


LEGISLATIVE #

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	<p>306 N.E. 6TH AVENUE P: (352) 334-5022 P: (352) 334-5023 F: (352) 334-2648</p>

TO: City Plan Board

Item Number: 1

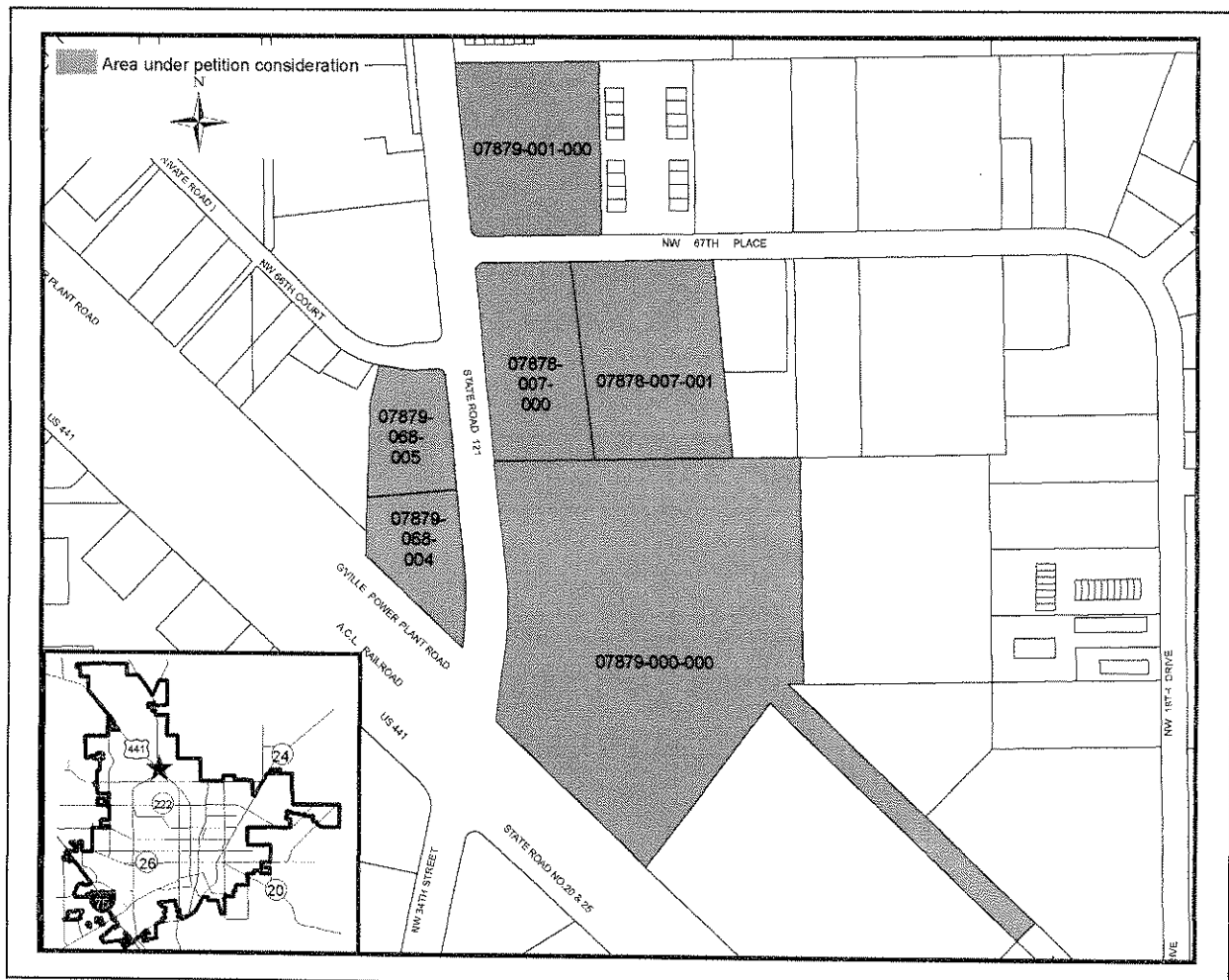
FROM: Planning & Development Services Department
Staff

DATE: July 26, 2012

SUBJECT: Petition PB-12-74ZON. Eng, Denman and Associates, agent for Access Self Storage SE, LLC; Davis M. Rembert, Jr., Trustee; Northwest Park, LLC; W.G. Johnson, Jr., and Turkey Creek, Inc. Rezone property from I-1: Limited industrial district to BI: Business industrial district. Located in the 6600 block of State Road 121.

Recommendation

Staff recommends approval of Petition PB-12-74ZON.



Description

This is a request to rezone the following six tax parcels from I-1 (Limited industrial district) to BI (Business industrial district): 7878-007-000, 7878-007-001, 7879-000-000, 7879-001-000, 7879-068-004, and 7879-068-005 (see location map on Page 1). The BI zoning district is established to accommodate developments that combine certain office, business and industrial uses in one setting. (See Appendix B, Exhibit B-1.) The applicants believe that developing the six tax parcels in the BI zoning district will result in a more compact and efficient use of land; a reduction in external trips for goods and services; and the creation of a strong business environment, as the City intended with the adoption of the BI zoning district in 2009.

