



TO: City Plan Board **Item Number: 7**

FROM: Planning & Development Services Department Staff **DATE: October 24, 2013**

SUBJECT: PB-13-93 CPA, City Plan Board. Amend the City of Gainesville Comprehensive Plan to incorporate relevant Goals, Objectives and Policies from the Urban Design Element into the Future Land Use Element; delete the Urban Design Element; and amend the Future Land Use Element for clarity and consistency.

Recommendation

Staff recommends approval of Petition PB-13-93 CPA.

Background and Discussion

This petition proposes to:

- Integrate the relevant portions of the Urban Design Element into the Future Land Use Element of the Comprehensive Plan;
- Delete the Urban Design Element; and
- Amend the Future Land Use Element for clarity and internal consistency with the Land Development Code.

Urban Design Element

The proposed elimination of the Urban Design Element (UDE) is consistent with the approved recommended changes outlined in the 2001-2010 Comprehensive Plan Final Evaluation & Appraisal Report (EAR) adopted on October 21, 2010. The old EAR report found that many of the urban design policies included in the Urban Design Element are currently being implemented through newer and more developed policies in the Future Land Use and Transportation Mobility Elements. The report also cited several issues that blunted the effectiveness of the UDE. These included:

1. The element did not provide adequate direction in terms of implementation into policy.
2. Many of the policies have become redundant or out-of-date due to subsequent changes to the Comprehensive Plan and Land Development Code.
3. Due to its location at the end of the Comprehensive Plan, the element is generally overlooked.
4. The requirements of the Urban Design Element apply to special area plan areas and certain other locations, but generally do not address the form of development outside these specified areas.

The adopted recommendation from the old EAR (10/21/10) was to eliminate the Urban Design Element and incorporate the related policies into other elements, including a new goal in the Future Land Use Element that specifically addresses urban design. Staff believes this will eliminate redundancy and elevate the status of these policies.

Staff is also adding an objective and policies related to the ongoing collaboration with the Community Redevelopment Agency (CRA) to the Future Land Use Element (see Objective 2.3 and policies). The Urban Design Element contained numerous project-specific policies, many of which have been completed since the Element's adoption in 2000. These new policies reflect the City's ongoing collaboration with the CRA, while maintaining flexibility as the City and the CRA continue to identify new projects in the future.

The Urban Design Element contained several policies that encouraged coordinating with the University of Florida to achieve high-quality urban design in areas and roadways adjacent to campus. These policies have been consolidated and refined in the Future Land Use Element under Objective 5.3.

Goal 5 of the Future Land Use Element has been refocused to include urban design objectives and policies intended to support the implementation of urban design standards in the Land Development Code. Concurrent with the ongoing update to the Land Development Code, planning staff anticipates bringing forward additional amendments to this and other sections of the Future Land Use Element as well as potentially several other elements of the Comprehensive Plan to support the implementation of the proposed new Code.

The proposed deletion of the Urban Design Element is included as Exhibit A-1. The proposed amendments to the Future Land Use Element are contained in Exhibit A-2. The application is included in Exhibit B-1.

Consistency amendments to the Future Land Use Element

Staff is proposing several amendments to the policies related to the Idylwild/Serenola Special Area and for Policy 4.3.5 (Hatchet Creek Planned Use District (PUD)) to ensure consistency with updated processes and terminologies included in the Conservation, Open Space and Groundwater Recharge Element and Article VIII, Division 4. - Regulated Natural and Archaeological Resources section of the Land Development Code. The Idylwild/Serenola and Hatchet Creek PUD policies predate the adoption of the Natural and Archeological Resources (NAR) protection regulations and contain references to regulations that are now consolidated in the NAR section of the Code. These policies are being updated to reference the NAR for consistency with current regulations. These proposed amendments are contained in Exhibit A-2.

Staff is also proposing a small amendment to the Commercial land use category to eliminate the provision for residential development. The existing Commercial land use category allows residential uses when they are sensitively designed. However, the term "sensitively designed" is not defined within the Comprehensive Plan or the Land Development Code. This lack of definition creates a potential difficulty in applying this standard to a development. This provision has not been used since its original inclusion in the Commercial land use in 2001. This is likely a result of the rapid expansion and ongoing refinement of the City's mixed-use land use categories

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within the past decade. The mixed-use land use categories provide greater flexibility and more predictability in comparison to the residential provision in the Commercial land use category.

Staff is also proposing a small amendment to Objective 1.1 for internal consistency with the urban design related changes and a change to Policy 3.4.1 for internal consistency with the new Transportation Mobility Element (see Exhibit A-2).

Impact on Affordable Housing

There are no impacts to affordable housing from this petition.

Respectfully submitted,



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List of Exhibits

Exhibit A-1: Deleted Urban Design Element (shown as strike-through)

Exhibit A-2: Proposed amendments to the Future Land Use Element

Exhibit B-1: Application