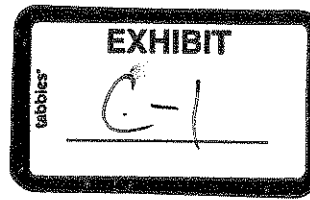


Petition PB-13-23 ZON  
March 28, 2013

**Appendix C Application Package from Petitioner**



**APPLICATION—CITY PLAN BOARD**  
**Planning & Development Services**

**OFFICE USE ONLY**

Petition No. PB-13-23 20N Fee: \$ 2929.50  
 1<sup>st</sup> Step Mtg Date: \_\_\_\_\_ EZ Fee: \$ —  
 Tax Map No. \_\_\_\_\_ Receipt No. \_\_\_\_\_  
 Account No. 001-660-6680-3401   
 Account No. 001-660-6680-1124 (Enterprise Zone)   
 Account No. 001-660-6680-1125 (Enterprise Zone Credit)

Owner(s) of Record (please print)	
Name:	Bluestone Lands LLC
Address:	2001 Kirby Drive Suite 909 Houston, Texas 77019
Phone:	Fax:
(Additional owners may be listed at end of applic.)	

Applicant(s)/Agent(s), if different	
Name:	Causseaux, Hewett, & Walpole, Inc.
Address:	132 NW 76th Drive Gainesville, Florida 32607
Phone:	352-331-1976 Fax: 352-331-2476

*Note: It is recommended that anyone intending to file a petition for amendments to the future land use map or zoning map atlas, meet with the Department of Community Development prior to filing the petition in order to discuss the proposed amendment and petition process. Failure to answer all questions will result in the application being returned to the applicant.*

**REQUEST**

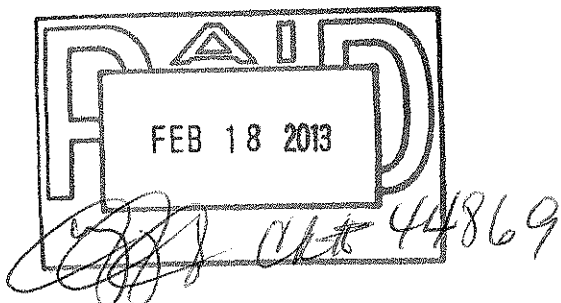
Check applicable request(s) below:

Future Land Use Map <input checked="" type="checkbox"/>	Zoning Map <input type="checkbox"/>	Master Flood Control Map <input type="checkbox"/>
Present designation: Commercial	Present designation: BA	Other <input type="checkbox"/> Specify:
Requested designation: MUL	Requested designation: MU-1	

**INFORMATION ON PROPERTY**

1. Street address: 2001 NW 13th Street
2. Map no(s):
3. Tax parcel no(s): 09971-01-000
4. Size of property: +/- 1.86 acre(s)
<i>All requests for a land use or zoning change for property of less than 3 acres are encouraged to submit a market analysis or assessment, at a minimum, justifying the need for the use and the population to be served. All proposals for property of 3 acres or more must be accompanied by a market analysis report.</i>

**Certified Cashier's Receipt:**



5. Legal description (attach as separate document, using the following guidelines):
- a. Submit on 8 ½ x 11 in. sheet of paper, separate from any other information.
  - b. May not be included as part of a Purchase Agreement, Contract for Sale, Lease Agreement, Transfer of Title, Warranty Deed, Notice of Ad Valorem Taxes, Print-outs from Property Appraiser’s Office, etc.
  - c. Must correctly describe the property being submitted for the petition.
  - d. Must fully describe directions, distances and angles. Examples are: North 20 deg. West 340 feet (not abbreviated as N 20 deg. W 340’); Right-of-Way (not abbreviated as R/W); Plat Book (not abbreviated as PB); Official Records Book 1, page 32 (not abbreviated as OR 1/32); Section 1, Township 9 South, Range 20 East (not abbreviated as S1-T9S-R20E).

**6. INFORMATION CONCERNING ALL REQUESTS FOR LAND USE AND/OR ZONING CHANGES (NOTE: All development associated with rezonings and/or land use changes must meet adopted level of service standards and is subject to applicable concurrency requirements.)**

A. What are the existing surrounding land uses?

North

SEE JUSTIFICATION REPORT

South

SEE JUSTIFICATION REPORT

East

SEE JUSTIFICATION REPORT

West

SEE JUSTIFICATION REPORT

B. Are there other properties or vacant buildings within ½ mile of the site that have the proper land use and/or zoning for your intended use of this site?

NO  X

YES \_\_\_\_\_ If yes, please explain why the other properties cannot accommodate the proposed use?

- C. If the request involves nonresidential development adjacent to existing or future residential, what are the impacts of the proposed use of the property on the following:

Residential streets

SEE JUSTIFICATION REPORT

Noise and lighting

SEE JUSTIFICATION REPORT

- D. Will the proposed use of the property be impacted by any creeks, lakes, wetlands, native vegetation, greenways, floodplains, or other environmental factors or by property adjacent to the subject property?

NO X YES \_\_\_\_ (If yes, please explain below)

- E. Does this request involve either or both of the following?

- a. Property in a historic district or property containing historic structures?

NO X YES \_\_\_\_

- b. Property with archaeological resources deemed significant by the State?

NO X YES \_\_\_\_

- F. Which of the following best describes the type of development pattern your development will promote? (please explain the impact of the proposed change on the community):

Redevelopment X

Activity Center \_\_\_\_

Strip Commercial \_\_\_\_

Urban Infill \_\_\_\_

Urban Fringe \_\_\_\_

Traditional Neighborhood \_\_\_\_

Explanation of how the proposed development will contribute to the community.

SEE JUSTIFICATION REPORT

G. What are the potential long-term economic benefits (wages, jobs & tax base)?

SEE JUSTIFICATION REPORT

H. What impact will the proposed change have on level of service standards?

Roadways

SEE JUSTIFICATION REPORT

Recreation

SEE JUSTIFICATION REPORT

Water and Wastewater

SEE JUSTIFICATION REPORT

Solid Waste

SEE JUSTIFICATION REPORT

Mass Transit

SEE JUSTIFICATION REPORT

I. Is the location of the proposed site accessible by transit, bikeways or pedestrian facilities?

NO \_\_\_\_

YES X (please explain)

SEE JUSTIFICATION REPORT

CERTIFICATION

The undersigned has read the above application and is familiar with the information submitted. It is agreed and understood that the undersigned will be held responsible for its accuracy. The undersigned hereby attests to the fact that the parcel number(s) and legal description(s) shown in questions 3 and 5 is/are the true and proper identification of the area for which the petition is being submitted. Signatures of all owners or their agent are required on this form. Signatures by other than the owner(s) will be accepted only with notarized proof of authorization by the owner(s).

Owner of Record	
Name:	
Address:	
Phone:	Fax:
Signature:	

Owner of Record	
Name:	
Address:	
Phone:	Fax:
Signature:	

Owner of Record	
Name:	
Address:	
Phone:	Fax:
Signature:	

Owner of Record	
Name:	
Address:	
Phone:	Fax:
Signature:	

No person submitting an application may rely upon any comment concerning a proposed amendment, or any expression of any nature about the proposal made by any participant, at the pre-application conference as a representation or implication that the proposal will be ultimately approved or rejected in any form.

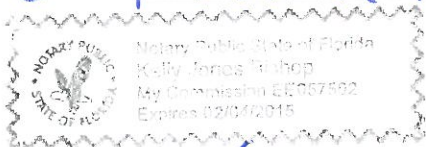
To meet with staff to discuss the proposal, please call (352) 334-5022 or 334-5023 for an appointment.

Gerry Dedenbach  
Owner/Agent Signature

February 14, 2013  
Date

STATE OF FLORIDA  
COUNTY OF Alachua

Sworn to and subscribed before me this 14<sup>th</sup> day of February 2013, by (Name)  
Gerry Dedenbach



Kelly Jones Bishop  
Signature – Notary Public

Personally Known  OR Produced Identification  (Type) \_\_\_\_\_

**NW 13<sup>th</sup> Street and NW 19<sup>th</sup> Lane**  
*Rezoning*  
*Application Packet*

***Prepared for Submittal to:***  
The City of Gainesville, Florida

***Prepared on Behalf of:***  
Bluestone Lands LLC

***Prepared by:***



**Causseaux, Hewett, & Walpole, Inc.**  
Engineering • Surveying • Planning • CEI  
132 NW 76th Drive, Gainesville, FL 32607  
Phone: (352) 331-1976 Fax: (352) 331-2476  
<http://www.chw-inc.com>

February 15, 2013

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- 7. Map Set**

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*Focused on Excellence  
Delivered with Integrity*

February 15, 2013

Mr. Erik Bredfeldt, AICP, Ph.D., Planning and Development Director  
City of Gainesville Planning & Development Services  
306 Northeast 6<sup>th</sup> Street  
Gainesville, FL 32601

Re: Rezoning

Dear Mr. <sup>ERIK</sup>Bredfeldt:

On behalf of Bluestone Lands, LLC, Causseaux, Hewett, & Walpole, Inc. (CHW) submits the attached Rezoning application and attachments. Please find attached to this letter the following documentation:

- Rezoning Application;
- Agent Authorization Form;
- Legal Description;
- Property Deeds and Tax Record Cards;
- Justification Report; and
- CHW Standard Map Set, including:
  - Aerial Map;
  - Existing Future Land Use Map;
  - Proposed Future Land Use Map;
  - Existing Zoning Map;
  - Proposed Zoning Map;
  - FEMA, NWI, and Topo Map; and
  - Soils Map.

We trust this submittal is sufficient for your review, recommendation for approval, presentation to the City Plan Board at their March 28, 2013 meeting, and subsequent City Commission meetings. If you have any questions or need additional information, please call me directly.

Sincerely,  
Causseaux, Hewett, & Walpole, Inc.

