

TO: City Plan Board

Item Number: 3

FROM: Planning & Development Services Department Staff

DATE: May 28, 2015
Revised: June 2, 2015

SUBJECT: Petition PB-15-30 ZON. eda engineers-surveyors-planners, inc., agent for Prairie View Trust and City of Gainesville (GRU). Rezone property from BUS: General business and RMF-8: 8-30 units/acre multiple-family residential district to MU-1: 8-30 units/acre mixed use low intensity. Located in the 3800 block of SW 37th Blvd., east and west sides (south of Archer Road). Tax Parcel 07240-046-000, 06812-012-000 and a portion of 06809-000-000. Related to PB-15-29 LUC.

Recommendation

Staff recommends approval of Petition PB-15-30 ZON.



Description

This petition for a zoning change pertains to an undeveloped, 9.9-acre property (see map on previous page) located on both sides of SW 37th Boulevard, approximately 400 feet south of Archer Road (State Road 24). The property is surrounded by a mix of existing uses, including multi-family and single-family development, a child care facility, and vacant, undeveloped land. Further to the north is highway commercial development including restaurants and a bank.

The proposed zoning change from (BUS) General business district & RMF-8 (Multiple-family medium-density residential, 8-30 units per acre) to MU-1 (8-30 units/acre mixed use low intensity district) will allow a mix of non-residential and residential uses. Approximately 8.25 acres of the 9.9 acre property are in the BUS zoning district and 1.65 acres are in the RMF-8 zoning district. The existing BUS zoning designation limits the future development potential for most of the property to non-residential use and does not allow residential use. The proposed MU-1 zoning district allows a broad range of residential and non-residential uses, including offices and retail scaled to serve the surrounding neighborhood. The proposed MU-1 zoning will also increase the potential for future residential development of up to 30 units per acre on the entire zoning change area (9.9 acres) rather than to 1.65 acres under the existing RMF-8 zoning.

The 9.9-acre subject property along with approximately 6 acres of adjacent land to the north which is also owned by the applicant, contain regulated surface waters/wetlands and other natural resources. This undeveloped, mostly forested property includes a 0.579-acre natural watershed feature with a slope flow-way and mixed marsh/hardwood wetlands.

This property abuts properties with (BUS) General business zoning district to the north, (MU-1) mixed use low intensity (8-30 units per acre) zoning to the west, and (RMF-8) residential medium density (8-30 units per acre) zoning to the east and south. The respective land use designations for the adjacent properties are Commercial to the north, Mixed-Use Low-Intensity (8-30 units per acre) (MUL) to the west, and Residential-Medium Density: (8-30 units per acre) (RM) to the east and south. Undeveloped land and several restaurants along Archer Road are to the north, apartments are to the east and south on both sides of SW 37th Boulevard, a child care center (O2B Kids) is to the south (on the east side of SW 37th Boulevard), and single-family and two-family houses are to the west.

See Table 1 on Page 7 for a tabular summary of adjacent existing uses and adjacent zoning categories.

See Exhibit B-1 for an aerial photograph of the property and surrounding area. Exhibits B-2 and B-3 are maps that show the existing and proposed land use categories.

The MU-1 zoning district (see Exhibit B-4 - Sec. 30-64 – Mixed-use low intensity district (MU-1)) is established for the purpose of allowing coordinated developments designed to offer a mixture of residential, convenience-type retail, professional and consumer service uses primarily for residents of mixed-use and adjacent residential neighborhoods, and places of religious assembly. The district is intended to reduce the length and number of vehicular trips by providing for basic needs within close proximity to residential areas, by encouraging pedestrian access, and by the combining of trips. This district is established to allow uses compatible with

each other and with surrounding residential areas to be developed near each other. A broad range of non-residential and residential uses is allowed in this district, including a wide range of professional, service and retail uses.

This petition is related to Petition PB-15-29 LUC, which proposes a small-scale land use change from Commercial and Residential Medium Density: 8-30 units per acre to Mixed-Use Low-Intensity (8-30 units per acre).

Key Issues

- The proposed rezoning to MU-1 is consistent with the City's Comprehensive Plan, supports infill development, and supports mixed-use development at an appropriate location.
- The proposed MU-1 zoning is consistent with the property to the west.
- The property contains regulated surface waters/wetlands which provide habitat for listed wading birds and listed plant populations. These listed species have been identified within the Planning Parcel (defined in Land Development Code Section 30-23) that includes this property. Any future development on any area of the Planning Parcel, including the area of this petition, will be subject to the applicable regulations of Section 30-310.4, requiring avoidance and protection of the identified regulated natural resources.

