

LEGISLATIVE #

120003B

TO: City Plan Board

Item Number: 2

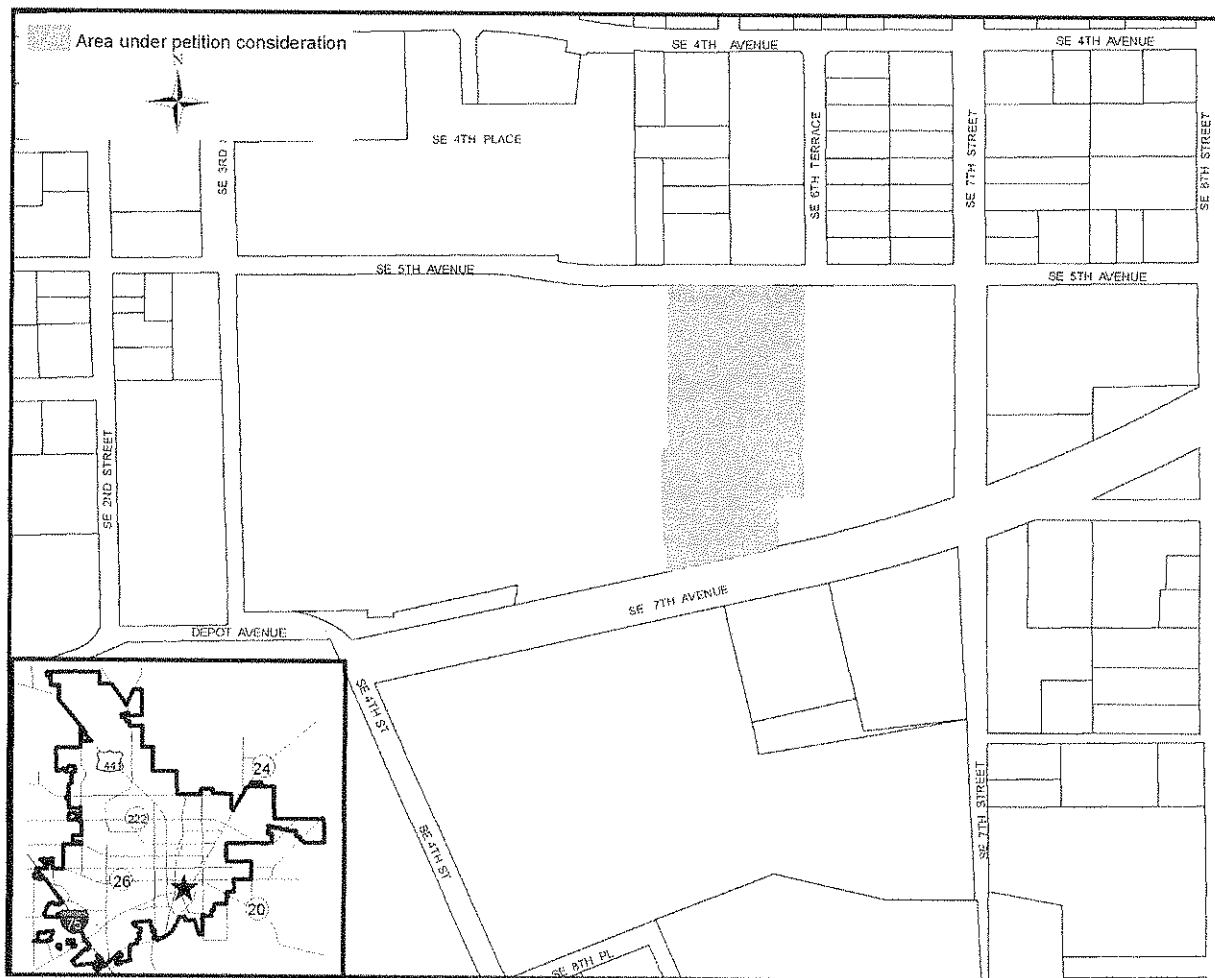
FROM: Planning & Development Services Department
 Staff

DATE: April 26, 2012

SUBJECT: **Petition PB-12-35 ZON.** Community Redevelopment Agency, agent for the City of Gainesville. Rezone property from Public services and operations district (PS) to Central city district (CCD: Up to 150 units/acre central city district). Located in the 500 block SE 7th Avenue and the 500 block of SE 5th Avenue. Related to PB-12-34 LUC.