Gerry Dedenbach, AICP, LEED™ AP  
Director of Planning and GIS Services

132 NW 76th Drive  
Gainesville, Florida 32607

I:\JOBS\2013\13-0068\City-County\rezoning submittal letter.doc

Phone: (352) 331-1976  
Fax: (352) 331-2476  
www.chw-inc.com

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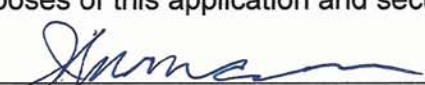
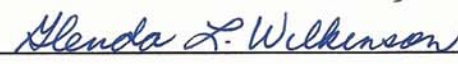
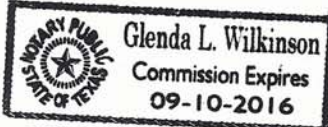


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## PROPERTY OWNER AFFIDAVIT

Property Owner Name: <b>Bluestone Lands, LLC</b>			
Mailing Address: 2001 Kirby Drive, Suite 909 Houston, TX 77019		Phone:	
Agent Name:			
Address: Phone:			
Agent Name: <b>Causseaux, Hewett and Walpole, Inc.</b>			
Address: <b>132 NW 76<sup>th</sup> Drive, Gainesville, FL 32607</b> Phone: <b>352-331-1976</b>			
Parcel ID: <b>09971-001-000</b>			
Acreage: +/-	<b>1.4</b>	acres	
S: 32	T: 9	S	R: 20 E
Requested Action: Design documentation forms and plans as required (e.g., Required County Permits, Permits from the governing Water Management District, FDOT, FDEP, etc.), and onsite visits for testing and data collection by Agents, Subcontractors, and Regulatory Agencies as required.			
<b>I hereby certify that:</b>			
I am the property owner of record. I authorize the above listed agent to act on my behalf for the purposes of this application and securing the above requested actions.			
 _____ Property Owner Signature FOR <b>BLUESTONE LANDS, LLC</b>		_____ Property Owner Signature	
<u><b>IRIS McWILLIAMS</b></u> Printed Name		_____ Printed Name	
Date: <u><b>2/14/13</b></u>		Date: <u>    </u> / <u>    </u> / <u>    </u>	
The foregoing affidavit is acknowledged before me this <sup>14<sup>th</sup> day</sup> <del>13<sup>th</sup></del> day of <u><b>FEBRUARY</b></u> , 20 <u><b>13</b></u> , by <u><b>IRIS McWILLIAMS</b></u> , who is <del>are</del> <u>personally known to me</u> , or who produced _____ as identification.			
 _____ Signature of Notary Public, State of <u><b>TEXAS</b></u>			
			
_____ NOTARY SEAL			

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## **LEGAL DESCRIPTION**

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### **Alachua County Tax Parcel 09771-001-000**

Commence at a point 1,330 feet North of the half-mile stake on the West line of Section 32, Township 9 South, Range 20 East and run thence South  $89^{\circ} 19'$  E. 310 feet to a stake; thence run North  $00^{\circ} 29'$  East 300 feet to a stake, thence run West 310 feet to the West line of Section 32, Township 9 South, Range 20 East; thence run South 300 feet to the point of beginning.

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IN THE CIRCUIT COURT OF THE  
EIGHTH JUDICIAL CIRCUIT, IN AND  
FOR ALACHUA COUNTY, FLORIDA

IRIS MCWILLIAMS,

Plaintiff,

vs.

CASE NO: 11-CA-832

BRASINGTON CADILLAC-OLDSMOBILE,  
INC.,

Defendant.

RECORDED IN OFFICIAL RECORDS  
INSTRUMENT # 2661763 2 PG(S)  
August 11, 2011 09:10:16 AM  
Book 4049 Page 1783  
J. K. IRBY Clerk Of Circuit Court  
ALACHUA COUNTY, Florida

Doc Stamp-Deed: \$0.70



**CERTIFICATE OF TITLE**

The undersigned Clerk of the Court certifies that (s)he executed and filed a Certificate of Sale in this action on July 27, 2011 for the property described herein and that no objections to the sale have been filed within the time allowed for filing objections.

The following property in Alachua County, Florida:

**PARCEL B:**

Commence at a point 1330 feet North of the half-mile stake on the West line of Section 32, Township 9 South, Range 20 East, Alachua County, Florida, and run thence South 89°19' East, 310 feet to a stake; thence run North 00°29' East, 300 feet to a stake; thence run West 310 feet to the West line of Section 32, Township 9 South, Range 20 East; thence run South 300 feet to the Point of Beginning; LESS the right of way for NW 13th Street.

**PARCEL C:**

Commence at the Southwest corner of the North half of Section 32, Township 9 South, Range 20 East, Alachua County, Florida and from said point run North 1330 feet; thence run East 310 feet to the Point of Beginning and from said Point of Beginning run North

Case: 2011 CA 000832



00082131018  
Dkt: CE10-R

J.K. IRBY  
CLERK OF COURTS  
ALACHUA COUNTY, FL.

2011 AUG -9 PM 4: 37

FILED  
CK 46

215 feet; thence run East 680 feet; thence run South 180 feet; thence run West 640 feet; thence run South 35 feet; thence run West 40 feet to the Point of Beginning.

LESS and EXCEPT a parcel of land situated in the Northwest quarter of Section 32, Township 9 South, Range 20 East, Alachua County, Florida being more particularly described as follows:

For a point of reference commence at a 4"x4" metal plate at the Southwest corner of the Northwest quarter of said Section 32 and run on an assumed bearing of North 00°12'35" West along the West line of said Northwest quarter, a distance of 1329.26 feet to a railroad spike; thence run North 89°43'31" East, a distance of 309.89 feet to a 3/4" iron pipe and the Point of Beginning; thence run North 00°11'45" West a distance of 85.13 feet to a 1/2" rebar and cap stamped P.S.M. 5582; thence run North 89°59'43" East, a distance of 100.00 feet to a 1/2" rebar and cap stamped P.S.M. 5582; thence run North 00°11'45" West a distance of 129.78 feet to a 1/2" rebar and cap stamped P.S.M. 5582; thence run North 89°59'43" East a distance of 579.95 feet to a 4"x4" concrete monument stamped R.L.S.:509; thence run South 00°10'34" East, a distance of 180.00 feet to a 1/2" rebar and cap stamped P.S.M. 5582; thence run South 89°59'07" West a distance of 639.89 feet to a 1/2" rebar and cap stamped P.S.M. 5582; thence run South 00°11'45" East, a distance of 35.00 feet to a 1/2" rebar and cap stamped P.S.M. 5582; thence run South 89°48'15" West a distance of 40.00 feet to the Point of Beginning.

was sold to: Bluestone hands, LLC,  
a Texas limited liability company,  
pursuant to the Assignment of  
Judgment filed July 25, 2011 whose  
address is c/o Mare D. Chapman Esquire  
P.O. Box 2346, Orlando, FL 32802-2346.

Witness my hand and seal of the Court on  
August 9, 2011.

Bid Amount \$100.00



J. K. Ivby  
Clerk of Circuit Court  
J. J. Rogers  
Deputy Clerk



## Franchise Tax Certification of Account Status

### This Certification Not Sufficient for Filings with Secretary of State

[Obtain a certification](#) for filings with the Secretary of State.

It takes up to two weeks for this search to update when payment is made through the mail or at a taxpayer service office. This agency may manually issue a Certificate of Account Status (good standing) when an entity makes a payment to bring its account current. The paper certificate issued by our office is valid and represents the entity's status with our office as of the date of the certificate.

#### Certification of Account Status

Entity Information:

Status:

Registered Agent:

Registered Agent Resignation Date:

State of Formation:

File Number:

SOS Registration Date:

Taxpayer Number:

#### Officers And Directors Information

**BLUESTONE LANDS L.L.C.**

2001 KIRBY DR STE 909  
HOUSTON, TX 77019-6033

**IN GOOD STANDING NOT FOR DISSOLUTION OR  
WITHDRAWAL through May 15, 2013**

IRIS B. MCWILLIAMS  
2200 POST OAK BLVD., STE. 508  
HOUSTON, TX 77056

TX

0800762360

January 22, 2007

32025247746

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ACCOUNT NUMBER	ESCROW CD	APPLICABLE VALUES AND EXEMPTIONS BELOW	MILLAGE CD
09971 001 000			3600

2001 13TH ST NW

BLUESTONE LANDS LLC  
2001 KIRBY DR STE 909  
HOUSTON, TX 77019

N 300 FT OF S 1630 FT OF W 310 FT OF  
NW 1/4 LESS R/W OR 4049  
See Additional Legal on Tax Roll

AD VALOREM TAXES					
TAXING AUTHORITY	MILLAGE RATE	ASSESSED VALUE	EXEMPTION(S)	TAXABLE VALUE	TAXES LEVIED
BOARD OF COUNTY COMMISSIONERS					
CNTY GENERAL	8.5956	820,800	0	820,800	7,055.27
BOCC CNTY DEBT LL	0.2500	820,800	0	820,800	205.20
ALACHUA CNTY LIBRARY DISTRICT					
LIBRARY BONDS	0.1130	820,800	0	820,800	92.75
LIBRARY GENERAL	1.3638	820,800	0	820,800	1,119.41
SCHOOL BOARD OF ALACHUA COUNTY					
SCHL CAP28 PROJECT (S01)	1.5000	820,800	0	820,800	1,231.20
SCHL DISCRNRY & CN (S01)	0.7480	820,800	0	820,800	613.96
SCHL GENERAL	5.3010	820,800	0	820,800	4,351.06
SCHOOL VOTED (S01)	1.0000	820,800	0	820,800	820.80
ST JOHNS RIVER WATER MGT DISTR	0.3313	820,800	0	820,800	271.93
36 CITY OF GAINESVILLE	4.4946	820,800	0	820,800	3,689.17
<b>TOTAL MILLAGE</b>					<b>23.6973</b>
<b>AD-VALOREM TAXES</b>					<b>\$19,450.75</b>

NON-AD VALOREM ASSESSMENTS			
LEVYING AUTHORITY	UNIT	RATE	AMOUNT
R806 806 SOLID WASTE MGMT		@ 177.8900	177.89
T360 360 GAINESVILLE FIRE ASMT			1,047.24
<b>NON-AD VALOREM ASSESSMENTS</b>			<b>\$1,225.13</b>

