

070907

CITY  
-----OF----- INTER-OFFICE COMMUNICATION  
GAINESVILLE

Item No.: 2

**TO:** City Plan Board                      **DATE:** January 17, 2008  
**FROM:** Planning Division Staff  
**SUBJECT:** Petition 88ZON-07PB, Harry Saxton, owner of record. Change zoning from PD (Planned Development) to UMU-1 (Urban mixed use-1, up to 75 units per acre). Located at 1331 SW 13<sup>th</sup> Street. Related to Petition 132PDA-07PB.

Recommendation

**Planning Division staff recommends approval of Petition 88ZON-07PB.**

Explanation

This request is to change the zoning on a parcel that is part of the Oakbrook Walk planned development to Urban Mixed-Use-1 (UMU-1). A related petition (132PDA-07PB) has been submitted to remove the subject property, which is located at 1331 SW 13<sup>th</sup> Street (see Map 1) from the planned development. Approval of Petition 88ZON-07PB is contingent upon approval of Petition 132PDA-07PB.

The current zoning on the subject property is PD (Planned Development). The current land use category is Urban Mixed-Use 1 (UMU-1: up to 75 units per acre). The proposed zoning of UMU-1 is fully consistent with the existing future land use category.

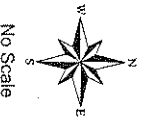
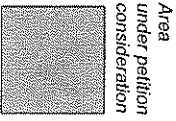
The subject property is approximately 1.1 acres in size, and it is located in the SW 13<sup>th</sup> Street Special Area Plan. A large portion of the parcel falls within the 10-year flood channel, and some lies within the 100-year floodplain. This will severely limit future development potential for the parcel.

The subject property is currently improved with a structure containing three units. One unit serves as an office for Oakbrook Walk, and the other two units are apartments. This use is consistent with both the existing PD zoning and the proposed zoning.

# 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
Harry Saxton, applicant	Rezoned from PD (Planned Development district) to UMU-1 (Urban Mixed Use district, up to 75 du/acre)	4150	88ZON-07PB

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### Background

In 2005 (Ordinance 041061), the City amended the Future Land Use Map and zoning of 550 acres of land located in the College Park/University Heights area and an area bounded by Archer Road and Depot Avenue to the north, SW 6<sup>th</sup> Street to the east and SW 16<sup>th</sup> Avenue to the south to the new Urban Mixed Use categories. The area was designated for high intensity use or high residential densities to spur redevelopment efforts. The subject property fell within this area for land use and zoning change.

Properties surrounding the subject parcel received land use categories of either UMU-1 or UMU-2 and zonings of UMU-1 or UMU-2. The subject property did receive the UMU-1 land use category designation at that time (November 2005), but the zoning on the property remained PD because it was part of the Oakbrook Walk PD.

The original Oakbrook Walk PD was established in September 1986 (Ordinance 3248). The PD was amended in October 1987 to add additional acreage to the planned development (Ordinance 3378).

The Oakbrook Walk PD was further amended in May 2001 (Ordinance 000618) to add the subject property and to allow one of the units to serve as an on-site management office for Oakbrook Walk. This is consistent with the existing use at the site.

Planning staff finds that rezoning the subject parcel to UMU-1 is consistent with the future land use category and the character and surrounding zoning in the area. This is an area targeted for redevelopment.

### Consistency with the Comprehensive Plan

The land use category for this parcel is already Urban Mixed-Use 1 (UMU-1), which is consistent with the proposed zoning change to UMU-1 zoning when the parcel is removed from the PD as intended in Petition 132PDA-07PB. The zoning change to UMU-1 is also consistent with the redevelopment policies in the City's Future Land Use Element.

### Applicant Information

Harry Saxton, owner of record.

### Request

Change the zoning from PD (Planned Development) to UMU-1 (Urban mixed use-1, up to 75 units per acre).

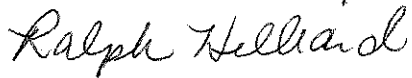


<u>Surrounding Controls</u>	<u>Future Land Use Category</u>
North	Urban Mixed-Use 1
East	Urban Mixed-Use 2
South	Urban Mixed-Use 2
West	Urban Mixed-Use 2

**Impact on Affordable Housing**

If the site is redeveloped as a non-residential use, there will be a reduction of 2 multi-family units, which may impact affordable housing availability.

Respectfully submitted,



Ralph Hilliard  
Planning Manager

RH:ORL

**Petition 88ZON-07PB Harry E. Saxton, owner of record. Change zoning from PD (Planned Development) to UMU-1 (Urban mixed use 1, up to 75 units per acre). Located at 1331 Southwest 13th Street. Note: Related to 132PDA-07PB.**

Please see petition 132PD-07 PB for scope and details.

<b>Motion By:</b> David Gold	<b>Seconded By:</b> Jon Reiskind
<b>Moved To:</b> Approve.	<b>Upon Vote:</b> 7 – 0.