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CITY  
-----OF-----  
GAINESVILLE

INTER-OFFICE COMMUNICATION

Item No. 1

**TO:** City Plan Board **DATE:** January 18, 2007

**FROM:** Planning Division Staff

**SUBJECT:** Petition 179LUC-06 PB, Biltmore Corporation of Gainesville. Amend the City of Gainesville 2000-2010 Future Land Use Map for annexed lands from Alachua County RM (Residential Medium Density) to City of Gainesville MUM (Mixed-Use Medium Intensity). Located at 4400 Southwest 20<sup>th</sup> Avenue. Related to Petition 180ZON-06PB.

Recommendation

Planning Division staff recommends approval of Petition 179LUC-06 PB.

Explanation

This petition is related to zoning petition 180ZON-06 PB. The purpose of this petition is to apply City of Gainesville land use categories to land that was annexed into the City in 2006. Land use districts are recommended that either approximate 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. The county land use designation of each property will remain in effect until this proposed amendment has been adopted. Maps of the annexed properties are attached at the end of this report.

As indicated on the maps, the annexed area includes two parcels that total approximately 40.5 acres. The Alamar Gardens Mobile Home Park currently occupies the site with 224 mobile home lots. The property is on the north side of Southwest 20<sup>th</sup> Avenue, north and west of Southwest 43<sup>rd</sup> Street. The Alachua County land use designation for the property is Residential Medium Density (greater than 4 to less than or equal to 8 dwelling units per acre) with a County zoning designation of RM (Manufactured/mobile home park). The requested large-scale land use amendment is from Residential Medium Density to the City of Gainesville land use designation of MU-M (Mixed-Use Medium-Intensity, 12-30 units per acre).

The land to the east of the subject property is in unincorporated Alachua County. This area includes property with Alachua County land use designations of Residential Medium Density and Residential Medium High Density (greater than 8 to less than or equal to 14 dwelling units per acre). The existing uses include several apartment developments, duplexes and some manufactured/mobile homes. The zoning categories include R-1C (Single-family residential district, 1-4 dwelling units per acre), R-2 (Multiple-family residential district, 4-8 dwelling units/acre), R-2a (Multiple-family residential district, 8-14 dwelling units/acre), and R-3 (Multiple-family residential district, 14-24 units/acre). To the south of the subject property is more Alachua County land including a small strip commercial area with a gasoline station, apartments, a fire rescue station and Forest Park. The land uses range from Residential Medium Density to Residential High Density (greater than 14 to less than or equal to 24 dwelling units per acre) to Recreation. The strip commercial area is zoned BR (Business, retail sales, and services). The apartment development is zoned PD (Planned Development) and the park has a zoning designation of C-1 (Conservation). West of the subject property is vacant property within the City of Gainesville, with CON (Conservation) land use and CON (Conservation) zoning. North of the subject property is land with City of Gainesville CON land use and zoning designations, plus vacant land with an Alachua County Residential Medium Density designation, and the Daysville Community Cemetery with Alachua County Institutional land use. The cemetery is zoned A (Agricultural) and the vacant residential land is zoned R-2.

The subject property is in the Southwest 20<sup>th</sup> Avenue area that has been under study for several years to determine the course of future transportation projects. After several meetings and community input, the concept of an “urban village” took shape, calling for higher densities, a mix of land uses, and increased transit services in the area just west of the University of Florida. The urban village concept is presented in a document entitled, Urban Village: Southwest 20<sup>th</sup> Avenue Transportation Design Proposal (University of Florida, School of Architecture). The Metropolitan Transportation Planning Organization (MTPO) for the Gainesville Urbanized Area accepted the proposal and requested that Alachua County, the University of Florida and the City of Gainesville use the document as a guide for future corridor studies, land use and transportation plans. The recommended MU-M land use designation is higher in density and intensity than the existing Alachua County Residential Medium Density land use. This is consistent with the vision articulated for the urban village area as a dense, walkable area that will support pedestrians, cyclists and transit-orientated development. The

study calls for Medium-High density for the area around and including the subject property.

The subject property is located beyond the Gainesville Transportation Concurrency Exception Area (TCEA). Any new development therefore must meet the adopted roadway level of service standards. The adopted level of service standard for this segment of Southwest 20th Avenue from Southwest 62<sup>nd</sup> Boulevard to Southwest 34<sup>th</sup> Street is "D." However, the segment is currently over capacity meaning that trips are not currently available along this road segment. Transportation mitigation will be required before any new development can be approved along this segment. Land use changes are not required to meet concurrency requirements, and do not vest for concurrency, which will be determined at the time of any future development plan approval.