<b>COMBINED TAXES AND ASSESSMENTS</b>	<b>\$20,675.88</b>	<b>PAY ONLY ONE AMOUNT.</b>	<small>See reverse side for important information.</small>
---------------------------------------	--------------------	-----------------------------	--

<b>If Postmarked By</b>	<b>Nov 30, 2012</b>	<b>Dec 31, 2012</b>	<b>Jan 31, 2013</b>	<b>Feb 28, 2013</b>	<b>Mar 31, 2013</b>
<b>Please Pay</b>	<b>\$19,848.84</b>	<b>\$20,055.60</b>	<b>\$20,262.36</b>	<b>\$20,469.12</b>	<b>\$20,675.88</b>

PLEASE PAY IN U.S. FUNDS (NO POSTDATED CHECKS) TO VON FRASER, TAX COLLECTOR • PO BOX 142530 • GAINESVILLE, FL 32614-2530

<b>If Postmarked By</b>	<b>Nov 30, 2012</b>	<b>Dec 31, 2012</b>	<b>Jan 31, 2013</b>	<b>Feb 28, 2013</b>	<b>Mar 31, 2013</b>
<b>Please Pay</b>	<b>\$19,848.84</b>	<b>\$20,055.60</b>	<b>\$20,262.36</b>	<b>\$20,469.12</b>	<b>\$20,675.88</b>

BLUESTONE LANDS LLC  
2001 KIRBY DR STE 909  
HOUSTON, TX 77019

1077678



ACCOUNT NUMBER	ESCROW CD	APPLICABLE VALUES AND EXEMPTIONS ABOVE	MILLAGE CD
09971 001 000			3600

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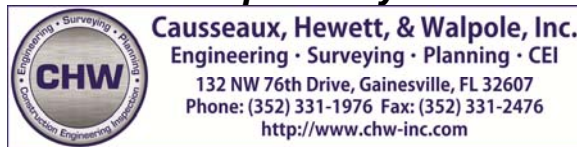
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**NW 13<sup>th</sup> Street and NW 19<sup>th</sup> Lane**  
*Rezoning*  
*Justification Report*

***Prepared for Submittal to:***  
The City of Gainesville, Florida

***Prepared on Behalf of:***  
Bluestone Lands LLC

***Prepared by:***



February 14, 2013

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**1. Executive Summary**

**Causseaux, Hewett, & Walpole, Inc.**  
 Engineering • Surveying • Planning • CEI

**To:** Mr. Erik Bredfeldt, AICP, Ph.D., Planning and Development Director  
**From:** Gerry Dedenbach, AICP, LEED® AP, Director of Planning and GIS Services  
**Date:** February 14, 2013  
**Re:** 2001 NW 13<sup>th</sup> Street: Rezoning Application

<b>Jurisdiction:</b> City of Gainesville	
<b>Description of Location:</b> 2001 NW 13 <sup>th</sup> Street, east-side of NW 13 <sup>th</sup> Street at NW 13 <sup>th</sup> Street & NW 19 <sup>th</sup> Lane Intersection	
<b>Parcel Numbers:</b> 09971-001-000	<b>Acres:</b> ± 1.86 acres
<b>Current Zoning Category:</b> <i>Automotive-oriented Business District (BA)</i> The BA district is established to identify and delineate those commercial land uses involved in automotive sales, services and related activities as well as other large scale commercial uses with similar locational needs. An additional purpose is to provide suitable locations for activities that are compatible with and mutually supportive of those uses.	
<b>Proposed Zoning Category:</b> <i>Mixed Use Low Intensity (MU-1)</i> Purpose. 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. The MU-1 district may be located in areas where analysis of residential characteristics demonstrates that such facilities are required. This district is intended to encourage the development of planned and unified neighborhood shopping centers in a relationship harmonious with adjoining residential activities. It is also intended to accommodate traditional neighborhoods that include nonresidential uses and neighborhood centers.	

## STATEMENT OF PROPOSED CHANGE

This Rezoning application requests to change the existing Zoning district category on a ±1.86-acre site (Alachua County Tax Parcel 09971-001-000) from Automotive-oriented Business District (BA) to Mixed Use Low Intensity District (MU-1). The site is located on the east side of NW 13<sup>th</sup> Street at the intersection of NW 13<sup>th</sup> Street and NW 19<sup>th</sup> Lane. The site is located within the Central Corridor Special Area Plan (CC SAP) area as designated and defined by Ordinance No. 980015 adopted by the City Commission on June 22, 1998.

The site's current Zoning designation is intended only for automobile uses and those uses that support automobile establishments. The proposed MU-1 Zoning District is being sought so that the site's entitlements are consistent with adjoining properties. There are currently Small-scale Comprehensive Plan Amendment (Ss-CPA) and Rezoning Applications, Petitions PB-12-161 and PB 12-162, respectively, filed for contiguous property to the north (Alachua County Tax Parcel 09971-000-000). These petitions seek to change the Future Land Use and Zoning from *Commercial* and *Automotive-oriented Business District* to *Mixed-Use Low-Intensity (MUL)* and *Mixed Use Low Intensity (MU-1)*.



Figure 1: Aerial Map

The project site fronts NW 13<sup>th</sup> Street, and is part of the former, now vacant, Brasington Cadillac Dealership. The site is contiguous MUL and MU-1 property to the west, which likewise is part of the former Brasington Cadillac Dealership. Property to the south has MUL and MU-1 designations. Property to the south has MUL and MU-1 designations.

**Table 1: Surrounding Future Land Use and Zoning Designations**

Direction	Future Land Use Designation	Zoning Designation
North	MUL (proposed)	MU-1 (proposed)
East	MUL	MU-1/Conservation
South	MUL	MU-1
West	MUM/E	MU-1

Figures 2 and 3 depict the existing FLU Map (FLUM) and Official Zoning Atlas.



**Figure 2: Existing Future Land Use Map**





Figure 3: Proposed Future Land Use Map

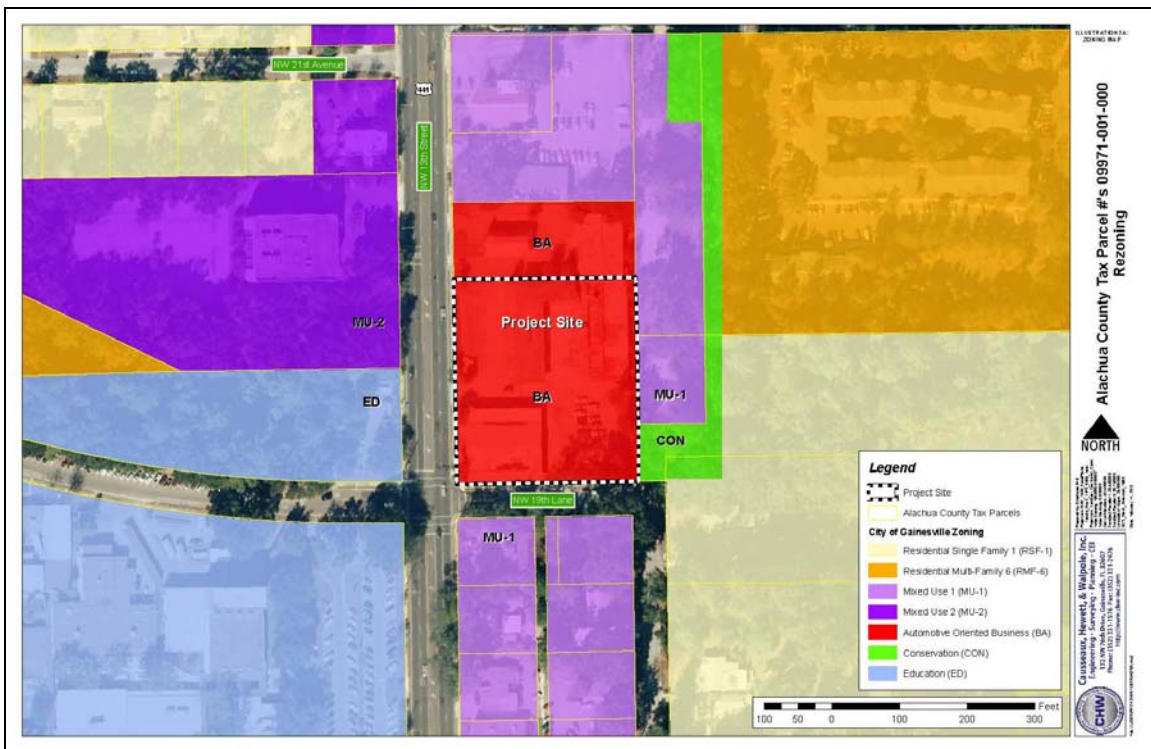
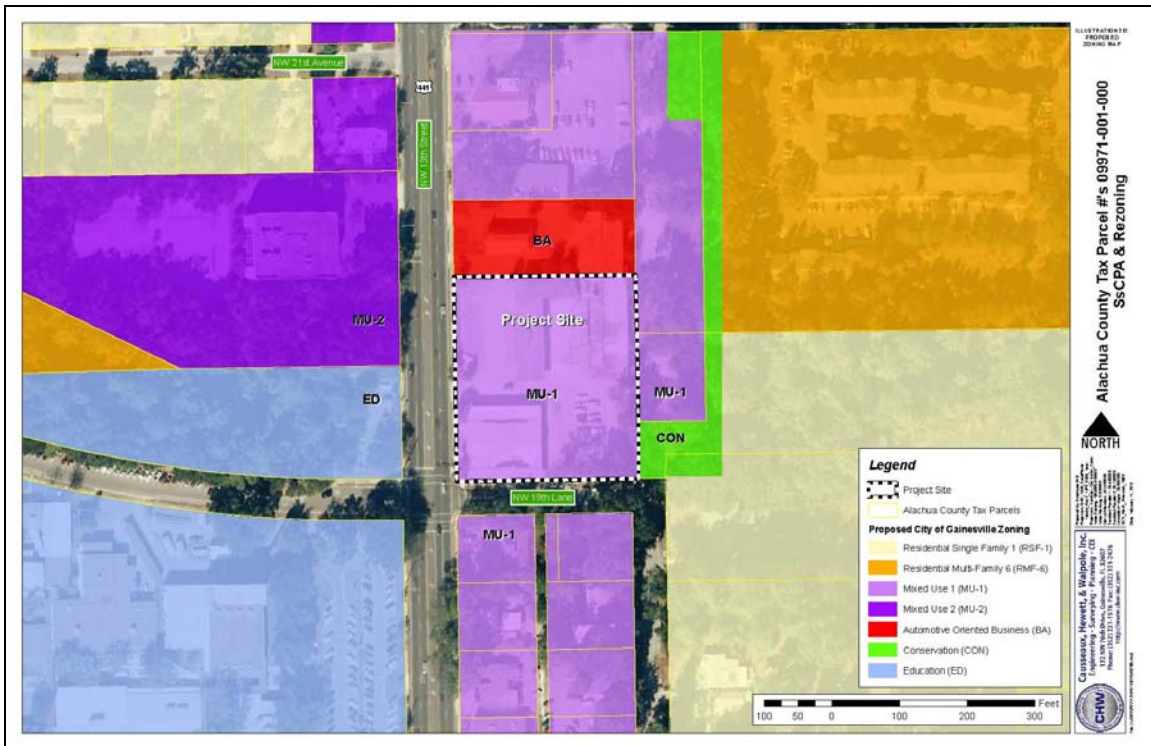


