

City of
Gainesville

Inter-Office Communication

Planning Division
x5023, FAX x3259, Station 12

Item No. 5

TO: City Plan Board

DATE: November 19, 1998

FROM: Planning Division Staff

SUBJECT: Petition 201 LUC-98 PB, John E. Hudson/ T.C. Skinner and Associates, Inc., agent for Dr. Thomas W. Hawkins/White Electric and Battery Services, Inc.. Amend the Gainesville Comprehensive Plan 1991-2001, Future Land Use Map from R-L (Residential Low Density- up to 12 units per acre) to PF (Public Facilities) for parking and drainage retention for the Alachua County Health Department. Related to Petition 202PSZ-98PB. Located at 2145 Southeast 2nd Avenue.

Recommendation

Staff recommends **Approval** of petition 201LUC-98PB.

Explanation

The subject property is located at 2145 S.E. 2nd Avenue. The 4.62 acre parcel is zoned RMF-5 (Residential Low Density) and has a Future Land Use designation of R-L (Residential Low). The site is presently vacant and wooded. To the west of the subject property are several single family dwellings on parcels zoned RMF-5. The subject property is bordered to the north by S.E. 2nd Avenue, which is a narrow local street with a single family unit, zoned RMF-5, located opposite the subject property. The eastern property line is bordered by property that has been recently rezoned to PS from RMF-5 for the Alachua County Health Department. The property located directly south has a MU-2 (mixed use medium intensity) zoning designation. That property appears to be a wooded, vacant parcel.

The request to change the land use designation on the property is concurrent with a request to rezone the property from RMF-5 to PS (Public Service). This change is requested by the applicant to allow parking and drainage retention in conjunction with construction of the new Alachua County Health Department and fire/rescue station.

The Land Use Element of the City of Gainesville 1991-2001 Comprehensive Plan Data and Analysis Report indicates that during the planning time frame (1991-2001), there is a need for 14.29 residential acres in Market Area 6, which includes areas east of S.R. 331 (see attachment). The Data

and Analysis Report indicates that there are 652.18 vacant residential acres in market Area 6. Thus, the removal of approximately four acres will have a negligible impact on the residential land supply in the area.

The proposed land use change is consistent with the City of Gainesville 1991-2001 Comprehensive Plan. Development of the site for public facilities is consistent with policy 1.5.1 of the Future Land Use Element, which states that: "the city shall coordinate with governmental entities to ensure that the placement of public facilities (Health Department and Fire/Rescue Station) promotes compact development and is consistent with LOS standards". The subject parcel is located near the Southeast Gainesville Activity Center, as identified in the Transportation Element of the Comprehensive Plan. The subject parcel is also located near the proposed Alachua County Sheriff Administration facility to the south and east, which was recently rezoned to PS. Southeast Hawthorne Road, an arterial and major gateway into the City, is located within 1/4 mile of the subject property. Many properties along S.E. Hawthorne Road are zoned to allow mixed use development. Staff finds that the proposed land use change will enhance the mix of uses and promote compact development in this area of the city.

The subject property is located within 1/4 mile of three regulated roadway segments, all of which are operating at an acceptable level of service. Regulated segments of Hawthorne Road, N.E. 25th Street and University Avenue are operating, respectively at LOS B, C and B. Therefore, the proposed land use change will not degrade constrained or backlogged facilities, and is thus consistent with Policy 1.8.2 of the Transportation Mobility Element. Potable water and wastewater facilities are presently available to serve the subject property. The PF land use category does not vest the development for concurrency. The development shall be required to apply for and meet concurrency management certification requirements, including transportation mitigation, if necessary, at the time of development plan review.

The designation of this site for public facilities is appropriately located and will further the City of Gainesville's goals for encouraging new development and the expansion of employment opportunities in East Gainesville. The additional concentration of employees at the site may also spur further economic development activities in the area.

Summary Data:

Applicant Information

John E. Hudson/ T.C. Skinner & Associates,
agent for Dr. Thomas W. Hawkins/White Electric and Battery
Services, Inc.

