

TO: City Plan Board

Item Number: 3

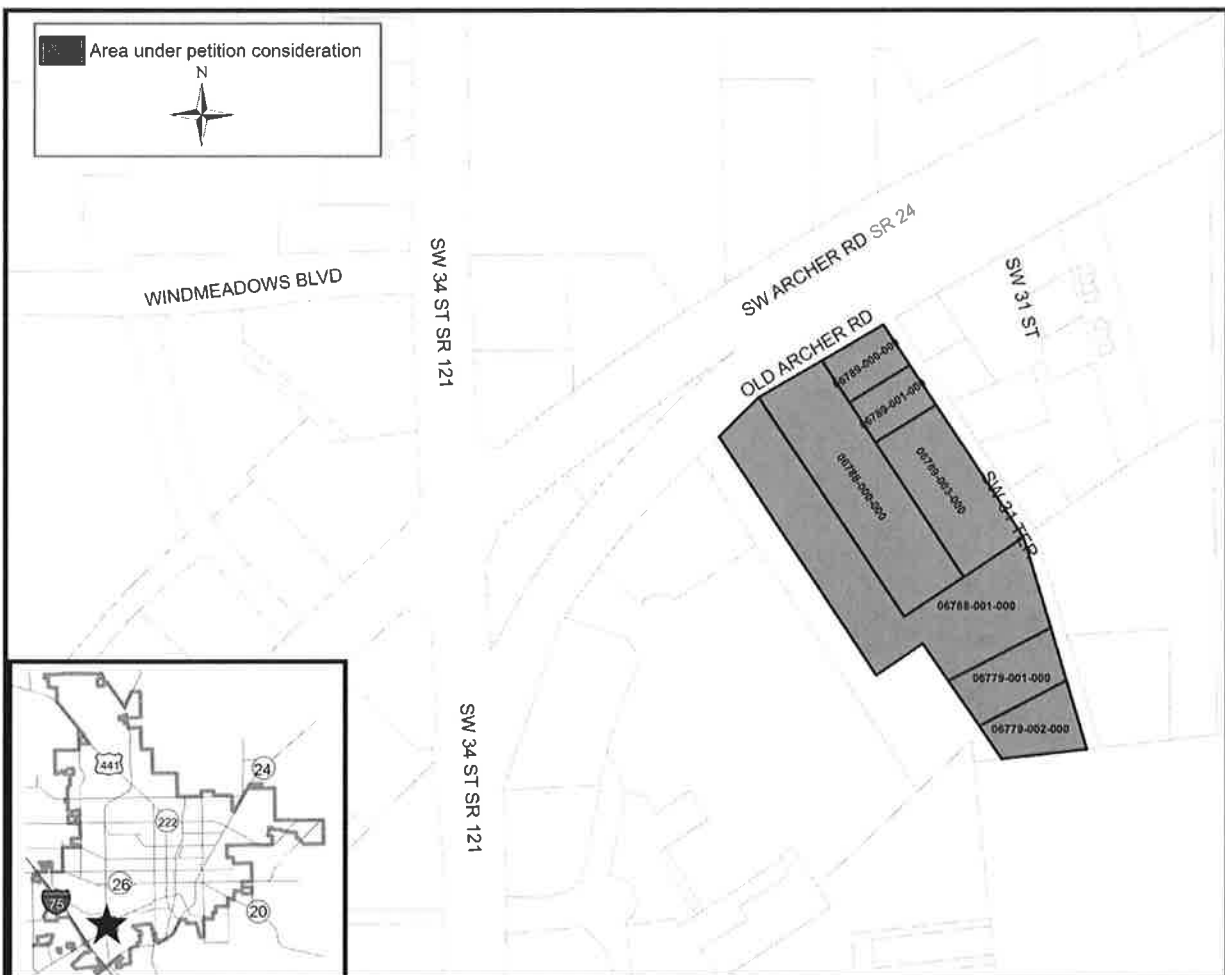
FROM: Planning & Development Services Department
 Staff

DATE: July 24, 2014

SUBJECT: Petition PB-14-72 ZON. eda engineers-surveyors-planners, inc., agent for H.I. Resorts, Inc. Rezone property from RMF-8: 8-30 units per acre Multiple-family residential district to MU-1: 8-30 units/acre mixed use low intensity. Located in the 3100-3300 block of SW Archer Road (south of Old Archer Road) and west of the 2600-2900 block of SW 31st Terrace. Related to PB-14-71 LUC.

Recommendation

Staff recommends approval of Petition PB-14-72 ZON.



Description

This petition involves a cluster of 7 smaller properties situated along the south side of Old Archer Road (see map on page 1). The proposed rezoning from RMF-8: 8—30 units/acre multiple-family residential district to MU-1: 8—30 units/acre mixed use low intensity district will maintain the allowable residential density while providing for a mix of allowable non-residential uses. This petition is related to Petition PB-14-71 LUC, which proposes a small-scale land use change from Residential Medium-Density to Mixed-use low-intensity (8-30 units per acre).