The six tax parcels represent a combined total of 41 (MOL) acres, which are partially located within the Northwest Industrial Park. The predominant land use category in this area is Industrial, while the predominant zoning districts are I-1 (Limited industrial district) and I-2 (General industrial district). Offices, motor freight transportation, warehousing, storage, wholesale trade and mineral processing are some of the primary uses in this area. (See Table 1.)

The six tax parcels are located adjacent to each other along the east and west side of State Road 121 (Northwest 22nd Street). They extend from the north side of Northwest 67th Place to the railroad/ U.S. Highway 441 (Northwest 13th Street) right-of-way on the south. Four of the six tax parcels (i.e., 7878-007-000, 7878-007-001, 7879-000-000, and 7879-001-000) are located on the east side of State Road 121 and abut land that is zoned I-1 (Limited industrial district) and I-2 (General industrial district). The remaining two tax parcels (i.e., 7879-068-004, 7879-068-005) are located on the west side of State Road 121 and abut land that is zoned CON (Conservation). (See Table 2.)

Three of the six tax parcels are developed. Tax Parcel No. 7879-001-000, located on the northeast corner of Northwest 67th Place and State Road 121 (Northwest 22nd Street), is the site of a self-storage facility that first received City approval in 1997. Tax Parcel Nos. 7878-007-000 and 7878-007-001, located on the southeast corner of Northwest 67th Place and State Road 121, are the site of a warehouse facility that first received City approval in 1998. Tax Parcel Nos. 7879-000-000, 7879-068-004 and 7879-068-005, located near the State Road 121 and U.S. 441 (Northwest 13th Street) intersection, are undeveloped. Tax Parcel No. 7879-000-000, the largest of the six tax parcels, is the site of dense vegetation and wetlands.

The Industrial land use category that has been applied to the six tax parcels will remain. According to the City's 2000-2010 Comprehensive Plan, this land use category is applied to those areas identified as being *appropriate for manufacturing, fabricating, distribution, extraction, wholesaling, warehousing, recycling and other ancillary uses, and when designed sensitively, retail, office, service, and residential uses, when such non-industrial uses are no more than 25 percent of industrial area, or when part of a Brownfield redevelopment effort.* The intensity of development is controlled by land development regulations that limit building height to 5 stories or less. Buildings are also required to face the street.

Finally, all of the six tax parcels are located within the tertiary wellfield protection zone of the Murphree Wellfield. Although land area within the tertiary zone is the farthest from the Murphree Wellfield, the location, design and methods of operation of uses on the six tax parcels must comply with the Alachua County Murphree Wellfield Management Code. (See Appendix A, Exhibit A-1.)

Key Issues

- Tax Parcel Nos. 7878-007-000 and 7878-007-001 received City approval as one unified development site in 1998, subject to compliance with a commercial tree removal permit that the City approved on April 12, 1996. The commercial tree removal permit required the replanting of 40 trees on the unified development site, with 20 along State Road 121 and 20 along Northwest 67th Place.
- Tax Parcel No. 7879-000-000 contains wetlands, which are subject to state and local regulations regarding avoidance and minimization of direct and indirect wetland impacts.
- The six tax parcels are subject to the permit procedures and requirements for uses and developments within the tertiary wellfield protection zone of the Murphree Wellfield.

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

This rezoning request is consistent with the City's efforts to facilitate mixed-use and compact development within redevelopment areas in order to reduce sprawl and enhance the local economy, as reflected in the goals, objectives and policies of the Future Land Use Element provided below and in Appendix A, Exhibit A-2:

Goal 1 IMPROVE THE QUALITY OF LIFE AND ACHIEVE A SUPERIOR, SUSTAINABLE, DEVELOPMENT PATTERN IN THE CITY BY CREATING AND MAINTAINING CHOICES IN HOUSING, OFFICES, RETAIL, AND WORKPLACES, AND ENSURING THAT A PERCENTAGE OF LAND USES ARE MIXED, AND WITHIN WALKING DISTANCE OF IMPORTANT DESTINATIONS.

Objective 1.4 Adopt land development regulations that promote mixed-use development within the city.

Policy 1.4.1 Office complexes at least 10 acres in size shall, when feasible, include retail, service and residences. Any retail or service uses should primarily or exclusively serve those employed within the complex.

Goal 2 REDEVELOP AREAS WITHIN THE CITY, AS NEEDED, IN A MANNER THAT PROMOTES QUALITY OF LIFE, TRANSPORTATION CHOICE, A HEALTHY ECONOMY, AND DISCOURAGES SPRAWL.

Objective 2.1 Redevelopment should be encouraged to promote compact, vibrant urbanism, improve the condition of blighted areas, discourage urban sprawl, and foster compact development patterns that promote transportation choice.

Policy 2.1.1. The City shall continue to develop recommendations for areas designated as redevelopment areas, neighborhood centers and residential neighborhoods in need of neighborhood enhancement and stabilization.

