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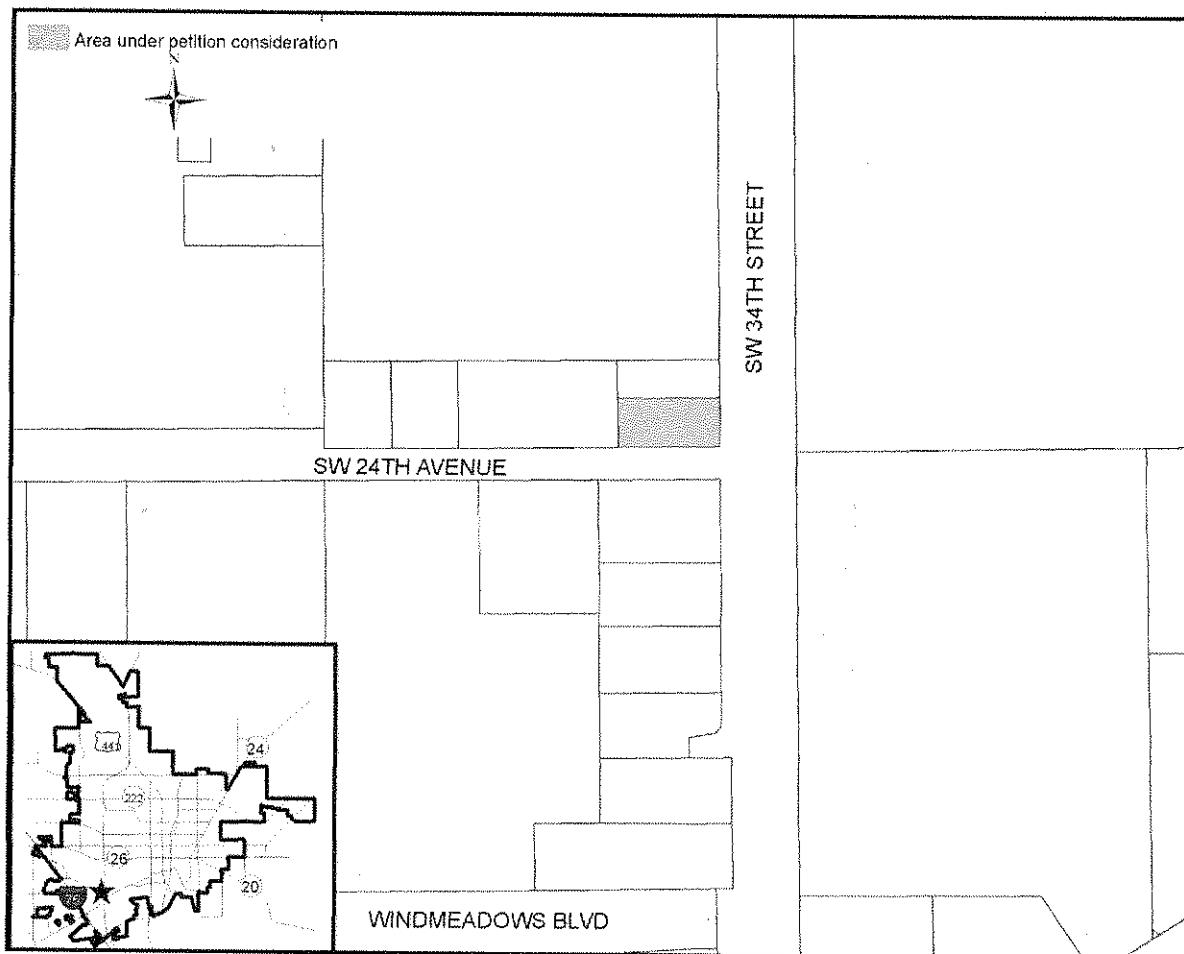
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	PLANNING & DEVELOPMENT SERVICES DEPARTMENT PO Box 490, STATION 11 GAINESVILLE, FL 32627-0490
	306 N.E. 6 TH AVENUE P: (352) 334-5022 P: (352) 334-5023 F: (352) 334-2648

TO: City Plan Board **Item Number: 3**
FROM: Planning & Development Services Department Staff **DATE: December 5, 2011**
SUBJECT: Petition PB-11-136 LUC. City Plan Board. Amend the City of Gainesville Future Land Use Map from Alachua County Commercial to Urban Mixed-Use 2 (UMU-2: 10 to 100 units per acre). Located at 2320 SW 34th Street.

