

100778

TO: City Plan Board

Item Number: 6

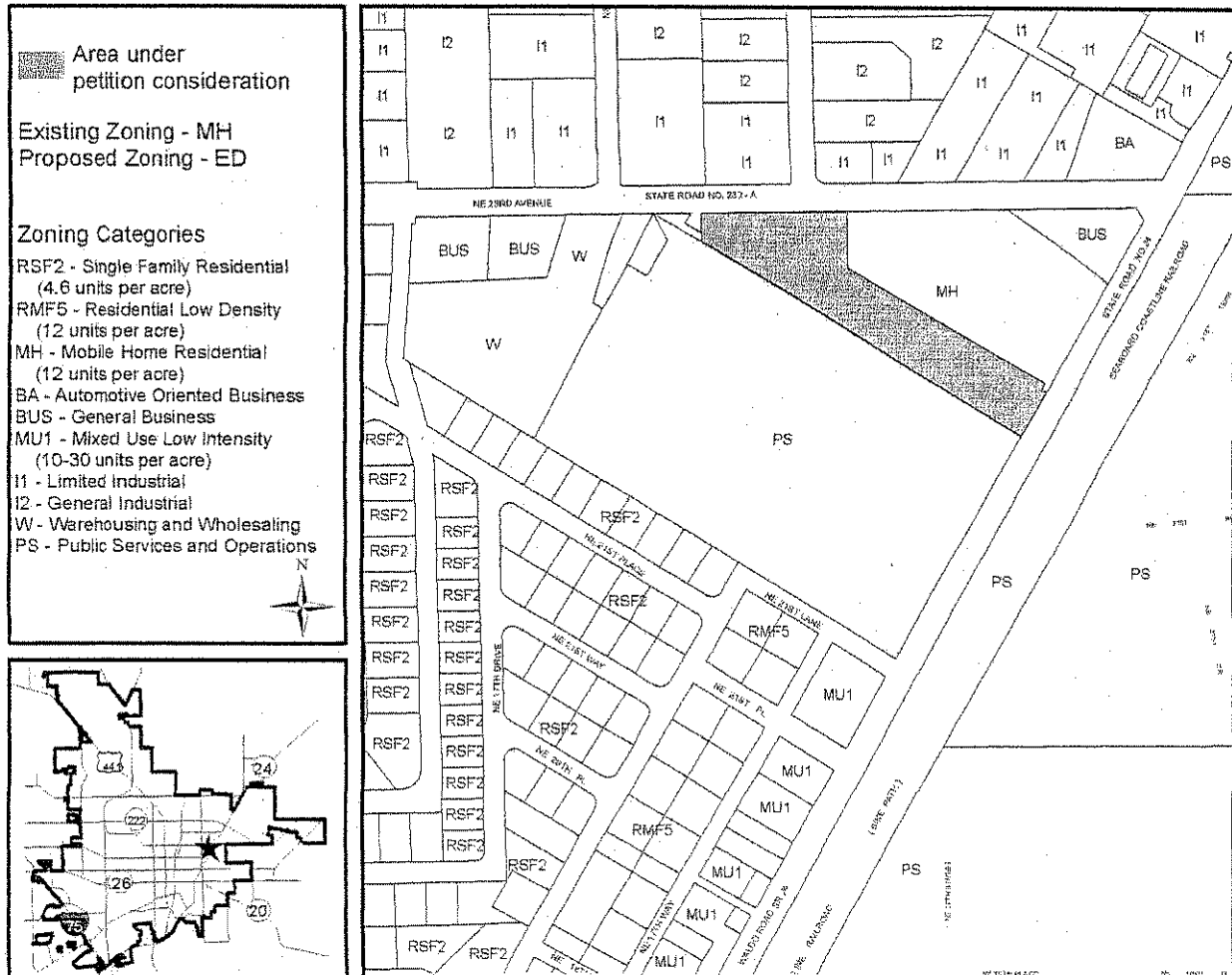
FROM: Planning & Development Services Department Staff

DATE: February 24, 2011

SUBJECT: Petition PB-11-11 ZON. Erik Lewis, agent for University of Florida. Rezone property from MH (12 units/acre mobile home residential district) to ED (Educational services district). Located at 2200 Northeast Waldo Road. Related to PB-11-10 LUC.

