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TO: City Plan Board

Item Number: 4

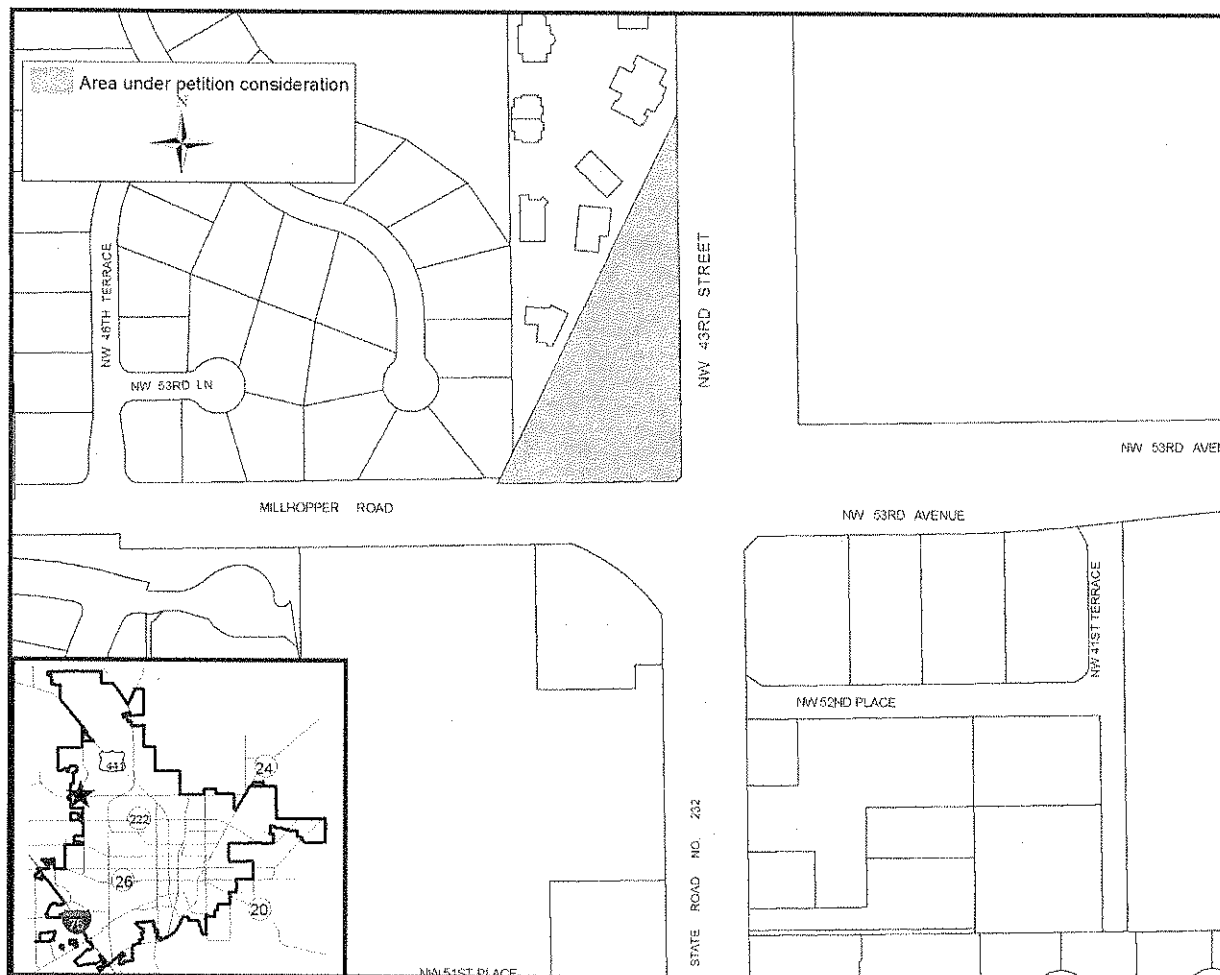
FROM: Planning & Development Services Department
 Staff

DATE: May 26, 2011

SUBJECT: Petition PB-11-63 LUC. Eng, Denman and Associates, agent for City of Gainesville. Amend the City of Gainesville Future Land Use Map from PF (Public Facilities) to MUL (Mixed-Use Low-Intensity (8-30 units per acre)). Located at 4322 Northwest 53rd Avenue. Related to Petition PB-11-64 ZON.

Recommendation

Staff recommends approval of Petition PB-11-63 LUC.



Description

This proposed small-scale amendment of the Future Land Use Map from Public Facilities (PF) to Mixed-Use Low-Intensity (8-30 units per acre) (MUL) is for the approximately 2.69-acre, City of Gainesville property located on the northwest corner of the intersection of Northwest 43rd Street and Northwest 53rd Avenue (Millhopper Road, County Road 232). See map on preceding page, and aerial photo in Appendix B, Exhibit B-1. This developed property (with its 11,888 square-foot building) is the long-established site of Gainesville Regional Utility's (GRU's) Electrical Systems Control facility, which is to be relocated to the new GRU Eastside Operations Center on North Main Street following its anticipated completion later this year.

