

110920

CITY
OF
GAINESVILLE

INTER-OFFICE COMMUNICATION

Item No. 5

TO: City Plan Board DATE: February 17, 2005

FROM: Planning Division Staff

SUBJECT: Petition 200ZON-04 PB, City of Gainesville. Rezone property from undesignated Right-of-Way to MU-1 (8-30 units/acre mixed-use low intensity). Located at the Northwest corner of Southeast 2nd Avenue and Williston/Waldo Roads. Related to Petition 199LUC-04PB and 196SVA-04 PB.

Recommendation

Planning Division staff recommends approval of Petition 200ZON-04 PB.

Explanation

This petition is related to land use petition 199LUC-04 PB and street vacation petition 196SVA-04 PB. The undesignated right-of-way is approximately 0.43-acres in size and is located at the Northwest corner of Southeast 2nd Avenue and Williston/Waldo Road. The property currently has no zoning or land use designation. To the north of the site is the right-of-way to be vacated in Petition 196SVA-04 PB. North of this right-of-way is the existing Education Child Care Center. It is on property that has a land use of MUL (Mixed Use Low Intensity, 10-30 units per acre) and a zoning designation of MU-1 (8-30 units/acre mixed use low intensity district). The owner of the child care center would like to purchase the unclassified land for the purpose of expansion. South of the subject property is Southeast 2nd Avenue, while to the east is Williston/Waldo Road. The bicycle rail trail borders the subject property on the west side.

The request of this petition is to designate unclassified land with a zoning designation of MU-1. This change is requested in order to allow for the expansion of the existing Education Child Care Center.

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 property is located within Zone A of the Gainesville Transportation Concurrency Exception Area (TCEA) and is excepted from transportation concurrency for roadway level of service standards. The

adopted level of service standard for this segment of Williston Road from S W. 13th Street to University Avenue is "C," because this roadway is on the Florida Intrastate Highway System (FIHS). The current level of service is "B," meaning that trips are currently available along this road segment. Any use proposed for the area will have to meet TCEA requirements to address transportation needs. The number of new average daily trips that will be generated by any use that may be proposed for the site has yet to be determined, but the proposed land use will likely generate fewer trips than the available capacity of the roadway. This site is within the Gainesville Regional Transit System main bus service area, and is served by the demand-responsive service administered by MV Transportation. Water and sanitary sewer service are also available at the site.

Character of the District and Suitability

The Wellfield District maps indicate that the subject property does not fall within the Wellfield District. The property is not within the 100-year floodplain and is not located in any other adopted environmental overlay district.

The subject property is located along a major arterial roadway. The properties south of S.E. 2nd Avenue along Williston/Waldo Road are zoned MU-1 with MUL land use. The properties west of the bicycle rail trail are zoned BUS (General business district) with C (Commercial) land use. To the east of Williston/Waldo Road is property with RMF-5 (12 units/acre single-family/multiple-family residential district) zoning and RL (Residential Low Density, up to 12 units per acre) land use. The general character of the existing properties in this area is residential, although the zoning west of Williston/Waldo Road indicates the potential for more commercial activities in the future. The MU-1 zoning category proposed for the subject property is consistent with the properties south of it, and it matches the zoning district of the child care center, just north of the 15-foot wide right-of-way that is proposed to be vacated. As a result, this proposal is compatible with the surrounding zoning. The proposed land use and subsequent zoning change will facilitate development of this long-vacant property and will promote urban infill.

Conservation of the Value of Buildings and Encouraging Appropriate Uses

The uses allowed within the MU-1 zoning district are compatible with the adjacent zoning districts and the residential uses. The proposal is for placing the appropriate zoning designation on undesignated City of Gainesville property. The adjacent uses will not be negatively impacted by this proposal.

Applicable Portions of Current City Plans

The property is located within the Eastside Community Redevelopment Area. Redevelopment that is compatible with the neighborhood is encouraged, particularly involving underutilized parcels

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

The purpose of this petition is to designate unclassified land with an appropriate zoning category. This in turn will allow for the purchase of some of the land by the Education Child Care Center for future expansion. This will help to meet the market needs of the area, promote future economic activity associated with construction, increase the tax base and encourage development in east Gainesville.

Substantial Changes in Character of Development in the Area

There has not been a substantial change in the overall character of the area and development of the area in recent years. The subject property is within the neighborhood center located within a quarter mile of the intersection of Waldo Road and East University Avenue.