Recommendation

Staff recommends approval of Petition PB-11-136 LUC.



Description

This proposed small-scale amendment of the Future Land Use Map from Alachua County Commercial to City of Gainesville Urban Mixed-Use 2 (UMU-2) is for the approximately 0.27-acre property located on the northwest corner of the intersection of SW 34th Street and SW 24th Avenue. See map on preceding page, and aerial photo in Appendix B, Exhibit B-1. The property is within the Urban Village area, which covers approximately 396 acres of southwest Gainesville in the area of SW 20th Avenue and SW 24th Avenue, west of SW 34th Street. This Alachua County-owned property was the site of a dry cleaning business (Ed's Cleaners) until approximately 2007. The property contains a 2,288 square-foot building with a 440 square-foot canopy.

The proposed UMU-2 land use is appropriate for this location on the eastern edge of the Urban Village, and across SW 34th Street from the University of Florida. It matches the recent UMU-2 designation of the lands to the north, west and south. The property is not within a special area plan.

This Alachua County-owned property was initially proposed for Public Facilities land use as part of Petition PB-10-137 LUC, but City staff later learned from County staff that the County acquired the property as part of the right of way for construction of SW 24th Avenue. The County wishes to market the remainder of the property for redevelopment, which would not be possible with the Public Facilities land use, unlike with the proposed UMU-2 land use category.

Key Issues

- The proposed small-scale amendment to Urban Mixed-Use 2 (UMU-2: 10 to 100 units per acre; and up to 25 additional units per acre by special use permit) is consistent with the City's Comprehensive Plan and with the land use placed on surrounding properties.
- This property has groundwater contamination from chlorinated solvents, and it is in the State of Florida's Dry Cleaner Clean-up Program.
- A City land use designation must be placed on this annexed property.

Basis for Recommendation

The staff recommendation is based on the factors stated in the Future Land Use Element and on State statute criteria, which are discussed below: Consistency with the Comprehensive Plan; Compatibility and surrounding land uses; Environmental impacts and constraints; Support for infill and/or redevelopment; Impacts on affordable housing; Impacts on the transportation system; Analysis of the availability of facilities and services; and, Need for the additional acreage in the proposed future land use category.

1. Consistency with the Comprehensive Plan

The proposal is consistent with the City of Gainesville Comprehensive Plan. The proposed land use change from Alachua County Commercial to City of Gainesville Urban Mixed-Use 2 (UMU-2: 10 to 100 units per acre; and up to 25 additional units per acre by special use permit) is appropriate for this location at the intersection of two major roadways, SW 34th Street and SW 24th Avenue. The UMU-2 category "allows a mixture of residential, retail, service and

office/research uses. The Urban Mixed Use districts are distinguished from the other mixed-use districts in that they are specifically established to support research and development in the physical, engineering and life sciences in close proximity to the University of Florida main campus..." (from Policy 4.1.1, Future Land Use Element).

This proposal is consistent with the infill and redevelopment goals of the Future Land Use Element (Goal 2, Objective 2.1). See Appendix A for applicable policies of the Future Land Use Element, including the complete description of the Urban Mixed-Use 2 land use category.

2. Compatibility and surrounding land uses

To the south across SW 24th Avenue are a strip retail center (comprised of Kelly's Quik Stop convenience store, DJ Coin Laundry laundromat, and Pangaea Pets (reptile specialty store)) and an analytical laboratory (ABC Research Corporation). To the west is a one-story, multiple-tenant office building. Vacant retail (formerly Blue Furniture Solutions) is to the north, as are the Piccadilly Apartments. To the east across SW 34th Street is the University of Florida Natural Area Teaching Laboratory (NATL-west), which is a 48.8-acre conservation area.

See Table 1 at the end of this document for a tabular summary of adjacent existing uses, adjacent zoning, and land use categories.

There are no compatibility issues between the proposed UMU-2 land use with the UMU-2 land use to the north, south and west. There are also no compatibility issues with the Education land use of the University of Florida to the east, across SW 34th Street (a 6-lane arterial roadway).

Transportation and other development concerns will be reviewed in the future, at the time of development plan review.

