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City of
Gainesville

Inter-Office Communication

Planning Division
X5022, FAX x2282, Station 11

Item No. 5

TO: City Plan Board

DATE: July 20, 2006

FROM: Planning Division Staff

Subject: Petition 91LUC-06 PB. City of Gainesville. Amend the City of Gainesville Future Land Use Map from RH (Residential High Density, 8-100 units per acre) to UMU (Urban Mixed-Use). Located on 14 properties totaling approximately 6 acres generally bounded by Southwest 13th Street, Southwest 3rd Avenue, Southwest 12th Street and Southwest 5th Avenue. These properties are located in the University Heights neighborhood. Related to Petition 92 ZON-06 PB.

Recommendation

Staff recommends approval of Petition 91LUC-06 PB.

Explanation

The 13 subject properties total approximately 5 acres and are currently developed as multi-family apartments, a Mormon student center, and fraternities. (The sole parcel with Office land use and zoning has been dropped from the originally contemplated petition pertaining to 14 parcels.) One of the 13 parcels is a real estate office. The 13 parcels are located by an area bounded by SW 13th Street, SW 5th Avenue, SW12th Street, and SW 3rd Avenue.

The proposed Urban Mixed-Use 2 (UMU-2: up to 100 units per acre) land use is compatible with the Residential-High and Urban Mixed-Use 2 land uses adjacent to the north and east, and the Education (University of Florida campus) land use adjacent to the south and west. This petition is related to Petition 92ZON-06PB, which proposes UMU-2 (Urban Mixed-Use) zoning.

The office, retail, research and high-density residential uses allowed in UMU-2 generally are considered to be compatible with high-density residential, education and office uses.

Impact on Transportation Level-of-Service

The properties in the area proposed for a land use change are all in Zone A of the Transportation Concurrency Exception Area (TCEA) and are already fully developed. No immediate change in trip generation is anticipated. Any new trip impacts will come from redevelopment over time. The SW 13th Street corridor is a multi-modal corridor abutting the University of Florida.

Transit, bicycles, and pedestrians provide a significant reduction in motorized vehicle trips in this area.

Compatibility of the proposal / surrounding land uses

The property is located within the UF Context Area. The adjacent high-density residential and education properties, land use and zoning designations are compatible with the proposed UMU-2 designation.

Environmental impacts and constraints

The property is not associated with significant environmental features.

Whether the change promotes urban infill or urban redevelopment

The proposed change would promote infill and redevelopment.

Applicable Goals, Objectives and Policies

Future Land Use Element

Goal 1

Improve the quality of life and achieve a superior, sustainable, development pattern in the city by creating and maintaining choices in housing, offices, retail, and workplaces, and ensuring that a percentage of land uses are mixed, and within walking distance of important destinations.

Objective 1.1

Adopt city design principles which adhere to timeless (proven successful), traditional principles.

Policy 1.1.1

To the extent possible, all planning shall be in the form of complete and integrated communities containing housing, shops, work places, schools, parks and civic facilities essential to the daily life of the residents.

Policy 1.1.2

To the extent possible, neighborhoods should be sized so that housing, jobs, daily needs and other activities are within easy walking distance of each other.

Policy 1.1.6

The City shall encourage community-serving facilities, such as government offices, farmers markets, and convention centers to be centrally located, instead of in dispersed, remote, peripheral locations. Public, community-serving facilities should be developed primarily in the city's central core, and, as appropriate, in neighborhood centers. Private, community-



serving facilities should be discouraged from locating in peripheral locations.

Objective 1.2

Protect and promote viable transportation choices (including transit, walking and bicycling, and calmed car traffic).

Policy 1.2.3

The City should encourage mixed use development, where appropriate.

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.

Policy 2.1.2

The City's Future Land Use Plan should strive to accommodate increases in student enrollment at the University of Florida and the location of students, faculty, and staff in areas designated for multi-family residential development and/or appropriate mixed-use development within 1/2 mile of the University of Florida campus and the medical complex east of campus (rather than at the urban fringe), but outside of single-family neighborhoods.

Goal 4

The Land Use Element shall foster the unique character of the City by directing growth and redevelopment in a manner that uses neighborhood centers to provide goods and services to City residents; protects neighborhoods; distributes growth and economic activity throughout the City in keeping with the direction of this element; preserves quality open space and preserves the tree canopy of the City. The Land Use Element shall promote statewide goals for compact development and efficient use of infrastructure.

Policy 4.1.1

Urban Mixed-Use 2 (UMU-2: up to 100 units per acre). This category allows a mixture of residential, retail and office/research uses. The Urban Mixed districts are distinguished from other mixed-use districts in that they are specifically established to support biotechnology research in close proximity to the University of Florida. An essential component of the district is orientation of structures to the street and pedestrian character of the area. Retail and office uses located within this district should be scaled to fit into the character of the area. Residential density shall be limited to 100 units per acre with provisions to add up to 25 additional units per acre by special use permit. All new development must be a minimum of 2 stories in height. Building height shall be limited to 6 stories and up to 8 stories by special use permit. Land development regulations shall set the appropriate densities; the distribution of uses; design criteria; landscaping, pedestrian, and vehicular access. Land development regulations shall specify the criteria for the siting of public and private schools, places of religious assembly and community facilities within this category.

