

080573 Commissioner Hawkins

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Commissioner
Comments

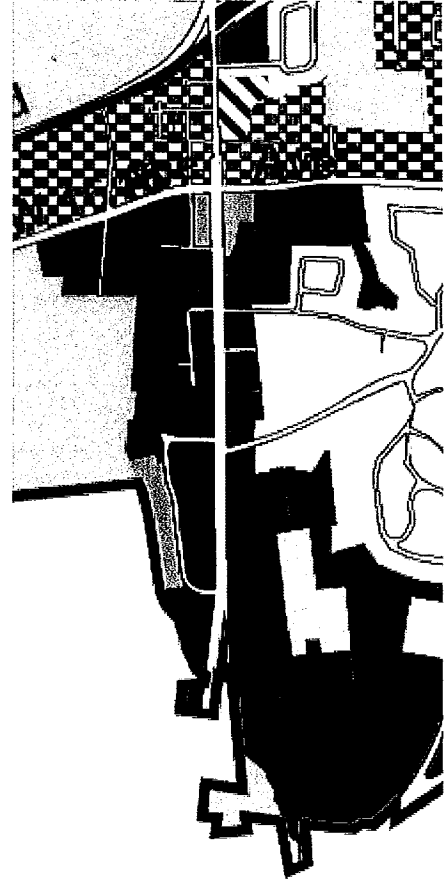
To: City Commission
From: Commissioner Hawkins
Date: November 6, 2008
Re: Potential Referral to Plan Board Related to SW 13th Street Future Land Use

The map at right indicates the future land use designations on land surrounding the SW 13th Street corridor. Those designations are Mixed-Use Low (shown in light purple), Commercial (shown in red), and Residential High (shown in brown).

The Comprehensive Plan states that the Commercial future land use designation is not appropriate for development of Neighborhood Centers. You may recall that Neighborhood Centers are mixed-use developments with a design which facilitates multi-modal transportation.

Development within the SW 13th Street corridor is subject to the Special Area Plan for SW 13th Street. The purposes of this special area plan include encouraging mixed-use development and development which facilitates multi-modal transportation.

Therefore, the Commercial future land use designation and the special area plan may be inconsistent. I move that the City Commission refer this issue to the Plan Board and request that they (1) determine whether the future land use designation and special area plan are consistent and (2) in the event the future land use and the special area plan are inconsistent, they recommend corrective action (such as amending the future land use map).





Land Use
Categories
(cont.)

uses. Office designations shall be applied to compact office development. Residential uses in office districts shall be designed as new in-town development, mixed-use, live-work, compound use or shall accommodate existing residential development within the district. Densities shall not exceed 20 units per acre. Land development regulations shall determine the appropriate scale of uses; and the specific criteria for the siting of private schools and churches. Intensity will be controlled by adopting land development regulations that establish height limits of 5 stories or less, that require buildings to face the street, and modest build-to lines, instead of a maximum floor area ratio; however, height may be increased to a maximum of 8 stories by special use permit.

Commercial

The Commercial land use category identifies those areas most appropriate for large scale highway-oriented commercial uses, and, when designed sensitively, residential uses. Land development regulations shall determine the appropriate scale of uses. ~~This category is not appropriate for neighborhood centers.~~ Intensity will be controlled by adopting height limits of 5 stories or less, requiring buildings to face the street, and modest build-to lines instead of a maximum floor area ratio; however, height may be increased to a maximum of 8 stories by special use permit.

Industrial

The Industrial land use category identifies those areas appropriate for manufacturing, fabricating, distribution, extraction, wholesaling, warehousing, recycling and other ancillary uses, and, when designed sensitively, retail, office, service, and residential uses, when such non-industrial uses are no more than 25 percent of industrial area, or when part of a Brownfield redevelopment effort. Land development regulations shall determine the appropriate scale of uses and consider the externalities of such uses. Intensity will be controlled by adopting land development regulations that establish height limits of 5 stories or less and requiring buildings to face the street.

Education

This category identifies appropriate areas for public and private schools and institutions of higher learning when located outside of neighborhood centers (activity centers). Land development regulations shall address compatibility with surrounding uses and infrastructure needs, except in a special area plan, where there shall be no floor area ratio maximum. The intensity of development on property covered by a special area plan shall be regulated by the Urban Design Standards that include building height, build-to lines, setback requirements and building coverage to determine intensity of use instead of a maximum floor area ratio.

Section 5. If any section, sentence, clause or phrase of this ordinance is held to be invalid or unconstitutional by any court of competent jurisdiction, then said holding shall in no way affect the validity of the remaining portions of this ordinance.

Section 6. All ordinances or parts of ordinances in conflict herewith are to the extent of such conflict hereby repealed.

Section 7. This ordinance shall become effective immediately upon final adoption.

PASSED AND ADOPTED this 24th day of February, 2003.

Exhibit A. Special Area Plan
Southwest 13th Street

(a) *Introduction.* This section and the regulations it contains are based on work completed and information gathered at a charrette sponsored by the City of Gainesville and Alachua County on May 4—8, 2002. The Southwest 13th Street Charrette Report contains many recommendations, including recommendations to update land development code regulations in both the City and the County. The Charrette Report also describes several capital improvement projects that should be completed to fully implement the Charrette's vision for Southwest 13th Street. Those capital improvement project recommendations include, but are not limited to, streetscaping, beautification, median improvements, sidewalk and bikepath improvements, lane width reductions, intersection improvements, transit stop improvements, stormwater master plan development, improved access to Bivens Arm, Tumblin Creek enhancement, and improvements to the Paynes Prairie observation area.