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 to MU-1: 8—30 units/acre mixed-use low intensity district is consistent with Future Land Use Element Policy 1.2.3, below. This petition is also consistent with City infill and redevelopment policies (see Exhibit A-1, Comprehensive Plan GOPs) which include, but are not limited to, promoting a healthy economy and discouraging urban sprawl. The proposed MU-1 zoning for this location is consistent with the Comprehensive Plan concerning development within one-quarter mile of transit hubs. The subject property is 535 feet south of Butler Plaza, which is an Existing Transit Hub.

Future Land Use Element

Policy 1.2.3 The City should encourage mixed-use development, where appropriate.

2. Conformance with the Land Development Code

The proposed rezoning to MU-1 will implement the Mixed-Use Low-Intensity land use category proposed by related Petition PB-15-29 LUC. Any proposed development will be required to meet all applicable Land Development Code requirements, including those pertaining to regulated surface waters and wetlands, and regulated natural and archaeological resources.

The MU-1 zoning district allows a mix of commercial, office, and residential uses up to a maximum of 30 units per acre. See Exhibit B-4 (Sec. 30-64 – Mixed-use low intensity district (MU-1)).

3. Changed Conditions

Development pressure along the Archer Road corridor has increased the demand for nearby developable property. The subject property, in combination with the contiguous land to its north, comprises the last undeveloped site along SW Archer Road between I-75 and SW 34th Street.

4. Compatibility

The proposed MU-1 zoning is compatible with the adjacent properties and the surrounding area. This property abuts properties with mixed-use low-intensity (8-30 units per acre) (MU-1) zoning to the west, General business district to the north, and (RMF-8 (8-30 units per acre)) zoning to the east and south. Compatibility with the medium-density residential properties (RMF-8 zoning) to the east and south will be assured by meeting all applicable requirements of the Land Development Code, which may include increased yard setbacks.

5. Impacts on Affordable Housing

The proposed zoning change may have a positive impact on the supply of potential affordable housing in the City. The proposed MU-1 zoning will increase the potential for future residential development of up to 30 units per acre because it will be applicable to 9.9 acres (rather than 1.65 acres under the existing RMF-8), for a potential maximum of 297 residential units (rather than a maximum of 49 residential units for the 1.65 acres that currently have RMF-8 zoning).

Transportation

There are no major transportation issues associated with the proposed zoning change for this undeveloped site that is located within Zone C of the Gainesville Transportation Mobility Program Area (TMPA) and is proximate to (within 535 feet) Butler Plaza (a regional shopping center on the north side of Archer Road and which is designated as an Existing Transit Hub by the Transportation Mobility Element. The property is on both sides of SW 37th Boulevard, a two-lane, local street with existing sidewalks where there is adjacent development) that is served by RTS (Regional Transit System). Sidewalk construction on the construction frontage will be a requirement when a development plan is submitted for development approval.

The site is currently served by RTS Routes 12 and 62. Route 12 (Reitz Union to Butler Plaza) provides service along SW 37th Blvd, south of Archer Road every 10-25 minutes on weekdays, every 20-45 minutes on Saturdays and every 45 minutes on Sundays. Route 62 (Oaks Mall to Lexington Crossing) provides service along SW 37th Blvd, south of Archer Road every 60 minutes on weekdays and no service on weekends. (RTS Route 75 (Oaks Mall to Butler Plaza) provides service along nearby Archer Road every 35-53 minutes on weekdays, and every 105 minutes on Saturdays and no service on Sundays.)

The proposed zoning change from RMF-8 (currently on 1.65 acres of the 9.9-acre property) to MU-1 will result in no change in the maximum allowable density of 30 units per acre, and therefore no change in trip generation if a comparable residential project were to be developed on an equal area (1.65 acres) of the property. The proposed land use change from General business (approximately 8.25 acres) to MU-1 could potentially result in an overall relative reduction in trip generation due to trip capture by mixed-use development.

