



6th Street Apartments

Comprehensive Plan

Amendment and Rezoning Report

Dec 16, 2013

TABLE OF CONTENTS

1.0 Statement of Proposed Change	3
1.1 Existing Future Land Use and Zoning Designations	3
1.2 Proposed Future Land Use and Zoning Designations	4
1.3 Justification	4
2.0 Application Questions	5
2.1 Vacant Property Analysis	5
2.2 Nonresidential Impacts	5
2.2.1 Impact on Residential Streets	5
2.2.2 Impact on Noise and Lighting	5
2.3 Community Contributions	5
2.4 Level of Service Impacts	6
2.4.1 Roadways	6
2.4.2 Recreation.....	6
2.4.3 Water and Wastewater	6
2.4.4 Solid Waste	6
2.4.5 Public Schools	6
2.5 Transit, Bikeways, Pedestrian Amenities	7

FIGURES

Figure 1 Existing Future Land Use

Figure 2 Existing Zoning

Figure 3 RTS Transit Routes

TABLES

Table 1 Surrounding Property Designations and Use

Table 2 Maximum Density and Intensity for the proposed land use/zoning change

Table 3 Future use Potable Water service requirement

Table 4 Future use Wastewater service requirement

Table 5 Public School Impact

Table 6 Public School Capacities

1.0 Statement of Proposed Change

This Small-Scale Comprehensive Plan Amendment (CPA) and Rezoning proposes a change of The future land use designation and zoning category for Tax Parcel No. 15635-007-001. The property proposed for change is approximately 3.28 acres. The property is located in the 1233 SW 6th Street (map 4151). The proposed Future Land Use is UMU-2. The area surrounding the property is at present a mix of uses including light industrial, residential multifamily and commercial.

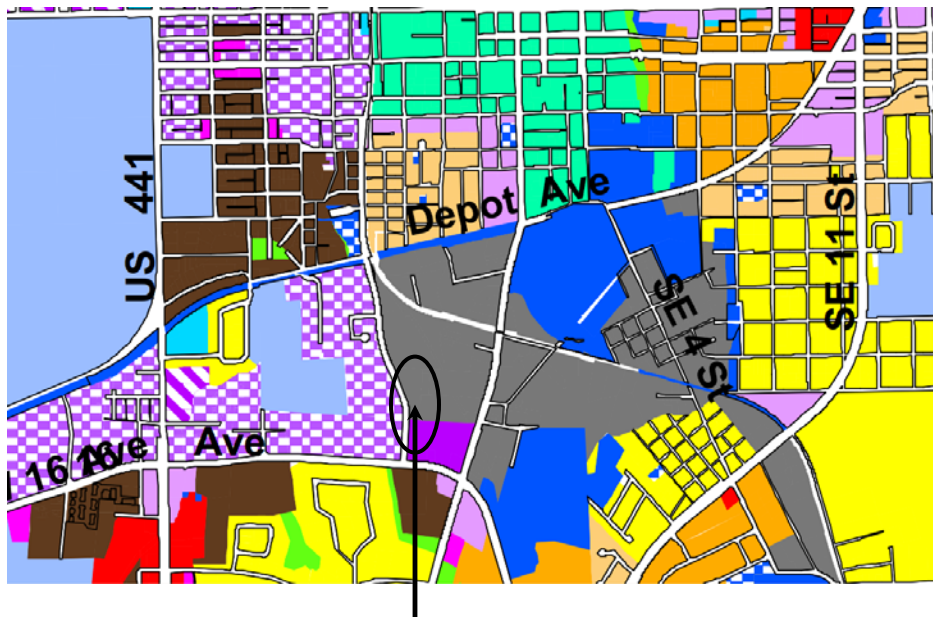
Table 1 shows the adjacent and surrounding future land use, zoning and current use of the properties.

Table 1: Surrounding Property Designations and Use

Direction	Existing Future Land Use	Zoning Current	Use
North	Industrial	I-1	Light Industrial
South	Mixed Use Medium	MU-2	Commercial, Office, Retail
East	Industrial	I-2	Heavy Industrial
West	Urban Mixed Use Medium	UMU-2	Res. Multifamily

1.1 Existing Future Land Use and Zoning Designations

As shown on Figures 2 and 3, the property has an I-1 zoning and a Industrial land use. This property is not currently serving these purposes as it is a vacant lot and is not being used as Industrial.