The majority of the site is currently undeveloped with the exception of five single family houses clustered along the eastern edge of the property on SW 31st Terrace. These houses, along with a similar cluster of 8 older single-family homes located immediately east of the site, are currently zoned RMF-8. The western edge of the site is bordered by an entrance driveway to the Enclave and Gainesville Place Apartments developments which are located directly south of the proposed site.

See Exhibit B-1 for an aerial photograph of the property and surrounding area. Exhibits B-2 and B-3 are maps illustrating the existing and proposed zoning district.

Key Issues

- The proposed rezoning is consistent with the City's Comprehensive Plan and will implement related Petition PB-14-71 LUC, which proposes a small-scale land use amendment from the Residential Medium-Density land use category to the Mixed-use low-intensity (8-30 units per acre) land use category for 7.47-acres.
- The proposed rezoning is consistent with the PD: Planned Development and MU-1 zoning to the west and south and with the RMF-8 zoning to the east.

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 FLUE Policy 1.2.3, below. This petition is also consistent with City infill and redevelopment policies which include but are not limited to promoting a healthy economy and discouraging urban sprawl.

Future Land Use Element

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

The requested MU-1 zoning is wholly consistent with the Mixed-use low-intensity (8-30 units per acre) land use proposed by related Petition PB-14-71 LUC.

2. Conformance with the Land Development Code

The proposed rezoning to MU-1 zoning will implement the Mixed-use low-intensity land use category proposed by Petition PB-14-71 LUC. At the development plan stage, any proposed development will be required to meet all of the Land Development Code requirements. As stated later in the report, there are no major environmental constraints on the property.

The MU-1 zoning district allows a mix of commercial, office, and residential uses up to a maximum of 30 units per acre. Uses that are permitted (either by right or special use permit) in this zoning district are listed in Exhibit A-4 – MU-1 zoning district regulations.

3. Changed Conditions

The area including the subject property was annexed into the City of Gainesville in 2002. The three lots located at the northeastern corner of the site were brought under common ownership in 2006. Subsequent to the annexation, redevelopment along Archer Road and SW 34th Street has continued to drive growth in the area. The University Towne Center Planned Development to the south is currently seeking site plan approval for the final phase of development.

4. Compatibility

The proposed mixed use low intensity zoning is compatible with the adjacent properties and the surrounding area. The site is bordered to the west by the University Towne Center Planned Development, which includes a mix of restaurant and retail uses and to the south by the Gainesville Place and Enclave Apartments developments. The maximum allowable residential density of the proposed MU-1 zoning and the existing RMF-8 zoning are identical. The introduction of non-residential uses on the subject property will allow for a greater range of redevelopment and infill opportunities for the site.

5. Impacts on Affordable Housing

The proposed rezoning will have no impact on affordable housing. The maximum density of 30 units/acre allowed by existing RMF-8 zoning is identical to the maximum density permitted by the proposed MU-1 zoning district.

Transportation

There are no major transportation issues associated with this already developed site. The site is located within Zone A of the Gainesville Transportation Mobility Program Area (TMPA). At the time of development plan review, this 7.47-acre property will be subject to the Zone A requirements of Policy 10.1.4 of the Transportation Mobility Element. The property is primarily served by Old Archer Road with secondary access provided by SW 31st Terrace, an unpaved private roadway. A paved multi-use path runs along the south side of Old Archer Road and a

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paved sidewalk is located on the south side of Archer Road. The site is currently served by RTS service routes 1, 12, 34, and 38 with headways ranging from 10-60 minutes.

Environmental Impacts and Constraints

The City's Environmental Coordinator provided the following environmental analysis for the subject property consistent with the requirements of the City Land Development Code 30-300 Surface Waters and Wetlands, and 30-310 Natural and Archaeological Resources:

The subject parcel, located in the 3100-3300 block of SW Archer Road, was inspected on June 24, 2014. The parcel is a heavily wooded upland property covered by a young, mixed hardwood forest dominated by sweet gum and water oak. Several large live oaks are present around residences on the northeast side of the site. No regulated natural or archaeological resources, or surface waters/wetlands, are present on or immediately adjacent to the property.

Respectfully submitted,


Onelia Lazzari, AICP
Principal Planner

Prepared by: 
Andrew Persons, LEED GA
Senior Planner

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Table 1

Adjacent Existing Uses

North	Old Archer Road
South	Enclave and Gainesville Place Apartments
East	Multi-family zoned single-family houses
West	University Towne Center Planned Development

Adjacent Zoning and Land Use

	Land Use Category	Zoning Category
North	Old Archer Road	Old Archer Road
South	Mixed-use low-intensity	PD: Planned Development
East	Residential medium-density	RMF-8
West	Commercial	PD: Planned Development

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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 MU-1 zoning district regulations

Appendix C Application Package

Exhibit C-1 Rezoning Application and Justification Report
Exhibit C-2 Sign affidavit