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CITY  
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GAINESVILLE

INTER-OFFICE COMMUNICATION

Item No. 2

**TO:** City Plan Board **DATE:** January 18, 2007

**FROM:** Planning Division Staff

**SUBJECT:** Petition 180ZON-06 PB, Biltmore Corporation of Gainesville. Rezone property from Alachua County RM (Manufactured/Mobile Home Park) to City of Gainesville MU-2 (12-30 units/acre mixed-use medium intensity). Located at 4400 Southwest 20<sup>th</sup> Avenue. Related to Petition 179LUC-06PB.

Recommendation

Planning Division staff recommends approval of Petition 180ZON-06 PB.

Explanation

This petition is related to land use petition 179LUC-06 PB. The purpose of this petition is to apply City of Gainesville zoning categories to land that was annexed into the City in 2006. Zoning districts are recommended that either approximate those of the existing Alachua County districts or that are felt to be the most appropriate for the property based upon location, surrounding development and other factors. The county zoning designation of each property will remain in effect until this proposed amendment has been adopted. Maps of the annexed properties are attached at the end of this report.

As indicated on the maps, the annexed area includes two parcels that total approximately 40.5 acres. The Alamar Gardens Mobile Home Park currently occupies the site with 224 mobile home lots. The property is on the north side of Southwest 20<sup>th</sup> Avenue, north and west of Southwest 43<sup>rd</sup> Street. The Alachua County land use designation for the property is Residential Medium Density (greater than 4 to less than or equal to 8 dwelling units per acre) with a County zoning designation of RM (Manufactured/mobile home park). The requested zoning change is from manufactured/mobile home park to the City of Gainesville zoning designation of MU-2 (12-30 units/acre mixed-use medium intensity).

The land to the east of the subject property is in unincorporated Alachua County. The existing uses include several apartment developments,

duplexes and some manufactured/mobile homes. The land use designations in this area include Residential Medium Density and Residential Medium High Density (greater than 8 to less than or equal to 14 dwelling units per acre). The zoning categories include R-1C (Single-family residential district, 1-4 dwelling units per acre), R-2 (Multiple-family residential district, 4-8 dwelling units/acre), R-2a (Multiple-family residential district, 8-14 dwelling units/acre), and R-3 (Multiple-family residential district, 14-24 units/acre). To the south of the subject property is more Alachua County land including a small strip commercial area with a gasoline station, apartments, a fire rescue station and Forest Park. The land uses range from Residential Medium Density to Residential High Density (greater than 14 to less than or equal to 24 dwelling units per acre) to Recreation. The strip commercial area is zoned BR (Business, retail sales, and services). The apartment development is zoned PD (Planned Development) while the park has a zoning designation of C-1 (Conservation). West of the subject property is vacant property within the City of Gainesville, with CON (Conservation) land use and CON (Conservation) zoning. North of the subject property is land with City of Gainesville CON land use and zoning designations, plus vacant land with an Alachua County Residential Medium Density designation, and the Daysville Community Cemetery with Alachua County Institutional land use. The cemetery is zoned A (Agricultural) and the vacant residential land is zoned R-2.

### **Potential Impact on Adopted LOS standards**

The subject property is located beyond the Gainesville Transportation Concurrency Exception Area (TCEA). Any new development therefore must meet the adopted roadway level of service standards. The adopted level of service standard for this segment of Southwest 20th Avenue from Southwest 62<sup>nd</sup> Boulevard to Southwest 34<sup>th</sup> Street is "D." However, the segment is currently over capacity meaning that trips are not currently available along this road segment. Transportation mitigation will be required before any new development can be approved along this segment.

This site is within the Gainesville Regional Transit System main bus service area, along routes 20 and 21, and is also served by the demand-responsive service administered by MV Transportation. Water and sanitary sewer service are available at the site. Stormwater management will be addressed at the time of development plan approval if necessary. The minimum recreation level of service standards will be met based upon the estimated population increase that could occur at this site with the proposed development.