Figure 4: Existing Zoning Map





**Figure 5: Proposed Zoning Map**

As illustrated by the preceding figures, the proposed Rezoning is compatible with adjacent mixed-use designated parcels. The proposed Rezoning promotes uniform entitlements, along one of the City’s more primary commercial corridors.

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## IMPACT ANALYSIS

### IMPACT ON RESIDENTIAL STREETS

The requested MU-1 zoning category permits 51 additional dwelling units and  $\pm 40,500$  square feet (sf) of nonresidential space. This density and intensity are not expected to impact residential streets as the site is not directly accessible only from NW 13<sup>th</sup> Street, a major commercial corridor.

### IMPACT ON NOISE AND LIGHTING

No deviations from the City's code as it relates to noise and lighting are being sought. City of Gainesville ordinances ensure landscaping and carefully placed security lighting that promote safety and compatibility among a variety of uses.

### ENVIRONMENTAL FEATURES

The project is located in the City of Gainesville's urban core. As illustrated in Figure 6, there are no wetland or floodplain areas within the project site.

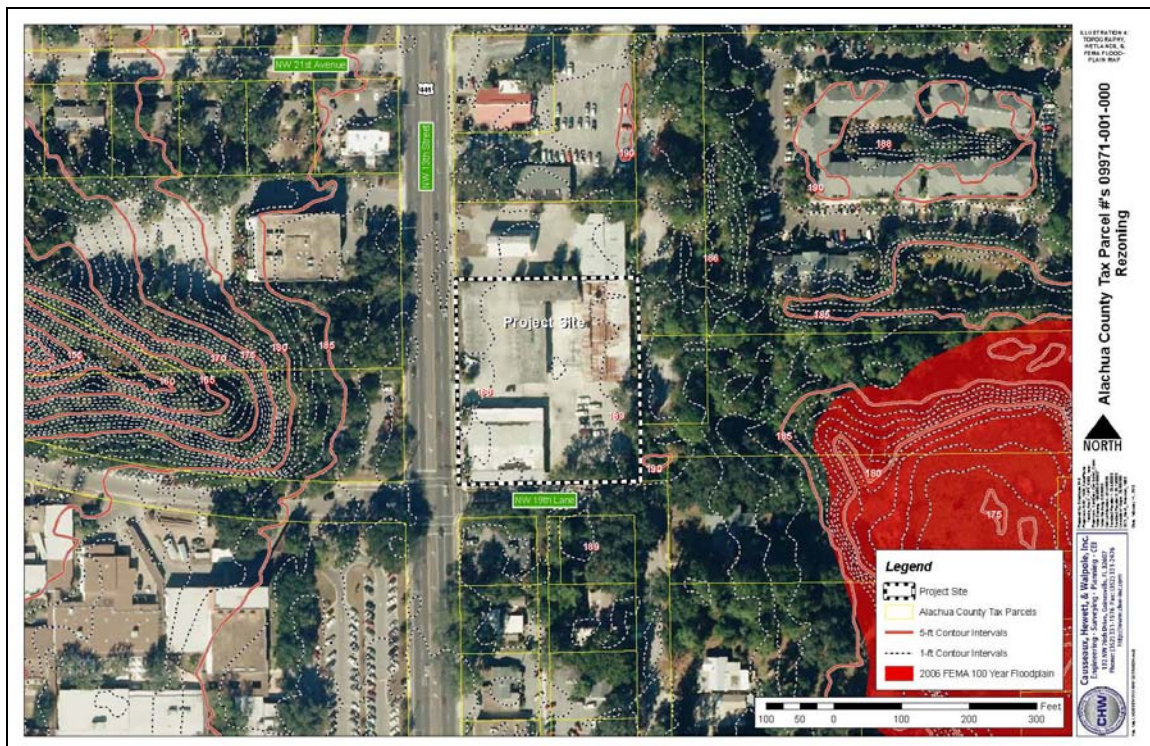
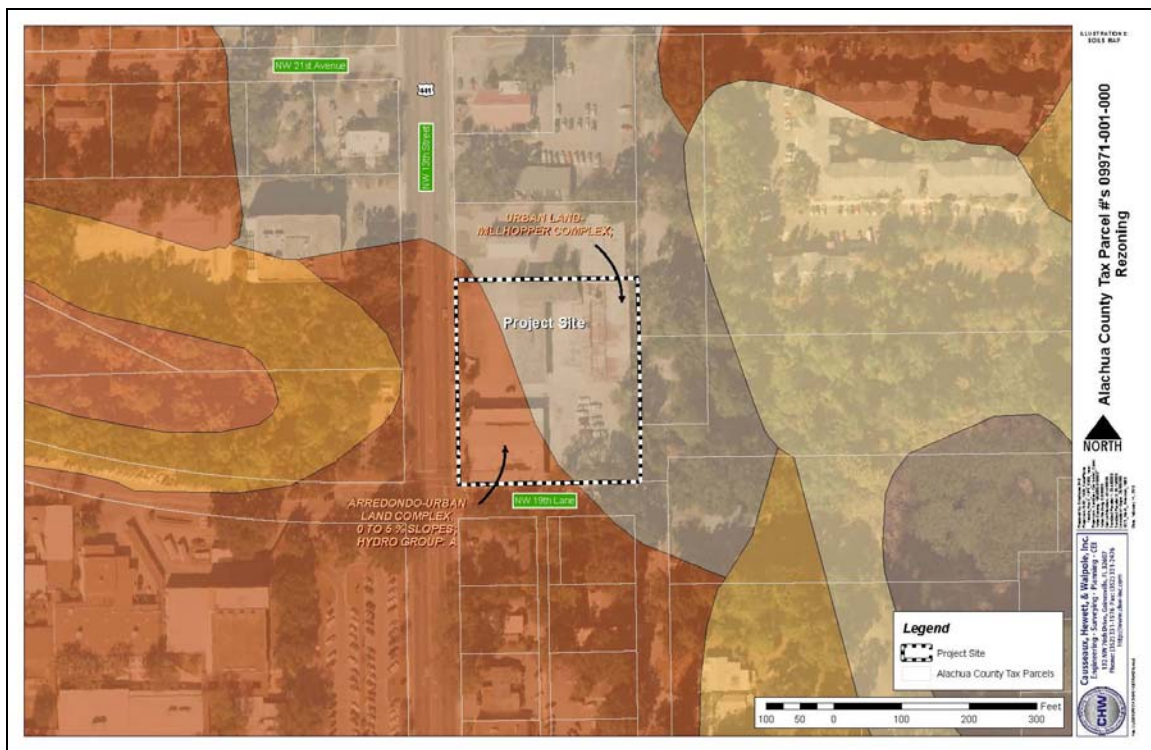


Figure 6: Topography, Wetlands, and FEMA Floodplain Map

According to the National Resources Conservation Service (NRCS), the on-site soil types are Urban Land Millhopper Complex and Arrendondo-Urban Complex. Regardless of the NRCS soil composition, previous land disturbing activities have created an urban, impervious groundscape.



**Figure 7: Natural Resources Conservation Service (NRCS) Soils Map**

### *HISTORIC AND ARCHEOLOGICAL RESOURCES*

No archeological resources were identified on-site, noting that previous development activities would have disturbed any historic or archeological significance.

### *COMMUNITY CONTRIBUTIONS*

The proposed Rezoning is consistent with the City of Gainesville Comprehensive Plan and LDC. The proposed Ss-CPA and Rezoning will allow for the reuse of vacant commercial space in a manner consistent with the intended development of adjoining properties.



### LEVEL OF SERVICE STANDARDS

Level of Service (LOS) standards were calculated based on the density and intensity increases that may result from the proposed Rezoning. Therefore, 51 additional dwelling units and ±40,500 square-feet of nonresidential space were used for the LOS calculations.

The site is located within the City's Transportation Concurrency Exception Area (TCEA) Zone B and will be responsible for adhering to Concurrency management Element Policies 1.1.5 and 1.1.6, and LDC section 30-38.3. If the site were developed to the maximum potential, it would generate greater than 1,000 new average daily trips, but less than 5,000, and would have to meet, at a minimum, eight (8) of the Zone B standards. However, there is no defined plan for development at this time. At time of development review, a formal traffic impact analysis will be provided in accordance with the City's requirements. Further, based on the ultimate number of new average daily trips, the requisite number of Zone B standards will be met.

