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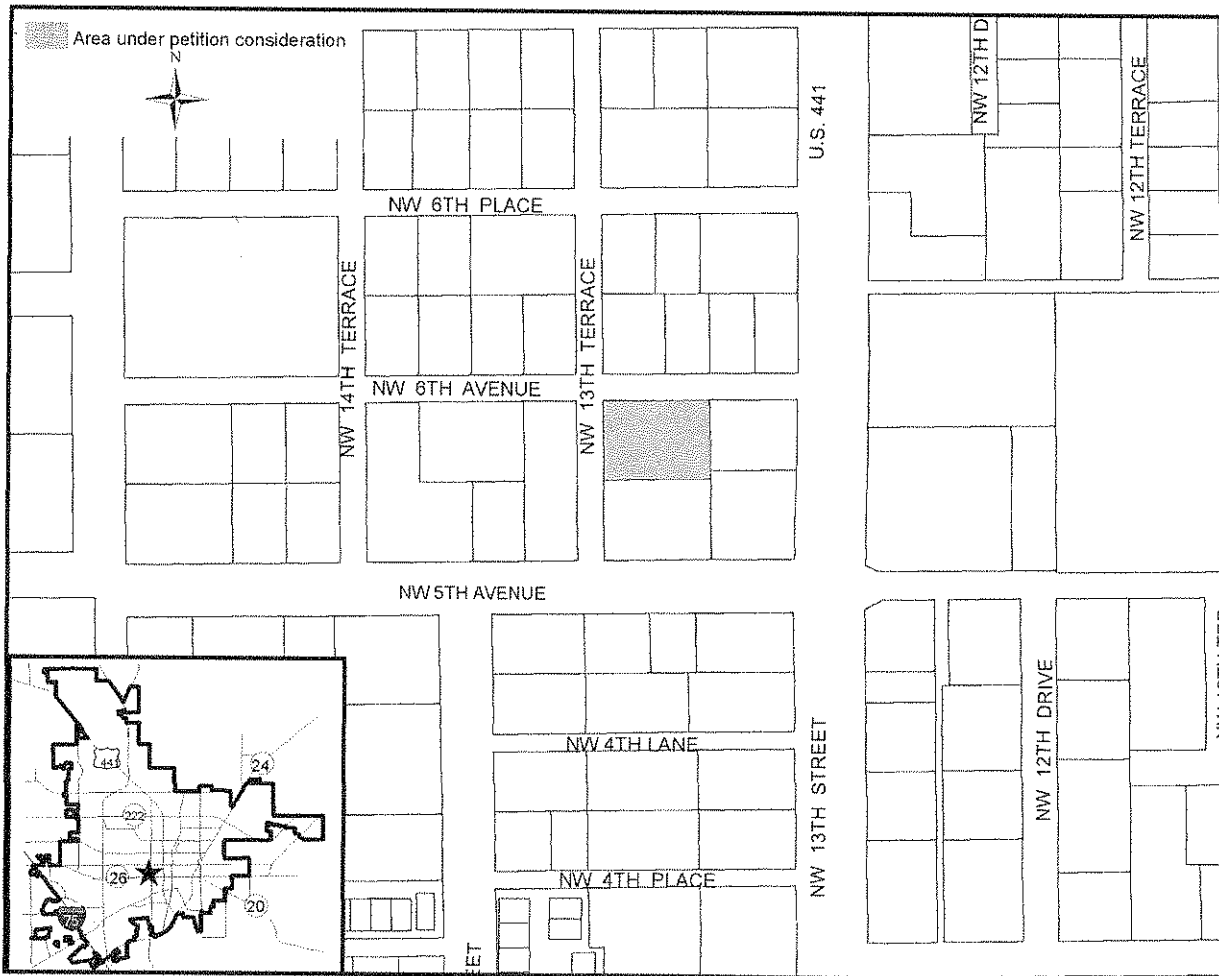
TO: City Plan Board **Item Number: 5**

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

SUBJECT: Petition PB-12-10 LUC. Causseaux, Hewett & Walpole, Inc, agent for Hodge Investments, Ltd. Amend the City of Gainesville Future Land Use Map from Residential – Medium (RM) to Mixed Use-Low (MUL). Located at 515 NW 13th Terrace. Related to PB-12-11-ZON & PB-12-12 ZON.

Recommendation

Staff recommends approval of Petition PB-12-10 LUC.



Description

This proposed small-scale amendment of the Future Land Use Map from Residential Medium-Density (8-30 units per acre) to Mixed-Use Low-Intensity (8-30 units per acre) pertains to a 0.25-acre property located at 515 NW 13th Terrace (see map on previous page), which is one-half block west of NW 13th Street. The property is located within the College Park/University Heights Redevelopment District and is within the College Park Special Area Plan, which is an overlay zoning district. The property is developed, is in residential use, and is the site of two, approximately 1,800 square-foot duplexes that were built in 1948 and 1964.

This proposed comprehensive plan amendment is related to Petition PB-12-11 ZON, which proposes rezoning from RMF-8 (8-30 units/acre multiple-family residential district) to MU-1 (8-30 units/acre mixed use low intensity), and to the proposed amendment (Petition PB-12-12 ZON) of the College Park Special Area Plan (SAP) "Master Plan & Regulating Plan for New Construction" map from Type III-House to Type I-Shopfront/Office/Apartment.

