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# Comprehensive Plan Amendment and Rezoning Report

for

International Brotherhood of Electrical  
Workers (IBEW)

and

Gainesville Joint Apprenticeship Training  
Committee (JATC)

Gainesville, Florida

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### 1.0 Statement of Proposed Change

This Small-Scale Comprehensive Plan Amendment (CPA) and Rezoning proposes a change of the future land use designation and zoning category for a portion of the property owned by the International Brotherhood of Electrical Workers (IBEW). The 3.22-acre property is located at 2510 NW 6<sup>th</sup> Street and has two Future Land Use and zoning designations. The eastern portion, approximately 200' west of NW 6<sup>th</sup> Street, has an Office Future Land Use of Office and OF zoning designation while the western portion is Conservation and CON (Figure 1 and 2). The proposed Future Land Use for a portion of the 1.93-acre western portion is Office and proposed zoning is OR to permit additional office uses on the property.

The property is located adjacent to NW 6<sup>th</sup> Street in the City's Central Corridor District. The Future Land Use designation of the land along the NW 6<sup>th</sup> Street corridor is primarily as Office or Mixed Use from NW 29<sup>th</sup> Avenue south past NW 8<sup>th</sup> Avenue. The corridor contains a mixture of offices, residences, multi-family units, and commercial uses. The Future Land Use, zoning and existing use of the immediately adjacent properties are listed below.

**Table 1: Surrounding Property Designations and Use**

Direction	Future Land Use	Zoning	Property Use
North	Residential Low Density, Office	RMF-5	Single Family Residences, Multi-family apartments (Bel-Air)
South	Mixed Use Low, Single Family	MU-1, RSF-3	Retail Lighting Gallery, Single Family Residences
East	Office	OF	Existing IBEW Office Building
West	Residential Low Density	RMF-5	Single Family Residences

The portion of the IBEW property along NW 6<sup>th</sup> Street currently is the approximately 8,300 square foot office (Figure 3). The IBEW along with the National Electrical Contractors Association sponsor the Gainesville Joint Apprenticeship Training Committee (JATC) which is an apprenticeship program offering electrical apprenticeship programs. The JATC has been in operation in Gainesville since 1948 and is currently located in the Walls Industrial Park off NE 23<sup>rd</sup> Avenue. The facility is approximately 5,500 square feet which is not sufficient for their training program and the IBEW property is an ideal location for an expanded facility. The Gainesville JATC apprenticeship is a 5-year program with night classes twice per week for eight months of the year and a summer break.

### 1.1 Existing Future Land Use and Zoning Designations

A portion of the property is currently designated as Conservation but is privately owned. Policy 4.1.1 of the Future Land Use Element, the Conservation designation is defined as:

This category identifies areas environmentally unsuited to urban development, permanent buffers between land uses, areas used for passive recreation and nature parks. Privately held properties within this category shall be allowed to develop at single-family densities of 1 unit per 5 acres. Land development regulations shall determine the appropriate scale of activities, structures and infrastructure that will be allowed.

According to Section 30-73 of the Land Development Code, the objectives for the CON zoning category include:

- (1) Conserve parks, recreational areas, open space, floodplains and unique natural features.
- (2) Protect and restore the natural features of the city, environmentally significant lands along creeks, wetlands, uplands and lakes, areas subject to detrimental erosion, and areas subject to noise disturbance due to aircraft-generated sound levels in close proximity to an airport or under a flight path.
- (3) Restrict the development of lands upon which a more intensive development would cause adverse environmental impact.
- (4) Provide the assurance of natural buffering between incompatible land uses.

The property is suited to urban development due to the absence of environmental issues and is not located adjacent to environmentally significant lands. By leaving a portion of the property in the existing CON Land Use and Zoning, it will serve as a buffer between the residential land uses to the south and west and therefore protect areas where more intensive development may cause adverse impacts. The portion of the IBEW property proposed for change is part of a currently vacant fenced area which is occasionally utilized by the neighborhood as a recreation and dog walk area although it is privately owned. Consideration will be given to public use for the portion of the property that will not be changed or improved during development of the final site plan.

## **2.0 Responses to Application Questions**

### **2.1 Vacant Property Analysis**

*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?*

A cursory review of Alachua County Property Appraiser data shows that there are no parcels designated as vacant office within a one half mile of the site. There are several parcels which have a designation of vacant commercial or vacant industrial per the property use code that are not of sufficient size and dimension to house the proposed facility. Additionally, the IBEW property is the ideal location for this type of facility due to the existing partnership between the two organizations.

### **2.2 Nonresidential Impacts**

*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 & Noise and lighting.*

#### **2.2.1 Impact on Residential Streets**

The eastern portion of the site is currently an office building associated with the IBEW which has two access points on NW 6<sup>th</sup> Street and one access on NW 25<sup>th</sup> Avenue. Preliminary development plans for the JATC-building indicate that the access points on NW 6<sup>th</sup> Street will be removed for safety purposes and a new access point will be constructed on NW 26<sup>th</sup> Avenue. The traffic will primarily be directed towards NW 6<sup>th</sup> Street and will not primarily utilize NW 26<sup>th</sup> Avenue which is a residential street. The development plans will be reviewed by the Public Works Department to ensure all regulations are met or exceeded.

