

CITY OF GAINESVILLE
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FLORIDA

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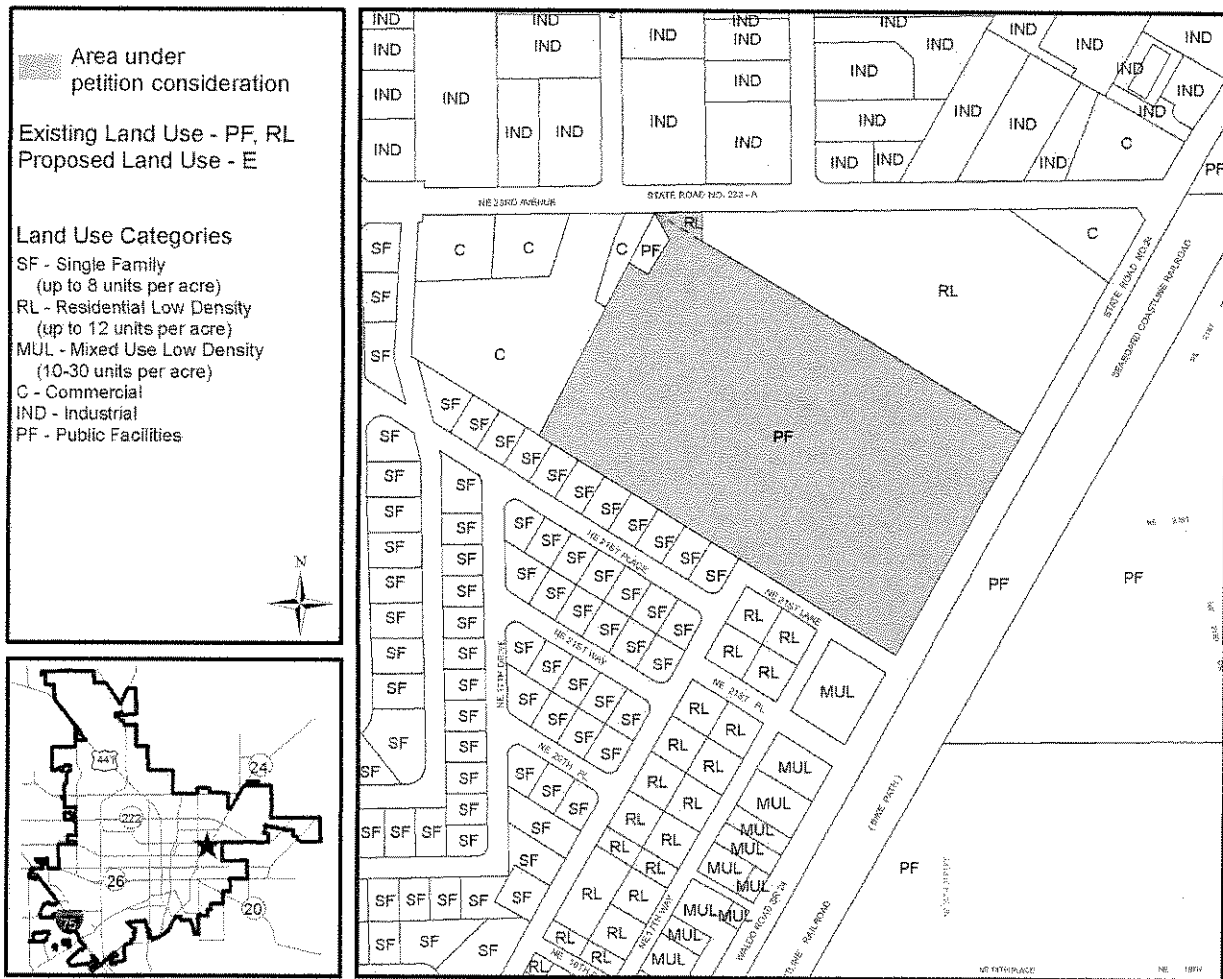
TO: City Plan Board **Item Number: 1**

FROM: Planning & Development Services Department **DATE:** March 24, 2011
Staff

SUBJECT: Petition PB-11-18 LUC, City Plan Board. Amend the City of Gainesville Future Land Use Map from Public Facilities (PF) and Residential Low Density (up to 12 units per acre) (RL) to Education (E). Located at 2004 Northeast Waldo Road. Related to Petition PB-11-19 ZON.

Recommendation

Staff recommends approval of Petition PB-11-18 LUC.