### LEVEL OF SERVICE

The following tables summarize the public facilities capacity analysis for the proposed Rezoning. As can be seen by the calculations, this Rezoning application does not degrade existing public facilities below accepted LOS standards. **Note: This demand is gross, and does not factor existing demands to derive a net-loss or net-increase in demand for services, as there is no definitive plan for development.**

**Table 2: Maximum Development Trip Generation**

Category <sup>1</sup>	Units <sup>2</sup>	AADT		P.M. Peak Hour	
		Rate	Trips	Rate	Trips
Apartment (ITE 220)	51	6.65	340	0.62	32
Shopping Center (ITE 820)	40.5	42.94	1,740	3.37	151
Total		-	2,080	-	183

1. Source: ITE Trip Generation Manual, 8<sup>th</sup> Edition.

2. Unit = 1,000 square feet.

**Table 3: Maximum Projected Potable Water Capacity**

System Category	Gallons Per Day
Murphy Water Treatment Plant Current Capacity <sup>1</sup>	30,000,000
Current Use <sup>1</sup>	23,400,000
Available Capacity	6,600,000
Projected Demand from Rezoning [51 x 200 gal/day] + [40,500 sf x 0.15 gal per sf]	16,275
Residual Capacity After Proposed Rezoning	6,583,725

1. Source: Gainesville Regional Utilities, Water and Wastewater Systems Division. Date: January 11, 2012

*Conclusion:* As calculated in *Table 3*, potable water capacity exists to adequately serve the proposed amendment. This application will not negatively impact the adopted Level of Service (LOS).

**Table 4: Maximum Projected Sanitary Sewer Capacity**

System Category	Gallons of Effluent Per Day
Main Street Water Reclamation Facility Current Capacity <sup>1</sup>	7,500,000
Current Average Demand <sup>1</sup>	6,080,000
Available Capacity	1,420,000
Projected Demand from Rezoning [51 x 113 gal/day] + [40,500 sf x 0.15 gal per sf]	11,838
Residual Capacity After Proposed Rezoning	1,408,162

1. Source: Gainesville Regional Utilities Water and Wastewater Systems Division. Date: January 11, 2012

*Conclusion:* As calculated in *Table 4*, sanitary sewer capacity exists to adequately serve the proposed amendment. This application will not negatively impact the adopted Level of Service (LOS).

**Table 5: Maximum Projected Solid Waste Capacity**

System Category	Tons of Solid Waste Per Year
Projected Impact from Rezoning [[[(5.5 lbs. x 40.5 sf) x 365] / 2000] + [51 dwelling units x 2.64 persons per HH x 0.0655 tons / yr]	133.6
Alachua County Solid Waste Facility Capacity <sup>1</sup>	>10 years

1. Source: Alachua County Comprehensive Plan

**Table 6: Maximum Projected Public School Student Generation**

	Units <sup>1</sup>	Elementary Rate	Middle Rate	High Rate
<b>Generation Rates<sup>2</sup></b>				
Multi-family Units	51	0.042	0.016	0.019
<b>Calculations</b>				
Total	50	2	1	1

1. Unit = number of dwelling units.

2. Source: School Board of Alachua County: 2009-2010 Five Year District Facilities Plan.

**Table 7: Maximum Projected Public School Capacities**

School	Capacity <sup>1</sup>	Enrollment <sup>1</sup>	Available Capacity
(Elementary) Northwest Gainesville CSA	2,484	2,318	166
(Middle) Westwood CSA	1,235	917	318
(High) Gainesville CSA	2,221	1,631	590

1. Source: School Board of Alachua County, Proposed School Concurrency Response: January 2012

*Conclusion:* As calculated in *Tables 6 and 7*, there only minimal additional multi-family dwelling units associated with this proposed amendment. This application will not negatively impact the adopted LOS.

## CONSISTENCY WITH CITY OF GAINESVILLE COMPREHENSIVE PLAN

### *FUTURE LAND USE ELEMENT*

#### *Policy 4.1.1*

##### *Mixed-Use Low-Intensity (8-30 units per acre)*

This category allows a mixture of residential and non-residential uses such as standard lot single-family houses, small-lot single-family houses, duplex houses, townhouses (attached housing), accessory dwelling units, group homes, multi-family housing (if compatible in scale and character with other dwellings in the proposed neighborhood), offices scaled to serve the surrounding neighborhood, retail scaled to serve the surrounding neighborhood, public and private schools, places of religious assembly and other community civic uses, and traditional neighborhoods on sites 16 acres or larger in conformance with the adopted Traditional Neighborhood Development (TND) ordinance.

**Response: When factoring in adjoining mixed-use entitled properties, as well as the site's vacant and antiquated buildings, the site is very suitable for the Mixed-Use Low-Intensity FLU category and MU-1 Zoning district. The site is located on an existing commercial corridor, centrally located as to conveniently serve residential neighborhoods.**

#### *Goal 2*

Redevelop areas within the City, as needed, in a manner that promotes quality of life, transportation choice, a healthy economy, and discourages sprawl.

**Response: The site contains vacant buildings and is part of an overall former automotive dealership site. Given its location, an automotive use, which is essentially all it can be used for under the current BA Zoning designation, is contrary to its redevelopment potential. The proposed MU-1 Zoning district offers the ability for autonomous site redevelopment or redevelopment as part of a cluster of contiguous parcels.**

#### *Objective 1.2*

Protect and promote viable transportation choices (including transit, walking and bicycling, and calmed car traffic).

**Response: The site is located on existing transit routes, including routes 8 and 29. The site is contiguous to existing sidewalks, and is therefore pedestrian accessible.**

## TRANSPORTATION MOBILITY ELEMENT

### Transportation Mobility Element *Overall Goal*

Establish a transportation system that enhances compact development, redevelopment, quality of life, that is sensitive to the cultural and environmental amenities of Gainesville, and implements the vision of the “Year 2020 Livable Community Reinvestment Plan” (Gainesville 2020 Transportation Plan) within the City of Gainesville. The transportation system shall provide equal attention to pedestrian, bicycle, auto, and public transit needs. The system should provide vehicular, public transit and non-motorized access to activity centers, community facilities, and neighborhood commercial areas. Safety and efficiency shall be enhanced by limitations and care in the locations of driveways, provision of sidewalk connections within developments and an overall effort to enhance pedestrian mobility throughout the community by improvement and provision of safe crossings, complete sidewalk and trail systems and sidewalks of adequate widths to encourage pedestrian activity. Basic transportation should be provided for transportation-disadvantaged residents to employment, education facilities, and basic services.

**Response: The proposed Rezoning meets the Overall Goal of the Comprehensive Plan Transportation Mobility Element by encouraging locating the potential for mixed-use development on existing transit routes. The site is also pedestrian accessible and is located within in proximity to multi-family residential along NW 21<sup>st</sup> Avenue. The current BA Zoning district only allows for single-occupancy vehicle dependant uses.**

## POTABLE WATER & WASTEWATER MANAGEMENT ELEMENT

### *Objective 1.4*

The use of existing water and wastewater facilities shall be maximized by adopting the following policies:

**Response: Redevelopment resulting from the proposed Rezoning application will connect to the City of Gainesville’s utilities system. As shown in *Section 3: Impact Analysis*, redevelopment of the property is not shown to exceed the City of Gainesville Potable Water or Sanitary Sewer systems’ capacities.**



## SOLID WASTE ELEMENT

### *Objective 1.1*

By 2001, reduce by 50% the amount of solid waste that would have been disposed of in the absence of landfill diversion practices such as recycling, reuse and composting.

**Response: Development resulting from the proposed Rezoning will utilize appropriate mechanisms for solid waste disposal, including the recycling, reuse, and composting of waste materials for on-site or off-site uses. As outlined in *Table 5: Projected Solid Waste Capacity, New River Regional Landfill*, the area's main landfill, will not be adversely impacted by site development.**

## STORMWATER MANAGEMENT ELEMENT

### Stormwater Management Element *Goal 1*

Design, construct, and maintain a stormwater management system that reduces the incidence of flooding, and protects, preserves, and enhances desirable water quality conditions, and to the maximum extent feasible, preserves and utilizes the existing natural systems.

**Response: Stormwater Management Facilities (SMF's) can be constructed to mitigate the potential impacts of 100-year critical duration rainfall depth. The SMF's will be designed to contain the site's stormwater and to allow percolation into the soil rather than run directly into the downstream receiving surface waters.**

## PUBLIC SCHOOLS FACILITIES ELEMENT

### Goal 2

Provide adequate public school capacity to accommodate enrollment demand within a financially feasible, five-year capital improvements program.

**Response: As shown by the concurrency analysis performed in section 3, there is sufficient available capacity to accommodate redevelopment at its maximum residential density.**

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## CONSISTENCY WITH CITY OF GAINESVILLE LAND DEVELOPMENT CODE

*Sec. 30-35. - Level of service standards.*

**Response: Please refer to *Section 3: Impact Analysis*, which addresses Transportation, Potable Water, Sanitary Sewer, Solid Waste, and Public Schools.**

*ARTICLE IV. - USE REGULATIONS*

*DIVISION 4. - BUSINESS AND MIXED USE ZONING DISTRICTS*

*Mixed-Use Low-Intensity (8-30 units per acre)*

This category allows a mixture of residential and non-residential uses such as standard lot single-family houses, small-lot single-family houses, duplex houses, townhouses (attached housing), accessory dwelling units, group homes, multi-family housing (if compatible in scale and character with other dwellings in the proposed neighborhood), offices scaled to serve the surrounding neighborhood, retail scaled to serve the surrounding neighborhood, public and private schools, places of religious assembly and other community civic uses, and traditional neighborhoods on sites 16 acres or larger in conformance with the adopted Traditional Neighborhood Development (TND) ordinance.