Recommendation

Staff recommends approval of Petition PB-12-35 ZON.



Petition PB-12-35 ZON
April 26, 2012

Description

This proposed rezoning from the Public services and operations district to the Central city district pertains to a developed, approximately 2.9-acre, City of Gainesville-owned property that includes a vacant one-story office building and a two-story warehouse. The property was vacated last year when many Gainesville Regional Utilities (GRU) operations and employees relocated to the new, GRU Eastside Operation Center on North Main Street. This property is located in the Traditional City overlay district, east of the Kelly Power Plant, is in the 500 block of SE 7th Avenue and the 500 block of SE 5th Avenue (see map on page one), and is well-positioned for redevelopment that is sought by the City of Gainesville, the Gainesville Community Redevelopment Agency (CRA), and GRU.

The property is in the Gainesville Innovation Zone (see Exhibit B-4 for map) and within the "Power District" (an area described in Exhibit C-1 (Power District SSSPA and Rezoning Application (Gainesville Community Redevelopment Agency), March 19, 2012. See page 4 of Attachment 4 - Adopted Redevelopment Plan for the Power District. This redevelopment plan was adopted in late 2008 (Legislative no. 080369)). The cover memorandum from the applicant (Exhibit C-1) states that the "CRA and the City adopted a master vision for the GRU properties in this area. This vision spells out a framework for reintroducing the street grid to this area, and creating a compact, walkable system of streets and blocks."

The applicant's cover memorandum notes that the approximately 2.9-acre property that is the subject of this petition is the site of the "Power District Catalyst Project". This project is associated with pending redevelopment (adaptive reuse of the existing, two-story warehouse building) for use by a local research and development company (Prioria Robotics, Inc.) and/or other third parties.

This request is related to the Memorandum of Understanding (Legislative No. 110516A) that was approved by the City Commission on December 15, 2011 between the City of Gainesville, GRU, and the CRA. The memorandum of understanding (MOU) regards redevelopment of part of the above-described Power District (and allows administrative adjustment of its boundary lines). The Power District is proposed for redevelopment and reuse in order to "transform the area by placing the vacated properties into a new productive use, thereby eliminating slum and blight, increasing the tax base within the Downtown Redevelopment Area, growing the overall economy of the City by promoting gainful employment, business retention, economic development, and providing fair value to GRU for its assets." (Source: Legislative No. 110516A – MOU). The MOU also called for initiation of petitions for a future land use change to Mixed Use-High and rezoning to CCD for the Power District.

The property abuts vacant GRU buildings and surface parking to the east and GRU's operating Kelly Power Plant and related utility facilities to the west. All adjacent GRU facilities have Public Facilities (PF) land use and Public services and operations district zoning (PS)). To the south and across Depot Avenue are GRU facilities and the Lewis Oil Company, Inc., a local petroleum company (with Industrial land use and General industrial district (I-2) zoning). To the north and across SE 5th Avenue are vacant GRU facilities and surface parking. To the northeast across SE 5th Avenue and SE 6th Terrace is a single-family neighborhood in the Southeast Historic District, with Residential Medium-Density (8-30 units per acre) land use and RMF-7 (8-21 units/acre multiple-family residential district) zoning. Single-family development is a use permitted by right in the RMF-7 district. See Table 1 at the end of this document for a tabular summary of adjacent existing uses and adjacent zoning and land use categories. See Exhibits B-2 and B-3 for maps of existing and proposed zoning.