Description

This proposed large-scale amendment of the Future Land Use Map from Public Facilities and Residential Low Density (up to 12 units per acre) to Education is for the University of Florida Eastside Campus. This approximately 14.3-acre property is located on the west side of Waldo Road and is south of Northeast 23rd Avenue (see map on preceding page, and aerial photo in Appendix B, Exhibit B-1). To the south of the Eastside Campus is a residential neighborhood (mostly single-family, some duplexes), and an electrical contracting business that fronts Waldo Road. To the north are a vacant, 2.6-acre property that was previously part of the mobile home park to its north, and Northeast 23rd Avenue. To the east and across Waldo Road (a major State highway, and a Gateway Street (Sec. 30-306 of the Land Development Code)) is the Tacachale residential facility (of the State of Florida Agency for Persons with Disabilities) for the developmentally disabled. To the west are the Storage Zone (self-storage facility and business center), a small non-residential building of unknown use, and a very small, vacant parcel.

The property is within the Eastside Community Redevelopment Area, but it is not within either the Enterprise Zone or a special area plan. This property is part of the Campus Master Plan and is subject to the provisions of the 2005-2015 Campus Development Agreement.

The proposed land use change from Public Facilities (PF) and Residential Low-Density (up to 12 units per acre) (RL) to Education (E) is appropriate for the property's use as the University of Florida Eastside Campus. The Education category states in part that this "category identifies appropriate areas for public and private schools and institutions of higher learning when located outside of neighborhood centers (activity centers)". The current PF land use is a category that does not specify institutions of higher learning as an allowable use. The current RL land use (which applies only to a vacant, 0.09-acre area at the northern tip of the property at Northeast 23rd Avenue) is a category that does not allow institutions of higher learning.

This petition is related to Petition PB-11-19 ZON, which is a request for rezoning from PS (Public services and operations district) and MH (12 units/acre mobile home residential district) to ED (Educational services district). A separate petition for a small-scale amendment of the Future Land Use Map from Residential Low-Density (up to 12 units per acre) and to Education (and a related petition for rezoning from MH (12 units/acre mobile home residential district) and to ED (Educational services district)) for the approximately 2.6-acre property to the north was heard and recommended for approval by the City Plan Board on February 24, 2011.

Key Issues

- The proposed large-scale amendment to Education is consistent with the City's Comprehensive Plan. The Education land use category is ideal for a university facility.
- Compatibility with nearby residential uses and mixed uses will be ensured by meeting all applicable requirements of the Campus Master Plan and the Campus Master Plan Agreement.
- The proposed Education land use is consistent with Plan East Gainesville, and with the continued development of the University of Florida Eastside Campus.
- The proposed large-scale land use change from one institutional use (Public Facilities, to Education) to another, and from Residential Low-Density (up to 12 units per acre) to

Education for 0.09-acres of the 14.3-acre property will have no impact on the supply of potential affordable housing in Gainesville.

- There are no problems with financial feasibility.

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 proposal is consistent with the City of Gainesville comprehensive plan.

The proposed land use change from Public Facilities (PF) and Residential Low-Density (up to 12 units per acre) (RL) to Education is appropriate for the continued use of the property as the UF Eastside Campus. The Education category states in part that this “category identifies appropriate areas for public and private schools and institutions of higher learning when located outside of neighborhood centers (activity centers)”. The requested Education land use is wholly consistent with the ED zoning (Educational services district) proposed by related Petition PB-11-19 ZON.

The UF Eastside Campus is within the Innovation Zone that is mapped in the Intergovernmental Coordination Element (ICE). See Appendix A for applicable policies of the ICE, for the complete description of the Education future land use category, and for other applicable policies in the City’s Comprehensive Plan.

2. Compatibility and surrounding land uses

The adjacent 2.6-acre, vacant property to the north currently has RL land use and MH (12 units/acre mobile home residential district) zoning, but it is the subject of petitions for a small-scale land use change (PB-11-10 LUC) to Education and related rezoning (PB-11-11 ZON) to Educational services district; both petitions were unanimously recommended for approval by the Plan Board on February 24, 2011.

To the east and across Waldo Road (a four-lane, arterial roadway with a landscaped median) is the Tacachale residential facility, which houses the developmentally disabled. Tacachale has Public Facilities (PF) land use and PS (Public service and operations district) zoning. To the west are the Storage Zone (self-storage facility and business center), a small non-residential building of unknown use, and a very small, vacant parcel.

See Table 1 at the end of this document for a tabular summary of adjacent existing uses and adjacent zoning and land use categories.

