

WestPark

Large-scale Comprehensive Plan Amendment (PB-16-107 LUC)

and

Rezoning (PB-16-108 ZON)

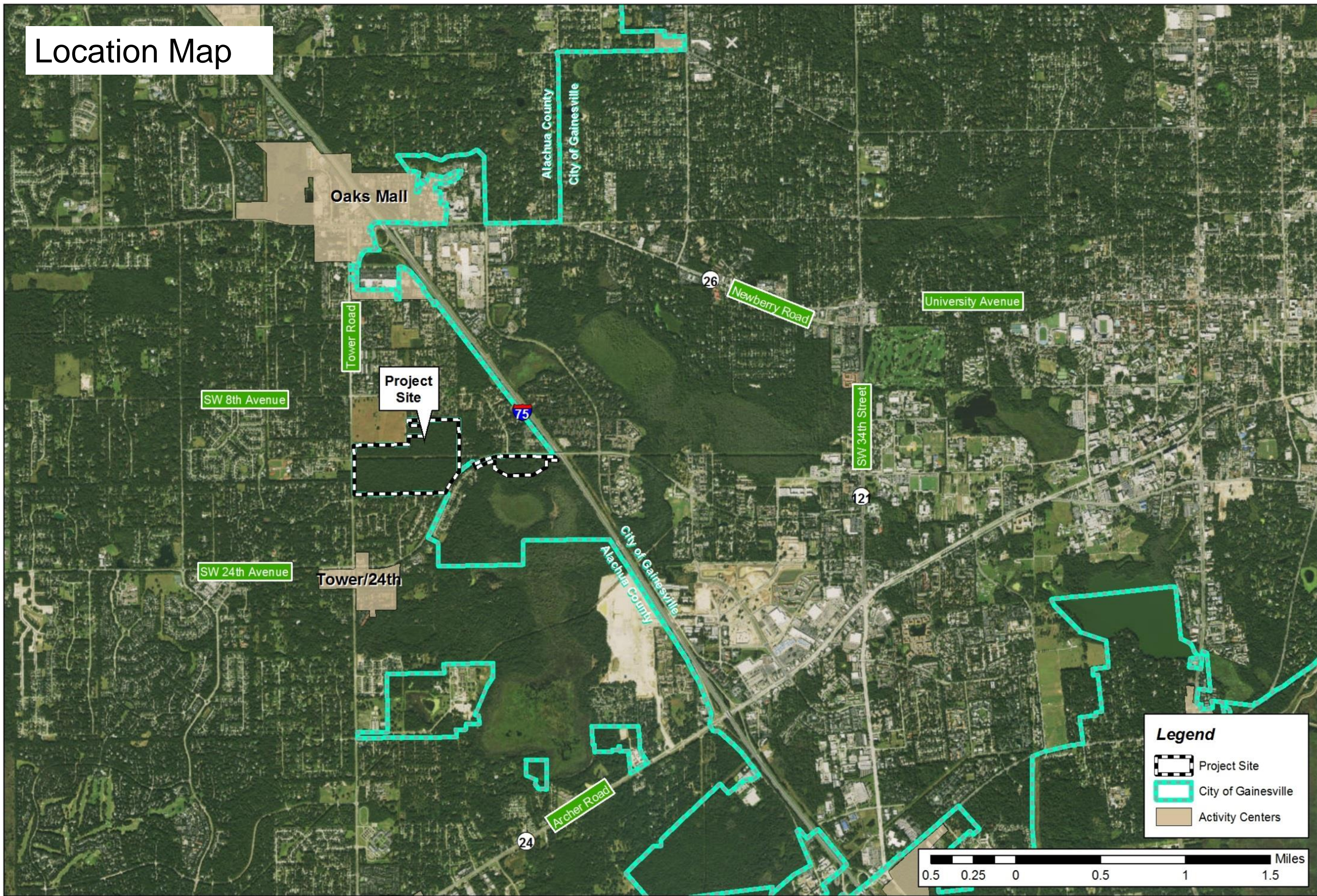
City Commission
December 15, 2016



- ±157-acre site voluntarily annexed into the City of Gainesville on June 16, 2016.
- The City is required to place City FLU designations and zoning districts on annexed properties.
- The proposed FLU designations and zoning districts will allow for a mixed-use development with commercial / retail, office, multi-family residential, and single-family residential uses.

- If this project site were developed under Alachua County regulations, a Traditional Neighborhood Development (TND) or Transit Oriented Development (TOD) would be required.
- The proposed City of Gainesville FLU designations and zoning districts allow for a mix of uses and densities / intensities that would be permitted by a TND or TOD under Alachua County regulations.

Location Map



Legend

- Project Site
- City of Gainesville
- Activity Centers

Alachua County Tax Parcels
06675-001, 06675-003, 06676-000, 06677-000 & 06680-004

NORTH

CH2M

Professional Consultants
Document Path: L:\2016\15 06000\Planning\GIS\MK01VA_REV.mxd
Prepared by: Employee ##
Date: 7/29/2016

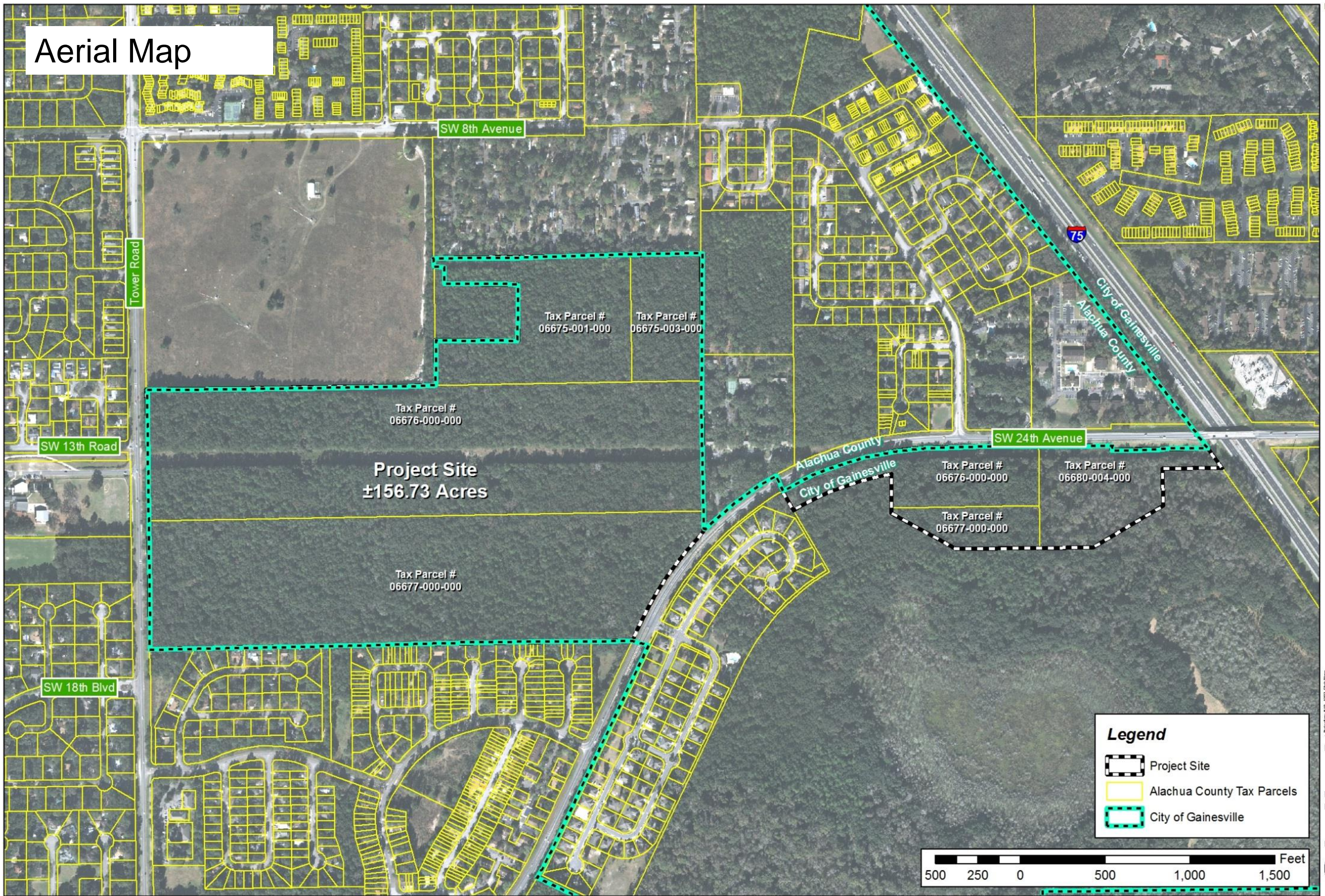
- Due Diligence began in early 2014 upon the site and surrounding area
- Annexation analyses occurred in 2015
- Annexation Petition prepared 1/15/16

Site is completely within the City of Gainesville and will be served by GRU Water, Sewer, Electric, Natural Gas, & high-speed fiber communications.