This site is within the Gainesville Regional Transit System main bus service area, along routes 20 and 21, and is also served by the demand-responsive service administered by MV Transportation. Water and sanitary sewer service are available at the site. Stormwater management was addressed at the time of the cluster development plan approval. Stormwater management will be addressed at the time of development plan approval if necessary. The minimum recreation level of service standards will be met based upon the estimated population increase that could occur at this site with the proposed development.

The Wellfield District maps indicate that the subject property does not fall within the Wellfield Protection Zones. Part of the property is within the 100-year floodplain. The northern and western boundary of the subject property is the Hogtown Creek and the site is adjacent to the Hogtown Prairie, which is designated as a Strategic Ecosystem by Alachua County. Approximately 6 acres of wetlands have been identified on the site in association with the Hogtown Prairie; this applicant has stated that the wetlands will be preserved. Any type of development proposal will have to comply both with the provisions of Policy 3.1.1 of the Future Land Use Element, which addresses the protection of environmentally sensitive resources, and with the land development regulations that implement this policy.

The subject property is located within an area surrounded by previously recorded archaeological sites. Suncoast Archaeological Consultants, Inc. completed a Phase 1 Cultural Resource Survey in September 2006. This survey found evidence of prehistoric fragments, consistent with the findings of a 1997 survey of the Alamar Gardens mobile home park. No indication of burial mounds was found during the 1997 survey or during

the most recent survey. The survey concluded that because of extensive previous investigations of the site, the commonality of such sites in Alachua County, and the existing underground utilities, access roads and concrete slab foundations associated with the mobile home park, the site is not eligible for listing on the National Register of Historic Places (NRHP). No further archaeological work is recommended at the site.

The subject property is located along a 2-lane, undivided roadway. The general character of the existing properties in this area is mixed, with several multiple-family developments in the area along with recreation, some commercial activities, an institutional use and conservation land as one goes towards the west. A medium-density mixed-use land use designation is appropriate for the subject property based upon its location adjacent to land that is designated for multiple-family development and to land designated for commercial activities. The MU-M land use category proposed for the subject property is consistent with the recommendations of the Urban Village: Southwest 20<sup>th</sup> Avenue Transportation Design Proposal. The higher densities called for in this study do promote urban infill between Interstate 75 and Southwest 34<sup>th</sup> Street.

There has been no recent zoning activity associated with the subject property. Recent years have seen continuing development in the area. The proposed land use change is in a developing area where roads, transit, and water and sewer services are available. This proposal will serve the best interests of the community since the recommendations for this area came out of a community visioning and charrette process. The goal was to create a grid system in the area to distribute traffic, create new transit services in the area and create an urban village with higher densities and a mix of land uses to maximize the location near the University of Florida. The following Comprehensive Plan Goals, Objectives and Policies of the Future Land Use Element are met by this proposal:

#### **Objective 4.1**

The City shall establish land use designations that allow sufficient acreage for residential, commercial, mixed use, office, professional uses and industrial uses at appropriate locations to meet the needs of the projected population and which allow flexibility for the City to consider unique, innovative, and carefully construed proposals that are in keeping with the surrounding character and environmental conditions of specific sites.

#### **Policy 4.1.1**

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

##### **Mixed-Use Medium-Intensity (12-30 units per acre)**

This category allows a mixture of residential, office, business and light industrial uses concentrated in mapped areas. This category shall also allow traditional neighborhoods on sites 16 acres or larger in conformance with the adopted Traditional Neighborhood Development (TND) ordinance. Public and private schools, institutions of higher learning, places of religious assembly and community facilities shall be appropriate in this category. Such development shall function as neighborhood center serving multiple neighborhoods. It is not expected that these areas shall be expanded significantly during this planning period. Land development regulations shall ensure a compact, pedestrian environment for these areas; provide guidelines for the compatibility of permitted uses; and ensure that such areas do not serve overlapping market areas of other designated medium-intensity neighborhood centers. Residential development from 12 to 30 units per acre shall be permitted. Intensity will be controlled, in part, by adopting land development regulations that establish height limits of 5 stories or less. Land development regulations shall establish the thresholds for the percentage of mixed uses for new development or redevelopment of sites 10 acres or larger. At a minimum, the land development regulations shall encourage that: at least 10 percent of the floor area of new development or redevelopment of such sites be residential; or, that the surrounding area of equal or greater size than the development or redevelopment site, and within ¼ mile of the site, have a residential density of at least 6 units per acre. Residential use shall not be a required development component for public and private schools, institutions of higher learning, places of religious assembly and community facilities. Buildings in this land use category shall face the street and have modest (or no) front setbacks.

