

031257

CITY
OF
GAINESVILLE

INTER-OFFICE COMMUNICATION

Item No. 5

TO: City Plan Board DATE: December 2, 2004

FROM: Planning Division Staff

SUBJECT: Petition 25ZON-04 PB, City Plan Board. Rezone annexed properties from Alachua County zoning designation of PD (Planned Development), A (Agricultural District), and R-1A (Single-family, low density [one to four dwelling units per acre]) to PD (Planned Development), OF (General office district) and RSF-1 (3.5 units/acre single-family residential district). Located in the vicinity of and including 2521 Southwest Williston Road. Related to Petition 24LUC-04PB.

Recommendation

Planning Division staff recommends approval of Petition 25ZON-04 PB.

Explanation

This petition is related to land use petition 24LUC-04 PB. The purpose of this petition is to apply City of Gainesville zoning designations onto land that was annexed into the City in 2003. Zoning districts are recommended that match those of the existing Alachua County districts or that are felt to be the most appropriate for the property based upon location, surrounding development and other factors. Each property's county zoning district will remain in effect until this proposed rezoning has been adopted. Maps of the annexed properties are attached at the end of this report.

As indicated on Map 1, the annexed area includes 6 parcels that total approximately 182 acres. Oak Hammock at the University of Florida occupies 137 acres of the total, on the south side of Williston Road, just west of the intersection of S.W. 23rd Street and Williston Road. Oak Hammock is a full service continuing care retirement community that includes a mix of residential types including apartments, duplexes and single-family dwellings, as well as various health care facilities and commercial uses intended to serve the residents. The Alachua County zoning designation for Oak Hammock is PD (Planned Development), with a County land use designation of Residential (2-4 dwelling units per acre). The requested zoning change is from Alachua County PD to the City of Gainesville zoning designation of PD (Planned Development).

Three of the annexed properties are located along the south side of Williston Road. These properties, along with several others that lie to the west along Williston Road, buffer the Oak Hammock development from Williston Road. Two of the properties are five-acre tracts that have a current Alachua County land use designation of Residential (2-4 dwelling units per acre). The current Alachua County zoning designation is R-1A (Single-family, low density). One of these properties is vacant while the other property has a single-family dwelling unit. The third property is approximately 13.88 acres and has a current Alachua County land use designation of INST (Institutional), and a current Alachua County zoning designation of A (Agriculture). It is currently vacant and is owned by the Diocese of St. Augustine. The proposed zoning change is from R-1A and A to the City of Gainesville zoning designation of OF (General office district).

The recommended OF zoning designation is similar in character to the Alachua County zoning district RP (residential/professional district). The five properties that lie along the southern portion of Williston Road, immediately west of the A designated church property, are zoned RP, and the OF designation would be a continuation of the trend. The RP zoning category is intended to provide a transition zone between commercial and residential uses by allowing urban density residential development, certain institutional uses, and limited office uses. Some of the objectives of the City of Gainesville office district include:

- Creating transitional areas between low intensity land uses and other intense land uses;
- Permitting development to locate in close proximity to residential areas, provided that such development will not be incompatible with its surroundings;
- Requiring appropriate buffering or screening around such development when it abuts any residential district boundary, to maintain its compatibility with such abutting district; and
- Encouraging major office development using the OF district to locate along the community's major transportation arteries identified in the comprehensive plan, which will provide adequate access to such development.

The remaining area under consideration is a utility easement located along the eastern boundary of the Oak Hammock development and part of a property that houses a Florida Power substation. The existing zoning on these properties is R-1A (Single-family, low density), while the current Alachua County land use designation is Residential (2-4 dwelling units per acre). Each property is part of a larger parcel. Because the land is split between Alachua County and the City of Gainesville, it was felt that the proposed City zoning designation should be as close as possible to the Alachua County zoning designation. The requested zoning change is from R-1A to RSF-1 (3.5 units/acre single-family residential district).

Potential Impact on Adopted LOS standards

In reviewing this petition, the potential impact of the proposed zoning change on adopted level of service standards must be evaluated. The properties are not located within any of the Gainesville Transportation Concurrency Exception Areas (TCEA). Any new development must meet the transportation concurrency requirements for roadway level of service standards. The number of new average daily trips that will be generated by any use that may be proposed for these sites has yet to be determined. Bus service is available along the north side of Williston Road and is served by the demand-responsive service administered by MV Transportation. Water and sanitary sewer service are provided at the Oak Hammock site. Policy 4.9.10 of the Future Land Use element requires all new development within the Idylwild/Serenola neighborhood to tie into water and sewer lines when capacity is available. Stormwater management will be addressed at the time of any future development plan approval if necessary.

Character of the District and Suitability

The existing character of the area will not be negatively impacted by this proposal. The largest amount of land in this annexed area is already zoned PD, meaning that much of this rezoning is changing Alachua County PD to City of Gainesville PD. The three properties along Williston Road are proposed to be rezoned to OF, which is comparable to the RP zoning to the west of these properties. Finally, the utility easement property and the Florida Power substation is zoned for single-family in Alachua County and the proposed RSF-1 zoning is the most closely matched with the county zoning.

Conservation of the Value of Buildings and Encouraging Appropriate Uses

The Oak Hammock site is a new development. Two of the three parcels on Williston Road are vacant, while the third has a single-family dwelling unit. The utility easement is vacant except for a dirt road that leads to the Florida Power substation. The proposed zoning categories are compatible with the surrounding areas.