All roads will be constructed by land owners and dedicated into public Right of Way upon completion.

SW 20th Avenue Voluntary Annexation Schedule					
stage	start Date	end Date	Action	Who	Status
Annexation	4/21/2016		Annexation request to the City Commission. 1. Accept Petition (Sect. 171.044(2)) 2. Direct staff to prepare and advertise annexation ordinance 3. Provide notification to the County (Sect. 171.044(6))	Lila	Complete
Annexation	4/25/2016		Legal description and map must be verified by city surveyor & city attorney, ordinance complete and available at Clerk's office.	Lila, Pat & Sean	Complete
Annexation	4/25/2016		Notice must be provided to the Board of County Commissioners via certified mail by the Governing Body 10 days prior to advertising (Sect. 171.044(6))	Lila	Complete
Annexation	4/28/2016		Display ad delivered to Gainesville Sun to advertise Annexation Ordinance	Mary & Norma	Complete
Annexation	5/5/2016		First display ad runs in Sun - Draft Ordinance at Clerk's Office for public review	Lila	Complete
Annexation	5/12/2016		Second display ad runs in Sun	Lila	Complete
Annexation	5/19/2016		First Reading of the Annexation Ordinance	Lila	Complete
Annexation	6/2/2016		Second Reading of the Annexation Ordinance	Lila	Complete
Annexation	6/2/2016		Effective Date of Annexation	City staff	Complete
Annexation	6/3/2016		File ordinance with the clerk of the circuit court, chief administrative officer of the county and the Department of State with Map & Legal Description (Sect. 171.044(3))	Lila	Complete
Annexation	7/2/2016		Notify the Department of State and Office of Economic and Demographic Research of boundary change (Sect. 171.091)	Lila	Complete

Aerial Map

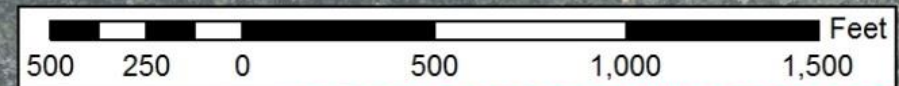


Alachua County Tax Parcels
06675-001, 06675-003, 06676-000, 06677-000 & 06680-004

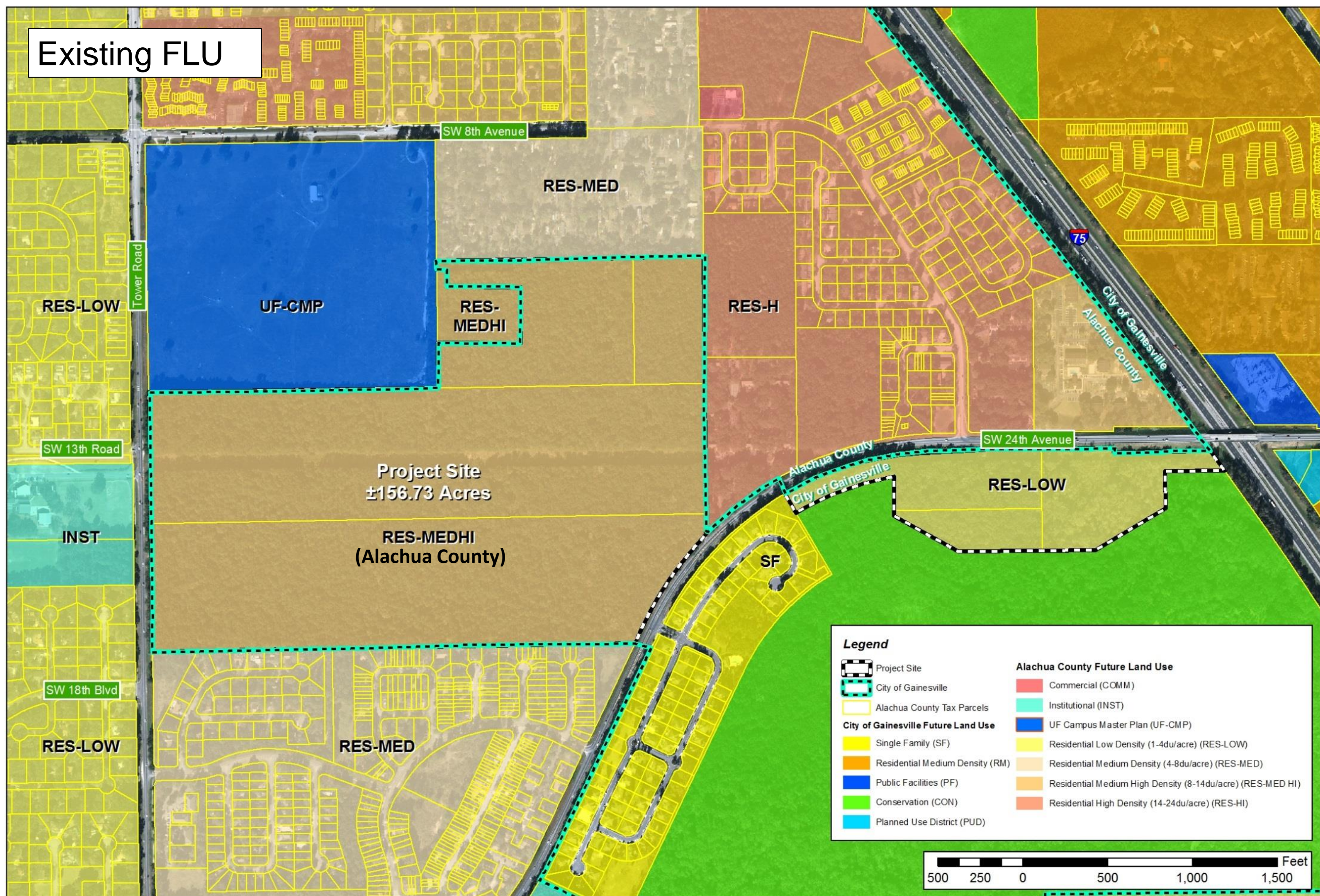


Legend

- Project Site
- Alachua County Tax Parcels
- City of Gainesville



Existing FLU



Project Site
±156.73 Acres

RES-MEDHI
(Alachua County)

Legend

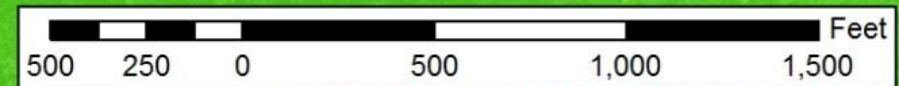
- Project Site
- City of Gainesville
- Alachua County Tax Parcels

City of Gainesville Future Land Use

- Single Family (SF)
- Residential Medium Density (RM)
- Public Facilities (PF)
- Conservation (CON)
- Planned Use District (PUD)