#### **Policy 4.1.3**

The City will review proposed changes to the Future Land Use Map by considering factors such as, but not limited to, the following:

1. Overall compatibility of the proposal;
2. Surrounding land uses;
3. Environmental impacts and constraints;
4. Whether the change promotes urban infill; and

5. Whether the best interests, community values, or neighborhood support is achieved.

#### **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.

#### **Policy 4.4.1**

Land use amendments shall be prepared for all annexed properties within one year of annexation.

#### **Conclusion**

The proposed mixed-use medium intensity land use designation for the subject property is consistent with the goals, objectives and policies of the Future Land Use Element. Staff recommends approval of Petition 179LUC-06.

#### **Applicant Information**

Biltmore Corporation  
of Gainesville

#### **Request**

Amend the Land Use  
Map to change  
Alachua County  
designations to City  
of Gainesville  
designations

#### **Land Use Plan Classification**

Alachua County  
Residential Medium  
Density

#### **Existing Zoning**

Alachua County  
Manufactured/Mobile  
Home Park (RM)

#### **Proposed Land Use**

MUM

#### **Proposed Zoning**

MU-2

**Purpose of Request**

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

**Location**

4400 S.W. 20<sup>th</sup> Avenue

**Size**

Approximately 40.56 acres

**Surrounding Land Uses**

North

Alachua County Residential Medium Density & Institutional. City of Gainesville CON

East

Alachua County Residential Medium Density & Residential Medium High Density

West

City of Gainesville CON

South

Alachua County Residential High Density, Recreation

**Surrounding Controls**

**Existing Zoning**

**Land Use Plan**

(The following are all Alachua County designations except for CON)

North

CON, R-2, A

CON; Residential Medium Density, Institutional

## Land Use Designations

SF Single Family (up to 8 du/acre)  
 RL Residential Low Density (up to 12 du/acre)  
 RM Residential Medium Density (8-30 du/acre)  
 RH Residential High Density (8-100 du/acre)  
 MUR Mixed Use Residential (up to 75 du/acre)  
 MUL Mixed Use Low Intensity (8-30 du/acre)  
 MUM Mixed Use Medium Intensity (12-30 du/acre)  
 MUH Mixed Use High Intensity (up to 150 du/acre)  
 UMU1 Urban Mixed Use 1 (up to 75 du/acre)  
 UMU2 Urban Mixed Use 2 (up to 100 du/acre)

