

City of
Gainesville

Inter-Office Communication

Item No. 4

TO: City Plan Board

DATE: October 18, 2007

FROM: Planning Division Staff

SUBJECT: Petition 73LUC-07PB. Causseaux, Hewett & Walpole, Inc., agent for First Gainesville and Shady Nook Limited. Amend the City of Gainesville 2000-2010 Future Land Use Map from RM (Residential Medium-Density, 8 to 30 units per acre) to MUL (Mixed-Use Low-Intensity, 8-30 units per acre). Located in the 3600 block, east side of Southwest 34th Street.. Related to Petition 74PDV-07 PB.

Recommendation

Staff recommends approval of Petition 73LUC-07 PB.

Explanation

This petition is a small-scale land use amendment to change the Future Land Use category from Residential Medium-Density (8-30 units per acre) to Mixed-Use Low-Intensity (8-30 units per acre) for two vacant parcels in the southwest portion of the city (see Map 1). The parcels are approximately 8.35 acres in size. The subject properties are located on the east side of SW 34th Street, just north of SW 37th Boulevard, and they are within the Idylwild/Serenola Special Area.

The housing in this area is predominantly student-oriented due to the proximity to the University of Florida campus and Shands Hospital (Medical Center). Most units within this area are either apartment complexes or condominiums. There is no single-family land use designated near these parcels.

This petition is submitted concurrently with a Planned Development (PD) rezoning application (see Petition 74PDV-07PB) that proposes a mixed-use development containing multi-family residential and non-residential uses on the property. The existing zoning on these parcels is RMF-8 (Multiple-family medium density residential, 8-30 du/acre).

Parcels to the north and west of this property have the Commercial land use designation and are already developed, and one parcel is in the Residential Medium Density (RM) category. To the south and east, the parcels are in the Residential Medium Density land use category and are developed as multi-family complexes.

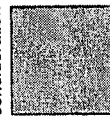
Land Use Designations

- SF Single Family (up to 8 du/acre)
- RL Residential Low Density (up to 12 du/acre)
- RM Residential Medium Density (8-30 du/acre)
- RH Residential High Density (8-100 du/acre)
- MUR Mixed Use Residential (up to 75 du/acre)
- MUL Mixed Use Low Intensity (8-30 du/acre)
- MUM Mixed Use Medium Intensity (12-30 du/acre)
- MUH Mixed Use High Intensity (up to 150 du/acre)
- UMU1 Urban Mixed Use 1 (up to 75 du/acre)
- UMU2 Urban Mixed Use 2 (up to 100 du/acre)
- O Office
- C Commercial
- IND Industrial
- E Education
- REC Recreation
- CON Conservation
- AGR Agriculture
- PF Public Facilities
- PUD Planned Use District

--- Division line between two land use districts
 — City Limits

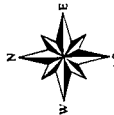
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Area under petition consideration



EXISTING LAND USE

Name	Petition Request	Map(s)	Petition Number
Causseaux, Hewett & Walpole, agents for First Gainesville	Rezone from RMF8 to PD	4446	74PDV-07PB



No Scale

SW 34th Street, which abuts the parcels, is a major 6-lane arterial also known as State Road 121. There are sidewalks on both sides of the street, and two transit routes service this area (Routes 12 and 35). The property is located in Zone C of the City's Transportation Concurrency Exception Area (TCEA) and when development occurs on the parcels, the developer will be required to mitigate the impact of the associated trips by meeting Concurrency Management Element Policy 1.1.5 and 1.1.7 standards.

The property is also located near the Archer Road activity center area, which supplies both shopping and employment opportunities. Significant redevelopment and infill development activities are occurring in proximity to the subject parcels.

Centralized potable water and wastewater service is already available from Gainesville Regional Utilities to serve the property. Solid waste collection is also readily available.

The proposed land use change would create a live/work/shop type of environment for the development associated with the PD rezoning. The two subject parcels also connect internally via a driveway system with Homestead Apartments containing 252 units. Immediately south of the site, Aspen Ridge Apartments contains 120 units. All of these residents will be able to walk or bicycle to the proposed non-residential portion of the development. The requested Mixed Use Low Intensity land use will permit residential densities with a maximum of 30 residential units/acre, which is similar to the existing surrounding multi-family development. The Mixed Use land use will also allow non-residential uses such as commercial and office.

The purpose of the proposed land use is to enable the applicant to construct a mixed use facility that provides a transitional use between SW 34th Street and the existing residential neighborhoods and for neighborhood scaled nonresidential uses. Project design will be sensitive to the environmental amenities on site. The applicant proposes a total of 122 residential units in the associated PD rezoning

Environmental impacts and constraints

The subject property is located within the Idylwild/Serenola Special Area and appears to contain a high quality hardwood hammock as well as endangered plant species. The Idylwild/Serenola Special Area is regulated by policies in the Future Land Use Element (see Objective 4.9 and Policies 4.9.1 through 4.9.10 in the Future Land Use Element). Development occurring on the property must be consistent with those policies.

The final project design, as well as location of allowable uses on the property will be contingent upon results of environmental surveys required in the associated PD rezoning ordinance. Additionally, development standards will be implemented through the PD process to further regulate proposed development and potential negative impact to environmental concerns.

