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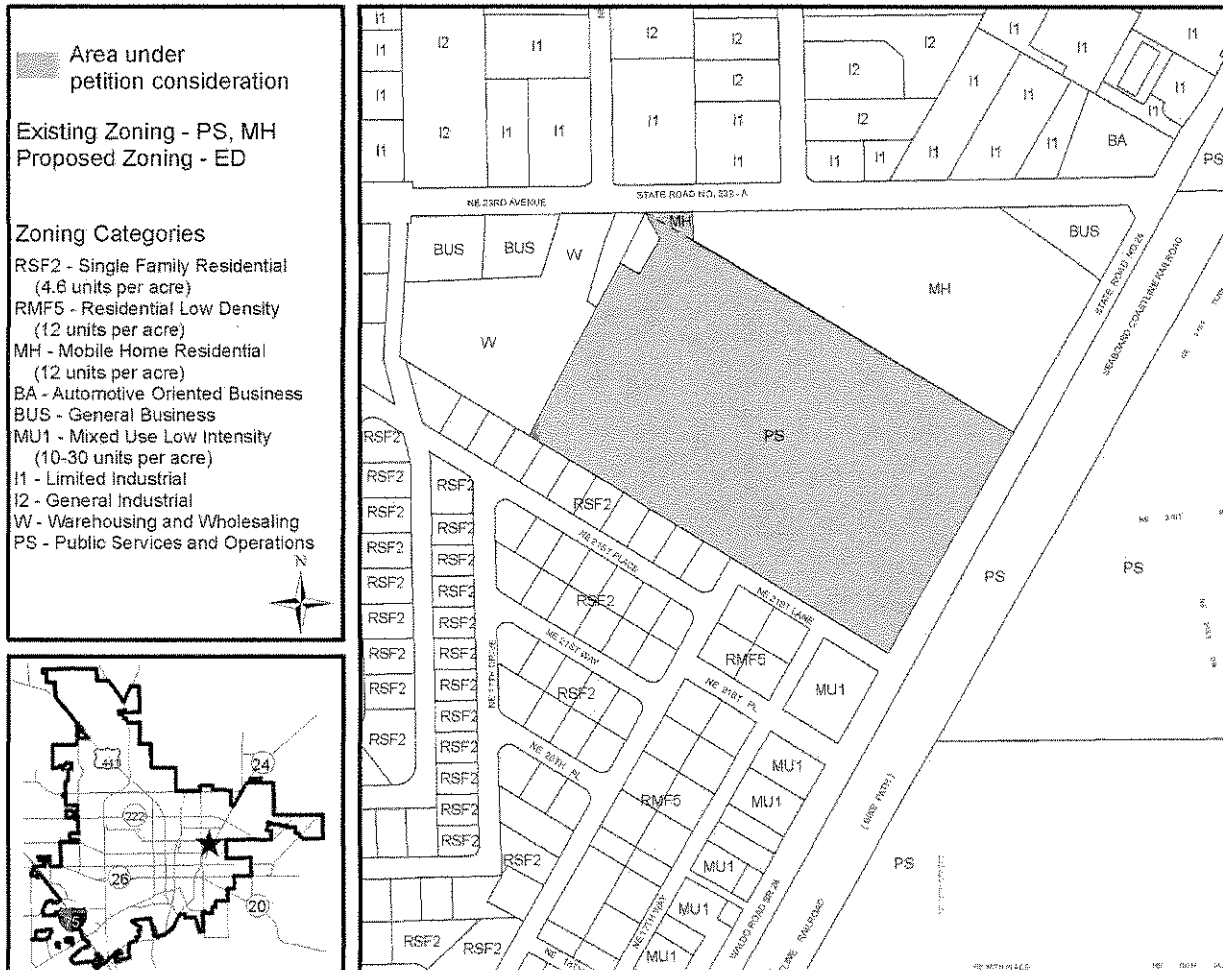
TO: City Plan Board **Item Number:** 2

FROM: Planning & Development Services Department **DATE:** March 24, 2011
Staff

SUBJECT: Petition PB-11-19 ZON. City Plan Board. Rezone property from PS (Public services and operations district) and MH (12 units/acre mobile home residential district) to ED (Educational services district). Located at 2004 Northeast Waldo Road. Related to Petition PB-11-18 LUC.

Recommendation

Staff recommends approval of Petition PB-11-19 ZON.



Description

This proposed rezoning from PS (Public services and operations district) and MH (12 units/acre mobile home residential district) to ED (Educational services district) is for the University of Florida Eastside Campus. This approximately 14.3-acre, developed property is located on the west side of Waldo Road and is south of Northeast 23rd Avenue (see map on preceding page, and aerial photo in Appendix B, Exhibit B-1). To the south of the UF Eastside Campus is a residential neighborhood (mostly single-family, some duplexes), and an electrical contracting business that fronts Waldo Road. To the north is a vacant, 2.6-acre property (now owned by the university and proposed for an expansion of the Eastside Campus) that was previously part of the mobile home park to its north, and Northeast 23rd Avenue. To the east and across Waldo Road (a major State highway, and a Gateway Street (Sec. 30-306 of the Land Development Code)) is the Tacachale residential facility (of the State of Florida Agency for Persons with Disabilities) for the developmentally disabled. To the west are the Storage Zone (self-storage facility and business center), a small non-residential building of unknown use, and a very small, vacant parcel.