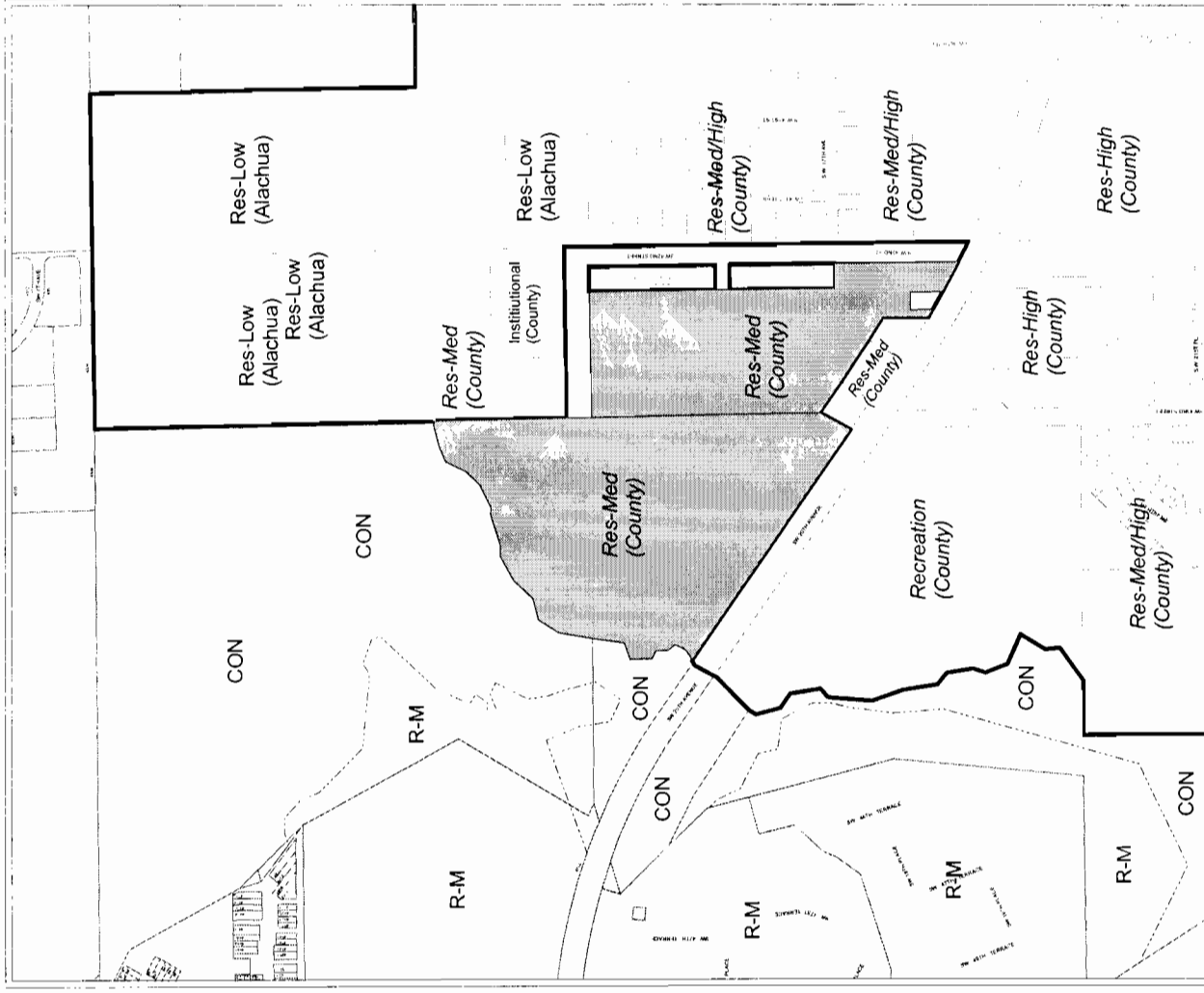
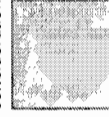
O Office  
 C Commercial  
 IND Industrial  
 E Education  
 REC Recreation  
 CON Conservation  
 AGR Agriculture  
 PF Public Facilities  
 PUD Planned Use District

Division line between two land use districts

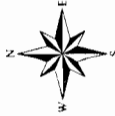
City Limits



Area  
under petition  
consideration



## EXISTING LAND USE

| <div><br/>No Scale</div> |  | Name  | Petition Request   | Map(s)     | Petition Number |
|---|--|---|--|------------|-----------------|
|   |  | Creative Environmental Solutions, Inc agents<br>for Biltmore Corporation of Gainesville | Change Land Use from Alachua<br>County Residential Medium Density<br>to City of Gainesville Mixed-Use<br>Medium Intensity (MU-M) | 4143, 4144 | 179LUC-06PB     |

