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GAINESVILLE

INTER-OFFICE COMMUNICATION

Item No. 1

TO: City Plan Board DATE: April 23, 2009

FROM: Planning Division Staff

SUBJECT: Petition PZ-09-13 ZON, City Plan Board. Zoning change from I-1 (Limited industrial district) to B-I (Business industrial district) on property located in the vicinity of Southwest 34th Street, generally south of Southwest 41st Place, west of Southwest 34th Street, east of I-75, and north of the Williston Road.

Recommendation

Planning Division staff recommends approval of Petition PZ-09-13 ZON.

Explanation

The purpose of this petition is to rezone properties located in the southwest quadrant of the City. All of these properties currently have a zoning designation of I-1 (Limited industrial district) with the Industrial land use. The proposed zoning for the properties is B-I (Business industrial district). This is a new zoning district; adoption of the ordinance that created this district was passed on second reading on March 19, 2009.

The subject area includes 49 parcels that total approximately 152 acres. To the north of this area are three multiple-family residential complexes with RMF-8 (8-30 units/acre multiple-family residential district) zoning and RM (Residential-Medium) land use, and a Gainesville Regional Utilities electrical substation located on land owned by the City of Gainesville that is zoned PS (Public services and operations district) with a land use designation of PF (Public facilities). One of the subject parcels has dual zoning and land use with I-1 zoning and Industrial land use and Conservation zoning and land use. The conservation property, which abuts the multiple-family and substation properties, is not part of this rezoning change. To the east of the subject property north of S.W. 47th Avenue is more multiple-family development with RMF-8 zoning and RM land use, and currently vacant land zoned MU-1 (8-30 units/acre mixed-use low intensity) with MU-L (Mixed use-Low Intensity, 8-30 units per acre) land use. For the subject area south of S.W. 47th Avenue, the parcels

that lie to the east include a furniture store and vacant parcels with BUS (General business district) zoning and Commercial land use, and parcels with both BUS and I-1 zoning. South of this area is the Shoppes at Williston Road shopping center, with BUS zoning and Commercial land use and vacant land with both BUS and I-1 zoning. Placed largely in the middle of the area to be rezoned is the U.S. Postal Service facility with PS zoning and PF land use.

Potential Impact on Adopted LOS standards

In reviewing this petition, the potential impact of the proposed rezoning on adopted level of service standards must be evaluated. The properties are located within Zone C of the Gainesville Transportation Concurrency Exception Area (TCEA) and are excepted from transportation concurrency for roadway level of service standards. However, any use proposed for the area would have to meet TCEA policy requirements to address transportation needs. The number of new average daily trips that will be generated by any use that may be proposed for a site has yet to be determined. These properties are within the Gainesville Regional Transit System main bus service area, with Route 35 running along S.W. 34th Street and Route 12 running along S.W. 34th Street to S.W. 42nd Place. The area is also served by the demand-responsive service administered by MV Transportation. Water and sanitary sewer service are also available in the area. Stormwater management will be addressed at the time of development plan review.

Character of the District and Suitability

Flood zone maps indicate that some locations within the area are within the 100-year floodplain, but the overall area is not located in any other adopted environmental overlay district. No creeks have been identified, but wetlands are identified in the subject area. Specific site features will be addressed at the development review stage.

The recommended B-I zoning designation is similar in character to the I-1 zoning district. The district was created to accommodate those areas that are I-1 without making the existing businesses nonconforming, while allowing for future business-park type development that requires a more unified development pattern. The B-I district will allow a variety of office, business/retail, research and development, and light industrial uses. A copy of the B-I and the I-1 zoning districts [Sec. 30-69. Limited industrial district (I-1)] are attached.

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Conservation of the Value of Buildings and Encouraging Appropriate Uses

The subject properties are located between four major transportation arterials. The general character of the subject properties is industrial, while the other properties in this area are generally intense commercial activities or medium density multiple family developments. The properties are located in an area roughly bounded by I-75 to the west, S.W. 34th Street to the east, S.W. Archer Road on the north and S.W. Williston Road on the south. A versatile, business oriented zoning district is appropriate for the subject properties based upon their location adjacent to lands that are designated for commercial uses and medium density residential uses. The B-I zoning district proposed is consistent with the Industrial land use. As a result, this proposal is consistent with the current uses on the subject properties and will be more compatible with the surrounding land use and zoning because of the added versatility. Development is occurring on the subject properties, which promotes urban infill between Interstate 75 and S.W. 34th Street and S.W. Archer Road and S.W. Williston road.

