

060231

City of
Gainesville

Inter-Office Communication

Planning Division
X5022, FAX x2282, Station 11

Item No. 6

TO: City Plan Board

DATE: July 20, 2006

FROM: Planning Division Staff

SUBJECT: Petition 92ZON-06 PB. City of Gainesville. Rezone property from RH-2 (8-100 unit/acre residential high density district) to UMU-2 (up to 100 units per acre). Located on 14 properties totaling approximately 6 acres generally bounded by Southwest 13th Street, Southwest 3rd Avenue, Southwest 12th Street and Southwest 5th Avenue. These properties are located in the University Heights neighborhood. Related to Petition 91LUC-06 PB.

Recommendation

Staff recommends approval of Petition 92ZON-06 PB.

Explanation

The 13 subject properties total approximately 5 acres and are currently developed as multi-family apartments, a Mormon student center, and fraternities. (The sole parcel with Office land use and zoning has been dropped from the originally contemplated petition pertaining to 14 parcels.) One of the 13 parcels is a real estate office. The 13 parcels are located by an area bounded by SW 13th Street, SW 5th Avenue, SW 12th Street, and SW 3rd Avenue.

The proposed Urban Mixed-Use 2 (UMU-2) zoning is compatible with the RH-2 (8-100 unit/acre residential high density district) and Urban Mixed-Use 2 zoning adjacent to the north and east, and the ED (education) zoning adjacent to the south and west. This petition is related to Petition 91LUC-06PB, which proposes UMU-2 (Urban Mixed-Use: up to 100 units per acre) land use.

Character of the District and Suitability

The adjacent properties, land use and zoning designations are multi-family, office, and education. The noise and lighting levels, hours of operation, litter, traffic volumes and parking lots associated with offices, retail, research and high-density residential allowed in the proposed UMU-2 are generally considered to be compatible with high-density residential and education uses.

Conservation of the Value of Buildings and Encouraging Appropriate Uses of Land

Existing buildings are not historic. The City is making a concerted effort to create vibrant, higher-density, mixed-use neighborhoods adjacent to the UF campus for the land use, transportation, quality of life and economic benefits it would provide.

Applicable Portions of Current City Plans

The properties fall within the University Heights Special Area Plan.

Needs of the City for Land Areas for Specific Purposes to Serve Population and Economic Activities

There is a need for additional neighborhood-based and research-related business development to serve residential populations and economic activities.

Whether there have been Substantial Changes in the Character or Development of Areas In or Near Area Under Consideration

There have been no recent developments, or changes to land use or zoning in the immediate vicinity.

Applicable Policies from the Gainesville Comprehensive Plan

Future Land Use Element

Goal 1

Improve the quality of life and achieve a superior, sustainable, development pattern in the city by creating and maintaining choices in housing, offices, retail, and workplaces, and ensuring that a percentage of land uses are mixed, and within walking distance of important destinations.

Objective 1.1

Adopt city design principles which adhere to timeless (proven successful), traditional principles.

Policy 1.1.1

To the extent possible, all planning shall be in the form of complete and integrated communities containing housing, shops, work places, schools, parks and civic facilities essential to the daily life of the residents.

Policy 1.1.2

To the extent possible, neighborhoods should be sized so that housing, jobs, daily needs and other activities are within easy walking distance of each other.



Policy 1.1.6

The City shall encourage community-serving facilities, such as government offices, farmers markets, and convention centers to be centrally located, instead of in dispersed, remote, peripheral locations. Public, community-serving facilities should be developed primarily in the city's central core, and, as appropriate, in neighborhood centers. Private, community-serving facilities should be discouraged from locating in peripheral locations.

Objective 1.2

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

Policy 1.2.3

The City should encourage mixed use development, where appropriate.

Objective 2.1

Redevelopment should be encouraged to promote compact, vibrant urbanism, improve the condition of blighted areas, discourage urban sprawl, and foster compact development patterns that promote transportation choice.

Policy 2.1.2

The City's Future Land Use Plan should strive to accommodate increases in student enrollment at the University of Florida and the location of students, faculty, and staff in areas designated for multi-family residential development and/or appropriate mixed-use development within 1/2 mile of the University of Florida campus and the medical complex east of campus (rather than at the urban fringe), but outside of single-family neighborhoods.

Goal 4

The Land Use Element shall foster the unique character of the City by directing growth and redevelopment in a manner that uses neighborhood centers to provide goods and services to City residents; protects neighborhoods; distributes growth and economic activity 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.

Policy 4.1.1

Urban Mixed-Use 2 (UMU-2: up to 100 units per acre). This category allows a mixture of residential, retail and office/research uses. The Urban Mixed districts are distinguished from other mixed-use districts in that they are specifically established to support biotechnology research in close proximity to the University of Florida. An essential component of the district is orientation of structures to the street and pedestrian character of the area. Retail and office uses located within this district should be scaled to fit into the character of the area. Residential density shall be limited to 100 units per acre with provisions to add up to 25 additional units per acre by special use permit. All new development must be a minimum of 2 stories in height. Building height shall be limited to 6 stories and up to 8 stories by special use permit. Land

development regulations shall set the appropriate densities; the distribution of uses; design criteria; landscaping, pedestrian, and vehicular access. Land development regulations shall specify the criteria for the siting of public and private schools, places of religious assembly and community facilities within this category.