Request

Amend the Future Land Use Map to change designation from
RL to PF

Existing Land Use Plan

Classification Residential Low Intensity

Existing Zoning RMF-5

Purpose of Request To allow parking and drainage retention for administrative offices for the Alachua County Health Department and Fire/Rescue Station

Location 2145 S.E. 2nd Avenue

Existing Use Vacant, wooded property

Surrounding Uses

North- single-family residential
East- vacant-wooded parcel
South- vacant; regulated creek
West- single-family residential

Surrounding Controls

	<u>Zoning</u>	<u>Land Use</u>
North	RMF-5	RL
East	PS	PF
South	MU-2	MUM
West	RMF-5	RL

Recent Zoning History None

Impact on Affordable Housing: The proposed land use change will render the subject property unavailable for residential development. However, the City presently owns at least 35 acres east of Waldo Road (S.R. 331) which could be developed for affordable housing. The proposed land use change will allow the development of the property for parking and drainage retention for development of the Alachua County Health Department and its public health programs and also provide a prime location for a Fire/Rescue Station. There are many housing types within this area of Gainesville which meet the definition of affordable housing. The proposed development will be located within close proximity of these housing types and will provide a convenient location to assist in meeting the public health and employment needs of the residents.

Additional Comprehensive Plan Goals, Objectives and Policies of the Future Land Use Element met by this proposal:

Future Land Use Element

GOAL 2: The Land Use Element shall foster the unique character of the city by directing growth and redevelopment in a manner that uses activity centers to provide goods and services to city residents; protects viable, stable neighborhoods; distributes growth and economic activities throughout the city in keeping with the direction of this element; preserves quality open space and preserves the tree canopy of the city. The land use element shall promote statewide goals for compact development and efficient use of infrastructure.

Objective 2.1: 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 constraints of specific sites.

Policy 2.1.1: Public Facilities: This category identifies administrative and operational governmental functions such as government offices, utility facilities and storage facilities. Maximum lot coverage in this district shall not exceed 80%.

Objective 2.2: By June 1992, the City shall implement regulations that will protect low intensity uses from the negative impacts of high intensity uses and provide for the healthy coexistence and integration of various land uses.

Policy 2.2.1: The City shall adopt Land Development regulations that provide protection from adjacent residential areas and low intensity uses from the impacts of activity centers and other high intensity uses by separating intense uses from low intensity uses by transitional uses and performance measures. Performance measures shall address the buffering of adjacent uses both by landscape and site design. Regulation of site design shall address orientation; arrangement of functions within a site, such as parking, loading, waste disposal, access points, outdoor uses and mechanical equipment; and the preservation of site characteristics such as topography, natural features and existing tree canopy.