Alachua County Future Land Use

- Commercial (COMM)
- Institutional (INST)
- UF Campus Master Plan (UF-CMP)
- Residential Low Density (1-4du/acre) (RES-LOW)
- Residential Medium Density (4-8du/acre) (RES-MED)
- Residential Medium High Density (8-14du/acre) (RES-MED HI)
- Residential High Density (14-24du/acre) (RES-HI)

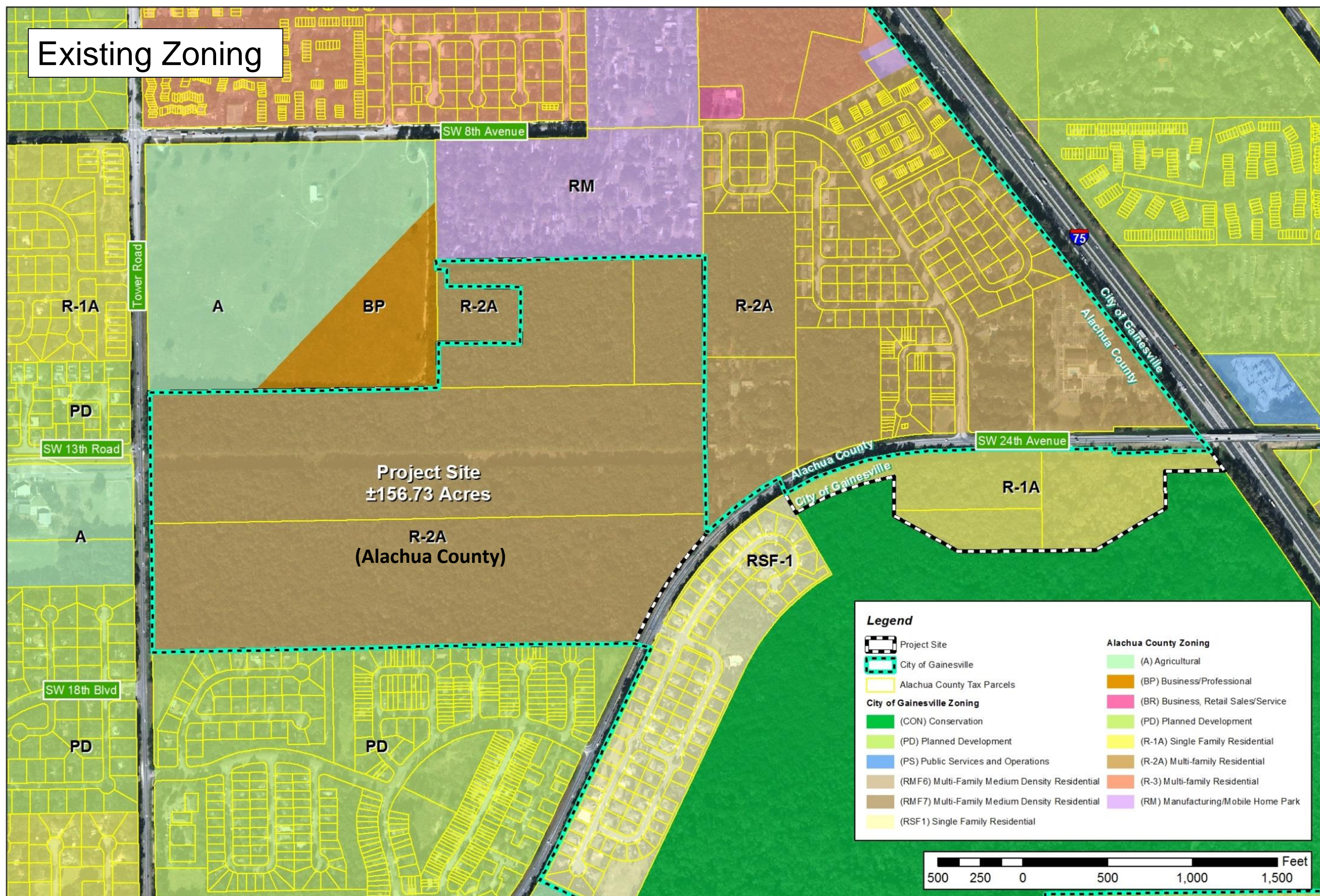


Project No. 1001, State Park
 Project Name: UNIVERSITY CONVERSION
 File No. 10000000000000000000
 Drawing No. 10000000000000000000
 Drawing Title: ILLUSTRATION 2A: FLU MAP
 Date: 7/25/2016
 Prepared by: Employee 427



Alachua County Tax Parcels
 06675-001, 06675-003, 06676-000, 06677-000, & 06680-004

Existing Zoning



Project Site
±156.73 Acres

R-2A
(Alachua County)

Legend

Project Site	(A) Agricultural
City of Gainesville	(BP) Business/Professional
Alachua County Tax Parcels	(BR) Business, Retail Sales/Service
(CON) Conservation	(PD) Planned Development
(PD) Planned Development	(R-1A) Single Family Residential
(PS) Public Services and Operations	(R-2A) Multi-family Residential
(RMF6) Multi-Family Medium Density Residential	(R-3) Multi-family Residential
(RMF7) Multi-Family Medium Density Residential	(RM) Manufacturing/Mobile Home Park
(RSF1) Single Family Residential	



Alachua County Tax Parcels
06675-001, 06675-003, 06676-000, 06677-000, & 06680-004