Applicant Information	City of Gainesville.
Request	Rezone property from RH-2 (8-100 unit/acre residential high density district) to UMU-2 (up to 100 units per acre). Related to Petition 91LUC-06 PB.
Existing Land Use Plan Classification	Residential-High
Existing Zoning	RH-2
Purpose of Request	Promote appropriate development near campus.
Location	Area bounded by SW 13 th Street, SW 5 th Avenue, SW12th Street, and SW 3 rd Avenue.
Size	5 acres
Existing Use	Offices, apartments and a student center

Surrounding Land Uses

North Fraternities, apartments
South University classrooms
East Apartments, credit union
West UF Administration, UF Fine Arts

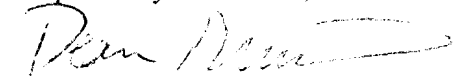
Surrounding Controls

	Existing Zoning	Existing Land Use
East	RH-2	Residential-High
South	ED	Education
West	ED	Education
North	UMU-2, RH-2	UMU-2, Residential-High

Summary

The proposed rezoning to the Urban Mixed-Use 2 district meets applicable code requirements, is consistent with the related, proposed Urban Mixed-Use land use, and is recommended for approval.

Respectfully submitted,



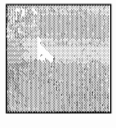
Dean Mimms, AICP
 Chief of Comprehensive Planning

