

**TO:** City Plan Board

**Item Number:** 2

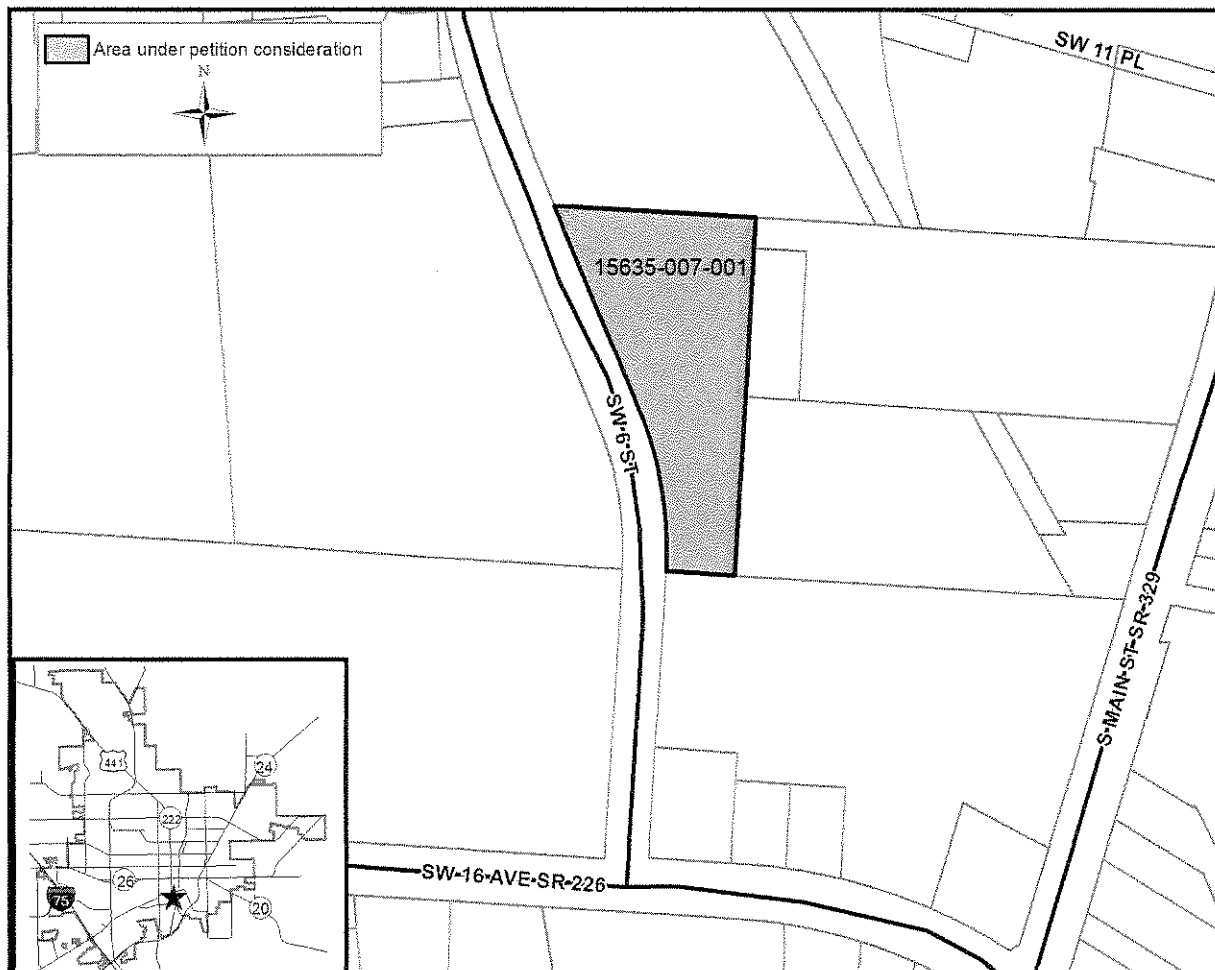
**FROM:** Planning & Development Services Department  
 Staff

**DATE:** January 23,  
 2014

**SUBJECT:** Petition PB-13-122 LUC. Ricardo Cavallino, agent for Ridgway Roof Truss Co., Inc. Amend the City of Gainesville Future Land Use Map from Industrial (IND) to Urban Mixed-Use 2 (UMU-2: 10 to 100 units per acre; and up to 25 additional units per acre by special use permit). Located at 1233 SW 6<sup>th</sup> Street. Related to PB-13-123 ZON.