The to-be-vacated property will become surplus City property and listed for sale. The current PF land use is appropriate for governmental facilities, but is generally inappropriate for private ownership and development (notwithstanding that the stated purpose of the current, related PS zoning district "...is established for the purpose of ...providing suitable locations for ...public and private utility and recreation activities that serve and are used directly by the public ..." (from Sec. 30-75, Land Development Code)). The proposed MUL land use is appropriate for private development and for this location. The southwest and southeast intersection corners previously have been designated MUL.

The property is not within a special area plan. This petition is related to Petition PB-11-64 ZON, which is a request for rezoning from PS (Public services and operations district) to MU-1 (8-30 units/acre mixed use low intensity).

Key Issues

- The proposed small-scale amendment to Mixed-Use Low-Intensity (8-30 units per acre) is consistent with the City's Comprehensive Plan.
- Compatibility with adjacent residential property will be ensured by meeting all applicable requirements of the Land Development Code.
- There are no problems with financial feasibility.

Basis for Recommendation

The staff recommendation is based on the factors stated in the Future Land Use Element and on State statute criteria, which are discussed below: Conformance with the Comprehensive Plan; Compatibility and surrounding land uses; Environmental impacts and constraints; Infill and redevelopment; Impacts on Affordable Housing; Transportation; Financial Feasibility.

1. Conformance with the Comprehensive Plan

The proposed land use change from Public Facilities (PF) to Mixed-Use Low-Intensity (8-30 units per acre) (MUL) is appropriate for this location at the intersection of two arterial roadways, NW 43rd Street and NW 53rd Avenue. The MUL category "allows a mixture of residential and non-residential uses such as standard lot single-family houses, small-lot single-family houses, duplex houses, townhouses (attached housing), accessory dwelling units, group homes, multi-family housing (if compatible in scale and character with other dwellings in the proposed

neighborhood), offices scaled to serve the surrounding neighborhood, retail scaled to serve the surrounding neighborhood,...” (from Policy 4.1.1, Future Land Use Element). Two of the other three corners of this intersection have the MUL land use designation and are comprised of developed, commercial properties, one of which is the Hunters Crossing shopping center. The MUL land use (and the related, proposed rezoning to MU-1), if approved, will provide increased redevelopment potential relative to the current limited uses in the PF land use designation. This is consistent with the infill and redevelopment goals of the Future Land Use Element (Goal 2, Objective 2.1). See Exhibit A-1.

The requested MUL land use is wholly consistent with the MU-1 (8-30 units/acre mixed use low intensity) zoning proposed by related Petition PB-11-64 ZON. It is also consistent with the Policy 4.2.1 (Future Land Use Element) requirement to provide protection for “residential areas and low intensity uses from the impacts of high intensity uses by separating intense uses from low-intensity uses by transitional uses and by performance measures.”

The proposal is consistent with the City of Gainesville Comprehensive Plan. See Appendix A for applicable policies of the Future Land Use Element, including the complete description of the Mixed-Use Low-Intensity (8-30 units per acre) land use category.

2. Compatibility and surrounding land uses

South across NW 53rd Avenue (and west of NW 43rd Street is the Hunters Crossing shopping center (major grocery store, coffee shop, eating places, etc.) and banks. Diagonally across NW 53rd Avenue and east of NW 43rd Street are a gas station/convenience store and other retail businesses. East of the property and across NW 43rd Street is a 20-acre City of Gainesville property that is the site of a GRU sub-station. Adjacent to the north and west is the Waterford Park office development. To the west along NW 53rd Avenue is one abutting lot of the Ashton, single-family, residential development.

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

There are no compatibility issues between the proposed MUL land use (and MU-1 zoning) with the Public Facilities land use (PS zoning) across NW 43rd Street to the east. Nor are there any compatibility concerns with the MUL land use (PD zoning) across NW 53rd Avenue to the south, with the MUL land use (MU-1 zoning) to the southeast, or with the Office land use (General office district zoning) to the north and west. Compatibility with the single-family residential property (SF land use, RSF-1 zoning) to the west will be achieved by meeting all applicable requirements of the Land Development Code. An existing brick wall (approximately 5 feet 10 inches in height) separates the abutting single-family lot from the site. The length of the property line abutment is 53.58 feet (shown on the boundary survey provided by the applicant). Note that the MU-1 zoning district, as stated in Sec. 30-64 (a) of the Land Development Code, “is established to allow uses compatible with each other and with surrounding residential areas to be developed near each other.”