This petition was preceded by Petition PB-11-150 TCH (Amend the Land Development Code Section 30-66 Central City District (CCD) by adding Research and Development in the Physical,

Petition PB-12-35 ZON
April 26, 2012

Engineering and Life Sciences as a use by right in the CCD zoning district), which was recommended for approval by the Plan Board on February 23, 2012 by a 7:0 vote, and which will be heard by the City Commission on April 19, 2012 (Legislative no. 110786).

This proposed zoning change to CCD is related to Petition PB-12-34 LUC, which proposes a small-scale comprehensive plan amendment to change the future land use category from Public Facilities to Mixed-Use High-Intensity (up to 150 units per acre).

Key Issues

- The proposed zoning change from Public services and operations district (PS) to Central city district (CCD: Up to 150 units/acre central city district) is consistent with the City's Comprehensive Plan and supports redevelopment.
- The proposed CCD zoning is supportive of the CRA's Power District Catalyst Project.
- The proposed CCD zoning is related to Petition PB-12-34 LUC, which proposes Mixed-Use High-Intensity (up to 150 units per acre) land use for this property.

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 will facilitate future redevelopment of the property by substantially expanding the allowable uses of the property from those of the PS district to those of the Central city district (CCD: Up to 150 units/acre central city district), which allows for various non-residential uses in addition to residential uses. The CCD zoning will implement the related, proposed MU-H land use. As stated in Policy 4.1.1 of the Future Land Use Element of the Gainesville Comprehensive Plan, (see Exhibit A-1 for the complete provisions of the Mixed-Use High-Intensity category), "this category allows a mixture of residential, office, business uses and light industrial uses concentrated in mapped areas. This category shall also allow traditional neighborhoods on sites 16 acres or larger in conformance with the adopted Traditional Neighborhood Development (TND) ordinance. Public and private schools, institutions of higher learning, places of religious assembly and community facilities shall be appropriate in this category. Such development shall function as a center serving the urban area."

The proposed CCD zoning (and the related, proposed land use change to MU-H), if approved, will provide increased redevelopment potential relative to the current PS zoning category. This is consistent with the infill and redevelopment goals of the Future Land Use Element (Goal 2, Objective 2.1, and Policy 2.1.1). These policies include, but are not limited, to improving the condition of blighted areas, promoting a healthy economy, and discouraging urban sprawl. This petition is also consistent with the Policy 2.2.2 (Future Land Use Element) requirement to "review the comprehensive plan and the land development code on a bi-annual basis with respect to the appropriate development of the Gainesville Innovation Zone. Should such review conclude that any amendments to the comprehensive plan or land development code pertaining to the Gainesville Innovation Zone are needed, the City shall draft such amendments and present

Petition PB-12-35 ZON
April 26, 2012

them to the City Plan Board.” See Exhibit A-1 for pertinent Gainesville Comprehensive Plan policies.

The requested CCD (up to 150 units/acre central city district) zoning is entirely consistent with the Mixed-Use High-Intensity (up to 150 units per acre) land use proposed by related Petition PB-12-34 LUC.

2. Conformance with the Land Development Code

This proposed rezoning to CCD will implement the related, proposed comprehensive plan amendment to the Mixed-Use High-Intensity (150 units per acre) land use category, and is consistent with the Adopted Redevelopment Plan for the Power District. It is also consistent with the Memorandum of Understanding (Legislative No. 110516A) that was approved by the City Commission on December 15, 2011 between the City of Gainesville, GRU, and the CRA. The memorandum of understanding (MOU) pertains to redevelopment of part of the Power District.

3. Changed Conditions

The property was vacated in 2011 when many GRU operations and employees relocated to the new, GRU Eastside Operation Center on North Main Street. The property is subject to a related, proposed small-scale land use amendment. The MOU regarding Power District redevelopment was approved in December of 2011.

