

LEGISLATIVE #

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TO: City Plan Board **Item Number:** OB1

FROM: Planning & Development Services Department **DATE:** December 5, 2011
Staff

SUBJECT: Petition PB-11-89 TCH. City Plan Board. Amend Section 30-65.2 of the Land Development Code to add requirements for the Urban Village area into the Urban Mixed-Use District 2 (UMU-2) zoning regulations and amend the UMU-2 regulations district-wide to include other updates and clarifications.

Recommendation

Staff recommends approval of Petition PB-11-89 TCH.

Petition History

The Plan Board has had multiple presentations on the text changes to the UMU-2 zoning district to include the Urban Village area and to update/clarify the existing regulations. Information item presentations and petition hearings were held on June 23, July 28, August 25, September 22, and November 1. Property owners in the Urban Village area were sent notices about the September 22 and November 1 hearings, and the item was continued at the November 1, 2011 meeting to a date certain of December 5, 2011.

At the August 25, 2011 Plan Board meeting, Planning staff provided information and the Plan Board discussed the following proposed zoning district changes:

1. Amend the existing UMU-2 zoning district to make needed changes for corrections, clarifications, and consistency with the Comprehensive Plan.
2. Amend the existing UMU-2 zoning district to accommodate the Urban Village area.
3. As an alternative to #2 above, create a new zoning district known as Urban Village Urban Mixed Use with similar regulations to the UMU-2 district, but specifically tailored to the Urban Village. This would entail several needed actions including amending the Correspondence of Zoning Districts with Future Land Use Categories table in Section 30-46 of the Land Development Code to add the new zoning district. It would also require either an amendment to the Corresponding/Implementing Zoning Districts Table in the Future Land Use Element or amending the Future Land Use Element to delete the table and reference the Land Development Code.

The general consensus that Planning staff received from Plan Board members at the August 25th meeting includes the following:

1. The correction, clarification and consistency changes to the overall UMU-2 zoning district were acceptable as provided in the August 25th document.
2. Do not move forward with a new Urban Village Urban Mixed Use zoning district. Instead, bring back proposed changes to the existing UMU-2 zoning district that will accommodate adding the Urban Village for discussion at the September 22, 2011 Plan Board meeting.
3. Notify property owners within the Urban Village area of the discussion that will be held on September 22, 2011 concerning the new, proposed zoning regulations that will apply to their properties.

At the September 22, 2011 meeting, staff received additional input from the Plan Board concerning the update of the UMU-2 zoning district. Subsequent to the September 22, 2011 Plan Board meeting, Planning held discussions with the City Public Works Department on several occasions and held a meeting with stakeholders/interested parties on 10/25/11. Important changes and clarifications to improve the proposed regulations resulted from those meetings and discussions. In addition, Plan Board input from the September 22 meeting was reflected in the November 1, 2011 draft document. The general consensus from the November 1 meeting was to move forward with the petition for a December 5 hearing date.

Discussion

This petition proposes amendments to Section 30-65.2 of the Land Development Code to add new regulations for the Urban Village area in the Urban Mixed-Use District 2 (UMU-2) zoning district. The regulations are tailored specifically for the areas within the Urban Village (as designated in the Future Land Use Element map series) that have the Urban Mixed Use 2 land use category designation (and will be rezoned to the UMU-2 zoning district as the subject of a future Plan Board petition).

Map 1 (Exhibit A-1) shows the area that will be regulated by the new zoning district requirements.

Exhibit B-1 contains the revisions to the text of the existing UMU-2 zoning regulations that staff recommends are necessary to incorporate the Urban Village area into this type of zoning district. The primary changes include:

1. Density regulations for properties in the Urban Village
2. Elimination of the Special Use Permit requirement for additional stories when only structured and on-street parking are used
3. Addition of minimum parking requirements in the Urban Village for residential uses
4. Block perimeter requirements for the Urban Village

5. Build to lines associated with streets in the Urban Village (taking into account swale system roadways)
6. Allowing drive-through facilities by Special Use Permit in certain areas within the Urban Village
7. Addition of prohibited uses in the Urban Village
8. Optional hardscaping provisions for certain street types
9. Addition of provisions for drop-off drive-ways or porte-cocheres for certain uses
10. Elimination of the Street Types figure for the Urban Village
11. Addition of a Primary Frontage Streets map and regulations about Primary Frontage Streets
12. Addition of the Urban Walkway concept with a definition and regulations.
13. Addition of a requirement for a Circulation Plan for new development and redevelopment in the Urban Village on sites greater than 2 acres in size

In addition to the changes being made to accommodate the Urban Village parcels, several changes that will apply to all UMU-2 zoned properties are recommended to clarify the regulations and correct minor errors. Additional changes to the density requirements are required for consistency with amendments to the Urban Mixed Use-2 land use category in the Comprehensive Plan.

These district-wide changes include:

1. Changing the requirement for each unit to have a door on the street to make that applicable only to rowhouses and two-family dwellings. For other types of multi-family buildings, the requirement will be to have at least one door per building facing the street.
2. Changing the requirement for each unit to have a front porch on the street to make this applicable only to rowhouses and two-family dwellings
3. Addition of requirement that loading docks be prohibited along urban throughways, urban avenues, and village avenues

Background Information

On July 7, 2011 the City Commission held the final adoption reading for Ordinance 100721, which established new zoning regulations for the UMU-2 zoning district. These regulations are intended to promote redevelopment of existing residential and non-residential areas near the University of Florida. It is also the intent of this zoning district to encourage multimodal mobility and allow for establishments engaged in research in the physical, engineering or life sciences to facilitate technology transfer from higher education institutions to the market place.