Transportation

The subject property is within Zone C of the TCEA. The subject property is served by two transit routes that operate approximately every 10 minutes during peak hours of service, as well as late night transit service, resulting in available transit service almost around the clock during the weekend (Routes 12 and 35). There is an existing access point to the north of the project that serves an existing residential development to the east. The existing pedestrian and bicycle facilities along both sides of SW 34th Street will serve to connect the subject property to the larger area as well as to the existing transit operation serving the area.

Financial Feasibility

Planning staff finds this amendment financially feasible on the following bases:

- a. The overall residential density remains the same as under the previous land use designation.
- b. The parcels are in Zone C of the TCEA. Policy 1.1.7 within the Concurrency Management Element requires that certain standards and mitigation be met by development within the TCEA. The mixed use development will allow for walking and bicycle trips that will reduce the overall motorized vehicle impact of the development. Transit service is available from two routes that offer 10-minute headways during most of the day.
- c. Potable water and wastewater capacity is available to serve the development at adopted levels of service.
- d. Stormwater management level of service for both quality and quantity will be required as part of the development plan review.
- e. The applicant has provided an analysis showing that Recreation level of service will be maintained post-development (see associated document Mallory Square Comprehensive Plan Amendment Report).

Consistency with the Comprehensive Plan

Policy 4.1.3 of the Future Land Use Element provides guidance for proposed changes to the Future Land Use Map. Planning staff finds that the proposed change to Mixed Use Low for these parcels can be supported for several reasons:

1. The land use change maintains the same residential density as the Residential Medium Density land use category, while allowing for neighborhood-scaled non-residential uses in an area that can benefit from the ability to walk or bicycle to the site.

2. The land use change is compatible with both the use and designations of adjacent and abutting properties and provides a transition between the Commercial designation to the north and Medium Density Residential to the south.
3. There are environmental controls in place in the form of the Idlywild/Serenola Special Area Plan as designated in the Future Land Use Element (Policies 4.9.1 – 4.9.10) that will guide the PD rezoning and development plan process for this site.
4. The proposed MUL land use will enable, through implementing zoning (as previously stated, PD zoning is concurrently proposed), future mixed use development on vacant land between fully developed commercial land uses to the north and residential medium density to the south. The location near a major activity center is favorable, and transit already serves this area well.
5. The land use change to Mixed Use Low is in the best interest of the City since this will allow both residential and non-residential uses in an area near the University of Florida and with a significant student population that can walk, bicycle, or use transit to connect to the University from this site.

Staff finds that the proposed change is consistent with the City's Comprehensive Plan goals, objectives, and policies including the following Future Land Use Element Policies:

Policy 1.2.3 The City should encourage mixed-use development, where appropriate.

Policy 2.1.2 The City's Future Land Use Plan should strive to accommodate increases in student enrollment at the University of Florida and the location of students, faculty, and staff in areas designated for multi-family residential development and/or appropriate mixed-use development within ½ mile of the University of Florida campus and the medical complex east of campus (rather than at the urban fringe), but outside of single-family neighborhoods.

The proposed change is also consistent with Transportation Mobility Objective 1.2, which states:

Ensure that future land use map designations promote transportation objectives by designating residential development of sufficient density in appropriate locations to support transportation choice.

The combination of residential and nonresidential development allowed by the proposed land use can assist in reducing the need for car travel. The existing pedestrian, bicycle and transit facilities can provide multi-modal connectivity between the subject property and the surrounding area. The proposed MUL land use can lead to future development that can provide employment (e.g., at office or/and retail uses scaled to serve nearby neighborhood), housing and recreation served by multiple modes of transportation.

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Applicant Information

Causseaux, Hewett & Walpole, Inc., agent for First Gainesville and Shady Nook Limited.

Request

Amend the City of Gainesville 2000-2010 Future Land Use Map from RM (Residential Medium Density, 8-30 units per acre to MUL (Mixed-Use Low-Intensity, 8-30 units per acre).

Existing Land Use Plan Classification

Residential Medium

Existing Zoning

RMF-8

Purpose of Request

Amend the land use to allow for a mix of residential and non-residential uses.

Location

3600 block of S.W. 34th Street, east side

Size

8.35 acres MOL

Existing Use

Vacant except for a recreational volleyball area

Surrounding Land Uses

North	Commercial development
South	Multi-family residential development
East	Multi-family residential development/social service home
West	Commercial development and Multi-family residential

Surrounding Controls

	Existing Zoning	Land Use Plan
North	BUS (General business district)	C (Commercial)
South	RMF-8 (Multi-family medium density residential, 8-30 units per acre)	RM (Residential Medium-Density, 8-30 units per acre)
East	RMF-8 (Multi-family medium density residential, 8-30 units per acre)	RM (Residential Medium-Density, 8-30 units per acre)

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West

BUS (General business
district) & RMF-8

C (Commercial)
& RM

Impact on Affordable Housing

The proposed land use change still allows for medium density residential use at the site. This minimizes the impact on provision of affordable housing.

Respectfully submitted,



Ralph Hilliard
Planning Manager

RH:ORL