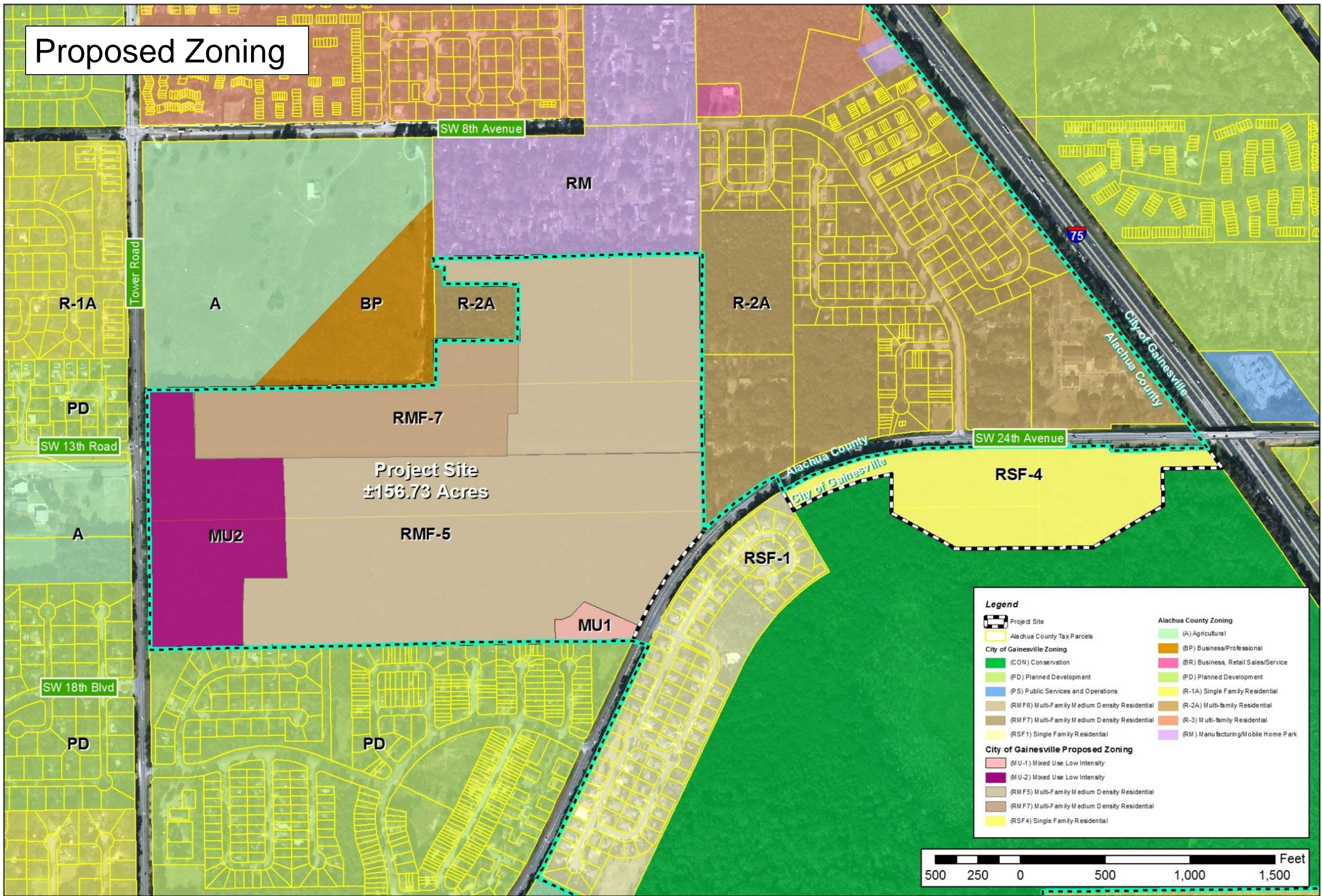


CHW
Professional Consultants

Prepared by: Employee 427
Date: 7/25/2016

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Proposed Zoning



Alachua County Tax Parcels
06675-001, 06675-003, 06676-000, 06677-000, & 06680-004

Legend

- Project Site
- Alachua County Tax Parcels

City of Gainesville Zoning

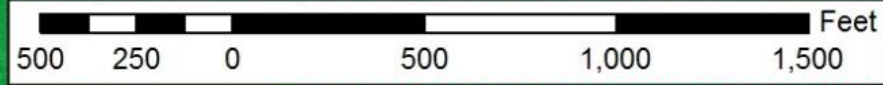
- (CON) Conservation
- (PD) Planned Development
- (PS) Public Services and Operations
- (RMF6) Multi-Family Medium Density Residential
- (RMF7) Multi-Family Medium Density Residential
- (RSF1) Single Family Residential

Alachua County Zoning

- (A) Agricultural
- (BP) Business/Professional
- (BR) Business, Retail Sales/Service
- (PD) Planned Development
- (R-1A) Single Family Residential
- (R-2A) Multi-family Residential
- (R-3) Multi-family Residential
- (RM) Manufacturing/Mobile Home Park

City of Gainesville Proposed Zoning

- (MU-1) Mixed Use Low Intensity
- (MU-2) Mixed Use Low Intensity
- (RMF5) Multi-Family Medium Density Residential
- (RMF7) Multi-Family Medium Density Residential
- (RSF4) Single Family Residential



Prepared by: Employee 427
Date: 7/25/2016
City of Gainesville, Florida
Professional Seal: [Seal]





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Existing / Proposed Density & Intensity



Existing Maximum Density / Intensity*

Residential Medium-High Density (8 – 14 units per acre): Alachua County

- 14 units per acre x 134.52 acres = 1,883 units

Residential Low-Density (1-4 units per acre): Alachua County

- 4 units per acre x 22 acres = 88 units

*A project site on 25 or more acres or having more than 150 residential units would be required to develop as a TND or TOD under Alachua County regulations which would significantly increase the maximum number of residential units and require non-residential uses.

Proposed Density/Intensity

Mixed-Use Medium-Intensity: City of Gainesville

- ±130,500 s.f. (estimated single-story non-residential development @ 0.15 F.A.R.)
- 300 units (30 du per acre for 50% of acreage)

Mixed-Use Low-Intensity: City of Gainesville

- ±15,000 s.f. (estimated single-story non-residential development @ 0.15 F.A.R.)
- 34 units (30 du per acre for 50% of acreage)

Residential Medium-Density (8-30 units per acre): City of Gainesville

- 30 units per acre x 21.72 acres = 652 units

Residential Low-Density (up to 12 units per acre): City of Gainesville

- 12 units per acre x 90.58 acres = 1,087 units

Single-Family (up to 8 units per acre): City of Gainesville

- 8 units per acre x 22.2 acres = 178 units

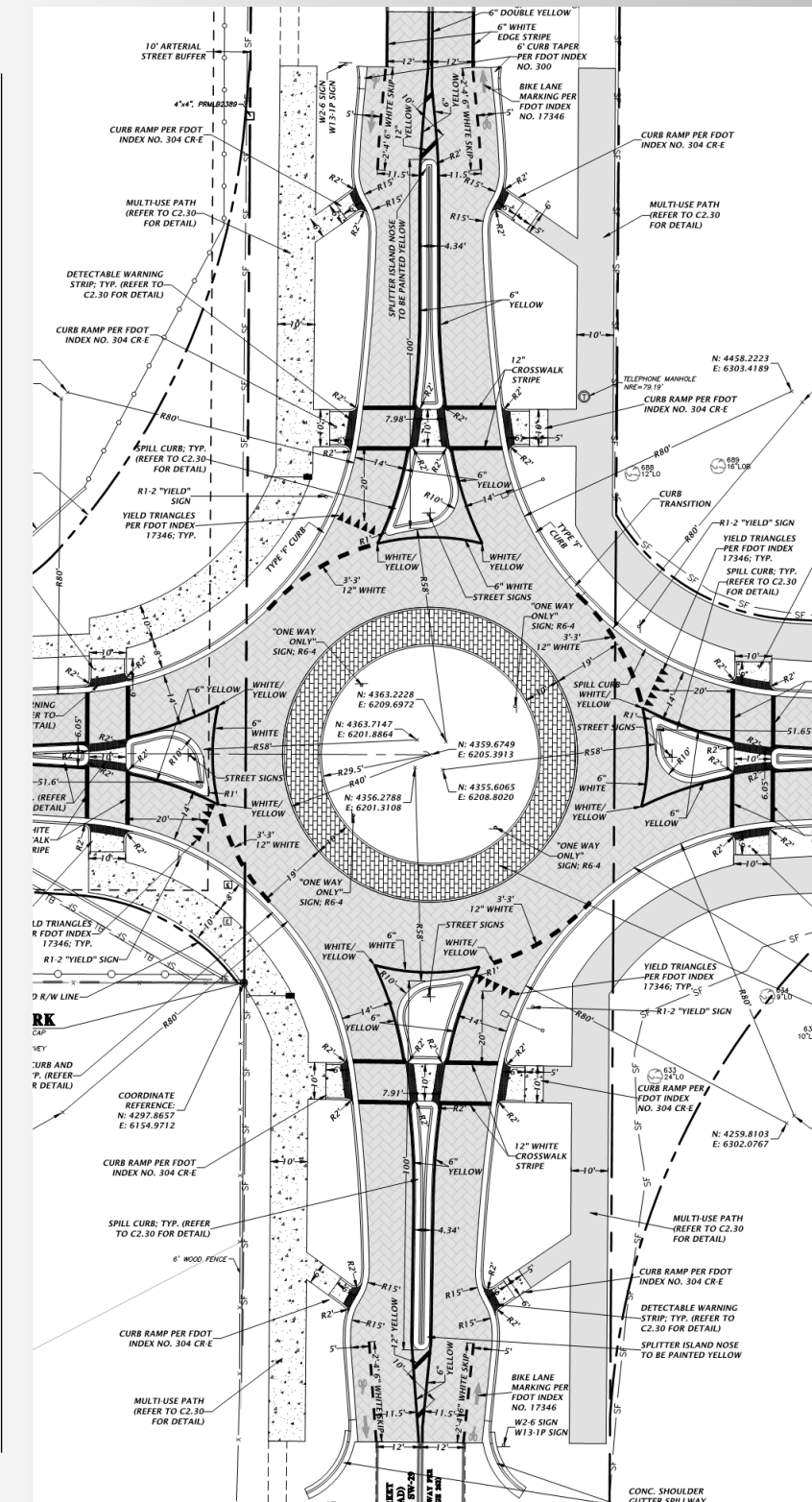
- Applicant, City, and County staff met on May 5th to begin discussion to create a coordinated approach to Transportation Planning, multi-modal access, and required roadway operational and capacity enhancements.
- Adjacent Oak Hall School is slightly ahead of this project, yet coordination is occurring for Tower Road operational and capacity enhancements