### **Character of the District and Suitability**

The subject property is located along 2-lane, undivided roadway. The general character of the existing properties in this area is mixed, with several multiple-family developments in the area along with recreation, some commercial activities, an institutional use and conservation land as one goes towards the west. A MU-2 zoning designation is appropriate for the subject property based upon its location adjacent to land that is designated for multiple-family development and to land designated for commercial activities. The MU-2 zoning category proposed for the subject property is consistent with the recommendations of the Urban Village: Southwest 20<sup>th</sup> Avenue Transportation Design Proposal. The MU-2 zoning designation and the higher densities called for in this study do promote urban infill between Interstate 75 and Southwest 34<sup>th</sup> Street.

The subject property is located within an area surrounded by previously recorded archaeological sites. Suncoast Archaeological Consultants, Inc. completed a Phase 1 Cultural Resource Survey in September 2006. This survey found evidence of prehistoric fragments, consistent with the findings of a 1997 survey of the Alamar Gardens mobile home park. No indication of burial mounds was found during the 1997 survey or during the most recent survey. The survey concluded that because of extensive previous investigations of the site, the commonality of such sites in Alachua County, and the existing underground utilities, access roads and concrete slab foundations associated with the mobile home park, the site is not eligible for listing on the National Register of Historic Places (NRHP). No further archaeological work is recommended at the site.

### **Conservation of the Value of Buildings and Encouraging Appropriate Uses**

The subject property is in the Southwest 20<sup>th</sup> Avenue area that has been under study for several years to determine the course of future transportation projects. After several meetings and community input, the concept of an “urban village” took shape, calling for higher densities, a mix of land uses, and increased transit services in the area just west of the University of Florida. The urban village concept is presented in a document entitled, Urban Village: Southwest 20<sup>th</sup> Avenue Transportation Design Proposal (University of Florida, School of Architecture). The Metropolitan Transportation Planning Organization (MTPo) for the Gainesville Urbanized Area accepted the proposal and requested that Alachua County, the University of Florida and the City of Gainesville use the document as a guide for future corridor studies, land use and transportation plans. The recommended MU-2 zoning designation is higher in density and intensity than the existing Alachua County manufactured/mobile home park zoning. This is consistent with the vision

articulated for the urban village area as a dense, walkable area that will support pedestrians, cyclists and transit-orientated development. The study calls for Medium-High density for the area around and including the subject property.

### **Applicable Portions of Current City Plans**

The Wellfield District maps indicate that the subject property does not fall within the Wellfield Protection Zones. Part of the property is within the 100-year floodplain. The northern and western boundary of the subject property is the Hogtown Creek and the site is adjacent to the Hogtown Prairie, which is designated as a Strategic Ecosystem by Alachua County. Approximately 6 acres of wetlands have been identified on the site in association with the Hogtown Prairie; this applicant has stated that the wetlands will be preserved. Any type of development proposal will have to comply both with the provisions of Policy 3.1.1 of the Future Land Use Element, which addresses the protection of environmentally sensitive resources, and with the land development regulations that implement this policy.

### **Needs of the City for Land Areas to Serve Purposes, Populations, and Economic Activities**

The purpose of the rezoning is to apply City of Gainesville zoning categories onto recently annexed properties that currently have Alachua County zoning designations.