### Recommendation

Staff recommends approval of Petition PB-13-122 LUC.



## Description

This petition requests a small-scale amendment to the future land use map from Industrial to Urban Mixed-Use 2 (UMU-2: 10-100 units per acre; and up to 25 additional units per acre by special use permit). The parcel at 1233 SW 6<sup>th</sup> Street has Industrial land use and I-1 (Limited industrial district) zoning. The property is approximately 3.28 acres in size and is currently vacant. The surrounding properties are all developed with a variety of uses. The property is located along a designated Central Corridor and is currently regulated by the Central Corridors Special Area Plan. If the proposed land use and zoning changes are adopted, the property will be regulated by the UMU-2 zoning district design provisions. Please see the map on page 1 for the location of the subject property, and Appendix B for the full map series.

This petition is related to Petition PB-13-123 ZON, which would change the zoning on the property from I-1 to UMU-2 (10-100 units/acre; and up to 25 additional units per acre by special use permit, urban mixed-use district). Related Petition PB-13-126 TCH updates Figures in the UMU-2 zoning district section of the Land Development Code to add the subject properties to the Archer Triangle area of the district. These actions will add the parcel into the UMU-2 zoning district where it will be regulated under the UMU-2 design regulations.

The existing Industrial land use category identifies those areas appropriate for manufacturing, fabricating, distribution, extraction, wholesaling, warehousing, recycling, and other ancillary uses. The UMU-2 land use category allows up to 100 dwelling units per acre for residential development, as well as a variety of non-residential uses, which increases the viability of any development efforts on this property in the future, in accordance with the design standards of the UMU-2 designation, land development regulations, and the City's Comprehensive Plan.

The purpose of the proposed land use amendment (and related rezoning petition) is to enable the applicant to develop a multiple-family residential complex on the property. The property is located within close proximity to the University of Florida (UF) and the Innovation Square area. Development on this parcel would be considered infill.

## Key Issues

- The proposed land use amendment is consistent with the Comprehensive Plan, as discussed below in "1. Consistency with the Comprehensive Plan."
- The subject property is located along a Central Corridor and is regulated by the Central Corridors Special Area Plan. The property also must be added to the Archer Triangle area of the UMU-2 district.
- The UMU-2 land use category allows up to 100 dwelling units/acre and also allows a mix of office/research, retail, and service uses in addition to residential.
- UMU land use categories are specifically established to support research and development in the physical, engineering and life sciences in close proximity to the University of Florida (UF) main campus.
- The property is located less than a mile from UF, the Innovation Square area, the developing Depot Park and the downtown area of the city.

**Basis for Recommendation**

The staff recommendation is based on the factors stated in the Future Land Use Element and on State statute criteria, which are discussed below: Consistency with the Comprehensive Plan; Compatibility and surrounding land uses; Environmental impacts and constraints; Support for urban infill and/or redevelopment; Impacts on affordable housing; Impacts on the transportation system; Analysis of the availability of facilities and services; Need for the additional acreage in the proposed future land use category; Discouragement of urban sprawl as defined in Section 163.3164, F.S., and consistent with the requirements of Subsection 163.3177(6)(a)9., F.S.; Need for job creation, capital investment, and economic development to strengthen and diversify the City's economy; and Need to modify land use categories and development patterns within antiquated subdivisions as defined in Section 163.3164, F.S.

**1. Consistency with the Comprehensive Plan**

The proposed UMU-2 land use amendment is consistent with the City's Comprehensive Plan. The following objective and policies are the most pertinent to this petition. Objective 4.2 and Policy 4.2.1 can be adequately met by this petition because a high intensity land use category would be placed in the midst of other surrounding high intensity land use categories, which are within the central core of the community, where density, pedestrian-oriented development and a mix of uses are encouraged. Land development regulations including the design provisions of the UMU-2 zoning district will ensure that residential, retail and office uses will be scaled to fit into the character of the area.