The property is within the Eastside Community Redevelopment Area, but it is not within either the Enterprise Zone or a special area plan. This property is part of the Campus Master Plan and is subject to the provisions of the 2005-2015 Campus Development Agreement.

This petition is related to Petition PB-11-18 LUC, which is a request for a large-scale amendment of the Future Land Use Map from Public Facilities and Residential Low-Density (up to 12 units per acre) to Education. A separate petition for a small-scale amendment of the Future Land Use Map from Residential Low-Density (up to 12 units per acre) and to Education (and a related petition for rezoning from MH (12 units/acre mobile home residential district) and to ED (Educational services district)) for the approximately 2.6-acre property to the north was heard and recommended for approval by the City Plan Board on February 24, 2011.

Key Issues

- This proposed rezoning to Educational facilities district is consistent with the related, proposed land use amendment to Education, and is consistent with the City's Comprehensive Plan.
- The proposed Educational facilities district zoning is consistent with the continued development of the University of Florida Eastside Campus, and with Plan East Gainesville.
- Compatibility with nearby residential uses and mixed uses will be ensured by meeting all applicable requirements of the 2005-2015 Campus Master Plan and the 2005-2015 Campus Master Plan Agreement.
- The proposed rezoning will have no impact on the supply of potential affordable housing in Gainesville.

Basis for Recommendation

The staff recommendation is based on the five following factors, which are discussed below: Conformance with the Comprehensive Plan; Conformance with the Land Development Code; Changed Conditions; Compatibility; and Impacts on Affordable Housing.

1. Conformance with the Comprehensive Plan

The proposed rezoning to Educational services district (ED) zoning is wholly consistent with the Education land use requested by related Petition PB-11-18 LUC, and is consistent with the City's adopted comprehensive plan. The related, proposed land use change from Residential Low-Density (up to 12 units per acre) (RL) to Education is appropriate for the property's envisioned use as part of the UF Eastside Campus. The Education category states in part that this "category identifies appropriate areas for public and private schools and institutions of higher learning when located outside of neighborhood centers (activity centers)".

The proposed rezoning to Educational services district is appropriate for the property's continued use as the University of Florida Eastside Campus. The proposed change from PS (Public services and operations district) and MH (12 units/acre mobile home residential district) MH to ED zoning is appropriate for the property's continued use as the UF Eastside Campus. The stated purpose and objective of the ED zoning district (see Attachment B, Exhibit B-1 for entirety of Sec. 30-77 - Educational services district (ED)) are as follows: "*Purpose.* The ED district is established to identify and locate public educational facilities at appropriate locations throughout the community. *Objectives.* The provisions of this district are intended to locate such uses so as to provide easy accessibility and convenience to the users." Universities are a use by right in the Educational services zoning district. The current MH zoning (which applies only to a vacant, 0.09-acre area at the northern tip of the property at Northeast 23rd Avenue) is a category that does not allow institutions of higher learning.

The UF Eastside Campus is within the Innovation Zone that is mapped in the Intergovernmental Coordination Element (ICE). See Appendix A for applicable policies of the ICE, for the complete description of the Education future land use category, and for other applicable policies in the City's Comprehensive Plan. See Appendix B, Exhibit B-1 for Sec. 30-77 - Educational services district (ED).

2. Conformance with the Land Development Code

The proposed rezoning to ED is consistent with the Land Development Code. The property is located in FEMA Flood Zone X, outside of the 100-500-year floodplain and is within the Tertiary Wellfield Protection Zone, which is the least restrictive of the three wellfield protection zones. The property is subject to all applicable development and compatibility requirements of the 2000-2015 Campus Master Plan and the 2005-2015 Campus Master Plan Agreement, rather than the requirements of the City's Land Development Code.

3. Changed Conditions

The changed condition pertinent to this proposal is the redevelopment of this State of Florida property by UF as the University of Florida Eastside Campus. The 14.3-acre property was previously used by the Florida Department of Transportation (FDOT). The University of Florida began redeveloping the property subsequent to its transfer from FDOT to UF in 2003. As stated on UF's Facilities Planning and Construction website, "The University views this campus as an important opportunity to expand the university presence in East Gainesville contributing to economic revitalization of that area and relocating employees from the main campus where parking and building space are at a premium."

4. Compatibility

The adjacent 2.6-acre, vacant property to the north currently has RL land use and MH (12 units/acre mobile home residential district) zoning, but it is the subject of petitions for a small-scale land use change (PB-11-10 LUC) to Education and related rezoning (PB-11-11 ZON) to Educational services district; both petitions were unanimously recommended for approval by the Plan Board on February 24, 2011.