There has been no recent zoning activity associated with the subject property. A recent lot split created 2 lots out of the unclassified land. One of the lots will be used for right-of-way while the other lot will be made available for sale by the City of Gainesville. 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:

Mixed-Use Low-Intensity (8-30 units per acre)

This category allows a mix 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. Intensity will be controlled, in part, by adopting land development regulations that establish height limits of 5 stories or less. Land development regulations shall establish the thresholds for the percentage of mixed uses for new development or redevelopment of sites 10 acres or larger. At a minimum, the land development regulations shall encourage that: at least 10 percent of the floor area of new development or redevelopment of such sites be residential; or, that the surrounding area of equal or greater size than the development or redevelopment site, and within ¼ mile of the site, have a residential density of at least 6 units per acre. Residential use shall not be a required development component for public and private schools, institutions of higher learning, places of religious assembly and other community civic uses. Buildings in this category shall face the street and have modest (or no) front setbacks.

Objective 4.2

The City shall implement regulations that will protect low-intensity uses from the negative impacts of high-intensity uses and provide for the healthy coexistence and integration of various land uses.

Policy 4.2.3

Prior to a final development order during the Development Review Process, the intensity of use appropriate to any parcel shall be determined based upon the availability of public services and facilities to meet urban needs; the capacity of such facilities and services to serve the proposed land use without degrading LOS standards (as determined through LOS standards); and the compatibility of the proposed land use with that of surrounding existing land uses and environmental conditions specific to the site.

Conclusion

The proposed mixed use zoning designation for the subject property is consistent with the City's comprehensive plan. Staff recommends approval of Petition 200ZON-04.

<u>Applicant Information</u>	City of Gainesville
<u>Request</u>	Designate unclassified land with MU-1 zoning
<u>Land Use Plan Classification</u>	Undesignated
<u>Existing Zoning</u>	Undesignated
<u>Proposed Land Use</u>	MUL
<u>Proposed Zoning</u>	MU-1
<u>Purpose of Request</u>	To establish land use and subsequent zoning to property that is currently unclassified
<u>Location</u>	N.W. corner of S.E. 2 nd Avenue and Williston/Waldo Road
<u>Size</u>	Approximately 0.43 acres
<u>Surrounding Land Uses</u>	
North	Education
East	ROW, single-family residential
West	Recreation trail, single-family residential
South	ROW, single-family residential

<u>Surrounding Controls</u>	<u>Existing Zoning</u>	<u>Land Use Plan</u>
North	MU-1	MUL
East	RMF-5	RL
West	BUS	C
South	MU-1	MUL

Impact on Affordable Housing

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

Respectfully submitted,

A handwritten signature in cursive script that reads "Ralph Hilliard".