**Future Land Use Element**

**Objective 4.1** The City shall establish land use designations that allow sufficient acreage for residential, commercial, mixed use, office, industrial, education, agricultural, recreation, conservation, public facility, and institutional uses at appropriate locations to meet the needs of the projected population and that allow flexibility for the City to consider unique, innovative, and carefully construed proposals that are in keeping with the surrounding character and environmental conditions of specific sites.

**Policy 4.1.1** Land Use Categories on the Future Land Use Map shall be defined as follows:

**Urban Mixed-Use 2 (UMU-2: 10 to 100 units per acre; and up to 25 additional units per acre by special use permit)**

This category allows a mixture of residential, retail, service and office/research uses. The Urban Mixed Use districts are distinguished from other mixed-use districts in that they are specifically established to support research and development in the physical, engineering and life sciences in close proximity to the University of Florida main campus. An essential component of the district is orientation of structures to the street

and multi-modal character of the area. Retail and office uses located within this district shall be scaled to fit into the character of the area. Residential density shall be limited to 10 to 100 units per acre with provisions to add up to 25 additional units per acre by special use permit. Lots that existed on November 13, 1991 and that are less than or equal to 0.5 acres in size shall be exempt from minimum density requirements. All new non-single-family principal buildings shall have a minimum height of 24 feet. Building height shall be limited to 6 stories and up to 8 stories by special use permit. Land development regulations shall set the appropriate densities; the distribution of uses; design criteria; landscaping, and pedestrian/vehicular access. Land development regulations shall specify the criteria for the siting of public and private schools, places of religious assembly and community facilities within this category.

The list of other applicable comprehensive plan policies is located in Appendix A. This proposal is consistent with the redevelopment objectives of the City as listed in Objective 2.1 of the Future Land Use Element (see Appendix A).

The petition site is located within Zone A of the City's Transportation Mobility Program Area (TMPA), which is intended to promote redevelopment and infill in the eastern portion of the city and the area near the University of Florida. At the time of any type of development plan review, the proposal will be required to meet the standards of Policy 10.1.4 of the Transportation Mobility Element because of the Zone A location.

## **2. Compatibility and surrounding land uses**

The character of the area of the subject property is mixed. To the north is a warehouse/storage development that is currently occupied by the Shands Hospital Support Facility, with Industrial land use and I-1 zoning. To the east is land with Industrial land use and I-2 (General industrial district) zoning with a variety of industrial uses including wholesaling, warehousing, towing operations and automobile repair. To the south of the subject property is the rear portion of the Winn-Dixie grocery store with Mixed-Use Medium-Intensity (12-30 units per acre) land use and MU-2: 12-30 units/acre mixed use medium intensity zoning. Across SW 6<sup>th</sup> Street are properties with UMU-2 land use and UMU-2 zoning designations, and which include the University of Florida Coastal Engineering Lab, the University's Blue Wave Wetland Conservation Area, and a multi-family residential development.

The proposed UMU-2 land use designation allows residential use and residential density of up to 100 units per acre. In addition, UMU-2 allows retail, service, and office/research uses. This land use category places importance on the orientation of structures to the street and the maintenance of the multi-modal character of the area. Retail and office uses located within this category shall be scaled to fit into the character of the area. Land development regulations regulating UMU-2 zoning include design criteria that address landscaping, pedestrian and vehicular access, glazing and build-to line provisions. The UMU-2 land use category is consistent with the surrounding land uses.

### **3. Environmental impacts and constraints**

There are no major environmental issues concerning the subject property. There are no wetland or floodplain areas on the site. Stormwater management will be addressed at the time of development plan review and the property is not in the Wellfield District. The City's Environmental Coordinator has reviewed the property and determined that it is exempt from the Natural and Archaeological Resources Protection regulations.