There are no compatibility issues between the proposed Education land use (and ED zoning) and the Public Facilities land use (and PS Zoning) for the property to the east, with the Commercial (and General business district, Warehouse, and Public services and operations district zoning)

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and Public Facilities (and PZ zoning) land uses to the west, and with the proposed (Petitions PB-11-10 LUC and PB-11-11 ZON) Education land use and ED zoning to the north. Compatibility with the Single Family (SF) and Residential Low-Density residential land use areas (with RSF-2 and RMF-5 zoning, respectively), and with the Mixed Use Low-Intensity (8-30 units per acre) and its implementing, MU-1 zoning to the south, will be achieved by meeting all applicable requirements of the 2005-2015 Campus Master Plan and the 2005-2015 Campus Development Agreement.

(Note: The University of Florida has already demonstrated its commitment to being a compatible neighbor to the residential neighborhood that borders the south side of the Eastside Campus by constructing a high-quality, 8-foot-high masonry wall, in order to meet the concerns of the neighborhood regarding motor vehicle headlights in the adjacent campus parking lot.)

3. Environmental impacts and constraints

There are no major environmental impacts and constraints associated with this petition. The property is located in FEMA Flood Zone X, outside of the 100-500-year floodplain and is within the Tertiary Wellfield Protection Zone, which is the least restrictive of the three wellfield protection zones.

(Note: clean-up systems have been in place on the property for approximately one year as part of the remediation of a pollution plume of solvents and petroleum that was discovered at the State of Florida's Tacachale property on the east side of Waldo Road. (Source: Gus Olmos, P.E. Hazardous Materials Engineer with the Alachua County Environmental Protection Department.))

4. Infill and redevelopment

This proposed large-scale land use amendment will have no effect on the continuing redevelopment of the UF Eastside Campus, which is not constrained by the current land use and zoning. Such redevelopment 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), and is consistent with Plan East Gainesville.

5. Impacts on Affordable Housing

The current Residential Low-Density (up to 12 units per acre) land use and MH zoning on 0.09 acres can allow up to 1 residential unit. The remainder of the 14.3-acre property has Public Facilities land use, which is a non-residential land use. The proposed Education land use does not specify residential use as an allowable use, but the Educational services district (requested by related Petition PB-11-19 ZON) allows any use customarily incidental to a permitted principal use, which could conceivably include dormitories, but this is not a planned use of the property. The proposed land use change will have no impact on the supply of potential affordable housing in Gainesville.

6. Transportation

This large-scale land use amendment entails no major transportation issues. The 14.3-acre property is accessible by transit, bicycle and walking from Waldo Road and from Northeast 23rd Avenue. There is an adjacent sidewalk on Waldo Road, a bicycle/pedestrian path on the east side of Waldo Road, and RTS service along Waldo Road and Northeast 23rd Avenue. The property has roadway access to Waldo Road and to Northeast 23rd Avenue. The property is located within Transportation Concurrency Exception Area (TCEA) Zone A, but the impacts on roadways and other public infrastructure are addressed by the 2005-2015 Campus Development Agreement. The property is also subject to the requirements of 240.155 F.S. and the levels of service established for streets within the UF transportation impact area.

7. Financial Feasibility

This existing, developed property is the site of the University of Florida Eastside Campus. The proposed Education land use is an institutional land use, as is the existing Public Facilities land use (which applies to all but the 0.09-acre northern tip of the property, which has Residential Low-Density (up to 12 units per acre). This proposed land use will have no impact on adopted levels of service for public school facilities, recreation, potable water and wastewater, solid waste, and stormwater management. The impacts from the continuing development of the Eastside Campus on public infrastructure will be addressed by the 2005-2015 Campus Development Agreement.

The proposed land use amendment meets the financial feasibility requirements for a comprehensive plan amendment.

Respectfully submitted,



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Principal Planner

Prepared by:



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Lead Planner

Table 1**Adjacent Existing Uses**

North	Vacant land that was previously part of mobile home park adjacent to its north
South	Residential neighborhood (single-family houses, and duplexes); electrical contracting business
East	(Across Waldo Road) Tacachale – residential facility (of State of Florida Agency for Persons with Disabilities) for the developmentally disabled
West	Self-storage units and business center; small non-residential building of unknown use; vacant parcel

Adjacent Zoning and Land Use

	Land Use Category	Zoning Category
North	Residential Low (subject to pending land use change to Education)	MH (subject to pending zoning change to ED)
South	Single-Family, Residential Low, Mixed-Use Low-Intensity	RSF-2, RMF-5 and MU-1
East	Public Facilities	PS
West	Commercial, Public Facilities	BUS, W, PS

List of Appendices

Appendix A Comprehensive Plan GOPs

Exhibit A-1 Future Land Use and Intergovernmental Coordination Elements

Appendix B Supplemental Documents

Exhibit B-1 Aerial of UF Eastside Campus

Appendix C Application and Neighborhood Workshop information

Exhibit C-1 Application and Neighborhood Workshop information