Respectfully submitted,



Ralph Hilliard
Planning Manager

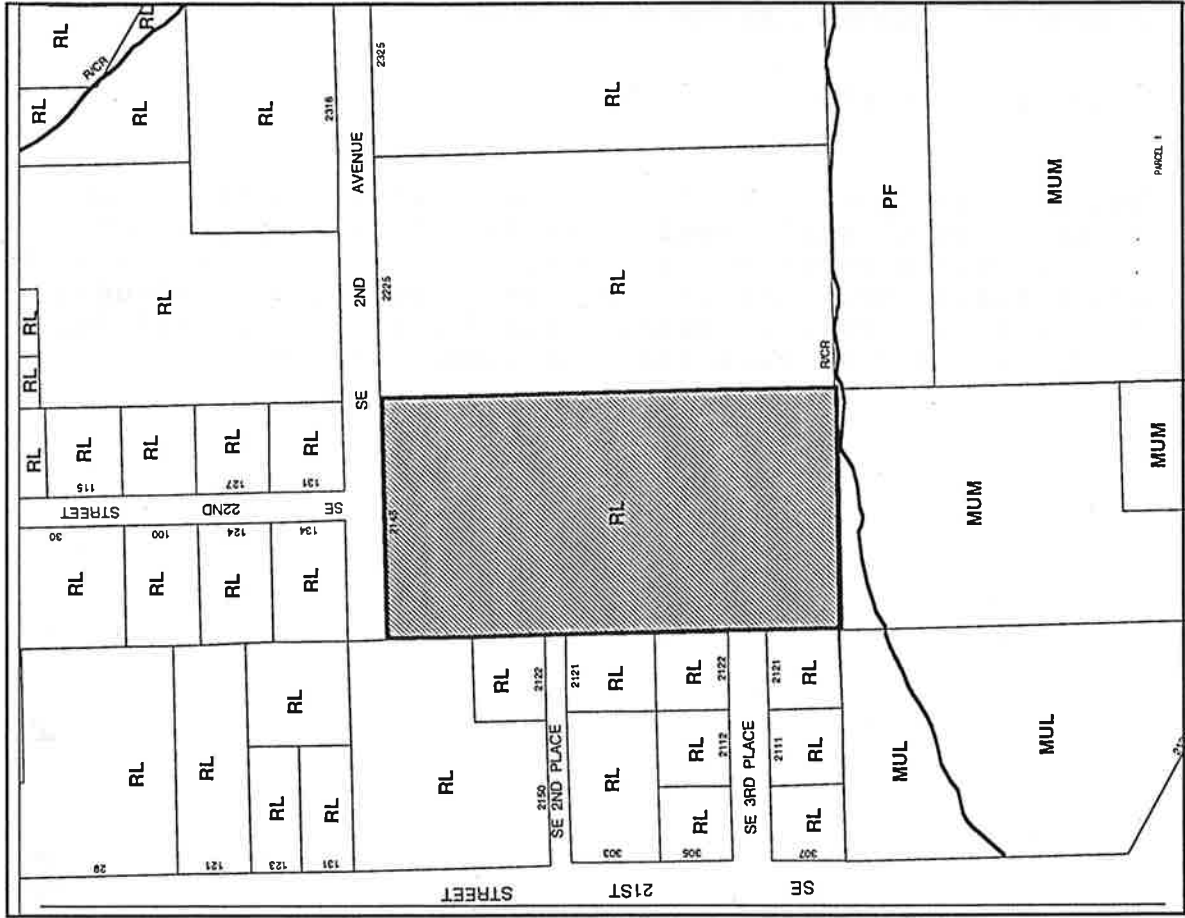
RH:GGF

Land Use Designations

- SF Single Family (up to 8 units/acre)
- RL Residential Low Density (up to 12 units/acre)
- RM Residential Medium Density (10-30 units/acre)
- RH Residential High Density (21-100 units/acre)
- MUR Mixed Use Residential (up to 75 units/acre)
- MUL Mixed Use Low Intensity (10-30 units/acre)
- MUM Mixed Use Medium Intensity (14-30 units/acre)
- MUH Mixed Use High Intensity (up to 150 units/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



LAND USE

Name	Petition Request	Map(s)	Petition Number
John E. Hudson/T.C. Skinner & Associates, Inc.	From RL to PF	4055	201 LUC-98PB



PETITION NOS. 201LUC-98 PB AND 202PSZ-98 PB

LEGAL DESCRIPTION

Lot Seventy-four (74) of New Gainesville, a subdivision as per plat thereof recorded in Plat Book "A", page 66 of the Public Records of Alachua County, Florida; Less the North Fifty (50) feet thereof, which has been previously deeded to the City of Gainesville for a right of way for a sanitary sewer trunk line and street purposes.

5. **Petition 201LUC-98 PB** Skinner & Associates, Inc., agent for Alachua County Health Department and Dr. Thomas W. Hawkins/White Electric and Battery Services, Inc. Amend the Future Land Use Map of the City of Gainesville Comprehensive Plan 1991-2001 from RL (Residential Low Density, up to 12 units per acre) to PF (Public facilities). Located at 2145 Southeast 2nd Avenue. Related to Petition 202PSZ-98 PB.

Mr. Ralph Hilliard was recognized Mr. Hilliard indicated that Petition 202PSZ-98 PB would be discussed concurrently with Petition 201LUC-98 PB.

Mr. Gene Francis was recognized. Mr. Francis noted that the petitioner had been before the board several months ago to rezone property for the Alachua County Health Department. He indicated the present petition involved a 4.6 acre parcel adjacent to the previous rezoning. He noted that the rezoning was for the purpose of parking and onsite retention, which would be the only uses allowed on the parcel. He noted that a new fire rescue station would be located adjacent to the site. Mr. Francis presented a map of the site and the surrounding area. He also presented a conceptual plan for the building and parking layout. He reviewed staff conditions regarding Petition 202PSZ-98 PB and indicated that staff recommended approval of the petitions with those conditions.