Ongoing Coordination – Private Partners



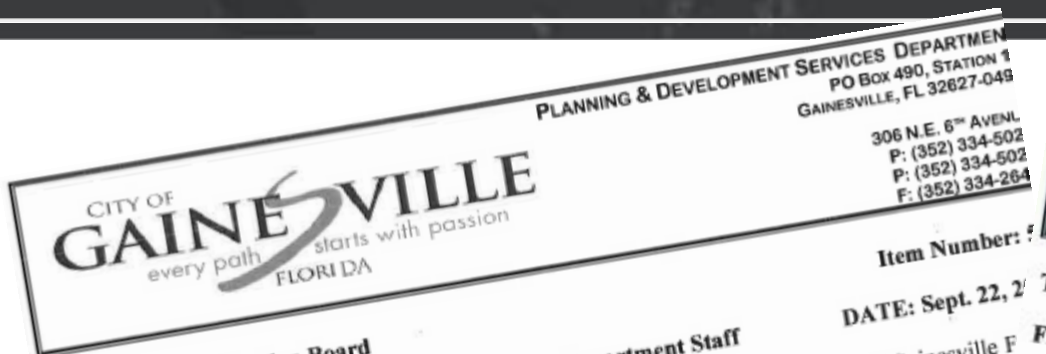
- Oak Hall School recently updated their Campus Master Plan
- Oak Hall School obtained Preliminary Development Plan (PDP) and Final Development Plan (FDP) approval for Phase 1, which includes Tower Road improvements
- Project Owners are working with Oak Hall in coordinated manner on Tower Rd.



- Notwithstanding Florida law exemption from the State development-of- regional-impact (DRI) review process for dense urban land areas as provided in Section 380.06, F.S., large developments that trip the DRI threshold shall be required to address their regional impacts, consistent with the City's coordination policies in the Intergovernmental Coordination Element.
- ***Response: City staff has begun coordination with Alachua County staff on the best way to address intergovernmental transportation issues. The property owner and/or developer(s) will provide the necessary traffic analysis with development plan applications.***

- Alachua County staff shall be provided the development plans and associated traffic studies for any development within the TMPA that will generate more than 1,000 net, new average daily trips or any development that will generate more than 100 net, new average daily trips within 1/4 mile of an Alachua County-maintained road or the unincorporated area. Alachua County staff shall have the opportunity to comment on the proposed development and its impacts on Alachua County-maintained roads or state-maintained roads and any criteria proposed/required pursuant to Policies 10.1.6, 10.1.7, 10.1.9, 10.1.11, and 10.1.13. Alachua County staff may raise the trip threshold for review of plans at any time by informing the City of such change in writing. The City shall require large developments that meet the DRI threshold to address regional impacts on facilities.
- ***Response: City staff has begun coordination with Alachua County staff on the best way to address intergovernmental transportation issues. The property owner and/or developer(s) will provide the necessary traffic analysis with development plan applications.***

City Staff Recommendations



TO: City Plan Board
FROM: Planning & Development Services Department Staff

Item Number: 1
DATE: Sept. 22, 2016

Petition PB-16-107 LUC. City of Gainesville. Amend the City of Gainesville Land Use Map from Alachua County Medium High Density Residential (8-14 DU (RMH) and Low Density Residential (1-4 DU/acre) (RL) to City of Gainesville Use Medium-Intensity (12-30 units per acre), Mixed-Use Low-Intensity (8-30 units per acre), Residential Medium-Density (8-30 units per acre), Residential Low-Density (12 units per acre), and Single-Family (up to 8 units per acre). The property is located between the 1300-1800 block of Tower Road (75th Street) and the 18th SW 20th Avenue, and includes an area south of SW 20th Avenue and w Related to PB-16-108 ZON.

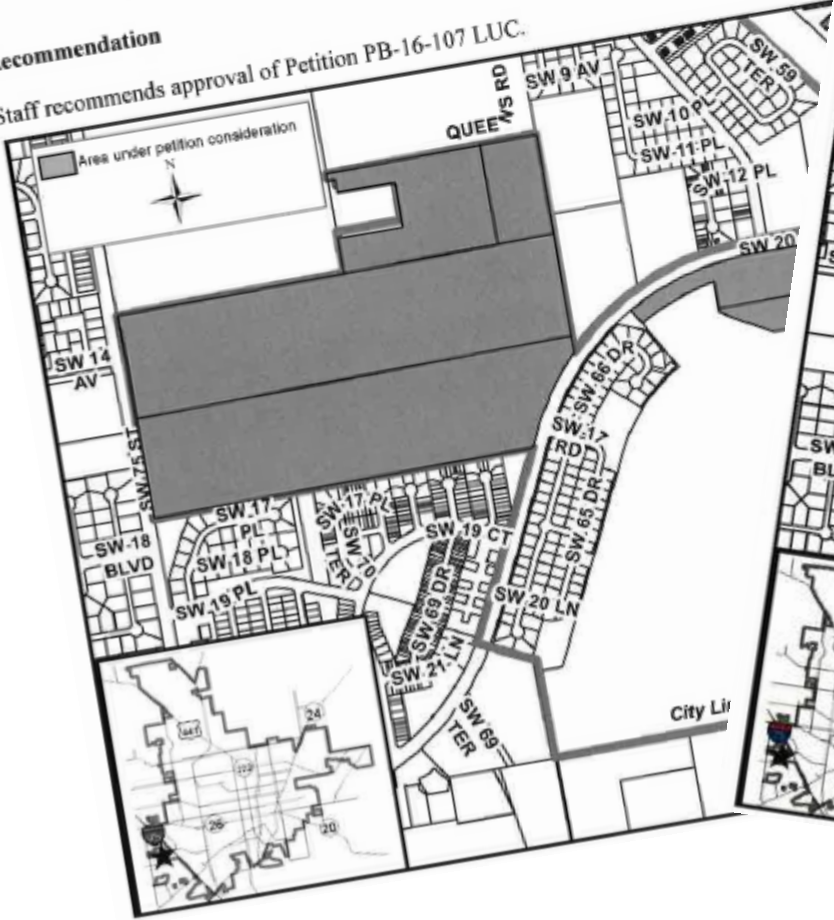
TO: City Plan Board
FROM: Planning & Development Services Department Staff

Item Number: 1
DATE: September 22, 2016

Petition PB-16-108 ZON. City of Gainesville. Rezone property from Alachua County Multiple-family, medium-high density district (R-2A), and Single family, low density district (R-1a) to City of Gainesville MU-2: 12-30 units /acre mixed use medium intensity, MU-1: 8-30 units/acre mixed use low intensity, RMF-7: 8-21 units/acre multiple-family residential district, RMF-5: 12 units/acre single-family residential district, and RSF-4: 8 units/acre single-family/multiple-family property is generally located between the 1300-1800 block of Tower Road (75th Street) and the 1800 block of SW 20th Avenue, and includes an area south of SW 20th Avenue and west of I-75. Related to PB-16-107 LUC.

