



Policy 1.1.4 The City shall review and evaluate zoning and other regulations that pertain to housing to insure that requirements continue to be reasonable and do not unduly limit opportunities for lower income groups to secure housing in desirable locations.



Policy 1.1.5 The University of Florida (UF) and the private sector shall be responsible for providing housing for college students.

Policy 1.1.6 Housing programs and projects, where feasible, shall be coordinated with Alachua County, the Housing Authorities and any other groups involved in providing affordable housing.

Policy 1.1.7 Lobby the State Legislature for broad based sources of recurring revenue to provide funds to pay for the construction of new housing units for low-income, very low-income, and extremely low-income households.

Policy 1.1.8 The City shall provide Fast Track permitting to streamline the review process for new residential, residential additions and residential interior remodeling applications.

Objective 1.2 Provide a variety of housing types and densities for moderate-income, low-income, very low-income, and extremely low-income people.

Policy 1.2.1 The Housing and Community Development Division and Planning and Development Services Department, through the First Step Program, shall assist private and non-profit housing developers in identifying sites for moderate-income, low-income, very low-income and extremely low-income housing.

Policy 1.2.2 The City shall allow mobile home parks in areas designated Residential-Low on the Future Land Use Map.

Policy 1.2.3 The City shall allow manufactured housing built to the Standard Building Code in residential areas as designated on the Future Land Use Map.

Policy 1.2.4 The City shall provide the opportunity for zero lot line and cluster subdivisions as incentives for low-income, very low-income, and extremely low-income housing.

Policy 1.2.5 The City shall support the dispersal of low-income, very low-income and extremely low-income housing units throughout the City by providing housing densities throughout the City that will allow low-income, very low-income and extremely low-income housing to be provided by the private sector. The City shall use Community Development Block Grant Funds and Section 8 Programs, the Home Investment Partnerships Grant (HOME) and

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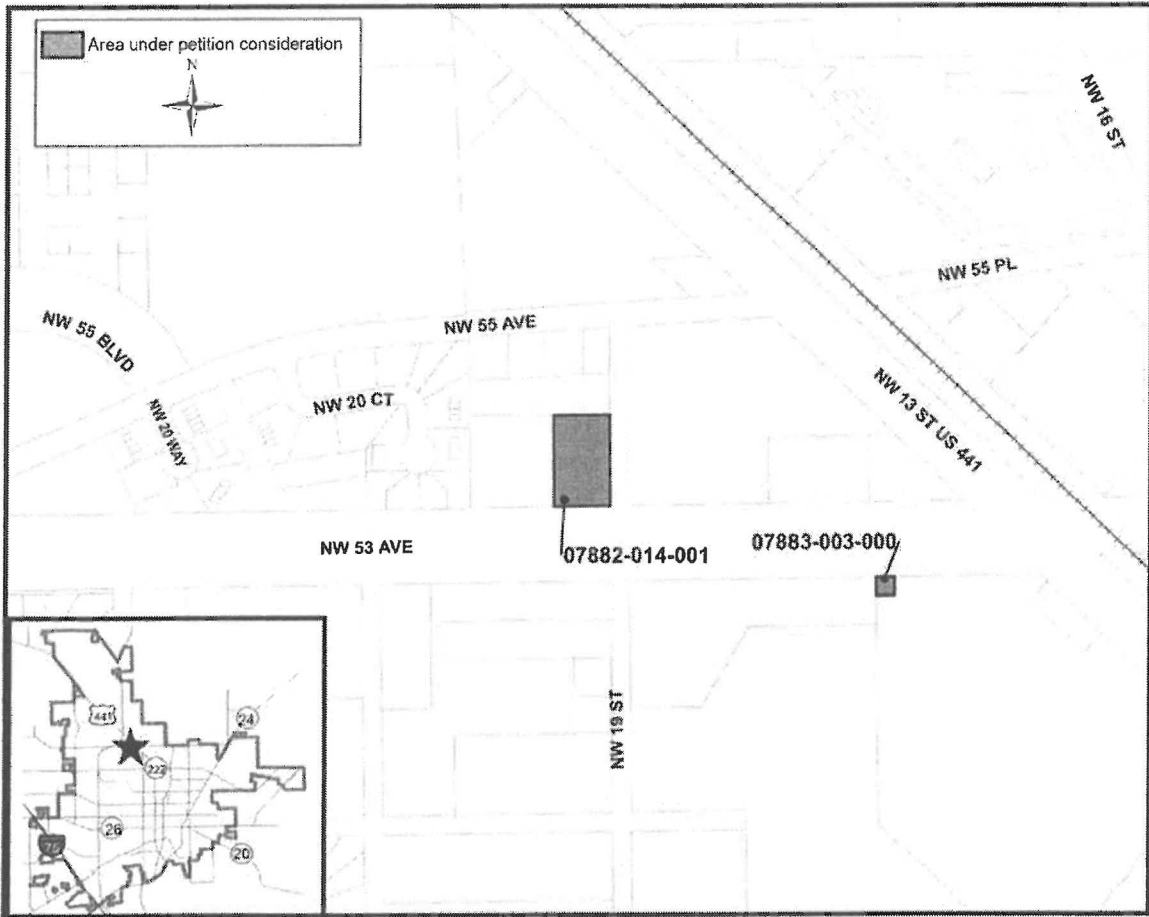
TO: City Plan Board **Item Number: 8**

FROM: Planning & Development Services Department Staff **DATE: September 25, 2014**

SUBJECT: Petition PB-14-96 LUC. City of Gainesville. Amend the City of Gainesville Future Land Use Map from Office (O) and Commercial (C) to Public and Institutional Facilities (PF). Located within the 1900 block of the north side of NW 53rd Avenue and located within the 1700 block of the south side of NW 53rd Avenue. Related to PB-14-97 ZON.