3. Environmental impacts and constraints

This property has groundwater contamination from chlorinated solvents used at the property, and it is in the State of Florida's Dry Cleaner Clean-up Program. State funding has not yet been dedicated to the clean-up of the contamination at this site, but the future cleanup of the property is the responsibility of the State of Florida. (Note: the property to the southwest, which is the site of an analytical laboratory (ABC Research Corporation), also has groundwater contamination from chlorinated solvents used at that property, and it has received extensive evaluation and remediation by ABC under Florida Department of Environmental Protection supervision.) This information is from a November 2, 2011 conversation with (and a November 7, 2011 e-mail from) Gus Olmos, P.E., Water Resources Manager in the Alachua County Environmental Protection Department.

The property is located in FEMA Flood Zone X, outside of the 100-500-year floodplain.

4. Support for infill and/or redevelopment

This proposed small-scale land use amendment is consistent with the City's infill and redevelopment goals (See Appendix A, Exhibit A-1, Future Land Use Element Goal 2, Objective

2.1). The proposed change in land use designation would provide increased redevelopment opportunities for the site.

5. Impacts on affordable housing

The proposed Urban Mixed-Use 2 (UMU-2: 10 to 100 units per acre; and up to 25 additional units per acre by special use permit) land use for this 0.27-acre property will have negligible impact on the supply of affordable housing in Gainesville. It is an existing commercial use and it is anticipated that it will redevelop as a commercial or office use.

6. Impacts on the transportation system

This small-scale land use amendment has no major transportation issues. The property is located within Transportation Concurrency Exception Area (TCEA) Zone M. It is accessible by car, bus, bicycle and walking from SW 34th Street, and by car, bus and walking from SW 24th Avenue. The property has adjacent sidewalks on SW 34th Street and on SW 24th Avenue and an adjacent bike lane on SW 34th Street.

Transit service is provided by RTS Routes 22, 34 and 28, Monday through Friday. Route 22 provides service every 25 minutes between the UF Reitz Union and SW 43rd Street at 24th Avenue. Route 28 provides service every 22-23 minutes between The HUB at UF and The Estates, located on SW 20th Avenue. RTS Route 34 provides service every 20-25-50 minutes between The HUB and Lexington Crossing (located at intersection of SW 27th Street and SW 38th Place). Routes 22 and 34 include service along SW 34th Street but not along SW 24th Avenue. Route 28 provides transit service along both SW 34th Street and SW 24th Avenue.

Any future development or redevelopment of the property will have to meet the requirements of Policy 1.1.13 of the Concurrency Management Element.

7. Analysis of the availability of facilities and services


This existing, developed property is served by public utilities and existing streets. The proposed UMU-2 land use will have little to no impact on adopted levels of service for potable water and wastewater, and solid waste. Stormwater level of service requirements will have to be met when a redevelopment plan for the site is submitted.

8. Need for the additional acreage in the proposed future land use category

Amendment of the Future Land Use Map for this developed, 0.27-acre property is proposed because a City of Gainesville Future Land Use category is required to be placed on annexed land. The proposed change from Alachua County Commercial to Urban Mixed-Use 2 will allow many of same uses now allowed under the County category, and is consistent with the Urban Mixed-Use 2 land use category proposed for surrounding properties in the Urban Village area.

Petition PB-11-136 LUC
December 5, 2011

Respectfully submitted,


Onelia Lazzari, AICP
Principal Planner

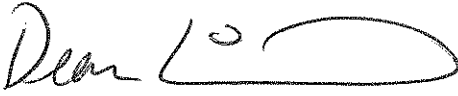
Prepared by: 
Dean Mimms, AICP
Lead Planner

Table 1

Adjacent Existing Uses

North	Retail, and an apartment complex
South	Retail center (convenience store, laundromat, and pet store) is across SW 24 th Avenue to the south, and an analytical laboratory is to the southwest
East	SW 34 th Street, and a conservation area (UF Natural Area Teaching Laboratory)
West	Office building

Adjacent Zoning and Land Use

	Land Use Category	Zoning Category
North	UMU-2	Alachua County Retail sales and service district (BR)
South	UMU-2	Alachua County BR
East	Education	Educational services district
West	UMU-2	Alachua County BR

List of Appendices

Appendix A Comprehensive Plan GOPs

Exhibit A-1 Future Land Use Element

Appendix B Supplemental Documents

Exhibit B-1 Aerial

Exhibit B-2 Map: Existing Land Use

Exhibit B-3 Map: Proposed Land Use

Exhibit B-4 Trip Generation Analysis

Appendix C Application

Exhibit C-1 Application