

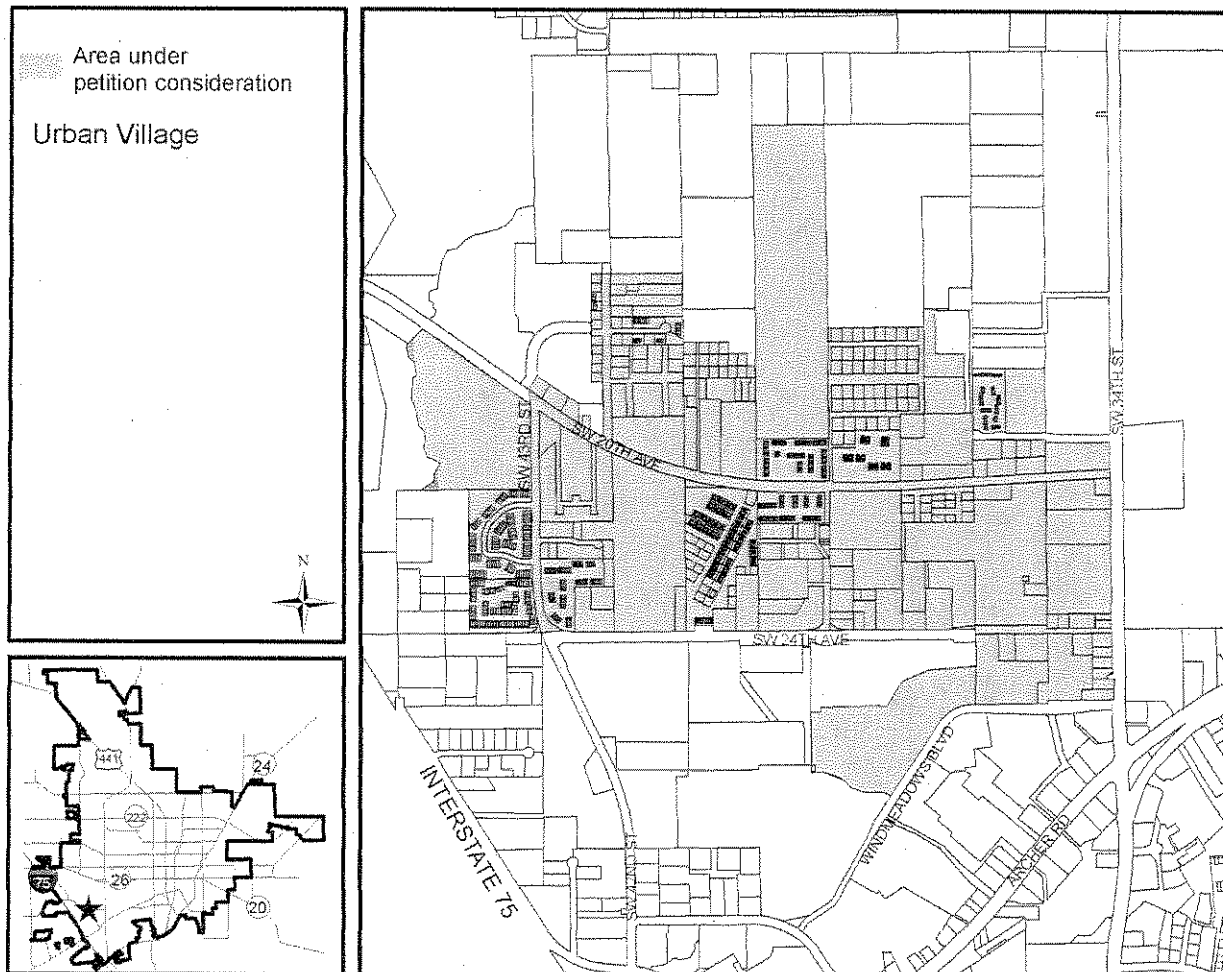
TO: City Plan Board **Item Number:** 8

FROM: Planning & Development Services Department **DATE:** January 27, 2011
Staff **Revised:** Feb. 8, 2011

SUBJECT: Petition PB-10-141 LUC. City Plan Board. Amend the City of Gainesville 2000-2010 Future Land Use Map Series to add a map designating the Urban Village. Located in the vicinity of Southwest 20th Avenue and Southwest 24th Avenue, east of Interstate 75 and west of Southwest 34th Street. Related to PB-10-137LUC and PB-10-142CPA.