### **Substantial Changes in Character or Development in the Area**

There has been no recent zoning activity associated with the subject property. Recent years have seen continuing development in the area. The proposed zoning change is in a developing area where roads, transit, and water and sewer services are available. The recommendations for this area originated with a community visioning and charrette process. The goal was to create a grid system in the area to distribute traffic, create new transit services in the area and create an urban village with higher densities and a mix of land uses to maximize the location near the University of Florida. The following Comprehensive Plan Goals, Objectives and Policies of the Future Land Use Element are met by this proposal:

#### **Objective 4.1**

The City shall establish land use designations that allow sufficient acreage for residential, commercial, mixed use, office, professional uses and industrial uses at appropriate locations to meet the needs of the projected population and which 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:

#### **Mixed-Use Medium-Intensity (12-30 units per acre)**

This category allows a mixture of residential, office, business and light industrial uses concentrated in mapped areas. This category shall also allow traditional neighborhoods on sites 16 acres or larger in conformance with the adopted Traditional Neighborhood Development (TND) ordinance. Public and private schools, institutions of higher learning, places of religious assembly and community facilities shall be appropriate in this category. Such development shall function as neighborhood center serving multiple neighborhoods. It is not expected that these areas shall be expanded significantly during this planning period. Land development regulations shall ensure a compact, pedestrian environment for these areas; provide guidelines for the compatibility of permitted uses; and ensure that such areas do not serve overlapping market areas of other designated medium-intensity neighborhood centers. Residential development from 12 to 30 units per acre shall be permitted. Intensity will be controlled, in part, by adopting land development regulations that establish height limits of 5 stories or less. Land development regulations shall establish the thresholds for the percentage of mixed uses for new development or redevelopment of sites 10 acres or larger. At a minimum, the land development regulations shall encourage that: at least 10 percent of the floor area of new development or redevelopment of such sites be residential; or, that the surrounding area of equal or greater size than the development or redevelopment site, and within ¼ mile of the site, have a residential density of at least 6 units per acre. Residential use shall not be a required development component for public and private schools, institutions of higher learning, places of religious assembly and community facilities. Buildings in this land use category shall face the street and have modest (or no) front setbacks.

#### **Policy 4.1.3**

The City will review proposed changes to the Future Land Use Map by considering factors such as, but not limited to, the following:

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.

#### **Objective 4.4**

Newly annexed lands shall retain land uses as designated by Alachua County until the Future Land Use Element of this Plan is amended.

#### **Policy 4.4.1**

Land use amendments shall be prepared for all annexed properties within one year of annexation.

#### **Conclusion**

The proposed MU-2 designation for the subject property is consistent with the goals, objectives and policies of the Future Land Use Element. Staff recommends approval of Petition 180ZON-06.

#### **Applicant Information**

Biltmore Corporation  
of Gainesville

#### **Request**

Amend the Land Use  
Map to change  
Alachua County  
designations to City  
of Gainesville  
designations

#### **Land Use Plan Classification**

Alachua County  
Residential Medium  
Density

#### **Existing Zoning**

Alachua County  
Manufactured/Mobile  
Home Park (RM)

#### **Proposed Land Use**

MUM

**Proposed Zoning**

MU-2

**Purpose of Request**

To replace Alachua County zoning categories on annexed land with City of Gainesville zoning categories

**Location**

4400 S.W. 20<sup>th</sup> Avenue

**Size**

Approximately 40.56 acres

**Surrounding Land Uses**

North

Alachua County Residential Medium Density & Institutional. City of Gainesville CON

East

Alachua County Residential Medium Density & Residential Medium High Density

West

City of Gainesville CON

South

Alachua County Residential High Density, Recreation

**Surrounding Controls**

**Existing Zoning**

**Land Use Plan**

(The following are all Alachua County designations except for CON)