Recommendation

Staff recommends approval of Petition PB-14-96 LUC.



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Description

This petition requests a small-scale amendment to the future land use map from Office (O) and Commercial (C) to Public and Institutional Facilities (PF) for two parcels of land owned by the City Of Gainesville. The parcel in the 1900 block of NW 53rd Avenue (tax parcel 07882-014-001) on the north side is approximately 0.83 acres in size and is currently vacant, with an Office land use designation. The current zoning for the property is General office district (OF). No development for this parcel is proposed for the near future. Gainesville Regional Utilities (GRU) does plan to construct a Power Delivery System (PDS) on the property in 2019.

The property located in the 1700 block of NW 53rd Avenue (tax parcel 07883-003-000) on the south side is approximately 50 feet by 50 feet in size. It is located within the development area of the Home Depot store. The parcel contains a lift station, which has a land use designation of Commercial and General business district (BUS) zoning because this parcel was originally a part of the larger Home Depot parcel. No changes are proposed for this parcel. Please see the map on page 1 for the location of the subject properties, and Appendix B for the full map series. This petition is related to Petition PB-14-97 ZON, which would change the zoning on both of the parcels from OF and BUS to Public services and operations district (PS).

The proposed PF land use category identifies those areas used for administrative, operational, and utility governmental functions, private utilities or other uses that serve a public purpose. The reason for the proposed land use amendment (and related rezoning petition) is to apply the most appropriate designations on these City-owned properties that include an existing utility facility and plans for a future utility facility that will serve a public purpose. The amendment will also take land that is classified as office and commercial and place them in the correct public facilities land use category, which will be more accurate for any data requests in the future that may want a report on the acreage or the amount of various types of land in the city.

Key Issues

- The proposed land use amendment is consistent with the Comprehensive Plan, as discussed below in “1. Consistency with the Comprehensive Plan.”
- GRU currently has plans to construct a Power Delivery System in 2019 on the subject property in the 1900 block of NW 53rd Avenue, north side; the property in the 1700 block of NW 53rd Avenue, south side is a GRU lift station. The PF land use category is more appropriate for these properties than the existing land use categories.
- The amendment will help to provide a more accurate count of the types of land that actually exist within the city.

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 urban infill and/or redevelopment; Impacts on affordable housing; Impacts on the transportation system; Analysis of the availability of facilities and services; Need for the additional acreage in

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the proposed future land use category; Discouragement of urban sprawl as defined in Section 163.3164, F.S., and consistent with the requirements of Subsection 163.3177(6)(a)9., F.S.; Need for job creation, capital investment, and economic development to strengthen and diversify the City's economy; and Need to modify land use categories and development patterns within antiquated subdivisions as defined in Section 163.3164, F.S.

1. Consistency with the Comprehensive Plan

The proposed PF land use amendment is consistent with the City's Comprehensive Plan. The following objective and policies are the most pertinent to this petition. Objective 4.2 and Policy 4.2.1 can be adequately met by this petition because the existing and the future proposed public facility use are appropriate for all land use categories since the utility use is placed in a particular location to serve the surrounding uses. Land development regulations will ensure that any proposed public facility will be scaled to fit into the character of the area.

Future Land Use Element

Objective 4.1 The City shall establish land use designations that allow sufficient acreage for residential, commercial, mixed use, office, industrial, education, agricultural, recreation, conservation, public facility, and institutional uses at appropriate locations to meet the needs of the projected population and that allow flexibility for the City to consider unique, innovative, and carefully construed proposals that are in keeping with the surrounding character and environmental conditions of specific sites.

Policy 4.1.1 Land Use Categories on the Future Land Use Map shall be defined as follows:

Public and Institutional Facilities

This category identifies lands used for: administrative, operational, and utility governmental functions; private utilities; cemeteries; and public-private partnerships or other legal arrangements where the land title is vested in a government and the use(s) serves a public purpose. Maximum lot coverage in this category shall not exceed 80 percent, except in urban core areas where lot coverage is not limited.

The list of other applicable comprehensive plan policies is located in Appendix A. This proposal is consistent with the redevelopment objectives of the City as listed in Objective 2.1 of the Future Land Use Element (see Appendix A).

The petition sites are located within Zone B of the City's Transportation Mobility Program Area (TMPA), where any development or redevelopment must meet certain transportation mobility criteria based on the development's trip generation. Because the existing lift station and the future Power Delivery System are utility uses that do not generate a significant amount of traffic, no transportation mobility criteria should need to be met.