#### **2.2.2 Impact on Noise and Lighting**

The site will be developed in conformance with lighting standards set forth by the City of Gainesville to ensure that lighting will not to have an impact on adjacent residential properties.

### **2.3 Environmental Impacts**

*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?*

There are no creeks, lakes, wetlands, greenways, or floodplains on the IBEW property. The northeastern corner of the parcel, primarily associated with the existing Office designation is located within the Tertiary Wellfield Protection Zone (Figure 4). Development of the IBEW property will be consistent with Objectives 2.2 and 2.3 of the Conservation, Open Space and Groundwater Recharge Element. Additionally, a portion of the site is located within a Florida Department of Environmental Protection (FDEP) Designated Contaminated Area associated with the Cabot Koppers Superfund Site which is approximately one quarter mile east of the site. All appropriate regulations will be followed during development.

### **2.4 Community Contributions**

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

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

The amendment will allow for infill Office development in the Central Corridor district which will increase the value of the property and ultimately allow for the expansion of the JATC apprenticeship program. Higher property values will likely increase tax generation of the property. Additionally, the JATC apprenticeship provides educational training for electrical workers which in turn earn higher wages, better benefits, and advancement opportunities.

**2.5 Level of Service Impacts**

**2.5.1 Roadways**

The IBEW property is located in Transportation Concurrency Exception Area (TCEA) Zone B and must meet the standards in Concurrency Management Element Policies 1.1.5 and 1.1.6 when development occurs. The size and design of the office building has not been finally determined but the following table shows trip generation for a 20,000 square foot building which is a reasonable approximation at this time.

**Table 2: Traffic Trip Generation**

Land Use (ITE Code)	Description	Daily	AM Peak	PM Peak
General Office (710)	20,000 sq. ft.	220	31	30

Source: Traffic Engineers Trip Generation Seventh Edition.

**2.5.2 Recreation**

Recreation Level of Service is based on population and is measured when residential density is increased which does not apply to Office CPAs or rezonings.

**2.5.3 Water and Wastewater**

The property is currently served both water and wastewater by Gainesville Regional Utilities. Approximate water and wastewater rates and usage are shown in the tables below and are not expected to adversely impact the level of service.

**Table 3: Potable Water**

Use	Size	Rate	Total
Office Building	20,000 sq. ft.	0.1 gallons per sq ft per day	2,000 gallons per day

**Table 4: Wastewater Flow**

Use	Size	Rate	Total
Office Building	20,000 sq. ft.	Water Use X 1.6	3,200 gallons per day

**2.5.4 Solid Waste**

Solid waste generation will not exceed the City's established level of service of 0.655 tons of solid waste per capita per Objective 1.4 of the Solid Waste Element.

**2.6 Transit, Bikeways, Pedestrian Amenities**

The site is located adjacent to NW 6<sup>th</sup> Street which is accessible by both transit and pedestrian facilities. Two transit routes, Route 6 and 15, serve the site and a transit stop is located on the eastern side of NW 6<sup>th</sup> Street. Route 6 runs from downtown to the Gainesville Mall via NW 6<sup>th</sup> Street and has one hour headways from 6 a.m. to 7 p.m. on weekdays. Route 15 runs from downtown to the Gainesville Mall via several northeastern roadways, NE 39<sup>th</sup> Avenue and loops through NW 6<sup>th</sup> Street, NW 23<sup>rd</sup> Avenue and NW 13<sup>th</sup> Street. Headways on Route 15 are every half hour from 6 a.m. to 6 p.m. and every hour from 6 p.m. to 10 p.m. on weekdays and every hour from 7 a.m. to 6 p.m. on Saturdays.

Additionally, sidewalks are present on both the east and west side of NW 6<sup>th</sup> Street which connect the site to mixed use areas along NW 6<sup>th</sup> Street, NW 23<sup>rd</sup> Avenue.

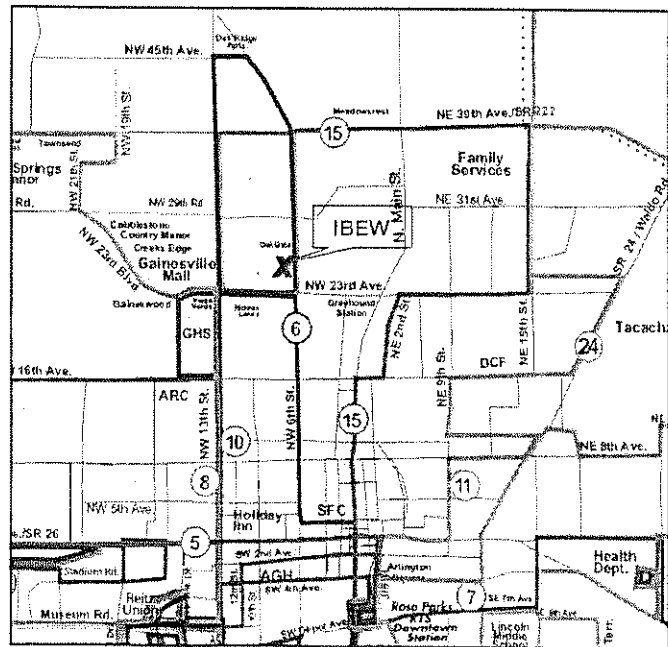


Figure 5: Regional Transit System Route Map, [www.go-rt.com](http://www.go-rt.com)