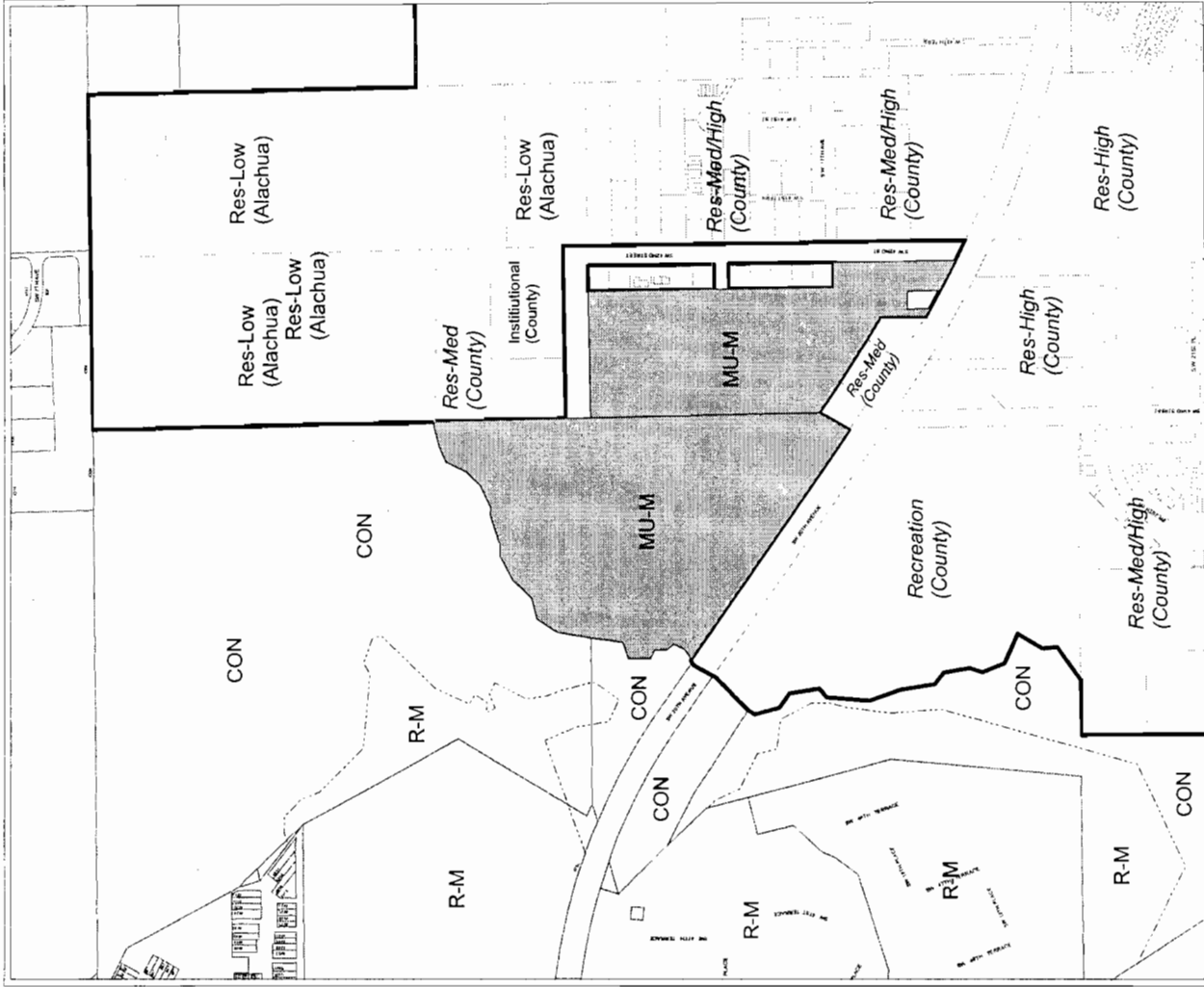


# Land Use Designations

SF  
RL  
RM  
RH  
MUR  
MUL  
MUM  
MUH  
UMU1  
UMU2  
O  
C  
IND  
E  
REC  
CON  
AGR  
PF  
PUD

Single Family (up to 8 du/acre)  
Residential Low Density (up to 12 du/acre)  
Residential Medium Density (8-30 du/acre)  
Residential High Density (8-100 du/acre)  
Mixed Use Residential (up to 75 du/acre)  
Mixed Use Low Intensity (8-30 du/acre)  
Mixed Use Medium Intensity (12-30 du/acre)  
Mixed Use High Intensity (up to 150 du/acre)  
Urban Mixed Use 1 (up to 75 du/acre)  
Urban Mixed Use 2 (up to 100 du/acre)  
Office  
Commercial  
Industrial  
Education  
Recreation  
Conservation  
Agriculture  
Public Facilities  
Planned Use District