(Subject Parcel 15635-007-001, Industrial, I-1, 3.28 acres)

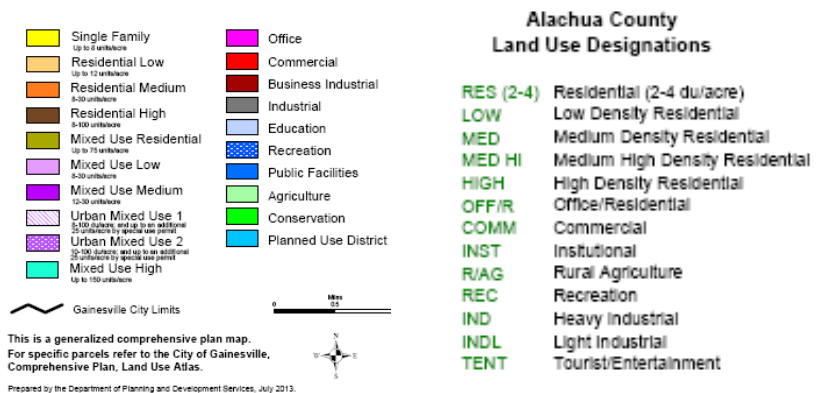
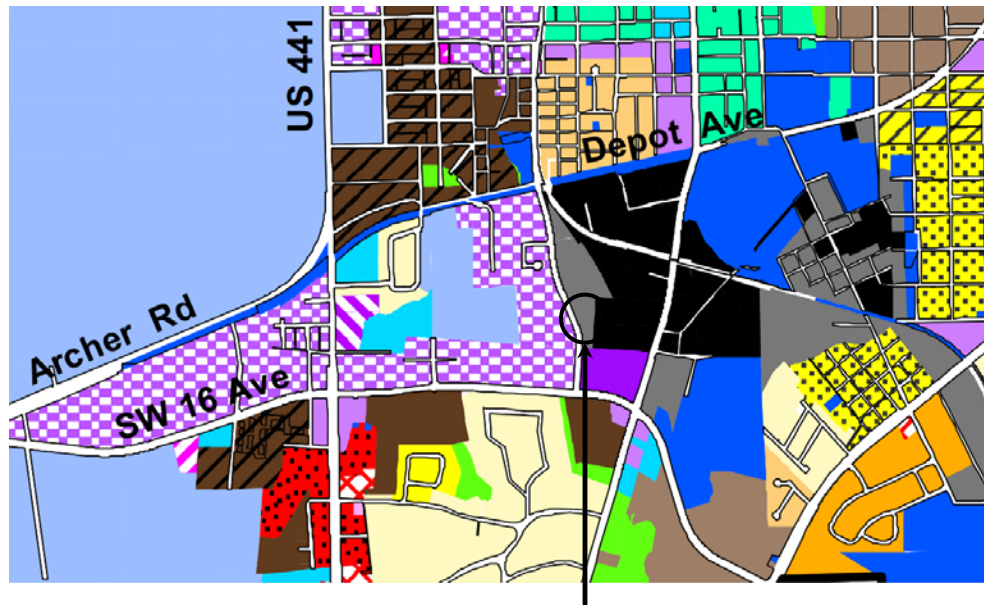


Figure 2: Existing Future Land Use



(Subject Parcel 15635-007-001, Industrial, I-1, 3.28 acres)