Recommendation

Staff recommends approval of Petition PB-10-141 LUC.



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Description

This amendment to the Future Land Use Map Series is to add a map showing the boundaries of the Urban Village area. A separate petition, Petition PB-10-142 CPA, sets special policies for development and redevelopment within the area. Therefore, Planning staff determined that it is necessary to have a map identifying the specific area and the parcels within the Urban Village. In addition, a related petition, PB-10-137 LUC, designates land use categories for all parcels within the Urban Village (this area was annexed into city limits effective June 2009).

As part of the data and analysis report for this map amendment, staff has included a map showing the Hull Road extension alignment as approved by the MTPO (Option M), which was adopted on August 30, 2005. Because the Hull Road extension is an important component of future transportation strategies for the Urban Village, it is provided so that proposed development in the area will be aware of the alignment and the implications for future connectivity.

The map is shown on the next page.

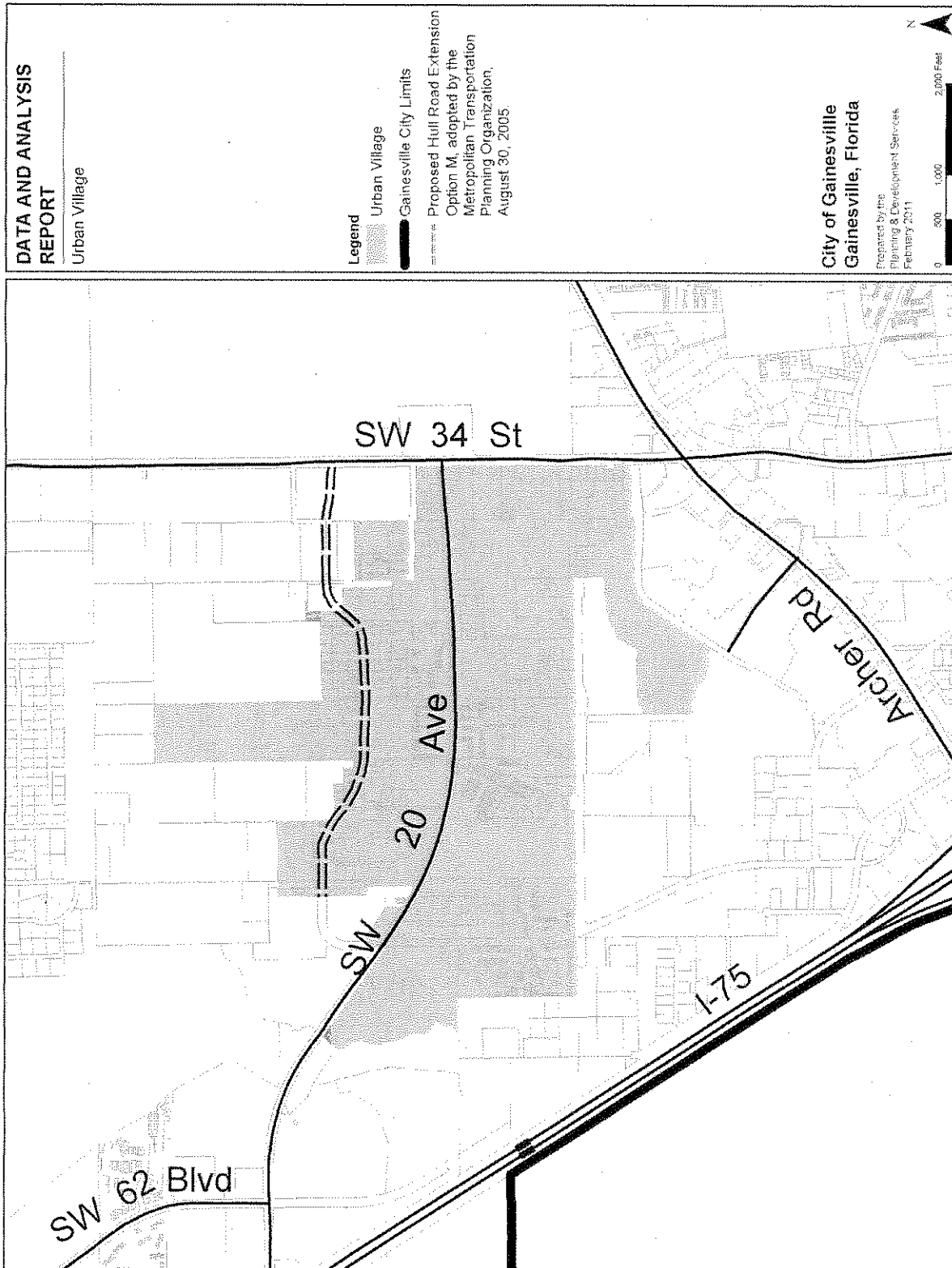
Background

The Urban Village concept first came from a report prepared in 2006 by the University of Florida School of Architecture. That report, Urban Village: Southwest 20th Avenue Transportation Design Proposal, resulted in a planning process for the area based on a vote by the Metropolitan Transportation Planning Organization (MTPO) on 5/2/06. The process initially involved both the City and Alachua County because most of the area was then in the unincorporated area. Since that time, the entire area was annexed into city limits effective June 2009. Since the annexation, City Planning staff has the responsibility for land use actions in this area.


The initial Urban Village area contained environmentally sensitive acreage with Hogtown Creek passing through it. This area had properties that were in the floodplain and flood channel and a cemetery. Given the lack of development potential for these parcels in an Urban Village form, they were removed for this petition and the related petitions.

The Plan Board originally heard land use and zoning petitions that included the Urban Village area in December 2009. Since no action was taken by the City Commission within the six month time period specified in the Land Development Code (Sec. 30-347.8), those petitions have been declared denied without prejudice. As a result, Planning staff has prepared this petition and the related petitions to: adopt a map designating the Urban Village area, establish land use categories (PB-10-137 LUC), and adopt special Comprehensive Plan policies for development/redevelopment in the area.

