



PLANNING & DEVELOPMENT SERVICES DEPARTMENT
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TO: City Plan Board **Item Number: 6**

FROM: Planning & Development Services Department Staff **DATE: May 22, 2014**

SUBJECT: Petition PB-14-53 TCH. Eng, Denman & Associates, Inc., agent for Gainesville Community Redevelopment Agency. Amend the Land Development Code Section 30-65.2 Urban mixed-use district 2 (UMU-2) to add new proposed Figure 1.3 - District Boundary Map, Figure 2.3 - Street Types and Figure 3.1 -Height Limits, for the Power District. Related to Petition PB-14-54 ZON.

Recommendation

Staff recommends approval of Petition PB-14-53 TCH.

Discussion

This petition amends Land Development Code Section 30-65.2, Urban mixed-use district 2 (UMU-2) by adding new proposed Figure 1.3 District Boundary Map – Power District, Figure 2.3 - Street Types – Power District, and Figure 3.1 -Height Limits – Power District. This petition also amends the dimensional requirements for the Power District within Section 30-65.2, Urban mixed-use district 2 (UMU-2).

This petition is related to Petition PB-14-54 ZON, which proposes rezoning of an approximately 7.74-acre, City-owned, developed property previously used for Gainesville Regional Utilities operations and located on the south edge of downtown Gainesville, west of SE 6th Terrace between SE 4th Avenue and SE 5th Avenue, and west of SE 7th Street between SE 5th Avenue and SE 7th Avenue. The proposed rezoning is from Public services and operations district (PS) to UMU-2: 10 to 100 units per acre, and up to 25 additional units per acre by special use permit, urban mixed-use district. The 7.74-acre property is the first property within the Power District (see paragraph below) that is being rezoned to UMU-2. This property is the sole area within the UMU-2 district that will be affected by Figures 1.3, 2.3 and 3.1 of Petition PB-14-126 TCH, should it be approved. Any future rezonings to UMU-2 within the Power District would require revision of these Figures by an ordinance amending the Land Development Code.

The Power District is City-owned property that is generally bounded by SE 4th Avenue on the north, South Main Street on the west, Depot Park and the former RTS fleet maintenance and operations facility on the south, and SE 4th and SE 7th Streets on the east. The CRA Board (comprised of the members of the Gainesville City Commission) in December 2013 approved the Power District Redevelopment Plan. This redevelopment plan consists of a general master plan (street and block layout), public works standards, building design standards, and development controls. These development controls include a six-story height limit. Areas

adjacent to residentially zoned properties are limited to a maximum of three building stories at the build-to line and a 15-foot step back for each subsequent story. The Power District, as stated in the Power District Redevelopment Plan, gives the City “an opportunity to catalyze new development while building on the area’s industrial character through adaptive reuse of existing structures.” By planning incrementally and building slowly (a core principal for the Power District), this “will build redevelopment momentum for the district with many successive small projects and create an organic character that is in keeping with the surrounding neighborhood.” The related, proposed UMU-2 zoning will, if approved, help implement this redevelopment plan. The subject Petition PB-14-53 TCH is needed to modify the UMU-2 zoning district so that it best fits the Power District.

The three Figures proposed by this petition are needed to best implement the UMU-2 rezoning of this 7.74-acre within the Power District. See the following Exhibits in Appendix B – Supplemental Documents: B-2: Figure 1.3 District Boundary Map – Power District; B-3: Figure 2.3 Street Types – Power District; and B-4: Figure 3.1 Height Limits – Power District.

The proposed Power District building height limits of six stories and of three stories (three-story maximum building height at the build-to line for areas adjacent to residential areas that are outside of the Power District) are shown in Exhibit B-4, Figure 3.1 and are further described in the proposed text revision to Sec. 30-65.2 (d). These proposed height limits are consistent with the Power District Redevelopment Plan and are needed for compatibility with adjacent residential areas.

The proposed Storefront Street Type (see Exhibit B-3: Figure 2.3 Street Types – Power District) is appropriate for the Power District. The Storefront Street requirements, within Sec. 30-65.2 (e) Public realm requirements of the UMU-2 zoning district, include a 20-foot build-to line (measured from back of curb to face of building).


Recommended Changes to Land Development Code Section 30-65.2, Urban mixed-use district 2 (UMU-2):


1. Add the following Figures shown in the Application (Exhibit A-1, Application): Figure 1.3 District Boundary Map – Power District; Figure 2.3 Street Types – Power District; and, Figure 3.1 Height Limits.
2. Add the following provision to Section 30-65.2. Urban Mixed-U District 2 (UMU-2) (d) Site Development Requirements, Dimensional Requirements Table, Height and Stories:

Within the Power District, a maximum of six stories is permitted by right. When located adjacent to residentially zoned properties, the maximum height at the build-to line is 3 stories, with a 15-foot step back per subsequent building story.

Petition PB-14-53 TCH
May 22, 2014

Respectfully submitted,


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List of Appendices

Appendix A Application

Exhibit A-1 Application

Appendix B Supplemental Documents

Exhibit B-1 Revision to Sec. 30-65.2 (d) Site Development Requirements within the Power District

Exhibit B-2 Figure 1.3 District Boundary Map – Power District

Exhibit B-3 Figure 2.3 Street Types – Power District

Exhibit B-4 Figure 3.1 Height Limits – Power District