Recommendation

Staff recommends approval of Petition PB-11-11 ZON.



100778

Description

This proposed rezoning from MH (12 units/acre mobile home residential district) to ED (Educational services district) is for an approximately 2.6-acre property located on the west side of Waldo Road and south of Northeast 23rd Avenue (see map on preceding page, and aerial photo in Appendix C, Exhibit C-1). This property is adjacent to the University of Florida's Eastside Campus on the south, and to both a mobile home park and Northeast 23rd Avenue on the north. To the east and across Waldo Road (a major State highway, and a Gateway Street (Sec. 30-306 of the Land Development Code)) is the Tacachale residential facility (of the State of Florida Agency for Persons with Disabilities) for the developmentally disabled. The west corner of the property is adjacent to public right-of-way, west of which is a vacant, .06-acre portion of the approximately 14.3-acre, UF Eastside Campus. The property was previously part of the adjacent mobile home park to the north, but is now vacant and unimproved except for the remains of three very dilapidated and unoccupied wooden houses. The property is within the Eastside Community Redevelopment Area, but it is not within either the Enterprise Zone or a special area plan.

The property was purchased in 2010 for the purpose of expanding the adjacent Eastside Campus of the University of Florida, which is part of the 2005-2015 Campus Master Plan and is included in the 2005-2015 Campus Development Agreement. The application states that "the addition of this parcel as an overflow parking area to the campus...will help alleviate the current shortage of parking. As the total Eastside Campus continues to evolve and redevelop over time, alternate uses will be contemplated that complement the remainder of the site." This property will be incorporated by the University into the Campus Master Plan in a future update of the Master Plan.

The proposed change from MH to ED zoning is appropriate for the property's planned use as part of the UF Eastside Campus. The stated purpose and objective of the ED zoning district (see Attachment B, Exhibit B-1 for entirety of Sec. 30-77 - Educational services district (ED)) are as follows: "*Purpose.* The ED district is established to identify and locate public educational facilities at appropriate locations throughout the community. *Objectives.* The provisions of this district are intended to locate such uses so as to provide easy accessibility and convenience to the users." Universities are a use by right in the Educational services zoning district. The MH zoning currently on the 2.6-acre property can allow up to 31 residential units, but it does not allow institutions of higher learning.

This petition is related to Petition PB-11-10 LUC, which is a request for a small-scale, comprehensive plan amendment from Residential Low-Density (up to 12 units per acre) to the Education land use category. A separate petition has been filed for rezoning from MH and PS to ED (with a related petition for a large-scale amendment of the Future Land Use Map from PF and RL to Education) for the adjacent UF Eastside Campus. Those petitions (PB-11-19 ZON and PB-11-18 LUC) are to be heard by the City Plan Board on March 24, 2011.

Key Issues

- This proposed rezoning is consistent with the related, proposed land use amendment to Education.
- Compatibility with the adjacent residential property to the north will be ensured by meeting all applicable requirements of the Land Development Code.
- The proposed Educational facilities district zoning is consistent with the continued development of the University of Florida Eastside Campus, and with Plan East Gainesville.
- The proposed rezoning from a residential to an institutional use could have a marginal negative impact on the supply of potential affordable housing in Gainesville.

Basis for Recommendation

The staff recommendation is based on the five following factors, which are discussed below: Conformance with the Comprehensive Plan; Conformance with the Land Development Code; Changed Conditions; Compatibility; and Impacts on Affordable Housing.

1. Conformance with the Comprehensive Plan

The proposed rezoning to Educational services district (ED) zoning is wholly consistent with the Education land use requested by related Petition PB-11-10 LUC, and is consistent with the City's adopted comprehensive plan.

The proposed land use change from Residential Low-Density (up to 12 units per acre) (RL) to Education is appropriate for the property's envisioned use as part of the UF Eastside Campus. The Education category states in part that this "category identifies appropriate areas for public and private schools and institutions of higher learning when located outside of neighborhood centers (activity centers)". The current RL land use category does not allow institutions of higher learning (and neither does the current MH zoning designation).