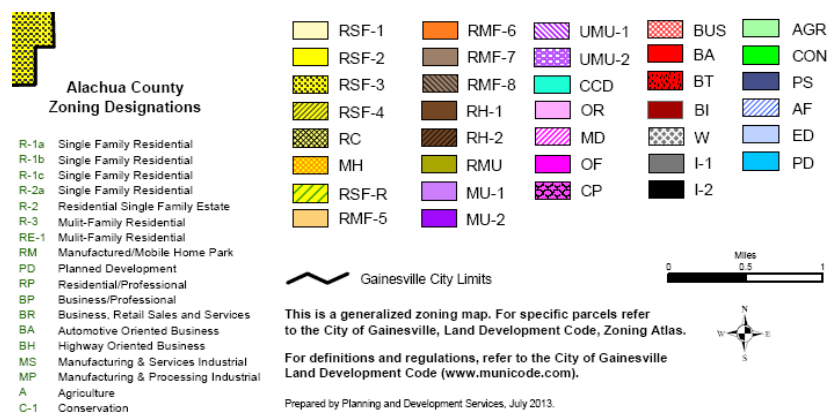


Figure 3: Existing Zoning

1.2 Proposed Future Land Use and Zoning Designations

The proposed Zoning designation is UMU-2 on Parcel No. 15635-007-001 (3.28 ac) and the proposed Future Land Use and zoning designations of Urban Mixed Use. This amendment will remove the I-1 and Industrial designation on the property and bring the parcel in conformity with the parcels along 6th street and future goals of the City of Gainesville Comprehensive Plan.

1.3 Justification

Under the future new Form Based code this parcel and entire area is proposed to become T-5 which supports the same uses as the UMU-2 zoning and Land Use requested.

Future Land Use Element Policy 4.1.3 in the City of Gainesville Comprehensive Plan states that the City reviews proposed amendments to the Future Land Use map by considering the following factors:

1. Overall compatibility of the proposal;
2. Surrounding land uses;
3. Environmental impacts and constraints;
4. Whether the change promotes urban infill; and
5. Whether the best interests, community values, or neighborhood support is achieved.

The proposed amendments comply with each of the factors. Specifically:

1. The proposed FLU and zoning designations are compatible with the existing conditions as they propose to remove a zoning anomaly. The proposed FLU and zoning designations will match the existing designations and require development in accordance with the Land Development Regulations ensuing complete overall compatibility.
2. The surrounding land uses are consistent with the FLU and zoning of those properties. The proposed FLU and zoning will match the FLU and zoning of the surrounding properties ensuring that the proposed changes will only allow land use in conformance with the surrounding land uses.
3. The site do not have any immediate environmental impacts or constraints as it is currently undisturbed by development. The proposed changes will serve to strengthen the environmental protections of nearby properties by allowing a separation of future development.
4. The change promotes urban infill and development of vacant land by allowing additional uses on the property that are not currently allowed under the current zoning. The property is located in an urban environment, but it is not providing the stated intent. The changes to this property will also promote urban infill by creating more consistent compatibility with the adjacent uses.
5. It is in the community's best interest to remove FLU and zoning anomalies to allow compatible developments and attend to adhere with the intent of the City of Gainesville Comprehensive Plan . This change will increase the community value by providing additional property for urban infill and development. The Land Development Regulations provide for the appropriate buffering between uses, demonstrating that the removal of these designations will be in the community's best interest while increasing the community's value.

Additionally, the property is located in the College Park/ University Heights Redevelopment Area. The District was created to promote a "According to the plan, a primary goal of the redevelopment area is to promote quality of life, transportation choice, a healthy economy, and discourage sprawl." Amending the FLU and zoning map will further the goals of the CPUH Area by increasing the residential areas along this important mixed use corridor.

Again, the future new Form Based code will make this area into a similar/equal land use and zoning that we are currently seeking.

2.0 Application Questions

2.1 Vacant Property Analysis

Are there other properties or vacant buildings within ½ mile of the site that have the proper land use and/or zoning for your intended use of this site?

There are no other properties or vacant buildings within ½ mile of the site that fully meet the criteria for the intended use of this project.

2.2 Nonresidential Impacts

If the request involves non-residential development adjacent to existing or future residential, what are the impacts of the proposed use of the property on the following: Residential Streets and Noise and Lighting?

N.A.

2.2.1 Impact on Residential Streets

The property is accessed on SW 6th Street with only one primary driveway. Future development plans will be reviewed by Planning and Public Works Departments to ensure all regulations are met or exceeded with regards to property access. Future maximum block size and access will be taken into consideration.

2.2.2 Impact on Noise and Lighting

This request will not add noise or lighting impact to adjacent developments. When the site is developed, it will conform and meet all lighting standards per City of Gainesville, to ensure no impact to any residential or commercial properties.