Data and Analysis Map Showing Proposed Hull Road Extension



Respectfully submitted,


Onelia Lazzari, AICP
Principal Planner

List of Appendices

Appendix A Urban Village Map for inclusion in the Future Land Use Map Series

Exhibit A-1: Urban Village Map

Appendix B Application

Exhibit B-1 Application to amend the Future Land Use Map Series

Petition PB-10-141 LUC
January 27, 2011

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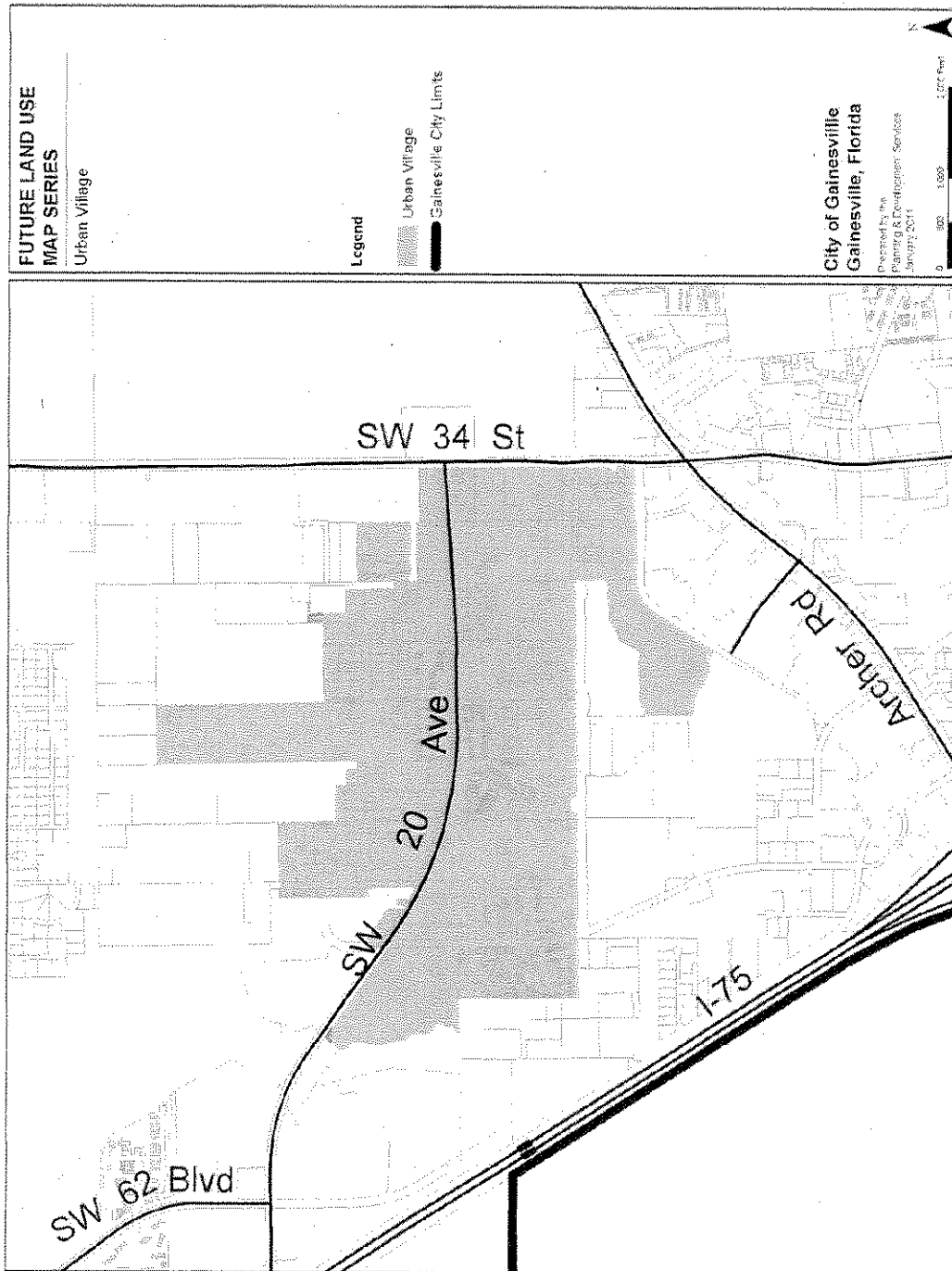
Appendix A

Urban Village Map for inclusion in the Future Land Use Map Series

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Exhibit A-1 Urban Village Map

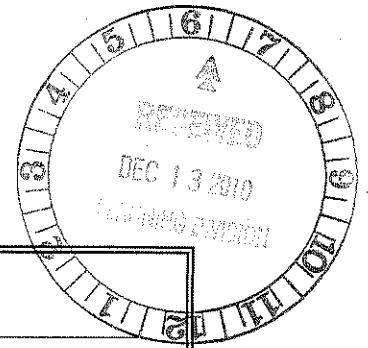
Appendix B



Petition PB-10-141 LUC
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Application



APPLICATION—CITY PLAN BOARD
Planning & Development Services

OFFICE USE ONLY	
Petition No. <u>PB-10-141 Luc</u>	Fee: \$ _____
1 st Step Mtg Date: _____	EZ Fee: \$ _____
Tax Map No. _____	Receipt No. _____
Account No. 001-660-6680-3401 []	
Account No. 001-660-6680-1124 (Enterprise Zone) []	
Account No. 001-660-6680-1125 (Enterprise Zone Credit) []	

Owner(s) of Record (please print)	
Name: _____	
Address: _____	
Phone: _____	Fax: _____
(Additional owners may be listed at end of applic.)	