**Response: This rezoning application is consistent with the MU-1 district in the following ways:**

- **The site is readily accessible by residential development via mass transit and sidewalk interconnectivity;**
- **The proposed MU-1 Zoning district allows for redevelopment of vacant, antiquated site;**
- **There are existing MU-1 zoned properties are adjacent to the site;**
- **The redevelopment potential is consistent with scale and massing of adjacent properties; and**
- **The redevelopment project is consistent with *Section 30-65.2(c)(1): Permitted Uses* by allowing for a mixture of residential and nonresidential uses on a single site.**

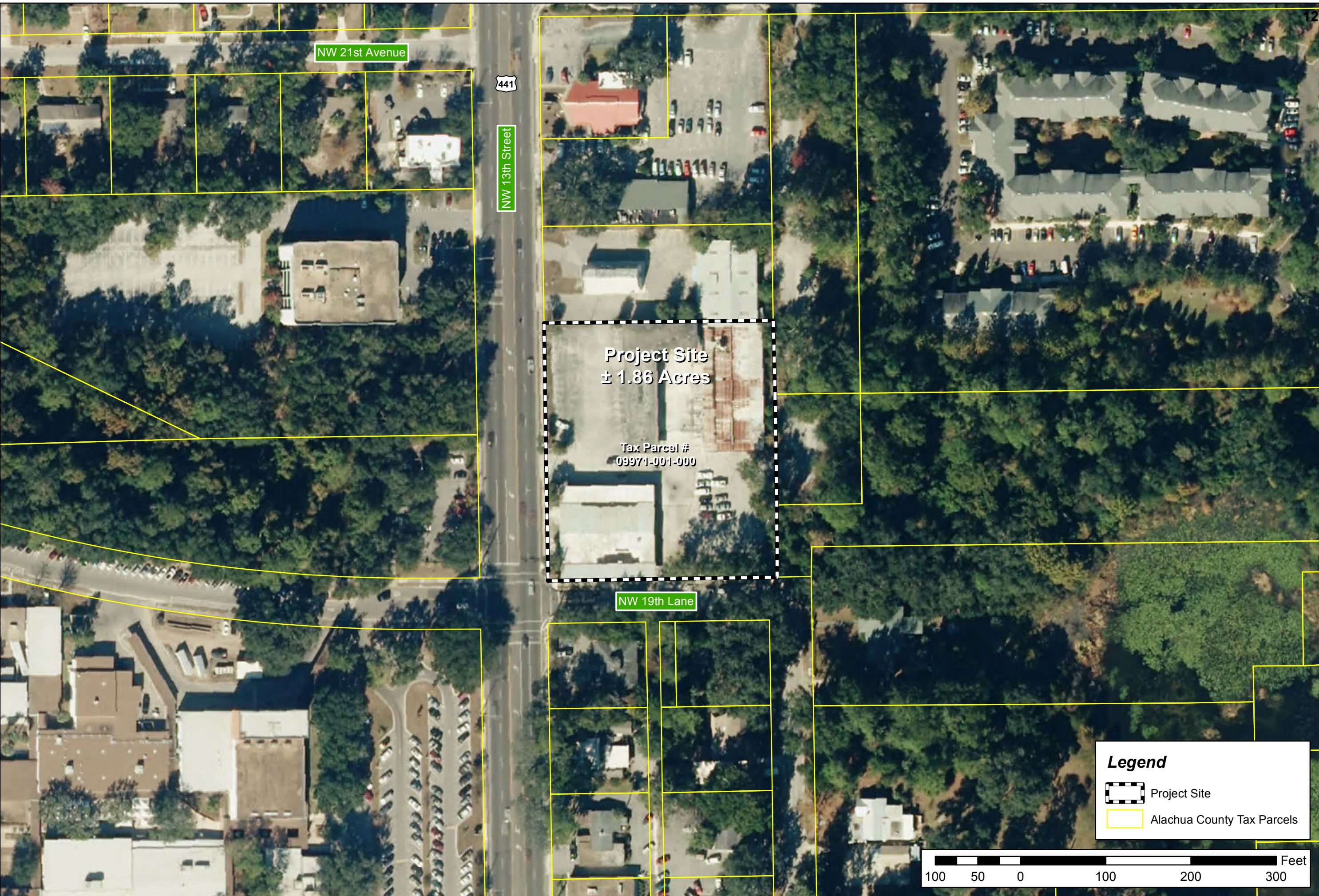
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**Application Package  
Table of Contents**

1. Cover Letter
2. Rezoning Application
3. Ownership Affidavits
4. Legal Descriptions
5. Property Deeds & Tax Records
6. Justification Report
7. **Map Set**

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Project Site  
± 1.86 Acres

Tax Parcel #  
09971-001-000



NW 21st Avenue

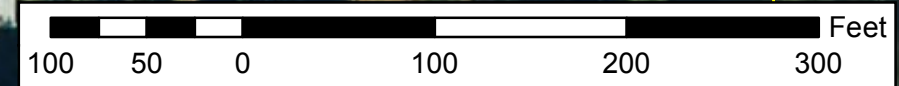
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NW 13th Street

NW 19th Lane

**Legend**

-  Project Site
-  Alachua County Tax Parcels



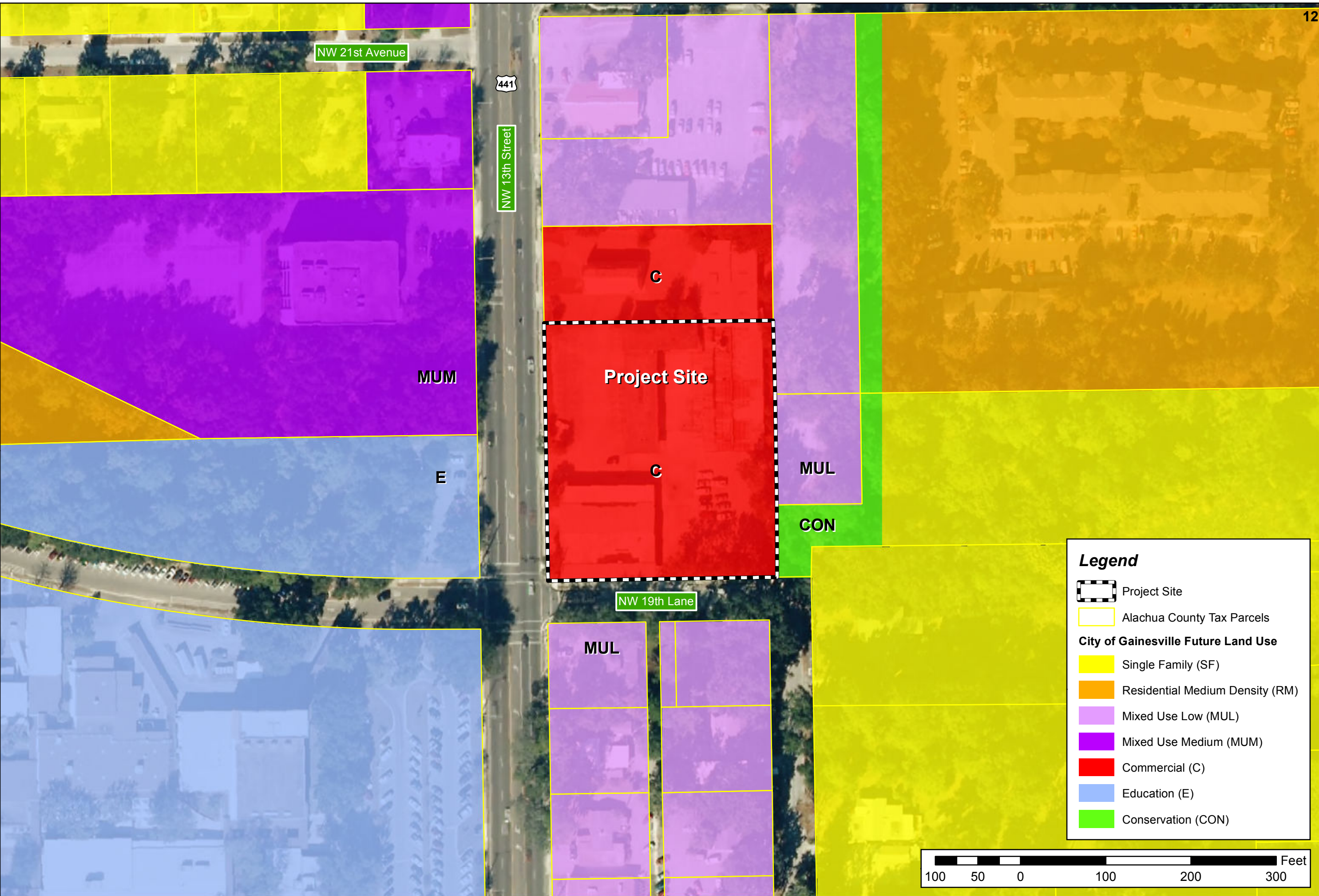
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 Standard Parallel 2: 29.000000  
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Date: February 14, 2013



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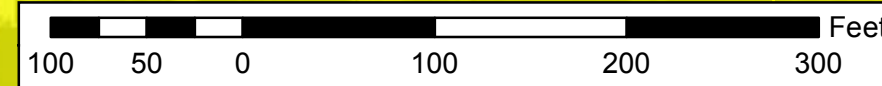


**Legend**

-  Project Site
-  Alachua County Tax Parcels

**City of Gainesville Future Land Use**

-  Single Family (SF)
-  Residential Medium Density (RM)
-  Mixed Use Low (MUL)
-  Mixed Use Medium (MUM)
-  Commercial (C)
-  Education (E)
-  Conservation (CON)