As Planning staff was reviewing options for the Urban Village area comprehensive plan amendments, this revised zoning district appeared to be an excellent fit for the area west of the University of Florida (in the vicinity of SW 20th and SW 24th Avenues west of SW 34th Street). While the area is currently dominated by multi-family residential development, there are large portions of the area that can be redeveloped with a mix of uses. Under the current real estate market conditions, allowing for a broader range of uses in this area will promote redevelopment opportunities.

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In addition, transit service in the Urban Village area is excellent, which assists with the intent of encouraging multimodal mobility.

The Plan Board approved Petition PB-10-137 LUC, the land use change to the Urban Mixed Use-2 land use category for most properties within the Urban Village, on February 2, 2011 (a continuation of the January 27, 2011 Plan Board hearing). At the same meeting, the Plan Board approved Petition PB-10-142 CPA, which contained a new policy for the Future Land Use Element that set certain requirements for development in the Urban Village. The City Commission adopted both petitions on first reading on May 5, 2011 for transmittal to the state land planning agency. The final adoption hearing was held on November 3, 2011. The state land planning agency indicated on November 10, 2011 that the adopted amendment package was complete.


With the final adoption of the land use categories for properties in the Urban Village, this leaves those properties in an unzoned status, and results in them being deemed Conservation zoning by the Land Development Code provisions. Therefore it is important to approve this petition for staff to move forward with rezonings on the appropriate Urban Village parcels.

The text of the comprehensive plan amendment showing the regulating policy language for the Urban Village is included as Exhibit C-1 for reference. The regulating Land Development Code zoning district must comply with the policy language.

Impact on Affordable Housing

There are no specific impacts to affordable housing from this petition.

Respectfully submitted,


Onelia Lazzari, AICP
Principal Planner

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List of Exhibits

Exhibit A-1: Map 1 Urban Village to be regulated by the UMU-2 zoning regulations

Exhibit B-1: Text changes to the UMU-2 zoning district regulations

Exhibit C-1: Comprehensive Plan amendment with policy regulations for the Urban Village

Exhibit D-1: Application for Land Development Code text amendment

Supplemental Information on provisions for the Urban Village

The proposed changes to the UMU-2 zoning district contain the following special provisions for the Urban Village concerning the addition of: Primary Frontage Streets (including a map); Urban Walkways; and a Circulation Plan.

Primary Frontage Streets

A new map of the Urban Village illustrating the streets where developers should locate the main entrances and the fronts of new buildings is provided as Figure 6.0 in Exhibit A-1. The map provides guidance for new development when located on corners of intersections so that it will be clearly understood which streets have the highest priority. In addition, there are new regulations related to Figure 6.0 that explain the hierarchy of streets and allowances for corner entrances to address situations where there are multiple street frontages. These regulations are in Section 30-65.2(d)(3)a. When the Hull Road Extension is completed, it will also become a Primary Frontage Street and the map will be amended to reflect that.

Urban Walkways

Staff has revised the Urban Greenway proposal presented to the Plan Board on September 22, 2011 to evolve to an Urban Walkway concept. The Plan Board expressed a preference for a more urban and hardscaped concept. The Urban Walkway represents this. New regulations are proposed to define the cases where an Urban Walkway is allowed, the basic design specifications, and the maximum allowance for using an Urban Walkway to meet the block size requirement.

The Urban Walkway can be used in two instances (subject to City approval):

1. When the lot size, configuration, location, environmental constraint, or other hardship makes the inclusion of a new street to meet block perimeter size requirements infeasible, the Urban Walkway can be substituted to create pedestrian/bicycle interconnectivity.
2. When the construction of a new street is awaiting development/redevelopment of an abutting property not under the same ownership control, the Urban Walkway can be used, subject to City approval, as a temporary means of providing interconnectivity and meeting the block size requirement until the abutting property contributes the required additional land to provide adequate right-of-way width for a street.

The proposed regulations for Urban Walkways are shown in Section 30-65.2(e)(3)d.

Circulation Plan

Important components of the redevelopment of the Urban Village include adding to the street grid and improving the pedestrian/bicycle circulation system. The perimeter block size provides a regulating requirement, but it not does include a requirement for a plan showing how the various transportation modes will be accommodated in proposed developments. The Circulation

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Plan is intended to show how a development will create a circulation system on the site that helps to create the future grid when development/redevelopment is complete.

A new requirement for a Circulation Plan (see Section 30-65.2(f)(2)) has been added to the proposed regulations for the Urban Village. The Circulation Plan can be a preliminary plan to guide future development for larger areas, or it can be part of a: development plan, Planned Development rezoning application, Master Plan (for phased developments) or a subdivision/minor subdivision/ lot split application.

The proposed regulations also allow for a Joint Circulation Plan that establishes the future circulation system for multiple sites under different ownership. This type of plan would greatly improve future development planning efforts in the area. And, it would require that the recorded cross-access easements/agreements, deed restrictions or dedication/reservation of land necessary to ensure cross-connectivity would run with the land for all properties covered by the Joint Circulation Plan.

The Circulation Plan would illustrate items including:

1. The perimeter block size
2. New street locations or proposed Urban Walkway locations
3. General location of developed areas, future phases, and open space on the site
4. Compliance with the Primary Frontage Street requirements
5. Location of transit stops and connections to transit stops
6. Cross-sections of new proposed streets or Urban Walkways

The Circulation Plan is subject to review and approval by the City's Technical Review Committee and the relevant reviewing board for the development. There are provisions in the proposal for extensions to approved an approved Circulation Plan.