The UF Eastside Campus into which the property will be incorporated is within the Innovation Zone that is mapped in the Intergovernmental Coordination Element (ICE). See Appendix A for applicable policies of the ICE, for the complete description of the Education future land use category, and for other applicable policies in the City's Comprehensive Plan. See Appendix B, Exhibit B-1 for Sec. 30-77 - Educational services district (ED).

2. Conformance with the Land Development Code

The proposed rezoning to ED is consistent with the Land Development Code. The property is located in FEMA Flood Zone X, outside of the 100-500-year floodplain and is within the Tertiary Wellfield Protection Zone, which is the least restrictive of the three wellfield protection zones. The proposed zoning is for an institutional rather than a residential category as currently exists. The proposed ED zoning will result in a probable reduction in impact on adopted levels of service for public school facilities, recreation, potable water and wastewater, and possibly solid waste. Stormwater management is addressed through the development review process.

Connection to public water and sewer lines (located along or are proximate to Northeast 23rd Avenue and Waldo Road) will be required for all future development or redevelopment of the property.

At the time of development plan review, any development on the property will be required to meet the standards for Transportation Concurrency Exception Area (TCEA) Zone A. Furthermore, UF's planned use of the property for parking for the Eastside Campus is for a use that does not generate trips.

The property is located in the Gateway Street District (Sec. 30-306 of the Land Development Code is attached as Exhibit B-2. See Exhibit B-3 for Sec. 30-262 – Tree planting in gateway street district). All applicable sections of this district will have to be met for frontage along Waldo Road.

After the planned incorporation by the University of this property into the Campus Master Plan, it will be subject to all applicable development and compatibility requirements of the Campus Master Plan, rather than the requirements of the City's Land Development Code.

3. Changed Conditions

The 2.6-acre property that is the subject of this petition was purchased by the University of Florida on August 13, 2010 (date of recordation of deed, according to the website of the Alachua County Property Appraiser), which subsequently obtained a lot split that separated it from the adjacent mobile home park parcel. A major changed condition pertinent to this proposal is the redevelopment of the adjacent State of Florida property to the south by UF as University of Florida Eastside Campus. The 14.3-acre property was used by the Florida Department of Transportation. The University of Florida began redeveloping it subsequent to its transfer from FDOT to UF in 2003. As stated on UF's Facilities Planning and Construction website, "The University views this campus as an important opportunity to expand the university presence in East Gainesville contributing to economic revitalization of that area and relocating employees from the main campus where parking and building space are at a premium."

No one resides on the vacant, 2.6-acre property which the University of Florida plans to incorporate into its Eastside Campus provided that the requested land use and zoning changes are approved and in effect.

4. Compatibility

The adjacent 3.8-acre mobile home park to the north of the property has RL land use and MH (12 units/acre mobile home residential district) zoning. North of the mobile home park, and across Northeast 23rd Avenue are Industrial land use and light industrial (I-1, Limited industrial district) zoning uses that include an auto paint & body shop, auto glass shop, motorcycle accessories shop, furniture store, and a vacant gas station. To the east and across Waldo Road (a four-lane, arterial roadway with a landscaped median) is the Tacachale residential facility, which houses the developmentally disabled. Tacachale has Public Facilities (PF) land use and PS (Public service and operations district) zoning. To the west is a vacant, .06-acre area with RL land use and MH zoning that is part of the adjacent UF Eastside campus to the south, which

currently has Public Facilities (PF) land use and PS (Public service and operations district) zoning. A separate petition for a large-scale amendment of the Future Land Use Map from RL and PF to Education (and a related petition for rezoning from MH and PS to ED (Educational services district)) for the entire 14.3-acre UF Eastside Campus, is to be heard by the Plan Board on March 24, 2011.

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

There are no compatibility issues between the proposed Educational services district (ED) zoning and the surrounding Public services and operations district (PS) zoning to the south, east and west. Compatibility with the residential zoning to the north will be attained by meeting all applicable Land Development Code requirements. The proposed ED zoning district will have to meet all applicable protection requirements (e.g., noise, light, landscaping) of the Land Development Code. Compliance with such requirements will ensure compatibility with the adjacent mobile home park to the north, and with all surrounding uses. (Note: The University of Florida has already demonstrated its commitment to being a compatible neighbor to the residential neighborhood that borders the south side of the Eastside Campus by constructing a high-quality, 8-foot-high masonry wall, in order to meet the concerns of the neighborhood regarding motor vehicle headlights in the campus parking lot.)