At the March 22, 2011 neighborhood meeting, as stated in the minutes (see Exhibit C-1, Application and Neighborhood Workshop information):

“The residents of the Ashton subdivision would like it to be made part of the record that they have concern over the fact that there may be more traffic with any zoning changes. They are concerned because of the number of children that walk and ride their bicycles to Talbot Elementary School located on NW 43rd Street just north of the current substation. They also would like it to make it known that if there was to be development on this parcel in the future, they would very much like the aesthetics of the building to be much like the buildings that are located in Waterford Park.”

Transportation and other development concerns will be reviewed in the future at the time of development plan review. See section 6 (Transportation) of this report.

3. Environmental impacts and constraints

Following a Basic Level review of the site, the City’s Environmental Coordinator determined that there are no major environmental impacts and constraints associated with this developed property and with this petition. The property is located in FEMA Flood Zone X, outside of the 100-500-year floodplain.

4. Infill and redevelopment

This proposed small-scale land use amendment is consistent with the City’s infill and redevelopment goals (See Appendix A, Exhibit A-1, Future Land Use Element Goal 2, Objective 2.1). The proposed change in land use designation would provide increased redevelopment opportunities for the site.

5. Impacts on Affordable Housing

The current Public Facilities land use and Public services and operations district zoning do not allow residential development on the approximately 2.69-acre property. The proposed Mixed-Use Low-Intensity (8-30 units per acre) land use allows residential use. In the unlikely case that the property were to be redeveloped as a residential development, a maximum of 80 residential units could be allowed. Therefore, the requested land use (and related rezoning) could have a positive impact on the supply of potential affordable housing in Gainesville.

6. Transportation

This small-scale land use amendment has no major transportation issues. The property is located within Transportation Concurrency Exception Area (TCEA) Zone B. It is accessible by car, bicycle and walking from NW 53rd Avenue (Millhopper Road) and from NW 43rd Street, both of which have a bicycle lane and a 5-foot-wide sidewalk adjacent to the property. The closest transit service is RTS Route 43 (which provides service between Santa Fe College and downtown Gainesville) with stops near the intersection of NW 43rd Street and NW 39th Avenue. The property currently has three driveways, but future redevelopment will likely result in a total of two driveways in order to meet the access management requirements for these Alachua County roads.

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As stated on Page 9 of the application (see Exhibit C-1), "a traffic impact analysis will be required as part of the development plan review process to assess any net impact to the local road networks and to demonstrate compliance with Concurrency Management Element ... standards." Any future development or redevelopment of the property will have to meet the requirements of Policy 1.1.6 of the Concurrency Management Element.

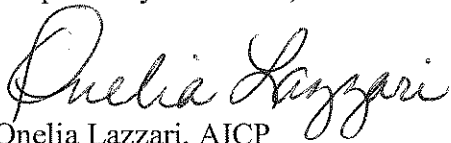
The applicant provided a basic trip generation analysis (see Exhibit B-4). The analysis compared existing development (the 11,888 square-foot government office building) with five hypothetical future development scenarios. The analysis shows the maximum potential trip generation for the current use as a government office building, and for each of five diverse uses that are permitted uses (either by right or by special use permit) in the MU-1 zoning district.

7. Financial Feasibility

This existing, developed property is served by public utilities and existing streets. This proposed land use will have no impact on adopted levels of service for potable water and wastewater, and solid waste. Stormwater level of service requirements will have to be met when a redevelopment plan for the site is submitted. In the unlikely case that the property (which is now in non-residential use) would be redeveloped for residential use, with a theoretical potential maximum of 80 residential units, it would increase the impacts on recreation facilities and on public school facilities, but would likely have no impact on the adopted levels of service for either recreation or public school facilities.

Comprehensive Plan land use amendments within transportation concurrency exception areas are deemed to meet the requirement to achieve and maintain level-of-service standards for transportation. The proposed land use amendment meets the financial feasibility requirements for a comprehensive plan amendment.

Respectfully submitted,



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Principal Planner

Prepared by:



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Lead Planner

Table 1

Adjacent Existing Uses

North	Office complex (Waterford Park)
South	Shopping center (Hunters Crossing) – Across NW 53 rd Ave
East	GRU sub-station facility - Across NW 43 rd ST
West	Office complex (Waterford Park); Single-family residence (in Ashton neighborhood)

Adjacent Zoning and Land Use

	Land Use Category	Zoning Category
North	Office	General office district
South	Mixed-Use Low-Intensity (8-30 units per acre)	Planned development district
East	Public Facilities	Public services & operations district
West	Office; Single-Family (up to 8 units per acre)	General office district; RSF-1: 3.5 units/acre single-family residential district

List of Appendices

Appendix A Comprehensive Plan GOPs

Exhibit A-1 Future Land Use Element

Appendix B Supplemental Documents

Exhibit B-1 Aerial

Exhibit B-2 Map: Existing Land Use

Exhibit B-3 Map: Proposed Land Use

Exhibit B-4 Trip Generation Analysis

Appendix C Application and Neighborhood Workshop information

Exhibit C-1 Application and Neighborhood Workshop information