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2. Compatibility and surrounding land uses

The proposed land use category is compatible with the existing land uses and the surrounding uses. Concerning tax parcel 07882-014-001, there is vacant office designated land to the north, undeveloped right-of-way of NW 19th Street to the east, the right-of-way for NW 53rd Avenue including land for overhead utility lines to the south, and a vacant former lodge building to the west. In general the character of the area to the east of the subject parcel is commercial, while the area transitions to residential to the west. The proposed PF land use category is compatible with the surrounding uses and the proposed utility use for this property in the future. It is not abutting any residentially designated properties.

Tax parcel 07883-003-000 is the lift station, which is generally part of the development site for the Home Depot store. The parcel is a 50 foot by 50 foot square along the NW 53rd Avenue frontage for the store, set within the landscape and garden wall area of the site, with parking and driveway areas to the east, west and south. The proposed PF land use designation is more appropriate for the current use than the existing Commercial land use, and is consistent with the surrounding land uses.

3. Environmental impacts and constraints

There are no major environmental issues concerning the subject properties. There are no wetland or floodplain areas on either site. Stormwater management will be addressed at the time of development plan review and will be subject to the requirements of the Land Development Code concerning location within the Wellfield District. The City's Environmental Coordinator has reviewed the property and determined that it is exempt from the Natural and Archaeological Resources Protection regulations.

4. Support for urban infill and redevelopment

These properties are either in use as a utility facility or are planned for the development of a utility facility in the future. The proposed Power Delivery System on the northern parcel would constitute a form of infill development.

5. Impacts on affordable housing

This land use amendment does not involve residential land; therefore, no impact on affordable housing is anticipated.

6. Impacts on the transportation system

The properties are located within Zone B of the City's Transportation Mobility Program Area (TMPA), but are not expected to create additional traffic impacts because these types of utility uses do not generate a significant amount of traffic.

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7. Analysis of the availability of facilities and services

The current lift station and any proposed utility use on the other parcel will not adversely impact adopted levels of service for potable water, wastewater, solid waste, and recreation. In fact the provision of utility facilities will help GRU to provide services that will help maintain or increase levels of service to their customers. Stormwater management is addressed at the time of development plan review, if applicable.

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

The addition of acreage into the PF land use category may provide a more accurate measure of how much public facility acreage is actually in the city.

9. Discouragement of urban sprawl as defined in Section 163.3164, F.S., and consistent with the requirements of Subsection 163.3177(6)(a)9., F.S.

This proposal is within the developed area of the community where infrastructure is readily available. The lift station serves an existing development; a future utility facility on tax parcel 07882-014-001 would serve the neighborhood and future developments well within the existing city limits.

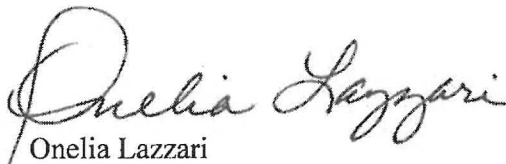
10. Need for job creation, capital investment, and economic development to strengthen and diversify the City's economy

This land use amendment is requested to provide utility service to existing development, future developments in the area, and the neighborhood. The provision of adequate utility services will help serve future economic activity that will strengthen the local economy with jobs associated with construction and the development process.

11. Need to modify land use categories and development patterns within antiquated subdivisions as defined in Section 163.3164, F.S.

This factor is not applicable to this land use amendment because it does not involve a subdivision.

Respectfully submitted,


Onelia Lazzari
Principal Planner



Prepared by:

Jason Simmons

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Table 1

For tax parcel 07882-014-001:

Adjacent Existing Uses

North	Vacant office land
South	Right-of-Way, single-family dwelling across the street
East	Undeveloped right-of-way, commercial development
West	Vacant lodge building

Adjacent Zoning and Land Use

	Land Use Category	Zoning Category
North	Office	OF
South	Right-of-Way, RL across the street	Right-of-Way, RMF-5 across the street
East	Right-of-Way, Commercial	Right-of-Way, BA
West	Office	OF

For tax parcel 07883-003-000:

Adjacent Existing Uses

North	Right-of-Way, service station across the street
South	Home improvement store
East	Landscaping and parking for home improvement store
West	Landscaping and driveway for home improvement store

Adjacent Zoning and Land Use

	Land Use Category	Zoning Category
North	Right-of-Way, Commercial across the street	Right-of-Way, BA across the street
South	Commercial	BUS
East	Commercial	BUS
West	RM (Owned by Home Depot)	RMF-6 (Owned by Home Depot)

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List of Appendices

Appendix A Comprehensive Plan GOPs

Exhibit A-1 Future Land Use Element

Appendix B Supplemental Documents

Exhibit B-1 Existing Land Use Map

Exhibit B-2 Proposed Land Use Map

Exhibit B-3 Aerial Map

Appendix C Application and Neighborhood Workshop information

Exhibit C-1 Application and Neighborhood Workshop Notes and information