To the east and across Waldo Road (a four-lane, arterial roadway with a landscaped median) is the Tacachale residential facility, which houses the developmentally disabled. To the west are the Storage Zone (self-storage facility and business center), a small non-residential building of unknown use, and a very small, vacant parcel.

See Table 1 at the end of this staff report for a tabular summary of adjacent existing uses and adjacent zoning and land use categories.

There are no compatibility issues between the proposed Educational services district zoning (and related Education land use) and the Public Facilities land use (and Public services and operations district zoning) to the east, with the Commercial (and General business district, Warehouse, and Public services and operations district zoning) and Public Facilities (and PS zoning) land uses to the west, and with the proposed (Petitions PB-11-10 LUC and PB-11-11 ZON) Education land use and ED zoning to the north. Compatibility with the Single Family (SF) and Residential Low-Density residential land use areas (with RSF-2 and RMF-5 zoning, respectively), and with the Mixed Use Low-Intensity (8-30 units per acre) and its implementing, MU-1 zoning to the south, will be achieved by meeting all applicable requirements of the 2005-2015 Campus Master Plan and the 2005-2015 Campus Development Agreement.

(Note: The University of Florida has already demonstrated its commitment to being a compatible neighbor to the residential neighborhood that borders the south side of the Eastside Campus by constructing a high-quality, 8-foot-high masonry wall, in order to meet the concerns of the neighborhood regarding motor vehicle headlights in the campus parking lot.)

5. Impacts on Affordable Housing

The current Mobile home district (MH) (and Residential Low-Density (up to 12 units per acre) land use) on 0.09 acres can allow up to 1 residential unit. The remainder of the 14.3-acre property has Public services and operations district (PS) zoning (and Public Facilities land use), which is a non-residential district. The proposed Educational services district allows any use customarily incidental to a permitted principal use, which could conceivably include dormitories, but this is not a planned use of the property. The proposed rezoning will have no impact on the supply of potential affordable housing in Gainesville.

Transportation

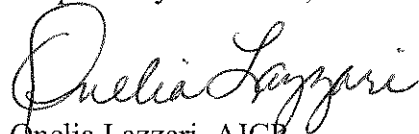
This rezoning entails no major transportation issues because this is an existing, developed site. The 14.3-acre property is accessible by transit, bicycle and walking from Waldo Road and from Northeast 23rd Avenue. There is an adjacent sidewalk on Waldo Road, a bicycle/pedestrian path on the east side of Waldo Road, and RTS service along Waldo Road and Northeast 23rd Avenue. The property has roadway access to Waldo Road and to Northeast 23rd Avenue. The property is located within Transportation Concurrency Exception Area (TCEA) Zone A, but the impacts on roadways and other public infrastructure are addressed by the 2005-2015 Campus Development Agreement. The property is also subject to the requirements of 240.155 F.S. and the levels of service established for streets within the UF transportation impact area.

Environmental Impacts and Constraints

There are no major environmental impacts and constraints associated with this petition. The property is located in FEMA Flood Zone X, outside of the 100-500-year floodplain and is within the Tertiary Wellfield Protection Zone, which is the least restrictive of the three wellfield protection zones.

(Note – clean-up systems have been in place for approximately one year as part of the remediation of a pollution flume of solvents and petroleum that was discovered at the State of Florida’s Tacachale property on the east side of Waldo Road. (Source: Gus Olmos, P.E. Hazardous Materials Engineer with the Alachua County Environmental Protection Department.))

Respectfully submitted,



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Principal Planner

Prepared by:



Dean Mimms, AICP
Lead Planner

Table 1

Adjacent Existing Uses

North	Vacant land that was previously part of mobile home park adjacent to the north
South	Residential neighborhood (single-family houses, and duplexes); electrical contracting business
East	(Across Waldo Road) Tacachale – residential facility (of State of Florida Agency for Persons with Disabilities) for the developmentally disabled
West	Self-storage units and business center; small non-residential building of unknown use; vacant parcel

Adjacent Zoning and Land Use

	Zoning Category	Land Use Category
North	MH (subject to pending zoning change to ED)	Residential Low (subject to pending land use change to Education)
South	RSF-2, RMF-5, MU-1	Single Family, Residential Low, Mixed-Use Low-Intensity
East	PS	Public Facilities
West	W, BUS, PS	Commercial, Public Facilities

List of Appendices

Appendix A Comprehensive Plan GOPs

Exhibit A-1 Future Land Use and Intergovernmental Coordination Elements

Appendix B Land Development Code

Exhibit B-1 Sec. 30-77. Educational services district (ED)

Appendix C Supplemental Documents

Exhibit C-1 Aerial of UF Eastside Campus

Appendix D Application and Neighborhood Workshop information

Exhibit D-1 Application and Neighborhood Workshop information