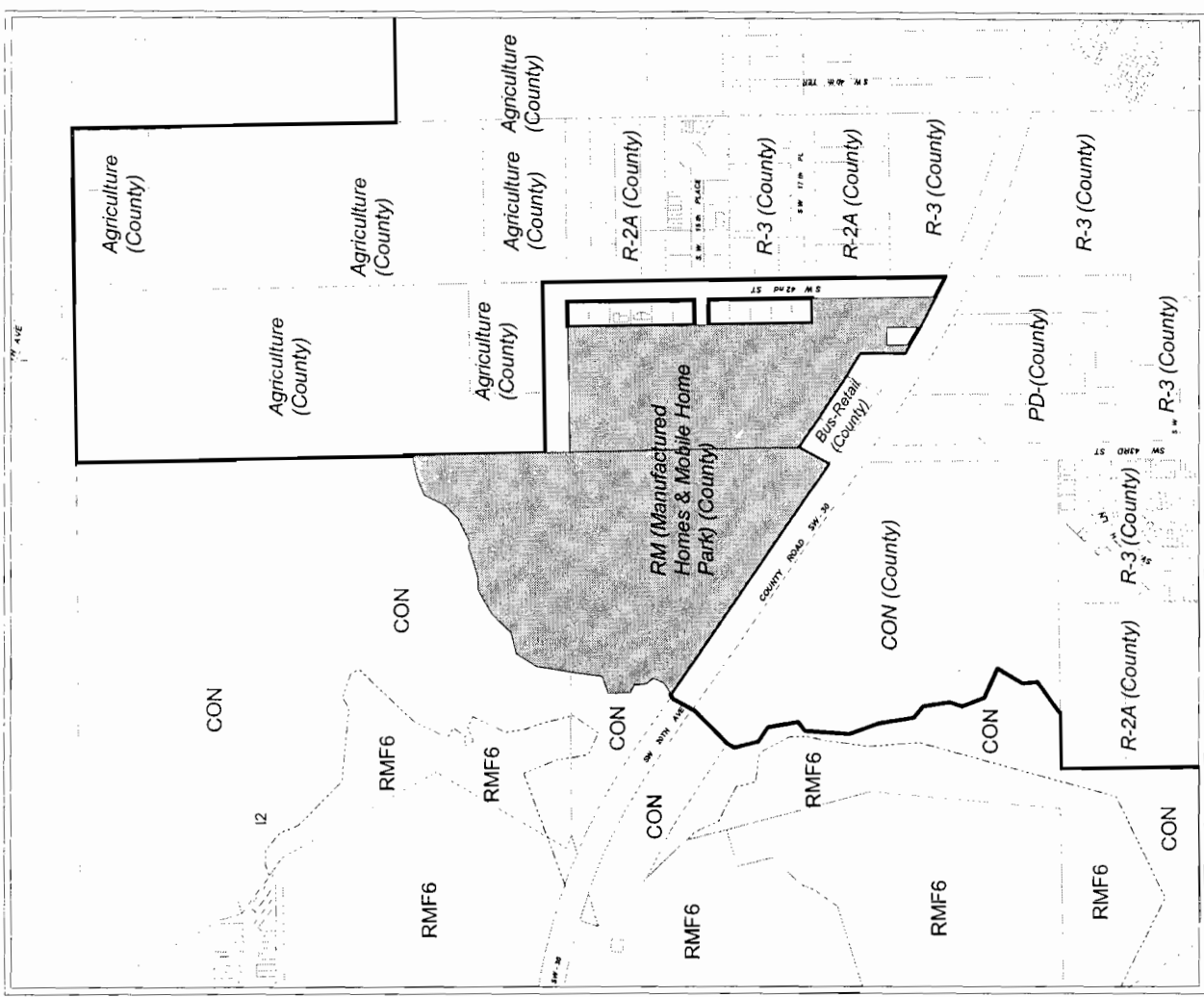
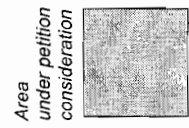
North

CON, R-2, A

CON; Residential Medium Density, Institutional

## Zoning District Categories

- 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 Warehousing 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



## EXISTING ZONING

Name	Petition Request	Map(s)	Petition Number
Creative Environmental Solutions, Inc agents for Biltmore Corporation of Gainesville	Change Zoning from Alachua County Manufactured Home and Mobile Home Park to City of Gainesville Mixed-Use Medium Intensity (MU-M)	4143, 4144	180ZON-06PB