Applicant(s)/Agent(s), if different	
Name: <u>City Plan Board</u>	
Address: _____	
Phone: _____	Fax: _____

Note: It is recommended that anyone intending to file a petition for amendments to the future land use map or zoning map atlas, meet with the Department of Community Development prior to filing the petition in order to discuss the proposed amendment and petition process. Failure to answer all questions will result in the application being returned to the applicant.

REQUEST		
Check applicable request(s) below:		
Future Land Use Map []	Zoning Map []	Master Flood Control Map []
Present designation: _____	Present designation: _____	Other <input checked="" type="checkbox"/> Specify: <u>Adding a map designating the Urban Villages to the Future</u>
Requested designation: _____	Requested designation: _____	<u>Land Use Map Series*</u>

INFORMATION ON PROPERTY	
1. Street address: _____	
2. Map no(s): _____	
3. Tax parcel no(s): <u>See attached list</u>	
4. Size of property: _____ acre(s)	

All requests for a land use or zoning change for property of less than 3 acres are encouraged to submit a market analysis or assessment, at a minimum, justifying the need for the use and the population to be served. All proposals for property of 3 acres or more must be accompanied by a market analysis report.

Certified Cashier's Receipt:

** Amend the Future Land Use map series to add a map designating the Urban Village.*

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5. Legal description (attach as separate document, using the following guidelines):

- a. Submit on 8 1/2 x 11 in. sheet of paper, separate from any other information.
- b. May not be included as part of a Purchase Agreement, Contract for Sale, Lease Agreement, Transfer of Title, Warranty Deed, Notice of Ad Valorem Taxes, Print-outs from Property Appraiser's Office, etc.
- c. Must correctly describe the property being submitted for the petition.
- d. Must fully describe directions, distances and angles. Examples are: North 20 deg. West 340 feet (not abbreviated as N 20 deg. W 340'); Right-of-Way (not abbreviated as R/W); Plat Book (not abbreviated as PB); Official Records Book 1, page 32 (not abbreviated as OR 1/32); Section 1, Township 9 South, Range 20 East (not abbreviated as S1-T9S-R20E).

6. INFORMATION CONCERNING ALL REQUESTS FOR LAND USE AND/OR ZONING CHANGES (NOTE: All development associated with rezonings and/or land use changes must meet adopted level of service standards and is subject to applicable concurrency requirements.)

A. What are the existing surrounding land uses?

North

South

NA

East

West

B. Are there other properties or vacant buildings within 1/2 mile of the site that have the proper land use and/or zoning for your intended use of this site?

NO

YES

If yes, please explain why the other properties cannot accommodate the proposed use?

NA

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C. If the request involves nonresidential development adjacent to existing or future residential, what are the impacts of the proposed use of the property on the following:

Residential streets

N/A

Noise and lighting

D. Will the proposed use of the property be impacted by any creeks, lakes, wetlands, native vegetation, greenways, floodplains, or other environmental factors or by property adjacent to the subject property?

NO ____ YES ____ (If yes, please explain below)

N/A

E. Does this request involve either or both of the following?

a. Property in a historic district or property containing historic structures?

NO ____ YES ____

N/A

b. Property with archaeological resources deemed significant by the State?

NO ____ YES ____

F. Which of the following best describes the type of development pattern your development will promote? (please explain the impact of the proposed change on the community):

Redevelopment ____

Urban Infill ____

Activity Center ____

Urban Fringe ____

Strip Commercial ____

Traditional Neighborhood ____

N/A

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Explanation of how the proposed development will contribute to the community.

NA

G. What are the potential long-term economic benefits (wages, jobs & tax base)?

NA

H. What impact will the proposed change have on level of service standards?

Roadways

Recreation

NA

Water and Wastewater

Solid Waste

Mass Transit

I. Is the location of the proposed site accessible by transit, bikeways or pedestrian facilities?

NO ____

YES ____ (please explain)

NA