- a. The City should consider the unique function and image of the area through design standards and design review procedures as appropriate for each redevelopment area;
- b. The City should include in its redevelopment plans recommendations regarding economic development strategies, urban design schemes, land use changes traffic calming, and infrastructure improvements;
- c. The City should identify potential infill and redevelopment sites; provide an inventory of these sites; identify characteristics of each parcel including land development regulations, infrastructure availability, major site limitations, and available public assistance, and develop a strategy for reuse of these sites;
- d. The City should encourage retail and office development to be placed close to the streetside sidewalk.

2. Conformance with the Land Development Code

The industrial land use category applied to the six tax parcels supports the office, business, industrial and variety of other non-residential uses allowed within the BI (Business industrial) zoning district, when such uses are designed to be compatible with each other and the surrounding area. The requirements of the Land Development Code, including those applicable to wellfield protection, shall take effect upon the filing of a development application.

3. Changed Conditions

New development occurring to the south of U.S. Highway 441 (Northwest 13th Street) represents a growing trend towards providing proximate goods and services near developed areas along State Road 121 (Northwest 22nd Street), which is a major north-south transportation corridor in the City. This petition continues this trend by making six additional tax parcels along State Road 121 available for the development of proximate goods and services permitted in the BI (Business industrial) zoning district. The permitted uses within the BI zoning district are intended to support and compliment each other, as well as other permitted uses in the surrounding area and Northwest Industrial Park.

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4. **Compatibility**

The Industrial land use category and the I-1 (Limited industrial) zoning district apply to the majority of properties adjacent to the six tax parcels. The Conservation land use category and Conservation zoning district abut Tax Parcel Nos. 7879-068-004, and 7879-068-005, located on the west side of State Road 121 (Northwest 22nd Street). The requirements of the Comprehensive Plan and Land Development Code are designed to ensure that future development on the six tax parcels will be compatible with nearby properties and the surrounding area.

5. **Impacts on Affordable Housing**

The proposed rezoning will have no impact on affordable housing in the City. The BI (Business industrial) zoning district does not allow residential use.

Transportation

No major transportation issues have been associated with this rezoning petition. The six tax parcels are located in Zone B of the City's Transportation Concurrency Exception Area (TCEA) and, at the time of development, will be subject to the Zone B requirements of Policy 1.1.6 of the Concurrency Management Element (see Appendix A, Exhibit A-3).

Five of the six tax parcels have direct access to abutting local streets: Northwest 66th Court, Northwest 67th Place and Northwest 60th Lane. Tax Parcel No. 7879-068-004 appears to have the only driveway connection to State Road 121 (Northwest 22nd Street) due to a service road that provides access to on-site Gainesville Regional Utility (GRU) equipment.

The local streets that abut the six tax parcels are without sidewalks and bike lanes. Bike lanes, however, are located along State Road 121 (Northwest 22nd Street). The Regional Transit System (RTS) also serves the area.

Environmental Impacts and Constraints

Comments from the City's Environmental Coordinator (see Appendix C, Exhibit C-1) indicate that development of Tax Parcel No. 7879-000-000, the largest of the six tax parcels, will be subject to state and local regulations that seek to avoid and minimize impacts to wetlands. Although no significant environmental resources were found on the remaining five tax parcels, the City's Environmental Coordinator has indicated that the vegetation on Tax Parcel Nos. 7879-068-004 and 7879-068-005 warrants further evaluation prior to any future use of these parcels.

Respectfully submitted,



Ralph Hilliard
Planning Manager

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Prepared by:



Bede E. Massey, Planner

Table 1

Adjacent Existing Uses

North	Office/Warehouse
South	Railroad/U.S. Highway 441 (Northwest 13 th Street) Right-of-Way
East	FedEx/North Central Florida Regional Planning Council/United Parcel Service/HB Fuller Co.
West	Northwood Commercial Park: Central Builder Supplies, Builders Association

Table 2

Adjacent Zoning and Land Use

	Zoning Category	Land Use Category
North	I-1	Industrial
South	Railroad/U.S. Highway 441 (Northwest 13 th Street) Right-of-Way	Railroad/U.S. Highway 441 (Northwest 13 th Street) Right-of-Way
East	I-1/I-2	Industrial
West	I-1/CON	Industrial/Conservation

List of Appendices

Appendix A Comprehensive Plan Goals, Objectives and Policies

Exhibit A-1: Environmentally Significant Land & Resources Map (Wellfield Protection Zones)

Exhibit A-2: Future Land Use Element, Goal 1, Objective 1.4, Policy 1.4.1 and Goal 2, Objective 2.1, Policy 2.1.1

Exhibit A-3: Concurrency Management Element, Policy 1.1.6

Appendix B City Land Development Code

Exhibit B-1: Article IV, Sec. 30-67.1. Business industrial district (BI)

Appendix C Supplemental Documents

Exhibit C-1: City Environmental Coordinator's Memorandum of July 5, 2012

Appendix D Application and Neighborhood Workshop Information