Applicant Information	City of Gainesville
Request	Amend the City of Gainesville Future Land Use Map from RH (8-100 unit/acre residential high density district) to UMU-2 (up to 100

	units per acre). Related to Petition 92ZON-06 PB.
Existing Land Use Plan Classification	Residential-High
Existing Zoning	RH-2
Purpose of Request	Promote development and research near the UF campus.
Location	Area bounded by SW 13th Street, SW 5 th Avenue, SW 12th Street, and SW 3rd Avenue.
Existing Use	Office, apartments and a student center

Surrounding Uses


North **Fraternities, apartments**
South UF classrooms
East Apartments, credit union
West UF Fine Arts, UF Administration

Surrounding Controls	Existing Zoning	Land Use Plan
East	RH-2, OF	Residential-High, Office
South	ED	Education
West	ED	Education
North	UMU-2, RH-2	Residential-High, UMU-2

Summary

The proposed land use change is consistent with the 2000-2010 Gainesville Comprehensive Plan, and is recommended for approval.

Respectfully submitted,


 Dean Mimms, AICP
 Chief of Comprehensive Planning

DM:DN
 Attachment

Land Use Designations

- SF Single Family (up to 8 du/acre)
- RL Residential Low Density (up to 12 du/acre)
- RM Residential Medium Density (8-30 du/acre)
- RH Residential High Density (8-100 du/acre)
- MUR Mixed Use Residential (up to 75 du/acre)
- MUL Mixed Use Low Intensity (10-30 du/acre)
- MUM Mixed Use Medium Intensity (14-30 du/acre)
- MUM Mixed Use High Intensity (up to 150 du/acre)
- UMU1 Urban Mixed Use 1 (up to 75 du/acre)
- UMU2 Urban Mixed Use 2 (up to 100 du/acre)
- O Office
- C Commercial
- IND Industrial
- E Education
- REC Recreation
- CON Conservation
- AGR Agriculture
- PF Public Facilities
- PUD Planned Use District

--- Division line between two land use districts
 — City Limits

Area under petition consideration



EXISTING LAND USE

Name	Petition Request	Map(s)	Petition Number
City of Gainesville, agent	Change Land Use from R-H to UMU-2	4050	91LUC-06PB



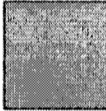
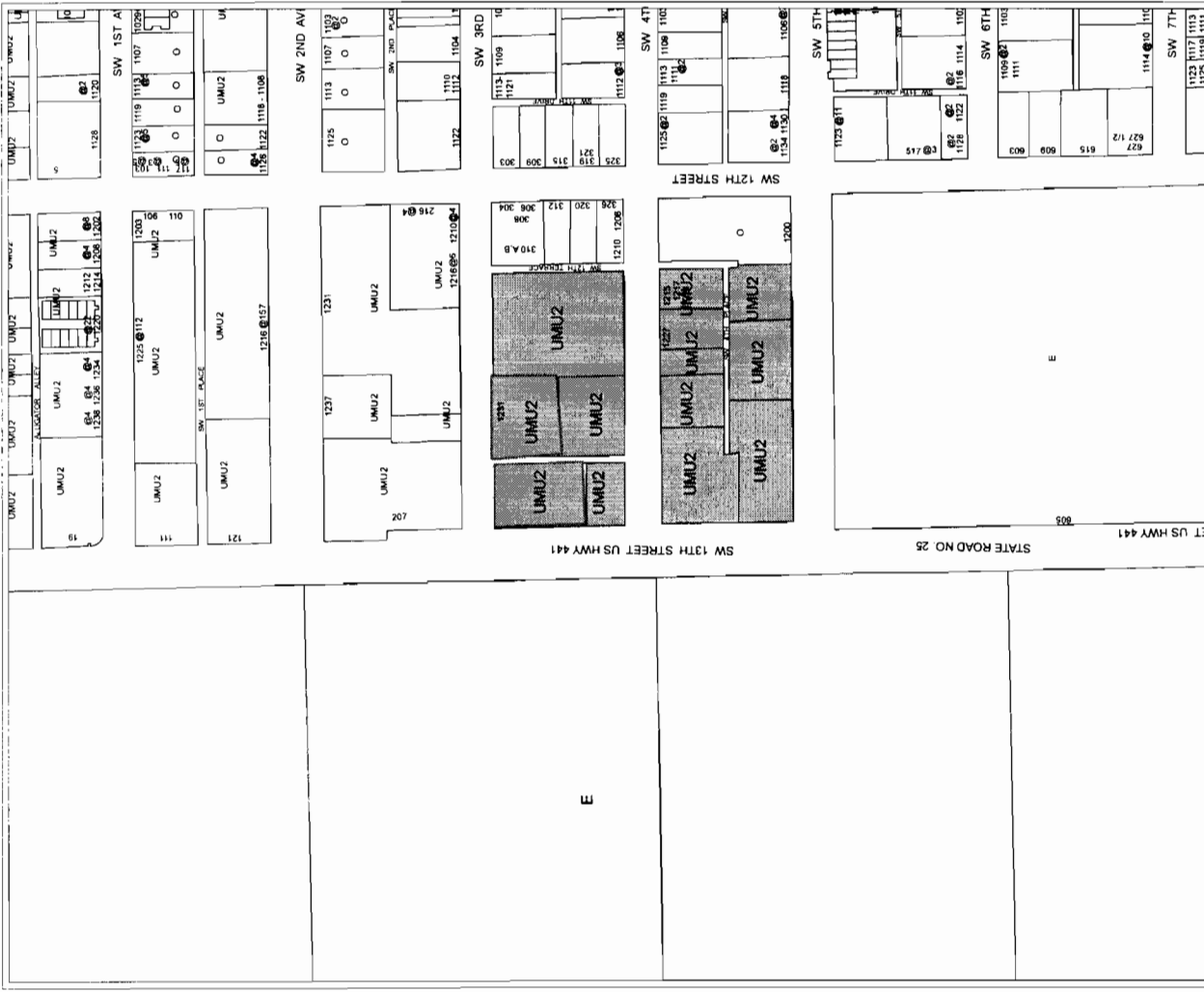
No Scale

