

TO: City Plan Board

Item Number: 4

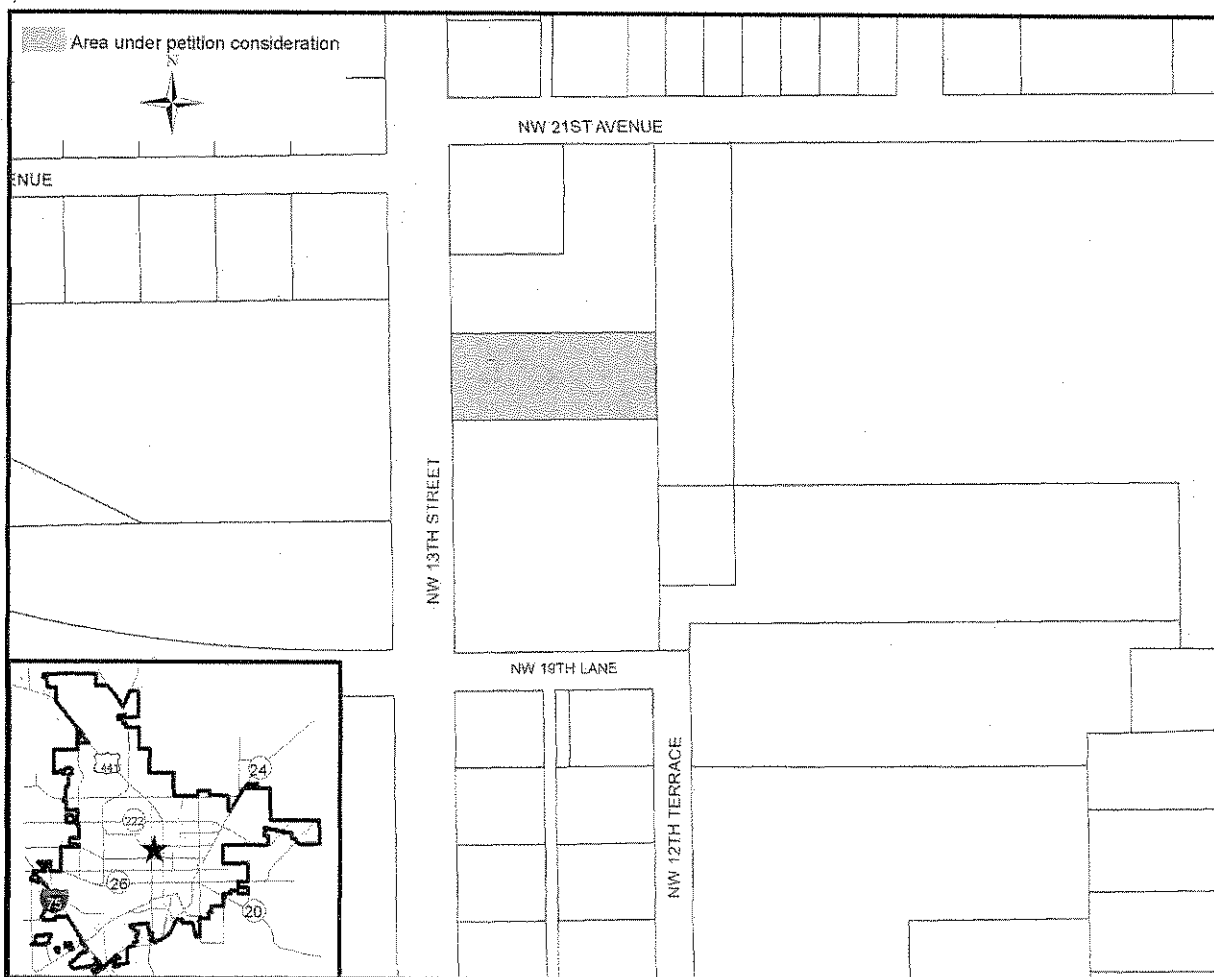
FROM: Planning & Development Services Department
 Staff

DATE: January 24, 2013

SUBJECT: Petition PB-12-162 ZON. Brown & Cullen Inc., agent for Iris McWilliams.
 Rezone property from Automotive-oriented business district (BA) to
 Mixed-use low intensity district (MU-1). Located at 2029 NW 13th Street.
 Related to PB-12-161 LUC.

Recommendation

Staff recommends approval of Petition PB-12-162 ZON.



Description

This rezoning request pertains to a 0.71-acre property located at 2029 NW 13th Street (see map on previous page), on the east side of NW 13th Street. The property is developed and includes an unoccupied, 6,700 sq. ft. building towards the front of the lot, and a 1,960 sq. ft. warehouse at the rear (building areas are approximate). This property was part of the former Brasington automotive dealership that closed in 2008, and it is in need of redevelopment.

This zoning petition is related to a proposed small-scale land use amendment (Petition PB-12-161 LUC) from Commercial to Mixed-Use low-Intensity (8-30 units per acre).

The proposed rezoning will facilitate future redevelopment of the property by changing from the Automotive-oriented business district (BA) to the MU-1 (8-30 units/acre mixed use low intensity) zoning district, which allows for residential use and various non-residential uses. As stated in the purpose section of Section 33-64 (see Exhibit B-5 for the complete provisions of the MU-1 district), "The mixed-use low intensity district 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."

