

070906

CITY
-----OF----- INTER-OFFICE COMMUNICATION
GAINESVILLE

Item No.: 1

TO: City Plan Board DATE: January 17, 2008
FROM: Planning Division Staff
SUBJECT: Petition 132PDA-07PB, Causseaux, Hewett and Walpole, Inc., agent for Harry Saxton. Planned development amendment to remove parcel 15617-000-000 from the Oakbrook Walk PD, with associated PD layout plan. Located at 1331 SW 13th Street and the 1000-1200 block of SW 14th Avenue, north side. Related to Petition 88ZON-07PB.

Recommendation

Planning Division staff recommends approval of Petition 132PDA-07PB.

Explanation

This request is to amend the Oakbrook Walk planned development to remove the subject property, which is located at 1331 SW 13th Street (see Map 1) from the planned development for the purpose of changing its zoning to UMU-1 (see related Petition 88ZON-07PB). The current zoning on the subject property is PD (Planned Development). The current land use category is Urban Mixed-Use 1 (UMU-1: up to 75 units per acre).

The petitioner has provided a revised Oakbrook Walk PD layout map, PD Report, and survey (see Composite Exhibit 1). The PD layout map and PD Report have been amended to delete the subject parcel and remove references to it in the PD Report.

The subject property is approximately 1.1 acres in size, and it is located in the SW 13th Street Special Area Plan. A large portion of the parcel falls within the 10-year flood channel, and some lies within the 100-year floodplain. This will severely limit future development potential for the parcel.

The subject property is currently improved with a structure containing three units. One unit serves as an office for Oakbrook Walk, and the other two units are apartments.

Zoning District Categories

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- 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 (8-30 du/acre)
- MU2 Mixed Use Medium Intensity (12-30 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 Warehouse 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

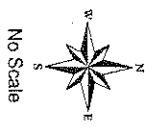
- Historic Preservation/Conservation District
- Special Area Plan
- Division line between two zoning districts
- City Limits

Area under petition consideration



EXISTING ZONING

Name	Petition Request	Map(s)	Petition Number
Harry Saxton, applicant	Remove Parcel #15617-000-000 from the Oakbrook Walk PD	4150	132PDA-07PB



Background

The original Oakbrook Walk PD was established in September 1986 (Ordinance 3248). The PD was amended in October 1987 to add additional acreage to the planned development (Ordinance 3378).

The Oakbrook Walk PD was further amended in May 2001 (Ordinance 000618) to add the subject property and to allow one of the units to serve as an on-site management office for Oakbrook Walk. This is consistent with the existing use at the site.

In 2005 (Ordinance 041061), the City amended the Future Land Use Map and zoning of 550 acres of land located in the College Park/University Heights area and an area bounded by Archer Road and Depot Avenue to the north, SW 6th Street to the east and SW 16th Avenue to the south to the new Urban Mixed Use categories. The area was designated for high intensity use or high residential densities to spur redevelopment efforts.

The subject property did receive the UMU-1 land use category designation at that time (November 2005), but the zoning on the property remained PD because it was part of the Oakbrook Walk PD.

Planning staff finds that removing the subject parcel from the PD will not create any problems for the already developed Oakbrook Walk, and the PD will remain fully viable without the subject parcel because it is already fully developed.

Consistency with the Comprehensive Plan

The land use category for this parcel is already Urban Mixed-Use 1 (UMU-1), which is consistent with the proposed zoning change to UMU-1 zoning when the parcel is removed from the PD and rezoned as intended in Petition 88ZON-07PB.

Applicant Information

Causseaux, Hewett, and Walpole, Inc. agent for Harry Saxton

Request

Amend the Oakbrook Walk PD to remove parcel number 15617-000-000 from the PD.

Existing Land Use Plan Classification

Urban Mixed-Use 1

Existing Zoning

Planned Development (PD)

Purpose of Request

Remove the subject parcel from the PD so that it can be rezoned to UMU-1, which will provide more allowable uses of the property.

Location 1331 SW 13th Street

Size 1.1 acres MOL

Existing Use 3-unit building (2 apartments,
1 office)

Surrounding Land Uses

- North - Vacant land
- East - Oakbrook Walk units
- South - Arby's Roast Beef restaurant
- West - Shands Cancer Hospital development site

<u>Surrounding Controls</u>	<u>Existing Zoning</u>
North	UMU-1
East	PD
South	UMU-2
West	UMU-2

<u>Surrounding Controls</u>	<u>Future Land Use Category</u>
North	Urban Mixed-Use 1
East	Urban Mixed-Use 2
South	Urban Mixed-Use 2
West	Urban Mixed-Use 2

Impact on Affordable Housing

If the site is redeveloped as a non-residential use, there will be a reduction of 2 multi-family units, which may impact affordable housing availability.

Respectfully submitted,



Ralph Hilliard
Planning Manager

RH:ORL

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Onelia Lazzari, Concurrency Planner gave the Staff presentation and stated that the current PD will not be affected if parcel 15617-000-000 is removed and rezoned to Urban Mixed Use-1, however engineering concerns would arise if there is any redevelopment of the site; as a large portion of this parcel falls within the floodplain and the flood channel.

Jon Reiskind inquired why the applicant can not incorporate their plans into the existing PD. Ms. Lazzari stated that the PD has a use limitation and the applicant desires greater flexibility. Ms. Lazzari further stated that the area is regulated by the SW 13th Street Special Area Plan, part of the TCEA and the Urban Mixed Use-1 zone; that would allow both residential and non-residential uses.

David Gold stated that this is a good site to have more development and changing the zoning to Urban Mixed Use gives it an opportunity to develop into something commercial and would be nice to see.

Jerry Dedenbach, representative for the applicant stated that he agrees with Staff's position.

Randy Wells inquired if the bike path that currently exists will be affected by this change. Ms. Lazzari stated that it is part of the Oakbrook Walk PD, and will remain with the PD. Mr. Wells stated that he also happy to see good quality development along 13th Street.

Chair Polshek opened the floor to the public, and no one came forward.

Motion By: David Gold	Seconded By: Randy Wells
Moved To: Approve.	Upon Vote: 7 – 0.