Applicable Portions of Current City Plans

A priority infrastructure project in this area is the planned extension of S.W. 40th Boulevard from its current end south of its intersection with Archer Road to the intersection of S.W. 47th Avenue. This roadway connection will include bicycle and pedestrian facilities.

Needs of the City for Land Areas to Serve Purposes, Populations, and Economic Activities

The purpose of the rezoning is to apply the B-I zoning category onto industrial zoned land that will encourage the infill and redevelopment of this area with a combination of business and industrial uses.

Substantial Changes in Character of Development in the Area

There has been no recent zoning activity associated with the subject area. Recent years have seen continuing development in and around the area. The proposed zoning change is in a developing area where roads, water and sewer services are available. This in turn serves the best interests of the community since the rezoning would allow development of office, business and industrial uses in a combined setting such as a business park. This will support development of the area as an employment center where a variety of goods and services are available to employees without them

having to leave the area. The following Comprehensive Plan Goals, Objectives and Policies of the Future Land Use Element are met by this proposal:

Objective 4.1

The City shall establish land use designations that allow sufficient acreage for residential, commercial, mixed use, office, professional uses and industrial uses at appropriate locations to meet the needs of the projected population and which allow flexibility for the City to consider unique, innovative, and carefully construed proposals that are in keeping with the surrounding character and environmental conditions of specific sites.

Policy 4.1.1

Land Use Categories on the Future Land Use Map shall be defined as follows:

Business Industrial

This land use category is primarily intended to identify those areas near the Gainesville Regional Airport appropriate for office, business, commercial and industrial uses. This district is distinguished from other industrial and commercial districts in that it is designed specifically to allow only uses that are compatible with the airport. Intensity will be controlled by adopting land development regulations that establish height limits consistent with the Airport Hazard Zoning Regulations. When not located within an airport zone of influence, this category may be used to designate areas for office, business, commercial and industrial uses, with a maximum height of 5 stories. Land development regulation(s) shall specify the type and distribution of uses, design criteria, landscaping, pedestrian and vehicular access.

Policy 4.1.3

The City will review proposed changes to the Future Land Use Map by considering factors such as, but not limited to, the following:

1. Overall compatibility of the proposal;
2. Surrounding land uses;
3. Environmental impacts and constraints;
4. Whether the change promotes urban infill; and
5. Whether the best interests, community values, or neighborhood support is achieved.

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Conclusion

The proposed B-I zoning designation for the subject properties is appropriate for the surrounding area and is consistent with the City's comprehensive plan. Staff recommends approval of Petition PZ-09-13 ZON.

Applicant Information

City of Gainesville

Request

Rezone property from
I-1 to B-I

Land Use Plan Classification

Industrial

Existing Zoning

I-1

Proposed Land Use

Industrial

Proposed Zoning

B-I

Purpose of Request

To replace the
existing zoning
category of I-1 with
the newly created
zoning category of B-I

Location

Generally south of
Southwest 41st Place,
west of Southwest
34th Street, east of I-
75, and north of the
Williston Road.

Size

Approximately 152
acres

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Surrounding Land Uses

North	Multi-family residential, Public facility, Conservation
East residential,	Multi-family Commercial
West	Transportation corridor
South Commercial	Public facility,

<u>Surrounding Controls</u>	<u>Existing Zoning</u>	<u>Land Use Plan</u>
North	RMF-8, CON, PS, MU-1	RM, CON, PF, MUL
East	RMF-8, MU-1, BUS, I-1, PD	RM, MUL, C, IND
West	AL County R-3, MS, BH	AL County Heavy Industrial
South	PS, BUS, I-1	PF, C, IND

Impact on Affordable Housing

This petition will have no impact on the provision of affordable housing.

Respectfully submitted,



Ralph Hilliard
Planning Manager

RH: JS

Attachments:

- Sec. 30-69 Limited industrial district (I-1)
- Ordinance creating the Business industrial district (B-I)
- Aerial photograph

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Existing land use map
Existing zoning map
Proposed zoning map
I-1 to B-I area with zoning within 1000 feet
Zoning application
Neighborhood workshop information
Tax parcel numbers in subject area