4. Compatibility

The proposed CCD zoning is compatible with the surrounding uses (see Table 1 at the end of this document for a tabular summary of adjacent existing uses and adjacent zoning and land use categories). This petition is limited to changing the zoning of property that is currently developed, urban land.

5. Impacts on Affordable Housing

The zoning petition will have no impact on the supply of potential affordable housing in Gainesville. Although the existing non-residential, Public service and operations district (PS) zoning for the 2.9-acre property is requested to be changed to CCD (Up to 150 units/acre central city district), as stated in the March 19, 2012 application (Exhibit C-1) on page 7, “the Power District Catalyst site will not be developed at the maximum scenario, will be developed at a much lower FAR [floor area ratio], will not include any residential uses and will likely include only adaptive reuse of the existing buildings.”

Transportation

There are no major transportation issues associated with this zoning petition. The property is located within Zone A of the City’s Transportation Concurrency Exception Area (TCEA) and at the time of development, will be subject to the Zone A requirements of Policy 1.1.4 of the Concurrency Management Element.

Petition PB-12-35 ZON
April 26, 2012

The property is approximately 820 feet to the east of the Rosa Parks RTS (Regional Transit System) Downtown Station that is located at the northwest corner of the intersection of SE 3rd Street and Depot Avenue. Sidewalks along Depot Avenue, SE 7th Avenue, SE 5th Avenue and SE 3rd Street provide pedestrian access from the property to the Downtown Station. RTS Routes 1, 2, 5, 6, 7 10, 11, 15, 24, 27, 43, 400, 401 402, 403, 406, and 410 provide bus service at the RTS Downtown Station to and from various locations in the Gainesville area.

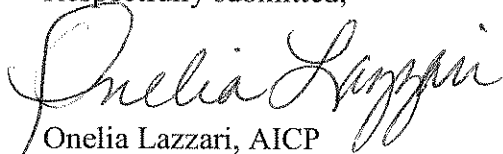
Environmental Impacts and Constraints


This petition is limited to amending the zoning on property that is currently developed. The property is not known by the State of Florida to contain significant archaeological resources. Phase 1 and Phase 2 environmental assessments have been completed, and no need for remediation was identified for this property (source; 4/11/12 e-mail from CRA to Planning).

Sweetwater Branch is a creek located to the west and south of the property. This creek is culvert-piped and underground between SE 4th Avenue and SE 7th Avenue, and it may be subject to future restoration efforts to restore its open channel configuration. The creek is a "significant asset in the long-term vision for creating a potential greenway between Downtown Gainesville, Sweetwater Park, and Depot Park" (from page 6 of the Justification Report in Exhibit C-1).

The property is in FEMA Flood Zone X, outside of the 100-500 year floodplain.

Respectfully submitted,


Onelia Lazzari, AICP
Principal Planner

Prepared by: 
Dean Mimms, AICP
Lead Planner

Petition PB-12-35 ZON
April 26, 2012

Table 1

Adjacent Existing Uses

North	Vacant GRU facilities and parking area
South	GRU facilities, and Lewis Oil Company, Inc.
East	Vacant GRU facilities and parking area
West	GRU facilities, including the Kelly power plant

Adjacent Zoning and Land Use

	Zoning Category	Land Use Category
North	PS (Public services & operations district)	Public Facilities
South	PS (Public services & operations district), I-2 (General industrial district)	Public Facilities, Industrial
East	PS (Public services & operations district)	Public Facilities
West	PS (Public services & operations district)	Public Facilities

List of Appendices

Appendix A Comprehensive Plan GOPs

Exhibit A-1 Future Land Use Element

Appendix B Supplemental Documents

Exhibit B-1 Aerial Photograph
Exhibit B-2 Map: Existing Zoning
Exhibit B-3 Map: Proposed Zoning
Exhibit B-4 Map: Innovation Zone
Exhibit B-5 Central City District (CCD)

Appendix C Application Package

Exhibit C-1 Power District SSSPA and Rezoning Application (Gainesville Community Redevelopment Agency) (GCRA), March 19, 2012