This petition and its related land use petition are also related to land use (PB-12-159 LUC) and zoning (PB-12-160 ZON) petitions affecting two properties to the east (one of which is contiguous to property that is the subject of this petition) that are adjacent to or within the Hidden Lake apartment complex. The applications for all four petitions (Section 2.2.1, Impact on Residential Streets) indicate that the next phase of the Hidden Lake apartment complex will entail access to NW 13th Street through this property. The Hidden Lake apartments currently have no access to NW 13th Street, and are accessed from NW 21st Avenue, which is primarily a residential street.

See Exhibits B-3 and B-4 for maps of the existing and proposed zoning, and see Exhibit C-1 for the Iris McWilliams Rezoning Application, which includes a map of the NW 13th Street corridor.

Key Issues

- The proposed rezoning to MU-1 (8-30 units/acre mixed use low intensity) is consistent with the City's Comprehensive Plan and will implement the related, proposed MUL (Mixed-Use Low-Intensity (8-30 units per acre)) land use category.
- The proposed MU-1 zoning is consistent with the adjacent MU-1 zoning to the north and east, and with the predominant MU-1 zoning along the east side of NW 13th Street between NW 23rd and NW 16th Avenues.
- The property is within the Central Corridors Special Area Plan.

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 zoning petition is consistent with the overall goal of the City to improve the quality of life and achieve a sustainable development pattern, as described below in Goal 1 of the Future Land Use Element (FLUE). Providing for mixed land uses, as this proposed rezoning does, conforms with that goal, and with FLUE Policy 1.2.3, below. The proposed rezoning to MU-1 is also consistent with City redevelopment policies which include, but are not limited, to promoting a healthy economy and discouraging urban sprawl. See Exhibit A-1 for redevelopment and other relevant Gainesville Comprehensive Plan policies.

Future Land Use Element

Goal 1 Improve the quality of life and achieve a superior, sustainable, development pattern in the City by creating and maintaining choices in housing, offices, retail, and workplaces, and ensuring that a percentage of land uses are mixed, and within walking distance of important destinations.

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

2. Conformance with the Land Development Code

This proposed rezoning will implement the related, proposed comprehensive plan amendment from Commercial to the Mixed-Use Low-Intensity (8-30 units per acre) land use category. The property is subject to the provisions of the Central Corridors Special Area Plan, the intent of which, in part is “to make Gainesville a more vibrant, livable place, and increase citizen pride in its development.”

3. Changed Conditions

The major changed condition is the closing in 2008 of the Brasington automotive dealership that had been in business since 1935. The property is vacant and in need of redevelopment.

4. Compatibility

The property abuts MU-1-zoned properties to the north and east. If this proposed rezoning from BA (Automotive-oriented business district) is approved, the entire east side of NW 13th Street between NW 23rd Avenue to NW 16th Avenue will be zoned MU-1, with the exception of the adjacent BA-zoned property to its south.

The zoning petition is compatible with the adjacent properties and surrounding area. See Table 1 at the end of this report for adjacent zoning and land uses. See Exhibits B-2 and B-3 for maps of existing and proposed zoning, and Exhibit B-1 for an aerial photograph, which shows the outlined property and the Hidden Lake apartment complex nearby and to its east.

5. Impacts on Affordable Housing

The proposed MU-1 zoning allows residential use, unlike the existing BA zoning, which allows none. The proposed zoning allows for a maximum of 30 units per acre of residential density. MU-1 zoning for this 0.31-acre property, if approved, has the potential for a minimal positive impact on the supply of potential affordable housing in Gainesville.

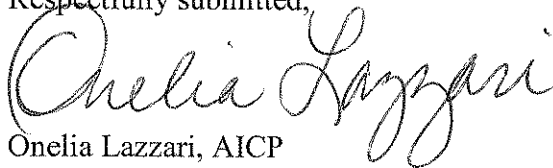
Transportation

There are no major transportation issues associated with this zoning petition. The property is located within Zone B of the City's Transportation Concurrency Exception Area (TCEA) and at the time of development, will be subject to the Zone B requirements of Policies 1.1.4 and 1.1.6 of the Concurrency Management Element.

Environmental Impacts and Constraints

This petition is limited to amending the zoning on property that is currently developed. It is located in FEMA Flood Zone X (outside of the 100-500 year floodplain). The January 8, 2013 memorandum (Exhibit B-4) from the City's Environmental Coordinator identified no environmental issues pertaining to this property along NW 13th Street. Similarly, Alachua County Environmental Protection Department's Gus Olmos, P.E., in a phone conversation on January 9, 2013 with Gainesville Planning & Development Service Department's Dean Mimms, AICP, stated that there is no known contamination at this property. This property will, like all properties, be subject to review by City and County environmental staff at the time of development plan review.

Respectfully submitted,



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Prepared by:



Dean Mimms, AICP
Lead Planner

Petition PB-12-162 ZON
January 24, 2013

Table 1

Adjacent Existing Uses

North	Restaurant
South	Used Car Sales
East	Vacant, undeveloped
West	NW 13 th Street

Adjacent Zoning and Land Use

	Zoning Category	Land Use Category
North	MU-1	MUL
South	BA	C (Commercial)
East	MU-1	MUL
West	NW 13 th ST, Central Corridors SAP	NW 13 th ST

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 Memorandum from Environmental Coordinator

Exhibit B-5 Mixed use low intensity district (MU-1)

Appendix C Application Package

Exhibit C-1 Iris McWilliams Rezoning Application (Brown & Cullen, Inc.)