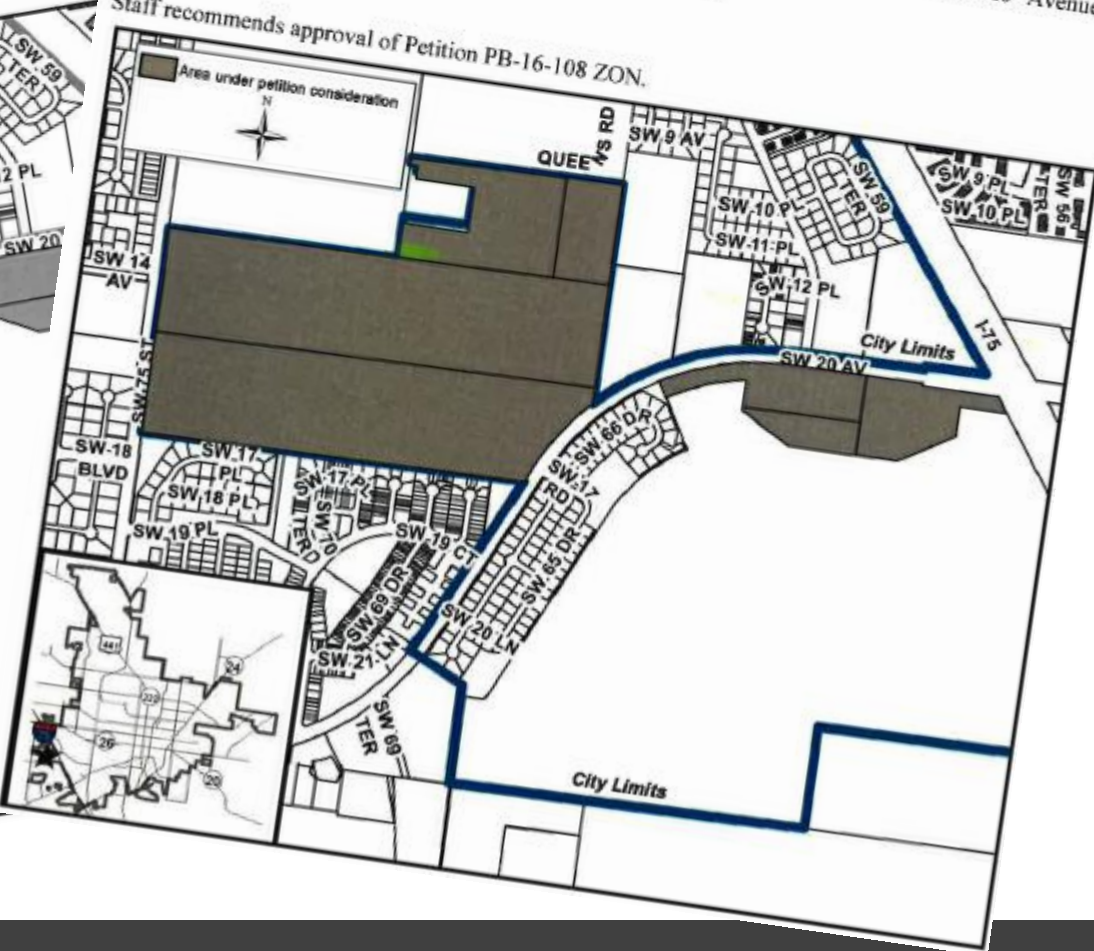
Recommendation

Staff recommends approval of Petition PB-16-107 LUC.



Recommendation

Staff recommends approval of Petition PB-16-108 ZON.



Recommendation

Staff recommends approval of Petition PB-16-107 LUC.

Recommendation

Staff recommends approval of Petition PB-16-108 ZON.



CHW

Professional Consultants

County Permitted TND Density/Intensity



15-0500 - TND Calculations

FLU Density	Minimum	Maximum
Residential Medium-High	8	14

	VC - bonus	TSA - bonus
Is the site on a Rapid Transit or Express Transit Corridor?		
No =	4	4
Yes =	8	6

Table 1: Minimum and Maximum Density Requirements

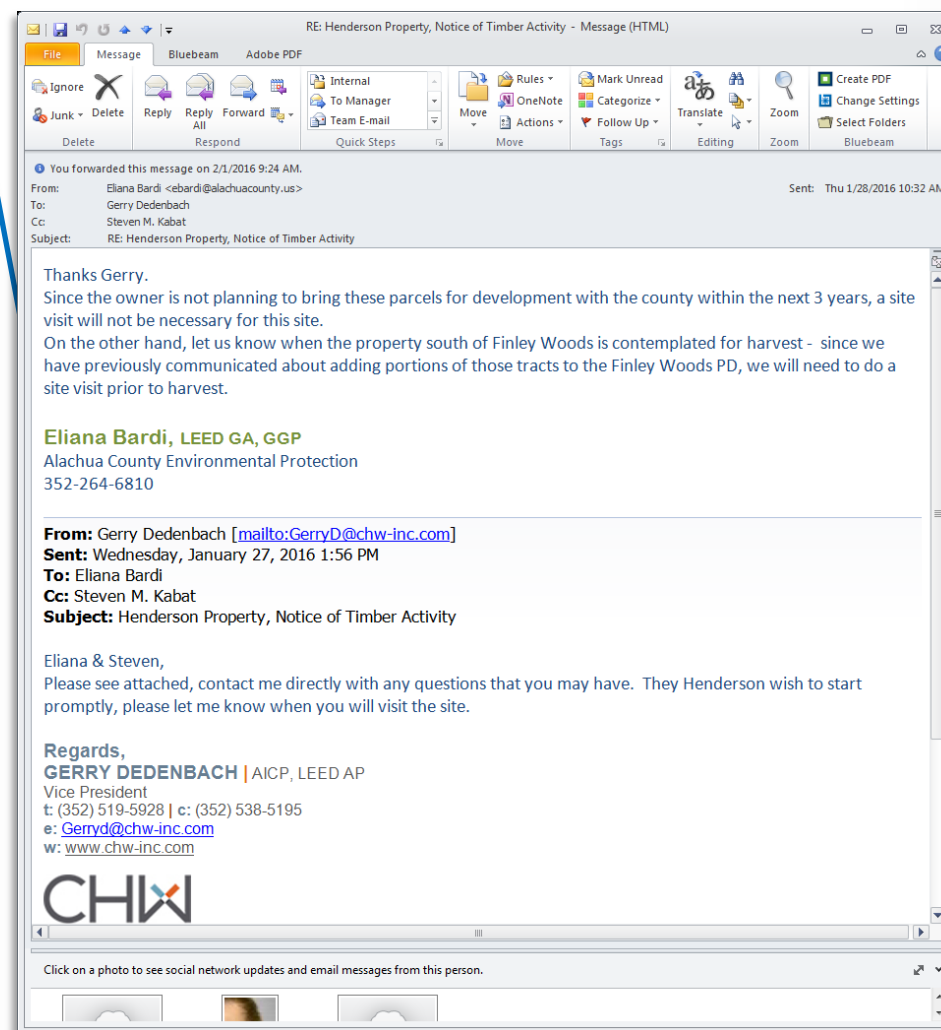
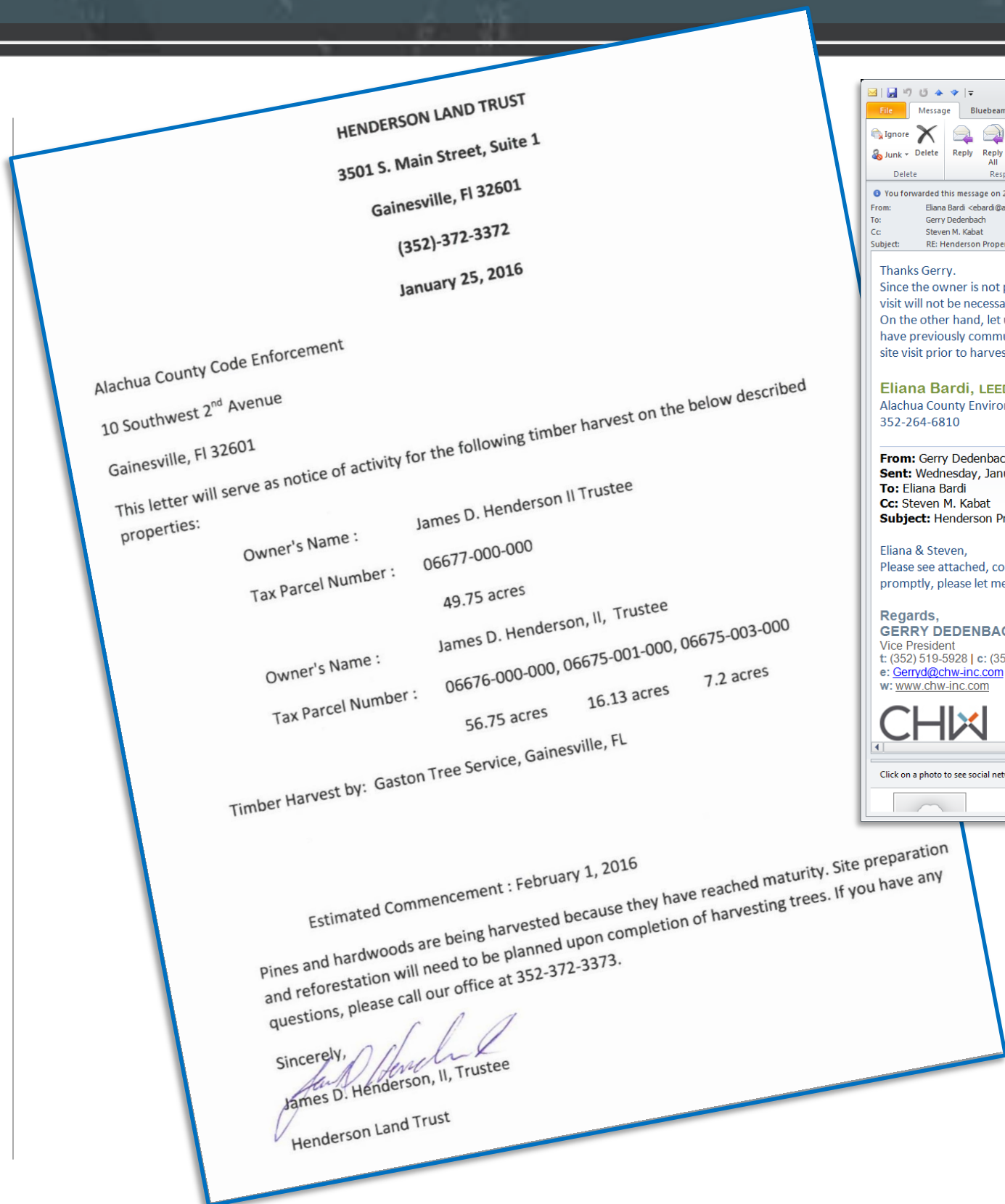
TND Location	Acres	FLU Category	Minimum Required Residential Density	Maximum Permitted Residential Density	Minimum Required Residential Units	Maximum Permitted Residential Units
Village Center	31.40	RMH	8	16	251.20	502.40
Transit Support Area	70.33	RMH	8	14	562.64	984.62
Outside	32.80	RMH	8	14	262.40	459.20
Total	134.53	-	-	-	1076.24	1946.22