2.3 Community Contributions

Explanation of how the proposed development will contribute to the community. What are the potential long-term economic benefits (wages, jobs & tax base)?

The amendment will allow for additional residential housing within the 6th street corridor and the vicinity to UF and by developing a vacant land will contribute to the urban infill property goal and provide an increase of the property tax and services.

2.4 Level of Service Impacts

The property will be developed as an apartment complex, the maximum development density and intensity is shown below.

Table 2: Maximum Density and Intensity for the proposed land use/zoning change

Zoning Designation	Max Density/Intensity	Max Stories	Acres	Max Residential
Proposed UMU-2	100 units p/ acre	6	3.28	328 units

2.4.1 Roadways

The property is located in Transportation Mobil Program Area (TMPA) Zone A and must meet the standards in Concurrency Management Element Policies 10.1.5 and 10.1.6 when development occurs. The site design has not been finalized at this time; a formal traffic study will be completed at the time of development plan approval for the proposed development.

2.4.2 Recreation

According to the October 2010 City of Gainesville Evaluation and Appraisal Report, Recreation Level of Service was met or exceed on all applicable recreation elements including active recreation and passive recreation facilities. The addition of 64 units will have a minimal effect on the Recreation Level of Service.

2.4.3 Water and Wastewater

The property is served both water and wastewater by Gainesville Regional Utilities. Development of the site (due to his nature and size) is not expected to adversely impact the existing level of service.

Table 3: Future use Potable Water service requirement

USE	SIZE	RATE	TOTAL
RESIDENTIAL	64 UNITS	200 GPD PER CAPITA	12,800 GPD

ASSUME 2 PEOPLE PER UNIT

Table 4: Future use Wastewater service requirement

USE	SIZE	RATE	TOTAL
RESIDENTIAL	64 UNITS	113 GPD PER CAPITA	7,232 GPD

ASSUME 2 PEOPLE PER UNIT

2.4.4 Solid Waste

Solid waste generation will not exceed the City's established level of service of 0.655 tons of solid waste per capita per Objective 1.4 of the Solid Waste Element. The Alachua County Solid Waste Facility currently has capacity and is projected to have capacity for greater than 10 years.

2.4.5 Public Schools

The maximum residential potential of the site is 30 units per acre, which would yield 64 multifamily dwelling units. In Tables 6 and 7, if the site were developed, only ten students would be created. The property lies in several Concurrency Service Areas (CSA) based on school grade. All CSA's available capacity for new students and this amendment will have a negligible effect.

Table 5: Public School Impact

USE	SIZE	ELEMENTARY (.042 PER UNIT)	MIDDLE (.016 PER UNIT)	HIGH SCHOOL (.019 PER UNIT)	STUDENT TOTAL
Multifamily	64 UNITS	3	1	1.22	5.22

Table 6: Public School Capacities

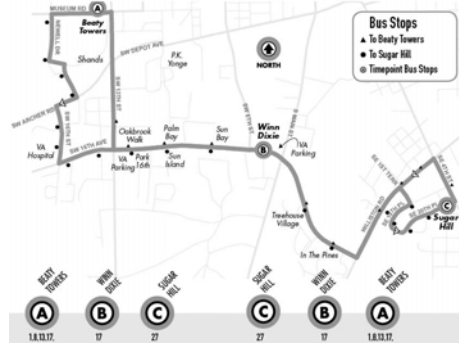
Concurrency Service Area	% UTILIZATION	2015-16 AVAILABLE CAPACITY
EASTSIDE CSA	58.4%	907
LINCOLN CSA	58.9%	460
SOUTH GAINESVILLE	90.7%	226

CSA		
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2.5 Transit, Bikeways, Pedestrian and Amenities

The site is located along SW 6th Street which is accessible by both transit and pedestrian facilities. Sidewalks are present on both the east and west side of SW 6th Street and connect the site to various commercial, educational and office facilities. Three transit routes directly serve the site including Routes 16, 17, and 43 while several additional routes have stops within a ¼ mile. Also, the site is a 1/4 mile from the rails to trail bikeway which serves as a direct link to the University of Florida, Midtown and recreational areas.

Route 16



Route 17



Route 43