There was discussion of the location of the nearest fire rescue station.

Chair Barrow, referring to the conceptual site plan, asked about the secured parking in the front of the building.

Mr. Francis noted that it was a concern, but staff did not know how it was to be utilized.

Chair Barrow noted that, during the first concept review, there had also been concern about the parking. He pointed out that the secured parking did sit near the intersection of major thoroughfares.

There was discussion of the secured parking on the site, the required tree survey and the undeveloped natural buffers.

Mr. Guy asked why staff recommended no access to the site from SE 2nd Avenue.

Mr. Francis explained that the area of SE 2nd Avenue was all residential and needed to be protected from traffic.

Mr. Polshek noted that planning staff recommended the use of brick walls for the building. He indicated that he believed that it was inappropriate to recommend specific materials for buildings.

Mr. Francis noted that many governmental buildings were done in brick. He indicated that staff had no problem with any material comparable to brick.

Mr. Polshek asked that the recommendation for brick be removed.

Mr. John Hudson, agent for the petitioner, was recognized. Mr. Hudson spoke on the issue of the secured parking, noting that the Health Department operated a crisis intervention operation which operated 24 hours a day. He explained that the persons in that operation needed to come and go in a secure protected environment. He noted that the final site plan would come back to the board for further comment.

Mr. Guy suggested that barriers and fences might make the secured parking area less safe since it provided places for persons to hide. He asked if the parking could be reoriented to make shorter drives.

Mr. Hudson suggested that Mr. Guy's comment could be relevant during a later site plan review. He noted that the design was conceptual.

Chair Boyes opened the floor to public comment.

Ms. Cynthia Tyson, resident near the site, was recognized. Ms. Tyson indicated that she approved of the project but was concerned about children in the neighborhood and the retention basin on the site. She requested that it be fenced.

Mr. McGill noted that there was a significant wooded buffer between the residential areas and the retention basin.

Ms. Tyson cited a concern that, since the project was the Health Department, there would be people walking through the neighborhood.

Chair Barrow asked if the retention basin would be dry except during heavy rain events.

Mr. Francis indicated that it was his understanding that it was a dry basin. He reiterated that it would be reviewed during site plan review. He discussed types of fencing that could be used.

Chair Barrow closed the floor to public comment.

Ms. Dowling made the motion to approve the petition but noted that Mr. Polshek had a comment on exterior materials.

Mr. Polshek indicated that he understood that the issue of materials would be discussed during site plan review.

Mr. Hilliard explained that site plan review would be before the Development Review Board, not the Plan Board. He indicated that Mr. Polshek's comments would be communicated to that board.

Mr. Polshek indicated that his comment was simply not to place restrictions upon architectural design.

Dr. Fried pointed out that the petitions involved rezoning and land use changes and did not involve the architecture or the foot print of the building.

These minutes are not a verbatim account of this meeting. Tape recordings from which the minutes were prepared are available from the Community Development Department of the City of Gainesville

Chair Barrow noted that there was also the issue of concept review.

<u>Motion By:</u> Ms. Dowling	<u>Seconded By:</u> Mr. Carter
<u>Moved to:</u> Approve Petition 201LUC-98 PB.	<u>Upon Vote:</u> Motion Carried 6-0 Yeas: Guy, McGill, Barrow, Carter, Dowling, Polshak

6. **Petition 202PSZ-98 PB** Skinner & Associates, Inc., agent for Alachua County Health Department and Dr. Thomas W. Hawkins/White Electric and Battery Services, Inc. A public service zoning with conceptual development plan review for the rezoning of RMF-5 (12 units/acre single-family/multiple-family residential district) land to PS (public service and operations district) for drainage retention and parking. Located at 2145 Southeast 2nd Avenue. Related to Petition 201LUC-98 PB.

Petition 202PSZ-98 PB was discussed with Petition 210LUC-98 PB.

<u>Motion By:</u> Ms. Dowling	<u>Seconded By:</u> Mr. Carter
<u>Moved to:</u> Approve 202PSZ-98 PB with staff concept review and staff conditions.	<u>Upon Vote:</u> Motion Carried 6-0 Yeas: Guy, McGill, Barrow, Carter, Dowling, Polshak