DM:DN
 Attachments

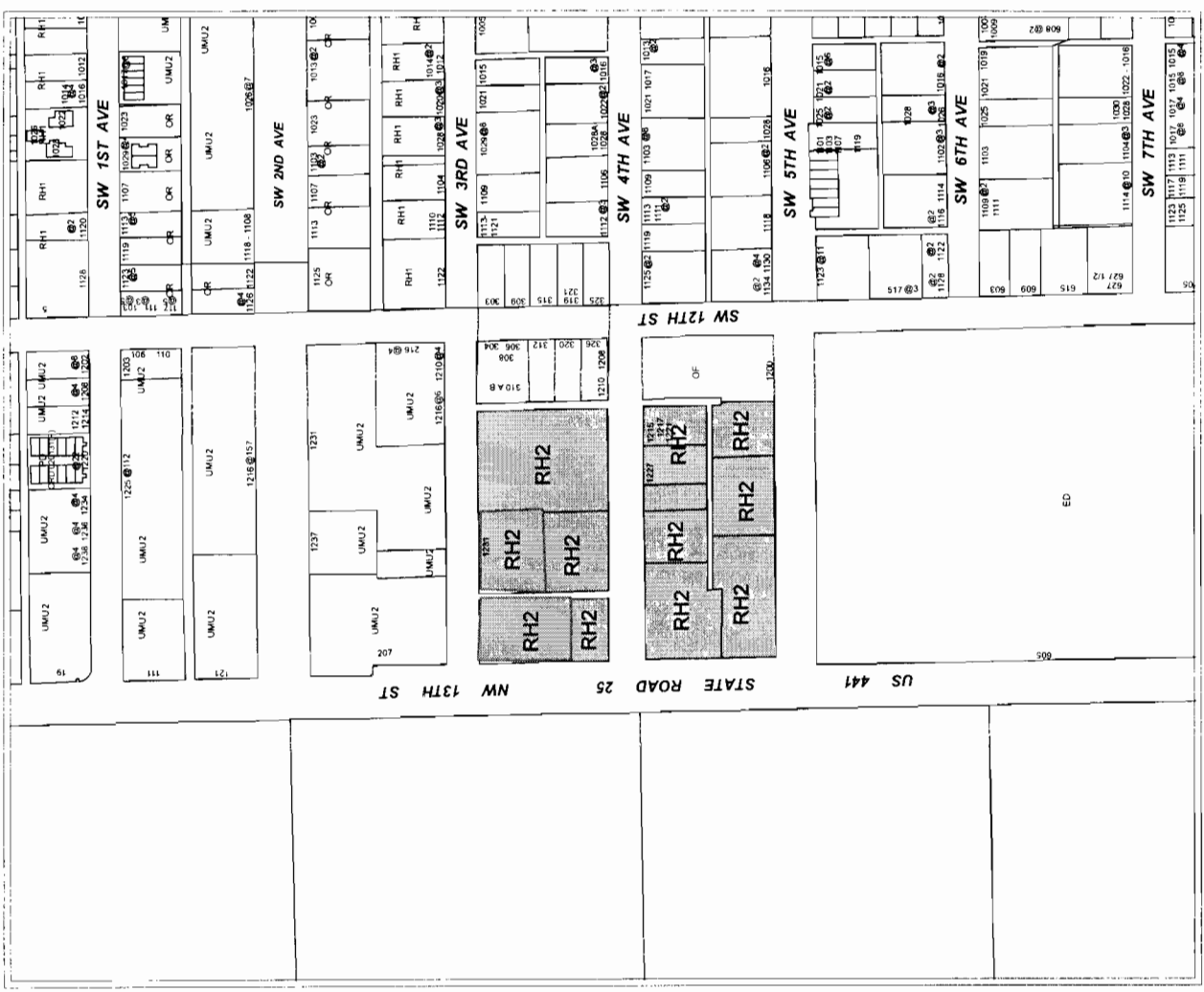
Zoning District Categories

- RSF1 Single-Family Residential (3.5 du/acre)
- RSF2 Single-Family Residential (4.6 du/acre)
- RSF3 Single-Family Residential (5.8 du/acre)
- RSF4 Single-Family Residential (8 du/acre)
- RMF5 Residential Low Density (12 du/acre)
- RC Residential Conservation (12 du/acre)
- MH Mobile Home Residential (12 du/acre)
- RMF6 Multiple-Family Medium Density Residential (8-15 du/acre)
- RMF7 Multiple-Family Medium Density Residential (8-21 du/acre)
- RMF8 Multiple-Family Medium Density Residential (8-30 du/acre)
- RMU Residential Mixed Use (up to 75 du/acre)
- RH1 Residential High Density (8-43 du/acre)
- RH2 Residential High Density (8-100 du/acre)
- OR Office Residential (up to 20 du/acre)
- OF General Office
- PD Planned Development
- BUS General Business
- BA Automotive-Oriented Business
- BT Tourist-Oriented Business
- MU1 Mixed Use Low Intensity (10-30 du/acre)
- MU2 Mixed Use Medium Intensity (14-30 du/acre)
- UMU1 Urban Mixed Use District 1 (up to 75 du/acre)
- UMU2 Urban Mixed Use District 2 (up to 100 du/acre)
- CCD Central City District
- W Warehousing and Wholesaling
- I1 Limited Industrial
- I2 General Industrial
- AGR Agriculture
- CON Conservation
- MD Medical Services
- PS Public Services and Operations
- AF Airport Facility
- ED Educational Services
- CP Corporate Park

Area under petition consideration



- Historic Preservation/Conservation District
- Special Area Plan
- Division line between two zoning districts
- City Limits



EXISTING ZONING

Name	Petition Request	Map(s)	Petition Number
City of Gainesville, agent	Rezone from RH-2 to UMU-2	4050	92ZON-06PB



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PROPOSED ZONING

Name	Petition Request	Map(s)	Petition Number
City of Gainesville, agent	Rezone from RH-2 to UMU-2	4050	92ZON-06PB



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5. **Petition 91LUC-06 PB** City of Gainesville. Amend the City of Gainesville Future Land Use Map from RH (Residential High Density, 8-100 units per acre) and O (Office) to UMU-2 (Urban Mixed-Use, up to 100 units per acre). Located on 14 properties totaling approximately 6 acres generally bounded by Southwest 13th Street, Southwest 3rd Avenue, Southwest 12th Street and Southwest 5th Avenue. These properties are located in the University Heights neighborhood. Related to Petition 92ZON-06 PB.
6. **Petition 92ZON-06 PB** City of Gainesville. Rezone property from RH-2 (8-100 unit/acre residential high density district) and OF (Office) to UMU-2 (up to 100 units per acre). Located on 14 properties totaling approximately 6 acres generally bounded by Southwest 13th Street, Southwest 3rd Avenue, Southwest 12th Street and Southwest 5th Avenue. These properties are located in the University Heights neighborhood. Related to Petition 91LUC-06 PB.

Mr. Dom Nozzi made the staff presentation. He showed the location of the parcels in question and stated there were 13 parcels and not 14 as originally advertised, and 5 acres in size. He pointed out the location and described the surrounding uses. He showed an aerial map and further described surrounding properties and their zoning designations.

He reviewed the objectives of the UMU in the Comp Plan and Land Development Code. He stated that UMU will allow 6 stories by right and 8 by Special Use Permit. He stated that there would be additional uses allowed under the UMU zoning as stated in the staff report.

Chair Reiskind asked which property had not been included. Mr. Nozzi showed that property, which was the Campus Credit Union.

Mr. Mimms explained that when the City Commission was rezoning over 500 acres to UMU it was noted that these properties had not been included.

There was no comment from the public.

Mr. Gold stated the change was consistent with the Comprehensive Plan and he would support both petitions.

Mr. Tecler asked why the properties to the north had been left out.

Mr. John Fleming of Trimark Properties was recognized. He stated that the block was a historic district with five parcels. He stated the block to the south was the Credit Union and the northern block was already changed to UMU.

<u>Motion By:</u> Mr. Gold	<u>Seconded By:</u> Mr. Tecler
<u>Moved to:</u> Approve Petition 91LUC-06 PB.	<u>Upon Vote:</u> Motion Carried 4-0 Aye: Cohen, Reiskind, Tecler, Gold

<u>Motion By:</u> Mr. Cohen	<u>Seconded By:</u> Mr. Tecler
<u>Moved to:</u> Approve Petition 92ZON-06 PB.	<u>Upon Vote:</u> Motion Carried 4-0 Aye: Cohen, Reiskind, Tecler, Gold