Ralph Hilliard
Planning Manager

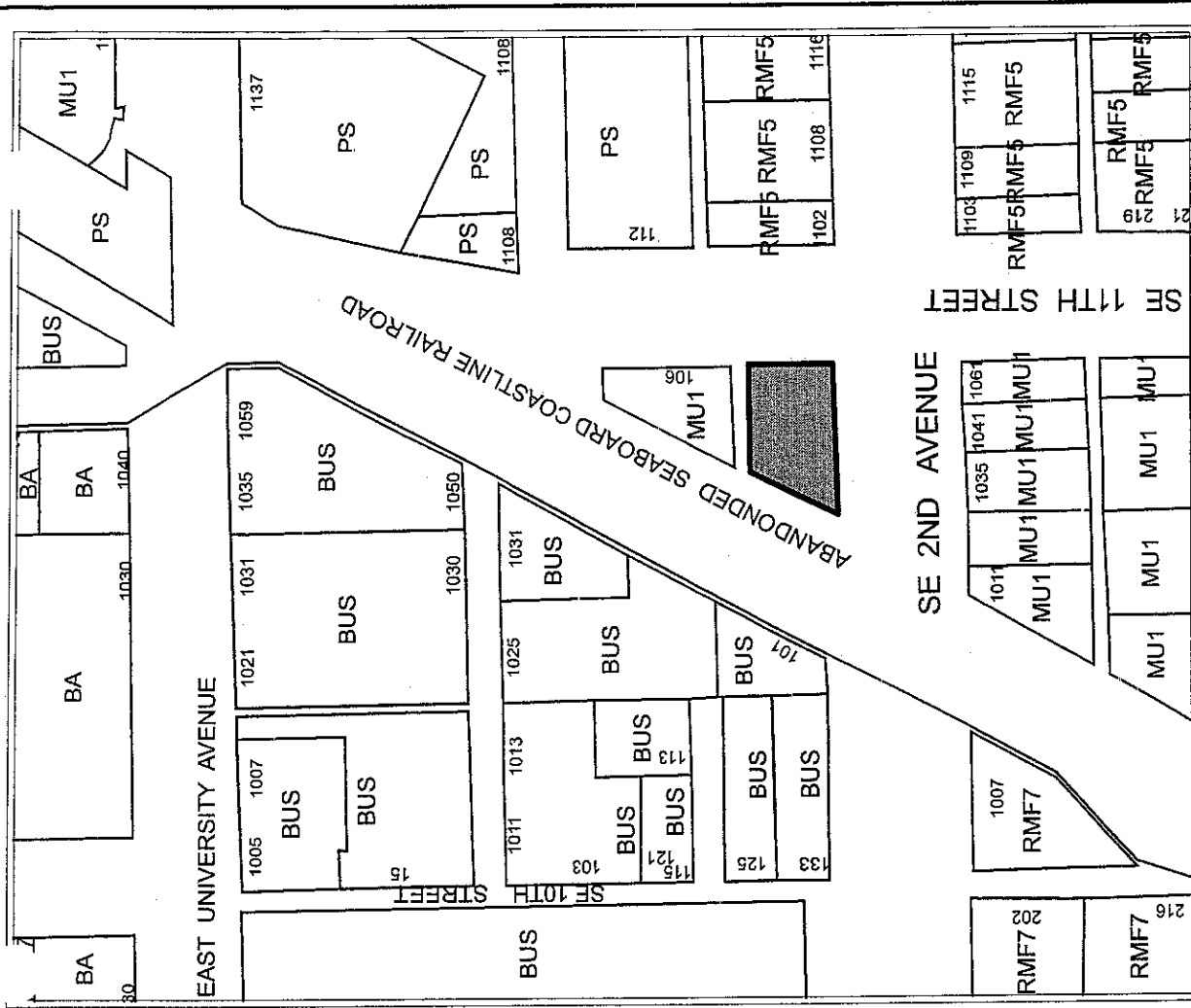
RH: JS

Zoning Districts

- RSF1 Single-Family Residential (3.5 du/acre)
- RSF2 Single-Family Residential (4.6 du/acre)
- RSF3 Single-Family Residential (5.8 du/acre)
- RSF4 Single-Family Residential (8 du/acre)
- RMF5 Residential Low Density (12 du/acre)
- RC Residential Conservation (12 du/acre)
- MH Mobile Home Residential (12 du/acre)
- RMF6 Multiple-Family Medium Density Residential (8-15 du/acre)
- RMF7 Multiple-Family Medium Density Residential (8-21 du/acre)
- RMF8 Multiple-Family Medium Density Residential (8-30 du/acre)
- RMU Residential Mixed Use (up to 75 du/acre)
- RH1 Residential High Density (8-43 du/acre)
- RH2 Residential High Density (8-100 du/acre)
- OR Office Residential (up to 20 du/acre)
- OF General Office
- PD Planned Development
- BUS General Business
- BA Automotive-Oriented Business
- BT Tourist-Oriented Business
- MU1 Mixed Use Low Intensity (10-30 du/acre)
- MU2 Mixed Use Medium Intensity (14-30 du/acre)
- CCD Central City District
- W Warehousing and Wholesaling
- I1 Limited Industrial
- I2 General Industrial
- AGR Agriculture
- CON Conservation
- MD Medical Services
- PS Public Services and Operations
- AF Airport Facility
- ED Educational Services
- CP Corporate Park

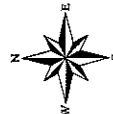
- Historic Preservation/Conservation District
- Special Area Plan
- Division line between two zoning districts
- City Limits

Area under petition consideration



ZONING

Name	Petition Request	Map(s)	Petition Number
City of Gainesville Public Works	From Right of Way to MU1	4053	200ZON-04PB



No Scale

5. **Petition 200ZON-04 PB** City of Gainesville. Rezone property from undesignated Right-of-Way to MU-1 (8-30 units/acre mixed-use low intensity). Located at the Northwest corner of Southeast 2nd Avenue and Williston/Waldo Roads. Related to Petition 199LUC-04 PB and 196SVA-04 PB.

Discussed with Petition 199LUC-04 PB.

<u>Motion By:</u> Mr. Gold	<u>Seconded By:</u> Mr. Reiskind
<u>Moved to:</u> Approve Petition 200ZON-04 PB.	<u>Upon Vote:</u> Motion Carried 6 - 0 Ayes: Cohen, Gold, Rwebyogo, Reiskind, Pearce, Tecler.