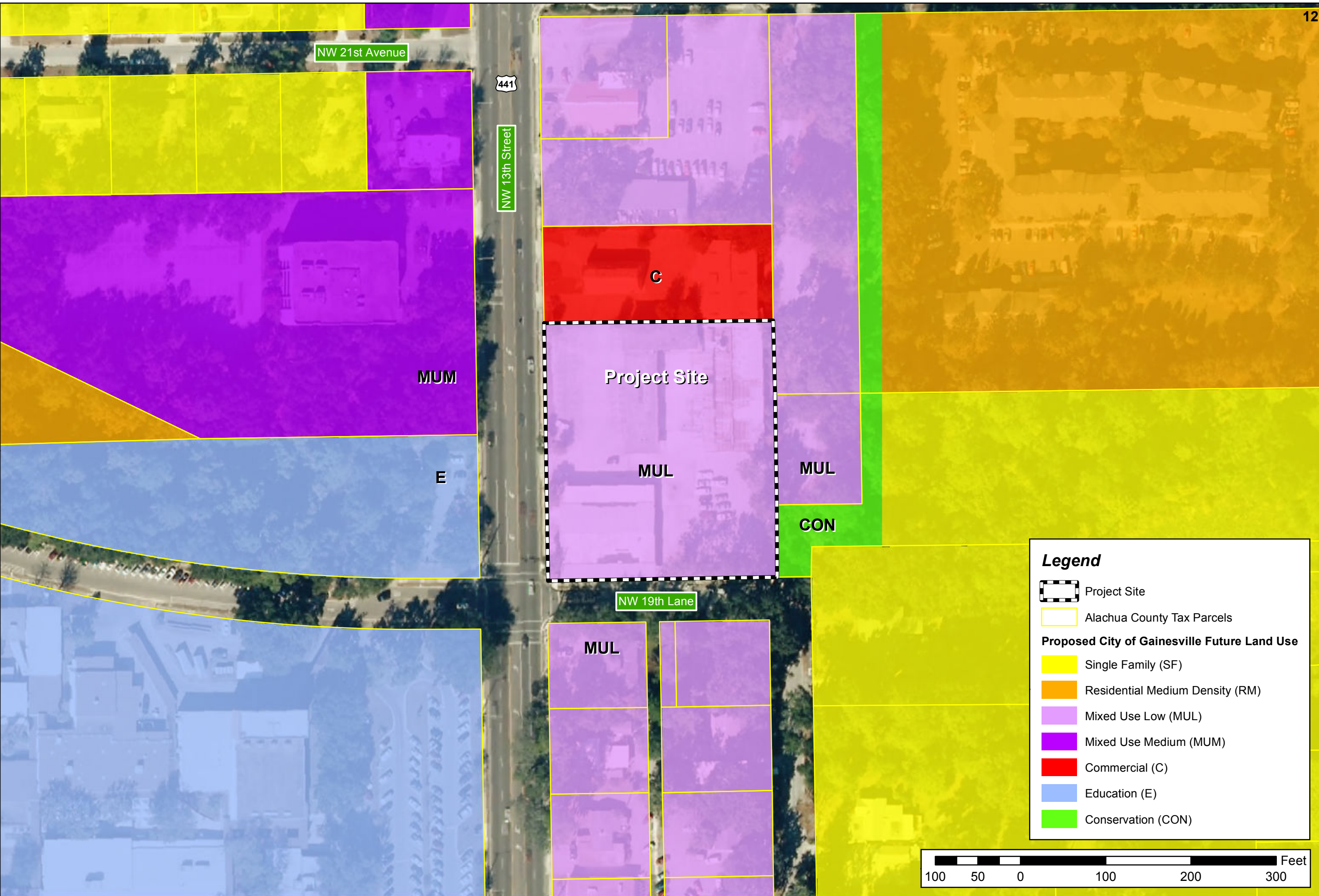
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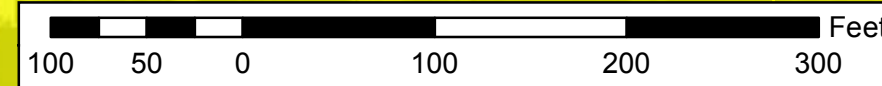


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**Proposed City of Gainesville Future Land Use**

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- Residential Medium Density (RM)
- Mixed Use Low (MUL)
- Mixed Use Medium (MUM)
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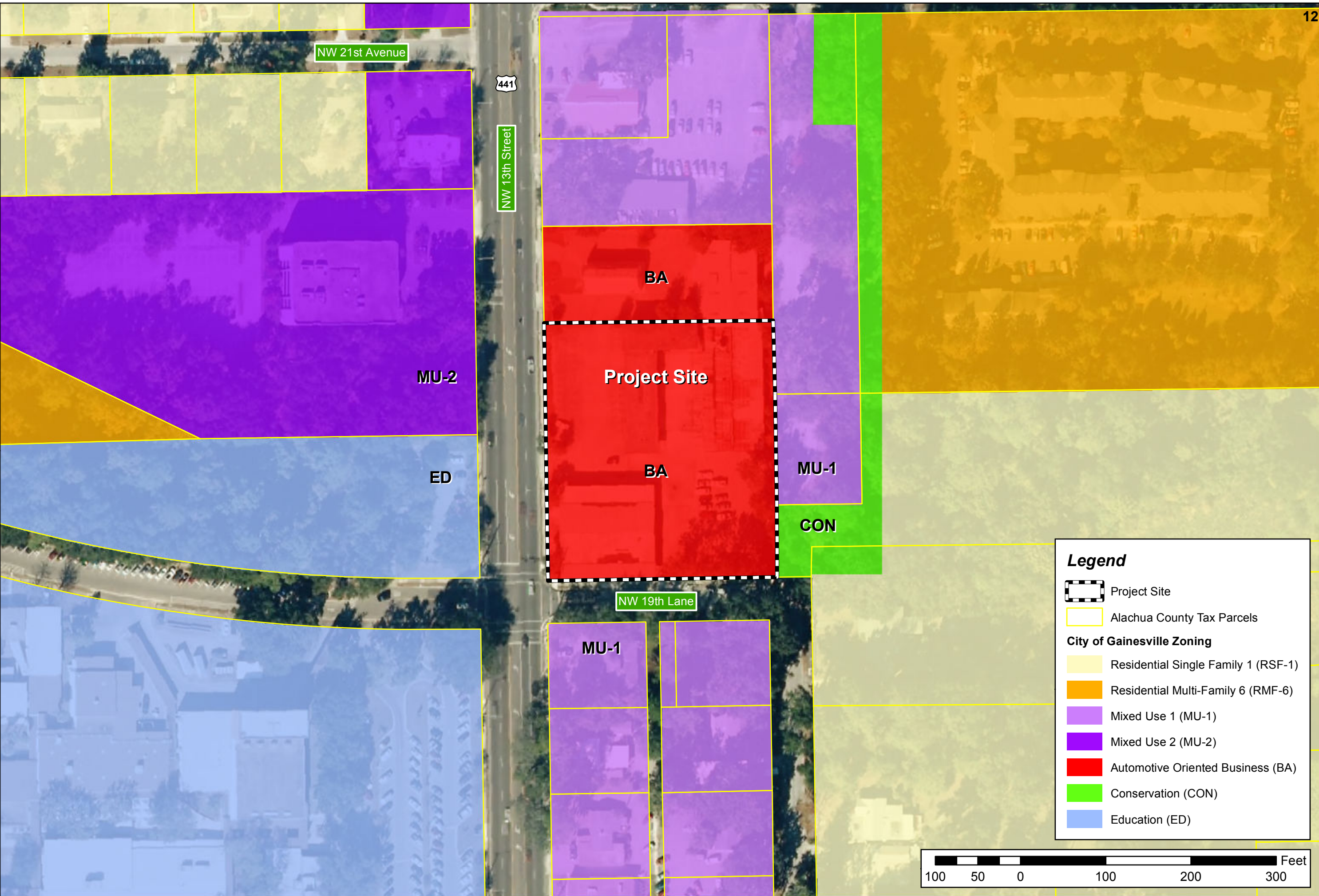
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- Project Site
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**City of Gainesville Zoning**

- Residential Single Family 1 (RSF-1)
- Residential Multi-Family 6 (RMF-6)
- Mixed Use 1 (MU-1)
- Mixed Use 2 (MU-2)
- Automotive Oriented Business (BA)
- Conservation (CON)
- Education (ED)

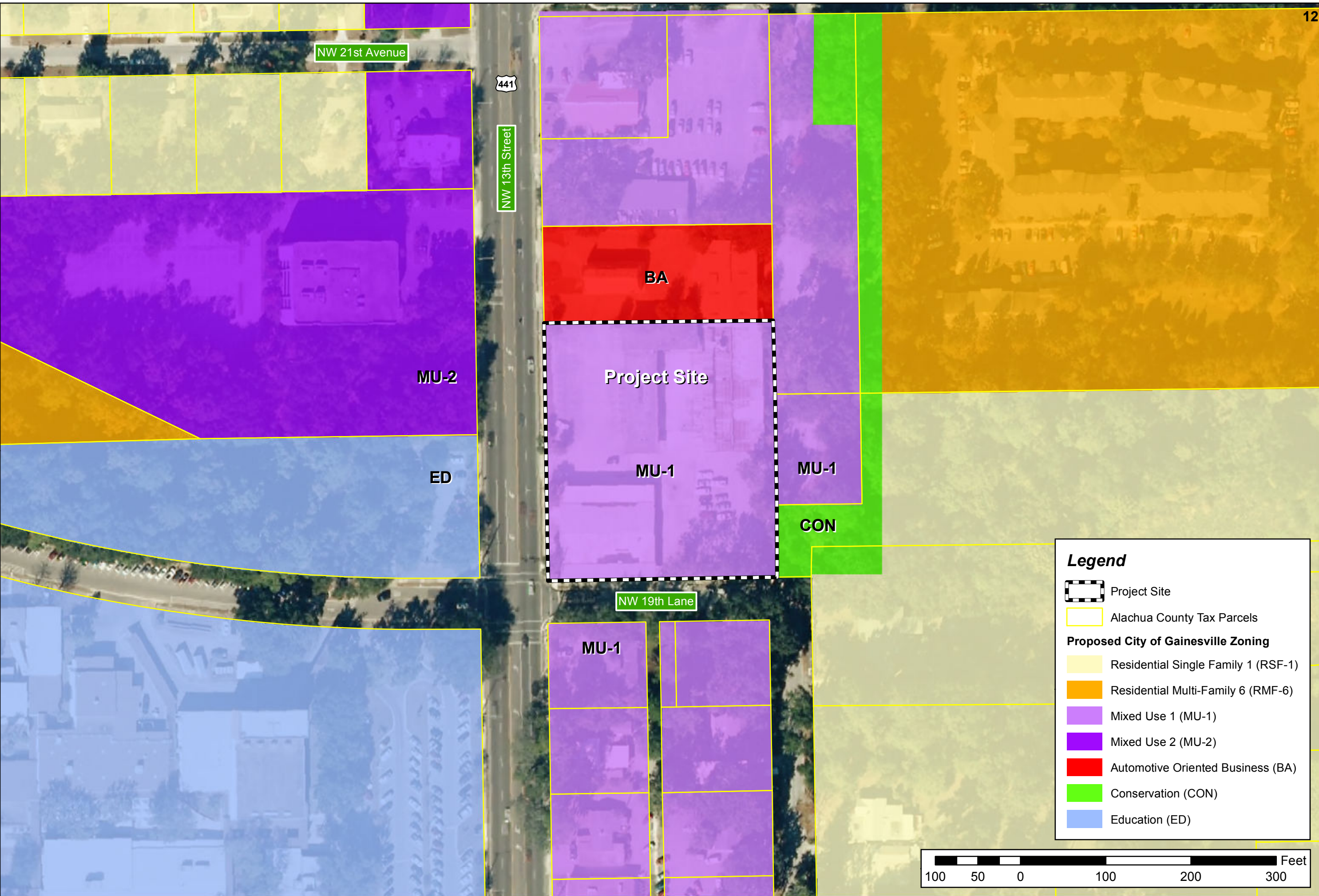


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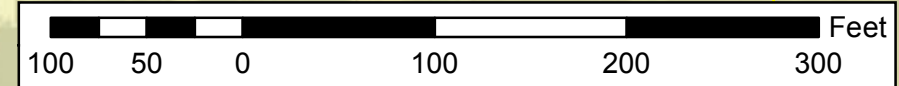


