposed land use will allow for infill development within a corridor that is in need of infill development and redevelopment.

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; Compatibility and Surrounding Land Uses; Infill and Redevelopment; Impacts on Affordable Housing; and Availability of Facilities and Services.

1. Conformance with the Comprehensive Plan

The proposed land use category change will facilitate future infill development of the property by establishing Residential Medium-Density (8-30 units per acre) land use in place of Conservation land use, and is consistent with the Comprehensive Plan.

Petition PB-12-159 LUC
January 24, 2012

The proposed RM land use (and the related, proposed RMF-6 zoning), if approved, will allow for infill residential development, which is not possible with the existing Conservation land use (and zoning) that is on a narrow, 0.31-acre strip of vegetated open space used for stormwater retention by the Hidden Lake apartment complex. As stated in Section 1.1 of Attachment 3 of the application, this property “is not a natural area as it has been disturbed by development in the preceding decade. Additionally, it may once have served as a buffer, but it is no longer relevant as the high intensity of the Hidden Lake complex does not require a buffer between [it and] the mixed use property along NW 13th Street which is proposed for development as a future phase.”

The proposed RM land use is consistent with the infill and redevelopment goals of the Future Land Use Element (Goal 2, Objective 2.1, and Policy 2.1.1). These policies include, but are not limited to, promoting a healthy economy and discouraging urban sprawl. See Exhibit A-1 for these and other relevant Gainesville Comprehensive Plan policies, including policies that discourage urban sprawl (FLUE Objective 1.5 and Policy 1.5.9) and encourage transportation choice (Transportation Mobility Element Objective 1.2 and Policy 1.2.1).

The requested RM land use is wholly consistent with the RMF-6 (8-15 units/acre mixed use low intensity) zoning proposed by related Petition PB-12-160 ZON.

2. Compatibility (including character of undeveloped land, soils, topography, natural resources and historic resources on site) and Surrounding Land Uses

A memorandum dated January 8, 2013 (Exhibit B-4) from the City’s Environmental Coordinator identified no environmental issues pertaining to this property. In that memorandum, Mr. John Hendrix stated that “approximately 200 feet southeast offsite from the most proximal location of the subject property, a small lake/surface water (Lake Meta) is present on the southern edge of the Hidden Lake apartments. This pond and its associated wetland fringe are regulated surface waters/wetlands pursuant to LCD 30-300. Based on the information provided in the application and due to the separation distance involved, none of the proposed land use and rezoning changes associated with the petition would be expected to result in development that would encroach into the regulated surface water/wetland or its associated upland buffer. Any application for development approval on the subject properties that would be proposed subsequent to the proposed land use and zoning change would be reviewed for compliance with 30-300 at that time.” In conclusion, Mr. Hendrix stated that “no other issues relating to regulated surface waters/wetlands or natural and archaeological resources are known to exist which might present a constraint or otherwise adversely affect the proposed land use and rezoning proposals.”

The property is in FEMA Flood Zone X, outside of the 100-500 year floodplain.

The proposed Residential Medium-Density (8-30 units per acre) land use is compatible with the adjacent properties and surrounding area. See Table 1 on Page 6 of this document for a tabular summary of adjacent uses and of adjacent land use and zoning categories. See Exhibit B-1 for an aerial photograph that shows the outlined property, the adjacent Hidden Lake apartment complex to the east, Lake Meta to the southeast, and developed properties to the west along NW 13th Street and to the north along NW 21st Avenue. As noted in the Description section of this report, Exhibits B-2 and B-3 show existing and proposed land use.

3. Infill and Redevelopment

This proposed small-scale land use amendment is consistent with the City's infill and redevelopment goals (See Appendix A, Exhibit A-1, Future Land Use Element Goal 2, Objective 2.1). The proposed change in land use designation would allow infill development at this site and would increase the infill and redevelopment potential of the adjacent property to the west. Furthermore, it could potentially encourage needed redevelopment in the NW 13th Street corridor, particularly near NW 23rd Avenue (which is only two blocks north of this property).

4. Impacts on Affordable Housing

The proposed Residential Medium-Density land use category allows for a maximum of 30 units per acre of residential density. The RM land use for this 0.31-acre property, if approved, has the potential for a minimal positive impact on the supply of potential affordable housing in Gainesville.

5. Availability of Facilities and Services

There are no major transportation issues associated with this land use petition, which is located within Zone B of the City's Transportation Concurrency Exception Area (TCEA). The property fronts NW 21st Avenue (a primarily residential, local street) and currently lacks access to NW 13th Street.

This petition and its related zoning petition (PB-12-160 ZON) are related to land use (PB-12-161 LUC) and zoning (PB-12-162 ZON) petitions pertaining to a vacant property fronting NW 13th Street and contiguous to the property that is the subject of Petition PB-12-160 ZON (which includes property that is the subject of this land use petition). The applications for all four petitions (Section 2.2.1, Impact on Residential Streets) indicate that the next phase of the Hidden Lake apartment complex will entail access to NW 13th Street through this property, which could potentially reduce traffic impacts from Hidden Lake on NW 21st Avenue. The Hidden Lake apartments currently have no access to NW 13th Street, and are accessed from NW 21st Avenue.

The property is served by RTS Routes 6, 8 and 29 along NW 13th Street to the west, and by Routes 6 and 15 along NW 23rd Avenue to the north. At the time of development plan review, this 0.31-acre-property will be subject to the Zone B requirements of Policies 1.1.4 and 1.1.6 of the Concurrency Management Element.


This existing, undeveloped property is served by public utilities. This proposed land use will have no impact on adopted levels of service for potable water and wastewater, solid waste, recreation, or public schools. Stormwater level of service requirements will have to be met when a redevelopment plan for the site is submitted.

Petition PB-12-159 LUC
January 24, 2012

Respectfully submitted,

As for Onelia Lazzari

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Petition PB-12-159 LUC
January 24, 2012

Table 1

Adjacent Existing Uses

North	NW 21 st Avenue (detached residential units on north side)
South	Vacant
East	Hidden Lake Apartments
West	Vacant

Adjacent Zoning and Land Use

	Land Use Category	Zoning Category
North	NW 21 st Avenue (MUL and Office on north side)	NW 21 st Avenue (MU-1 and OF (General office district) on north side)
South	Conservation	Conservation
East	Residential Medium-Density (8-30 units per acre)	RMF-6 (8-15 units/acre multiple-family residential district)
West	Mixed-Use Low-Intensity (8-30 units per acre) (MUL)	MU-1 (8-30 units/acre mixed use low intensity)

Petition PB-12-159 LUC
January 24, 2012

List of Appendices

Appendix A Comprehensive Plan GOPs

Exhibit A-1 Comprehensive Plan GOPs

Appendix B Supplemental Documents

Exhibit B-1 Aerial

Exhibit B-2 Map: Existing Land Use

Exhibit B-3 Map: Proposed Land Use

Exhibit B-4 Memorandum from Environmental Coordinator

Exhibit B-5 Memorandum from Alachua County Public Schools

Appendix C Application Package from Petitioner

Exhibit C-1 Collier Venture One LLC Land Use Amendment Application (Brown & Cullen, Inc.)