On page 8 of the applicant's Land Use Change & Rezoning Justification Report (see Exhibit C-1, Application), the applicant has estimated the trip generation for a hypothetical development scenario consisting of 135 multi-family residential units and 25,000 square feet of specialty retail development. The total PM peak trips are estimated at 130 and the total Average Daily Trips are estimated at 1,204. The applicant's exercise did not include, for comparison purposes, an estimate of trip generation for a development scenario under the existing BUS and RMF-8 zoning for this undeveloped property.

The City rescinded transportation concurrency with the adoption of its updated Comprehensive Plan. Therefore, development within TMPA Zone C is not required to meet level of service (LOS) requirements for concurrency, but is required to comply with the TMPA Zone C requirements of Policies 10.1.5 and 10.1.7 of the Transportation Mobility Element (see Exhibit A-1, Comprehensive Plan GOPs).

Environmental Impacts and Constraints

This petition is limited to changing the zoning district of property that is currently undeveloped. The majority of the property is located in FEMA Flood Zone X (Zone X corresponds to areas outside the 100-year floodplains, areas of 100-year sheet flow flooding where average depths are less than 1 foot, areas of 100-year stream flooding where the contributing drainage area is less than 1 square mile, or areas protected from the 100-year flood by levees.). Part of the northern portion of the property is in FEMA Flood Zone A (Zone A corresponds to a 1 percent chance every year that flood waters will inundate the area, or 100 percent chance over a 100 year period. Zone A floodplains are determined by approximate methods. No base flood elevations or depths are shown within this zone.). See Exhibit B-5 for a map of FEMA flood zones.

Regulated surface waters/wetlands are present within and adjacent to the 9.9-acre petition area. Any future development project which may be proposed on the petition area is required to avoid impacts to the surface water or wetland, which includes meeting an average 50-foot buffer/setback from the jurisdictional boundary. Any unavoidable wetland impacts associated with any future development project within or adjacent to the petition area would be required to be minimized and compensated through mitigation which offsets functional loss and meets other applicable criteria for mitigation, in accordance with Section 30-302.1 of the Land Development Code (LDC).

Natural and archaeological resources regulated pursuant to Land Development Code 30-310 are known to be present on the Planning Parcel area, which includes the 9.9-acre petition area. A resources assessment report was submitted with the petition application in accordance with a methodology agreement between the applicant and City staff. The assessment report, based on

Petition PB-15-30 ZON
May 28, 2015

current survey information, provides a basis for considerations and recommendations for protection of the regulated resources that occur on the Planning Parcel. Listed species (defined in Section 30-23 of the LDC), including wading birds and plant species, are known to occur in or use the wetland ponds and surrounding habitat, primarily within the adjacent, applicant-owned area of Parcel 06809 to the north. The first future development master plan or project which is proposed within the Planning Parcel area (which includes the land areas of this petition) will be required to comply with the LDC Section 30-310.4 provisions for avoidance and protection of the regulated resources, i.e., for the listed species and associated habitats.

See Exhibit B-6 (Memorandum from the City's Environmental Coordinator).

Respectfully submitted,



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Lead Planner

Table 1**Adjacent Existing Uses**

North	Vacant, undeveloped; restaurants
South	Child-care center; multi-family residential
East	Multi-family residential
West	Single-family and two-family residential

Adjacent Zoning and Land Use and Zoning

	Land Use Category	Zoning Category
North	Commercial	BUS (General business district)
South	RM - Residential Medium-Density (8-30 units per acre)	RMF-8 (Multiple-family medium-density residential, 8-30 units per acre)
East	RM - Residential Medium-Density (8-30 units per acre)	RMF-8 (Multiple-family medium-density residential, 8-30 units per acre)
West	MUL - Mixed-Use Low-Intensity (8-30 units per acre)	MU-1 (8-30 units/acre mixed use low intensity district)

List of Appendices

Appendix A Comprehensive Plan GOPs

Exhibit A-1 Comprehensive Plan GOPs

Appendix B Supplemental Documents

Exhibit B-1 Aerial Photograph

Exhibit B-2 Map: Existing Zoning

Exhibit B-3 Map: Proposed Zoning

Exhibit B-4 Sec. 30-64 – Mixed-use low intensity district (MU-1)

Exhibit B-5 Map: FEMA Special Flood Hazard Area (SFHA)

Exhibit B-6 Memorandum from the City's Environmental Coordinator

Appendix C Application Package

Exhibit C-1 Rezoning Application