**Legend**

-  Project Site
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**Proposed City of Gainesville Zoning**

-  Residential Single Family 1 (RSF-1)
-  Residential Multi-Family 6 (RMF-6)
-  Mixed Use 1 (MU-1)
-  Mixed Use 2 (MU-2)
-  Automotive Oriented Business (BA)
-  Conservation (CON)
-  Education (ED)

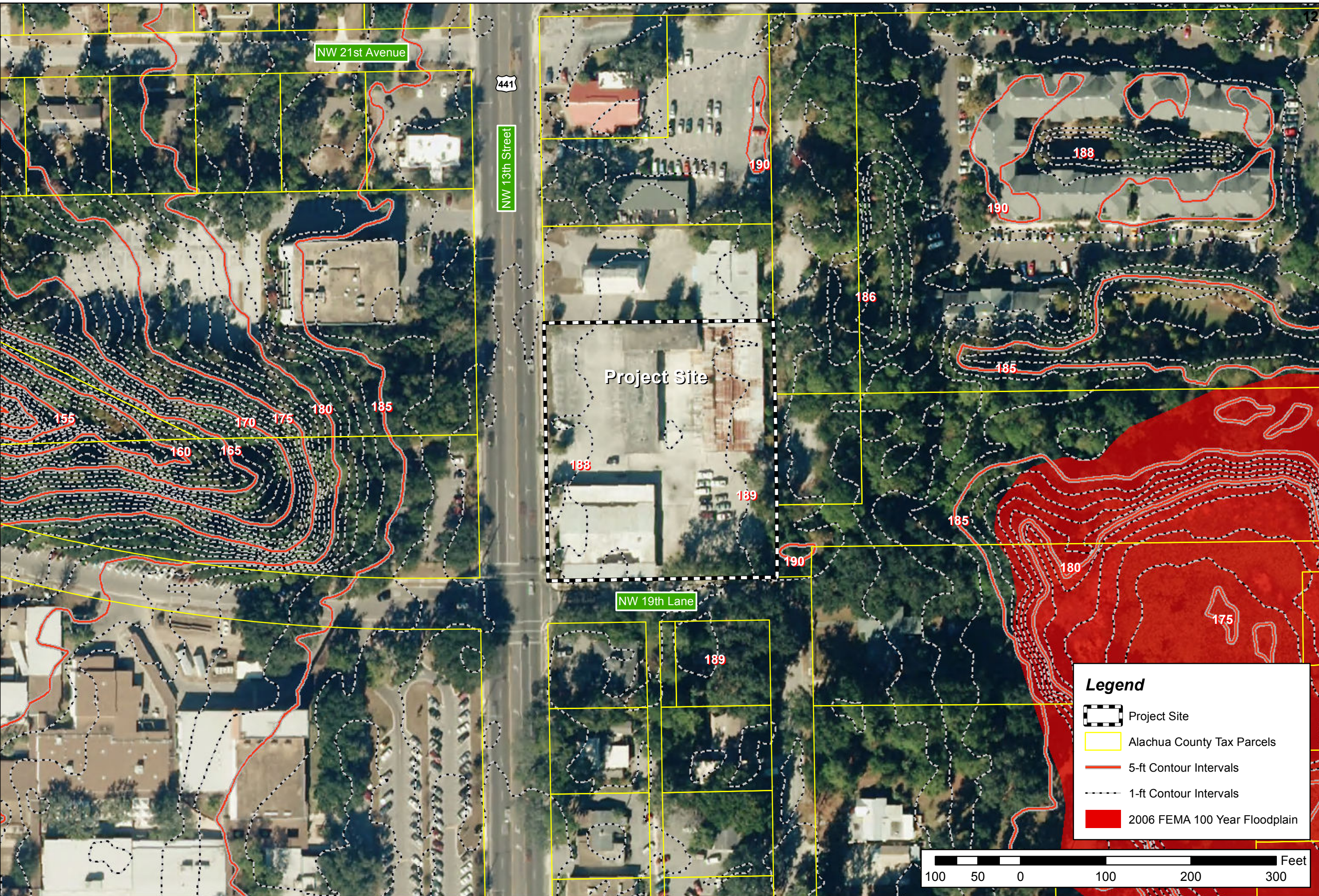


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



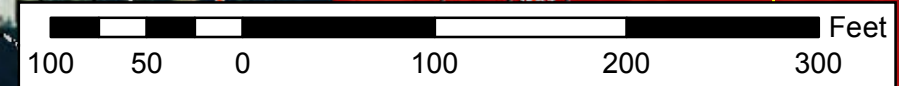
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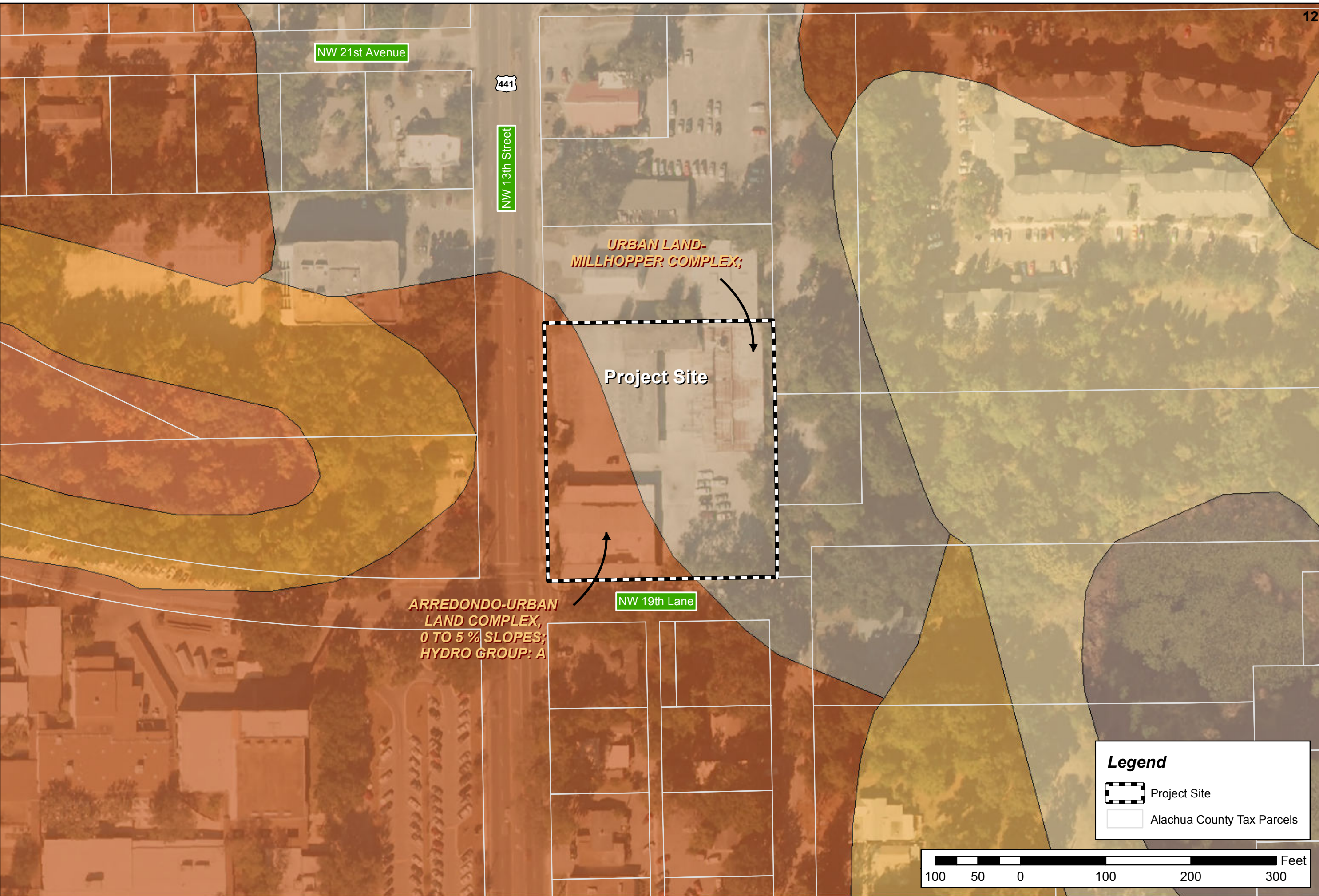
-  Project Site
-  Alachua County Tax Parcels
-  5-ft Contour Intervals
-  1-ft Contour Intervals
-  2006 FEMA 100 Year Floodplain



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NW 21st Avenue

441

NW 13th Street



URBAN LAND-MILLHOPPER COMPLEX;

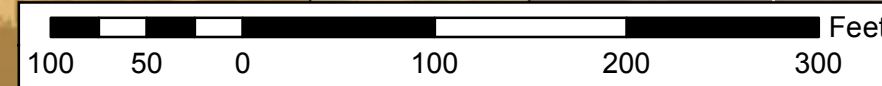
Project Site

NW 19th Lane

ARREDONDO-URBAN LAND COMPLEX,  
0 TO 5 % SLOPES;  
HYDRO GROUP: A

**Legend**

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Rezoning**

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