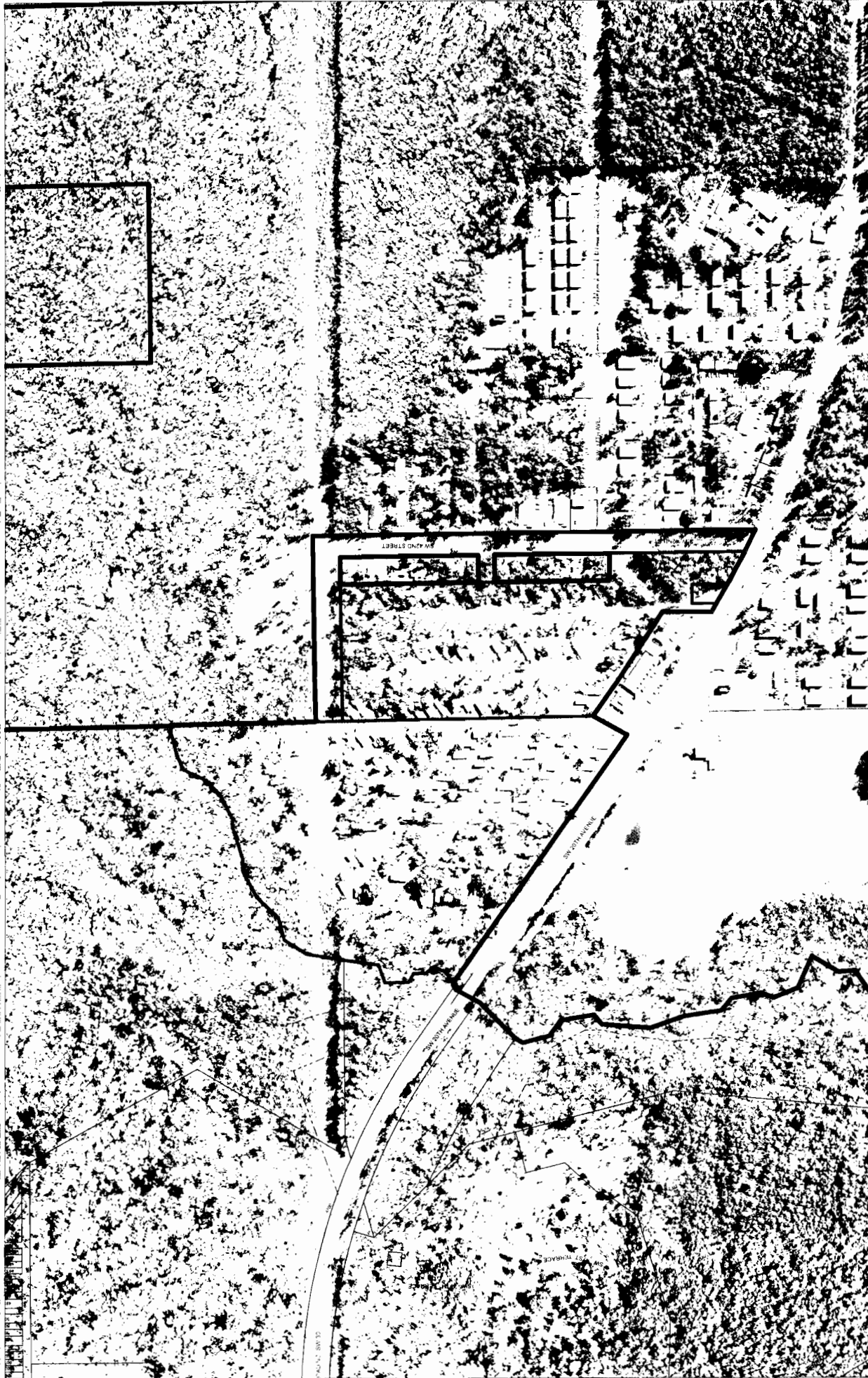
Division line between two land use districts  
City Limits



Area under petition consideration

## PROPOSED LAND USE

| <br>No Scale | Name  | Petition Request   | Map(s)     | Petition Number |
|---|---|--|------------|-----------------|
|   | Creative Environmental Solutions, Inc agents<br>for Billmore Corporation of Gainesville | Change Land Use from Alachua<br>County Residential Medium Density<br>to City of Gainesville Mixed-Use<br>Medium Intensity (MU-M) | 4143, 4144 | 179LUC-06PB     |



# AERIAL PHOTOGRAPH

| Name   | Petition Request   | Map(s)     | Petition Number            |
|--|--|------------|----------------------------|
| <div data-bbox="1409 1919 1484 2024"> </div> <div data-bbox="1528 1934 1555 2011"> No Scale </div> | Zoning and Land Use Change from<br>Alachua County Residential Medium<br>Density and Mobile Home Park to<br>City of Gainesville Mixed-Use Medium<br>Intensity | 4143, 4144 | 179LUC-06PB<br>180ZON-06PB |

# Hull Road Extension Right-of-Way