(b) *Purpose.* The Southwest 13th Street Special Area Plan is established:

- to improve the sense of place and community;
- to improve the environment for businesses, including smaller, locally-owned businesses;

- to support a healthy economy by providing a vibrant mix of commercial, office, retail and residential uses in close proximity to each other;
- to meet the needs of motorists, bicyclists and pedestrians by creating a safe, pleasant ambiance and interesting people-scaled features;—
- to increase transit viability;
- to beautify the corridor; and
- to create a positive southern gateway into and out of Gainesville.

The standards are designed to make the corridor a more vibrant, livable place, and increase citizen pride in its development. They are designed to encourage private sector investment; increase property values; improve the quality of the built environment; and increase safety, comfort and convenience for motorists, bicyclists, pedestrians and transit users in the district.

(c) *Boundaries.* The boundaries of the Southwest 13th Street Special Area Plan are shown in Figure 1 and generally described as those lands abutting Southwest 13th Street and bounded on the north by Archer Road/Depot Avenue and on the south by the city limits. Within the Plan Area are three sub-areas or districts. Those districts are also shown in Figure 1. District 1 extends from Archer Road/Depot Avenue to Southwest 16th Avenue. District 2 extends from Southwest 16th Avenue to Southwest 25th Place. District 3 extends from Southwest 25th Place to the city limits. Several of the standards contained in this section vary depending on the district.

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LAND DEVELOPMENT CODE

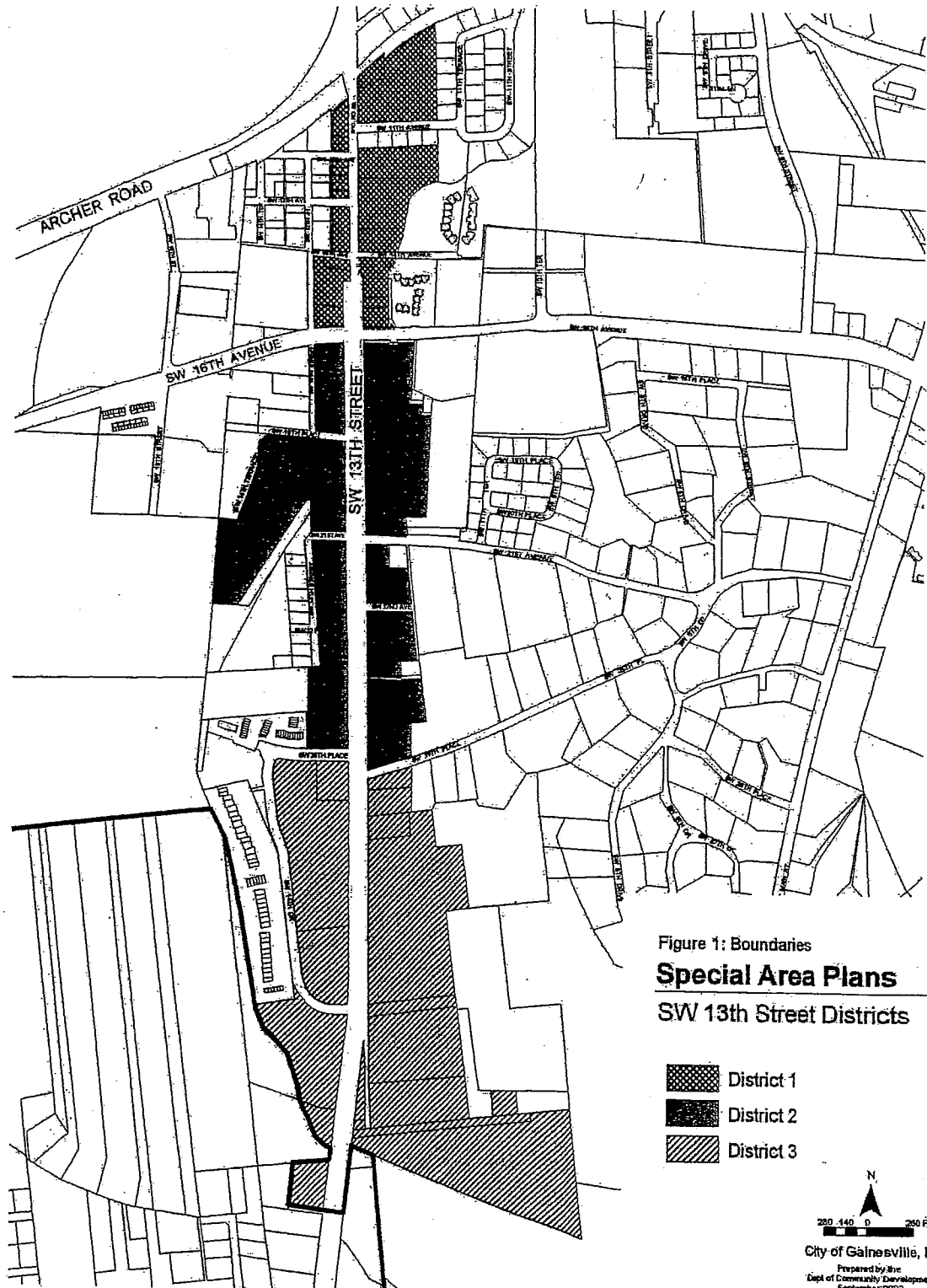


Figure 1: Boundaries