	Min sf/unit	Max sf/unit
Is the site within the Urban Service Area?		
No =	50	200
Yes =	50	250

Table 2: Proposed TND Development Statistics

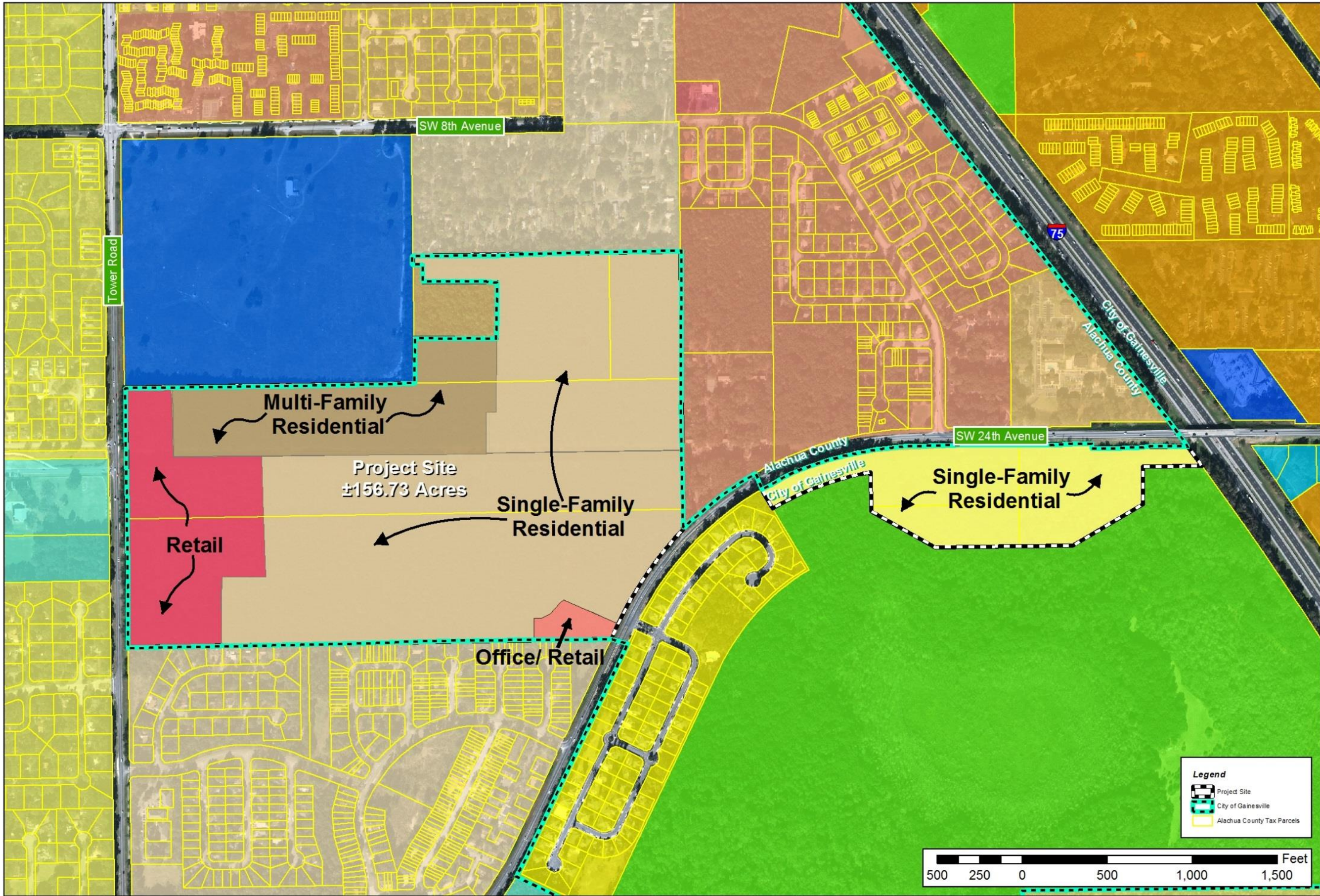
Number of Residential Units	Overall Density	Total Minimum Non-res (sf)	Total Maximum Non-res (sf)
1076	8.0	63,812	319,060
1946	14.5	107,300	606,500

Active Siviculture



Tree harvest conducted with notification to Alachua County and the City of Gainesville.