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Area under petition consideration

PROPOSED LAND USE

Name	Petition Request	Map(s)	Petition Number
City of Gainesville, agent	Change Land Use from R-H to UMU-2	4050	91LUC-06PB





AERIAL PHOTOGRAPH

Name	Petition Request	Map(s)	Petition Number
City of Gainesville, agent	Change Zoning from RH-2 to UMU-2 Change Land Use from R-H to UMU-2	4050	91LUC-06PB 92ZON-06PB



No Scale

DRAFT

5. **Petition 91LUC-06 PB** City of Gainesville. Amend the City of Gainesville Future Land Use Map from RH (Residential High Density, 8-100 units per acre) and O (Office) to UMU-2 (Urban Mixed-Use, up to 100 units per acre). Located on 14 properties totaling approximately 6 acres generally bounded by Southwest 13th Street, Southwest 3rd Avenue, Southwest 12th Street and Southwest 5th Avenue. These properties are located in the University Heights neighborhood. Related to Petition 92ZON-06 PB.
6. **Petition 92ZON-06 PB** City of Gainesville. Rezone property from RH-2 (8-100 unit/acre residential high density district) and OF (Office) to UMU-2 (up to 100 units per acre). Located on 14 properties totaling approximately 6 acres generally bounded by Southwest 13th Street, Southwest 3rd Avenue, Southwest 12th Street and Southwest 5th Avenue. These properties are located in the University Heights neighborhood. Related to Petition 91LUC-06 PB.

Mr. Dom Nozzi made the staff presentation. He showed the location of the parcels in question and stated there were 13 parcels and not 14 as originally advertised, and 5 acres in size. He pointed out the location and described the surrounding uses. He showed an aerial map and further described surrounding properties and their zoning designations.

He reviewed the objectives of the UMU in the Comp Plan and Land Development Code. He stated that UMU will allow 6 stories by right and 8 by Special Use Permit. He stated that there would be additional uses allowed under the UMU zoning as stated in the staff report.

Chair Reiskind asked which property had not been included. Mr. Nozzi showed that property, which was the Campus Credit Union.

Mr. Mimms explained that when the City Commission was rezoning over 500 acres to UMU it was noted that these properties had not been included.

There was no comment from the public.

Mr. Gold stated the change was consistent with the Comprehensive Plan and he would support both petitions.

Mr. Tecler asked why the properties to the north had been left out.

Mr. John Fleming of Trimark Properties was recognized. He stated that the block was a historic district with five parcels. He stated the block to the south was the Credit Union and the northern block was already changed to UMU.

<u>Motion By:</u> Mr. Gold	<u>Seconded By:</u> Mr. Tecler
<u>Moved to:</u> Approve Petition 91LUC-06 PB.	<u>Upon Vote:</u> Motion Carried 4-0 Aye: Cohen, Reiskind, Tecler, Gold

<u>Motion By:</u> Mr. Cohen	<u>Seconded By:</u> Mr. Tecler
<u>Moved to:</u> Approve Petition 92ZON-06 PB.	<u>Upon Vote:</u> Motion Carried 4-0 Aye: Cohen, Reiskind, Tecler, Gold