The property abuts three parcels with MUL (Mixed-Use Low-Intensity (8-30 units per acre)) land use to the east, southeast, and south, which comprise the remainder of the block bounded by NW 13th Street on the east side, NW 13th Terrace on the west, NW 6th Avenue on the north, and NW 5th Avenue on the south. A land use change to MUL will result in the entire block having MUL land use, which will help facilitate future redevelopment of the block. See Exhibits B-2 and B-3 for maps of existing and proposed land use, B-4 for map of the College Park Special Area Plan. Also see Exhibit C-1 (Hodge Property Small-scale Comprehensive Plan Amendment Application), which includes various maps provided by the petitioner's agent.

Key Issues

- The proposed small-scale amendment to Mixed-Use Low-Intensity (8-30 units per acre) is consistent with the City's Comprehensive Plan and supports redevelopment.
- Compatibility with adjacent residential property will be ensured by meeting all applicable requirements of the Land Development Code.
- The property is located within the College Park Special Area Plan. (It is currently designated a Type III-House building type, but the related, proposed amendment of the property's building type to Type I-Shopfront/Office/Apartment is consistent with this land use amendment and with the related, proposed rezoning to MU-1.)

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 redevelopment of the property by expanding the allowable uses of the property from those of the Residential Medium-Density (8-30 units per acre) category to those of the Mixed-Use Low-Intensity (8-30 units per acre) category, which allows for various non-residential uses in addition to residential uses. As stated

in Policy 4.1.1 of the Future Land Use Element of the Gainesville Comprehensive Plan, (see Exhibit A-1 for the complete provisions of the Mixed-Use Low-Intensity category), "This category allows a mixture of residential and non-residential uses such as standard lot single-family houses, small-lot single-family houses, duplex houses, townhouses (attached housing), accessory dwelling units, group homes, multi-family housing (if compatible in scale and character with other dwellings in the proposed neighborhood), offices scaled to serve the surrounding neighborhood, retail scaled to serve the surrounding neighborhood, public and private schools, places of religious assembly and other community civic uses, and traditional neighborhoods on sites 16 acres or larger in conformance with the adopted Traditional Neighborhood Development (TND) ordinance."

The proposed MUL land use (and the related, proposed rezoning to MU-1), if approved, will provide increased redevelopment potential relative to the current residential land use category. This 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 improving the condition of blighted areas, promoting a healthy economy, and discouraging urban sprawl. See Exhibit A-1 for these and other relevant Gainesville Comprehensive Plan policies.

The requested MUL land use is wholly consistent with the MU-1 (8-30 units/acre mixed use low intensity) zoning proposed by related Petition PB-11-64 ZON. It is also consistent with the Policy 4.2.1 (Future Land Use Element) requirement to provide protection for "residential areas and low intensity uses from the impacts of high intensity uses by separating intense uses from low-intensity uses by transitional uses and by performance measures."

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

See Table 1 at the end of this document for a tabular summary of adjacent existing uses and adjacent zoning and land use categories. This 0.25-acre property is the site of two, approximately 1,800 square-foot duplexes that were built in 1948 and 1964. Based on the age of these existing structures, review by the Historic Preservation Planner will be required prior to the issuance of any demolition permits (Section 6-19, Gainesville Code of Ordinances). Neither of the properties is listed on the Local or National Register of Historic Places.

This petition is limited to amending the future land use category of property that is currently developed. The U.S. Natural Resources Conservation Service's (formerly the Soil Conservation Service of the U.S. Department of Agriculture) 1985 Soil Survey of Alachua County classifies the soil as Urban Land. The property is in FEMA Flood Zone X, outside of the 100-500 year floodplain.

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 provide increased redevelopment opportunities for the site by additional uses.

4. Impacts on Affordable Housing

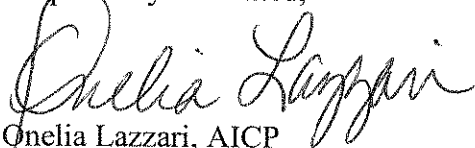
This land use amendment will have no impact on the supply of potential affordable housing in Gainesville. Both the existing and proposed future land use categories allow for 8 to 30 units per acre of residential density.

5. Availability of Facilities and Services

There are no major transportation issues associated with this zoning petition. The property is served by existing streets, and is located within Zone A of the City's Transportation Concurrency Exception Area (TCEA) and at the time of development, will be subject to the Zone A requirements of Policy 1.1.4 of the Concurrency Management Element.


This existing, developed 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.

Respectfully submitted,



Onelia Lazzari, AICP
Principal Planner

Prepared by:



Dean Mimms, AICP
Lead Planner

Table 1

Adjacent Existing Uses

North	NW 6 th Avenue (duplex across street)
South	Vacant lot
East	Gate gas station/convenience store
West	NW 13 th Terrace (duplex across street)

Adjacent Zoning and Land Use

	Land Use Category	Zoning Category
North	Residential Medium-Density (8-30 units per acre)	RMF-8 (8-30 units/acre multiple-family residential district)
South	Mixed-Use Low-Intensity (8-30 units per acre)	MU-1 (8-30 units/acre mixed use low intensity)
East	Mixed-Use Low-Intensity (8-30 units per acre)	MU-1 (8-30 units/acre mixed use low intensity)
West	Residential Medium-Density (8-30 units per acre)	RMF-7 (8-21 units/acre multiple-family residential district)

List of Appendices

Appendix A Comprehensive Plan GOPs

Exhibit A-1 Future Land Use Element

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 Map: College Park Special Area Plan

Appendix C Application Package

Exhibit C-1 Hodge Property Small-scale Comprehensive Plan Amendment Application Package (Causseaux, Hewett & Walpole, Inc., January 12, 2012)