Applicable Portions of Current City Plans

Currently, there are no city plans in the area. However, the area is within the Alachua County Idylwild/Serenola Special Area Plan. The policies of this special area plan were added to the City of Gainesville Future Land Use Element of the comprehensive plan several years ago after annexation of the 44-acre Kidd property and the update of the land use element of the comprehensive plan. Portions of the Idylwild/Serenola area that are not within city limits are subject to the policies and standards of the Special Area as those properties are annexed into the city.

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

The purpose of the rezoning is to apply City of Gainesville zoning categories onto recently annexed properties that currently have Alachua County zoning designations.

Substantial Changes in Character or Development in the Area

There has been substantial change in the overall character of the area and development of the area in recent years. Oak Hammock is still developing. Office development is currently occurring along Williston Road, to the south and west of the subject properties. Recent years have seen the development of the Campus Lodge apartment complex located across the street from the Agricultural zoned property, and a single-family development east of the utility easement along the south side of Williston Road.

The following Comprehensive Plan Goals, Objectives and Policies of the Future Land Use Element are met by this proposal:

Policy 4.1.1

Land Use Categories on the Future Land Use Map shall be defined as follows:

Single-Family (up to 8 units per acre)

This land use category shall allow single -family detached dwellings at densities up to 8 dwelling units per acre. The Single -Family land use classification identifies those areas within the City that, due to topography, soil conditions, surrounding land uses and development patterns, are appropriate for single -family development. Land development regulations shall determine the performance measures and gradations of density. Land development regulations shall specify criteria for the siting of low-intensity residential facilities to accommodate special need populations and appropriate community-level institutional facilities such as places of religious assembly, public and private schools other than institutions of higher learning, and libraries. Land development regulations shall allow home occupations in conjunction with single -family dwellings under certain limitations.

Office

The Office land use category identifies areas appropriate for office and residential uses. This category is intended to identify appropriate areas for professional and service uses, hospital and medical uses, compound and residential uses, and appropriate ancillary uses. Office designations shall be applied to compact office development. Residential uses in office districts shall be designed as new in-town development, mixed use, live-work, compound use or shall accommodate existing residential development within the district. Densities shall not exceed 20 units per acre. Land development regulations shall determine the appropriate scale of uses; and the specific criteria for the siting of private schools and churches. Intensity will be controlled by adopting land development regulations that establish height limits of 5 stories or less, that require buildings to face the street, and modest build-to lines, instead of a maximum floor area ratio.

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.

Objective 4.4

Newly annexed lands shall retain land uses as designated by Alachua County until the Future Land Use Element of this Plan is amended.

Objective 4.9

A Special Area is established for the Idylwild/Serenola area, which shall be subject to the policies and standards contained in this Section. Portions of the Idylwild/Serenola area that are not currently within city limits shall be subject to these policies and standards at such time as they may be annexed into the city.

Conclusion

This petition is consistent with the goals, objectives and policies of the Future Land Use Element. Staff recommends approval of Petition 25ZON-04.

Applicant Information

City Plan Board

Request

Rezone property from Alachua County designations to City of Gainesville designations

Land Use Plan Classification

Alachua County INST and Residential (2-4)

Existing Zoning

Alachua County PD, A, and R1-A

Proposed Zoning

PD, OF and RSF-1

Purpose of Request

To replace Alachua County zoning categories on annexed land with City of Gainesville zoning categories

Location

In the vicinity of and including 2521 S.W. Williston Road

Size

Approximately 182 acres

Surrounding Land Uses

North

Multi-family residential, institutional

East

Residential

West

Office

South

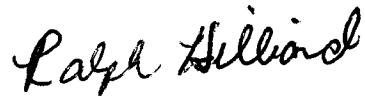
Residential

<u>Surrounding Controls</u>	<u>Existing Zoning</u>	<u>Land Use Plan</u>
North	PD, RMF-8	RM
(The following are all Alachua County designations)		
East	R-1A	Residential (2-4)
West	RP	Office/Residential (4-8)
South	Residential Estate	Residential (0-2)

Impact on Affordable Housing

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

Respectfully submitted,



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

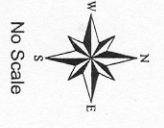
- Historic Preservation/Conservation District
- Special Area Plan
- Division line between two zoning districts
- City Limits

Area under petition consideration



ZONING

Name	Petition Request	Map(s)	Petition Number
City Plan Board	From County PD, A, R-1a To PD, OF and RSF1	4547, 4646 and 4647	25ZON-04PB



5. **Petition 25ZON-04 PB**

City Plan Board. Rezone annexed properties from Alachua County zoning designation of PD (Planned Development), A (Agricultural District), R-1A (Single-family, low density [one to four dwelling units per acre]) to PD (Planned Development), OF (General office district) and RSF-1 (3.5 units/acre single-family residential district). Located in the vicinity of and including 2521 Southwest Williston Road. Related to Petition 24LUC-04 PB.

Discussed with Petition 24LUC-04 PB.

<u>Motion By:</u> Mr. Cole	<u>Seconded By:</u> Mr. Gold
<u>Moved to:</u> Approve Petition 25ZON-04 PB.	<u>Upon Vote:</u> Motion Carried 6 - 0 Ayes: Cohen, Gold, Rwebyogo, Reiskind, Cole, Pearce.