After the planned incorporation by the University of this property into the Campus Master Plan, it will be subject to all applicable development and compatibility requirements of the Campus Master Plan, rather than the requirements of the City's Land Development Code.

5. Impacts on Affordable Housing

The current MH district zoning can allow up to 31 residential units on the 2.6-acre property. The proposed Educational services district allows any use customarily incidental to a permitted principal use, which could conceivably include dormitories, but this is not a planned use of the property. The proposed rezoning from a residential to an institutional use could have a marginal negative impact on the supply of potential affordable housing in Gainesville.

Transportation

This rezoning entails no major transportation issues. The 2.3-acre property is accessible by transit, bicycle and walking from Waldo Road and from Northeast 23rd Avenue. There is an adjacent sidewalk on Waldo Road, a bicycle/pedestrian path on the east side of Waldo Road, and RTS service along Waldo Road and Northeast 23rd Avenue. The property has roadway access to Waldo Road and to Northeast 23rd Avenue, and it will be integrated into the adjacent 14.3-acre UF Eastside Campus, the impacts on roadways and other public infrastructure of which are addressed by the 2005-2015 Campus Development Agreement.

The property is located within Transportation Concurrency Exception Area (TCEA) Zone A, and any future development or redevelopment must comply with the requirements of Policy 1.1.4 of the Concurrency Management Element. However, once the property is added to the Campus

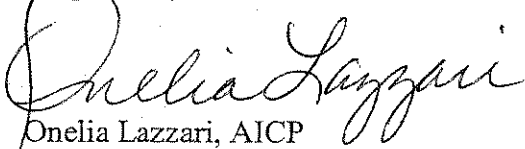
Master Plan by the University in a future update of the Master Plan, it will be excluded from the requirements of the TCEA by Policy 1.2.12 of the Future Land Use Element. The property will then be subject to the requirements of 240.155 F.S. and the levels of service established for streets within the UF transportation impact area.

Environmental Impacts and Constraints

There are no major environmental impacts and constraints associated with this petition. The property is located in FEMA Flood Zone X, outside of the 100-500-year floodplain and is within the Tertiary Wellfield Protection Zone, which is the least restrictive of the three wellfield protection zones.

(Note – on the adjacent UF Eastside Campus, clean-up systems have been in place for approximately one year as part of the remediation of a pollution flume of solvents and petroleum that was discovered at the State of Florida's Tacachale property on the east side of Waldo Road. (Source: Gus Olmos, P.E. Hazardous Materials Engineer with the Alachua County Environmental Protection Department.))

Respectfully submitted,


Onelia Lazzari, AICP
Principal Planner

Prepared by:



Dean Mimms, AICP
Lead Planner

Table 1

Adjacent Existing Uses

North	Mobile home park. North of the mobile home park, and across NE 23 rd Avenue are light industrial (I-1) uses (e.g., auto paint & body shop, auto glass shop, motorcycle accessories, furniture store, gas station (vacant)).
South	UF Eastside Campus
East	Tacachale –residential facility (of State of Florida Agency for Persons with Disabilities) for the developmentally disabled
West	Undeveloped, and small non-residential building of unknown use

Adjacent Zoning and Land Use

	Zoning Category	Land Use Category
North	MH, I-1	Residential Low, Industrial
South	PS	Public Facilities
East	PS	Public Facilities
West	MH, PS	Residential Low, Public Facilities

List of Appendices

Appendix A Comprehensive Plan GOPs

Exhibit A-1 Future Land Use, Intergovernmental Coordination, and Concurrency Management Elements

Appendix B Land Development Code

Exhibit B-1 Sec. 30-77. Educational services district (ED)

Exhibit B-2 Sec. 30-306. Gateway street district

Exhibit B-3 Sec. 30-262. Tree planting in gateway street district

Appendix C Supplemental Documents

Exhibit C-1 Aerial of UF Eastside Campus Addition

Appendix D Application and Neighborhood Workshop information

Exhibit D-1 Application and Neighborhood Workshop information