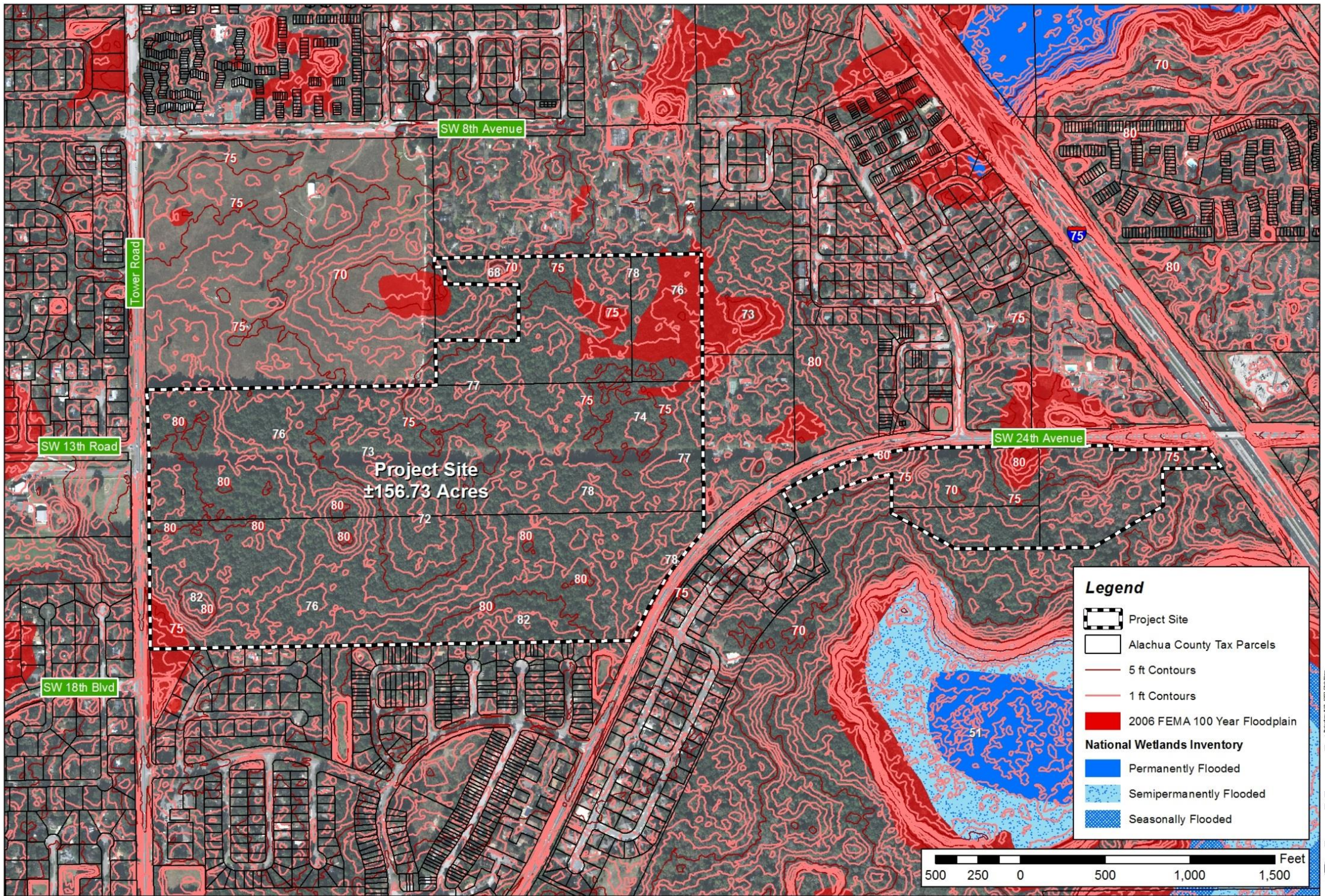
Property has active siviculture use in place for decades and tree harvest is completed.



Potential Development Program



Prepared by: Employee 427
 Date: 02/24/2016
 Project: 156.73 Acres
 File: 156.73 Acres
 City of Gainesville
 Alachua County
 Date: 02/24/2016
 City of Gainesville
 Alachua County



Legend

- Project Site
- Alachua County Tax Parcels
- 5 ft Contours
- 1 ft Contours
- 2006 FEMA 100 Year Floodplain

National Wetlands Inventory

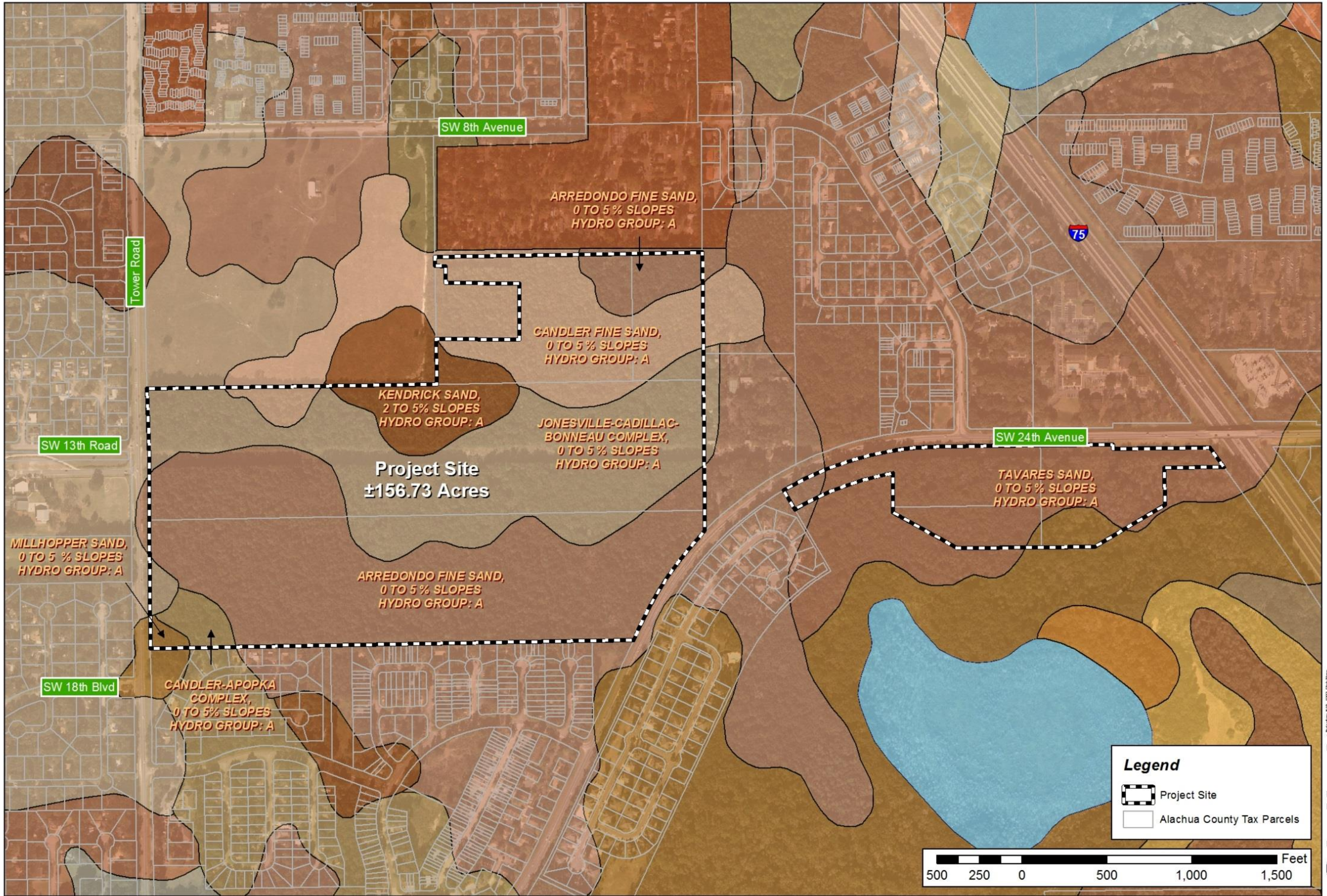
- Permanently Flooded
- Semipermanently Flooded
- Seasonally Flooded

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Prepared by: Employee 427
Date: 7/25/2016
CH2M Hill
Professional Consultants
Document Path: L:\2016\15\060009\mappings\mkr004 Rev.mxd





Alachua County Tax Parcels
 06675-001, 06675-003, 06676-000, 06677-000 & 06680-004



Project No. 1001
 Date: 7/25/2016
 Prepared by: Employee #
 Date: 7/25/2016