### **4. Support for urban infill and redevelopment**

Development of the subject property represents an opportunity for additional urban infill. This vacant parcel is nearby to existing public facilities (including potable water, wastewater, transit, solid waste, public roads, recreation, and public schools) that could serve the property in case of a development proposal. A major component of the UMU-2 land use category is the orientation of structures to the street and the multi-modal character of the area. This type of development may encourage further redevelopment in this core area of the city because of the proximity to the University of Florida, the Santa Fe College downtown campus, the Innovation Square area, and the downtown area. The provision of residential and nonresidential uses in this area can promote more pedestrian activity, employment opportunities, and customers to nearby businesses, increasing and encouraging additional businesses to locate in the area.

### **5. Impacts on affordable housing**

This land use amendment will increase the residential density on the subject property. The existing Industrial land use does not allow any residential use, while the proposed UMU-2 land use designation allows up to 100 dwelling units/acre. Residential development on the site could provide more housing opportunities which may increase the amount of affordable housing.

### **6. Impacts on the transportation system**

The properties are located within Zone A of the City's Transportation Mobility Program Area (TMPA), which is intended to promote redevelopment and infill in areas close to the University of Florida. Regional Transit Service (RTS) Routes 16 and 17 run along SW 16<sup>th</sup> Avenue just south of the subject site, with stops at the Winn-Dixie grocery store.

Due to the location of the property within the University of Florida Context Area, if any multi-family residential development is proposed on the properties, it must comply with the provisions of Transportation Mobility Element Policy 10.1.14, concerning new multi-family residential development funding capital transit costs associated with transit service needs. Payments are based on a proportionate share contribution toward the additional transit service enhancements needed to serve the proposed development in the RTS a.m. and p.m. peak hours to maintain existing service levels (frequencies). The payment will be based on the expected mode split of all development trips that will use transit. Any development on the property will be required to meet the standards of Policy 10.1.4 of the Transportation Mobility Element, because of the TMPA Zone A location.

**7. Analysis of the availability of facilities and services**

Based upon projections provided by the petitioner and the approximate number of residential units that could be built on the site (approximately 382 units at the maximum density of 100 units per acre), the uses allowed in the UMU-2 zoning district will not adversely impact adopted levels of service for potable water, wastewater, solid waste, and recreation. School capacity is available for the estimated amount of students that would be generated by adding the 64 proposed multi-family units at this location (see Appendix D). School capacity is also available for the estimated amount of students that would be generated by adding the maximum number of multi-family units (328) at this location. Stormwater management is addressed at the time of development plan review.

**8. Need for the additional acreage in the proposed future land use category**

The UMU-2 land use category was specifically established to support research and development in the physical, engineering and life sciences in close proximity to the University of Florida main campus. The subject property is located within  $\frac{3}{4}$  miles of the main campus and the Innovation Square area. Redevelopment of the site into multiple-family dwelling units, retail, and/or service and office/research uses would be consistent with the provisions of the UMU-2 land use category and supportive of the overall redevelopment goals in the Comprehensive Plan.

**9. Discouragement of urban sprawl as defined in Section 163.3164, F.S., and consistent with the requirements of Subsection 163.3177(6)(a)9., F.S.**

This proposal is in the central area of the community where infrastructure is readily available. The property is within close proximity (within a mile) to the UF main campus, the Innovation Square area, the Santa Fe College downtown campus, and downtown.

**10. Need for job creation, capital investment, and economic development to strengthen and diversify the City's economy**

This land use amendment is requested because of a proposal for a multiple-family residential development. If this land use and zoning amendment does trigger development, it will create economic activity that will strengthen the local economy with jobs associated with construction and the development process, and capital investment on a property that is currently vacant.

**11. Need to modify land use categories and development patterns within antiquated subdivisions as defined in Section 163.3164, F.S.**

This factor is not applicable to this land use amendment because it does not involve a subdivision.

Petition PB-13-122 LUC  
January 23, 2014

Respectfully submitted,



Onelia Lazzari  
Principal Planner

Prepared by:



Jason Simmons

**Table 1**

**Adjacent Existing Uses**

<b>North</b>	Shands Hospital support facility
<b>South</b>	Grocery store
<b>East</b>	Miscellaneous industrial uses
<b>West</b>	UF Coastal Engineering Lab

**Adjacent Zoning and Land Use**

	<b>Land Use Category</b>	<b>Zoning Category</b>
<b>North</b>	Industrial	I-1
<b>South</b>	Mixed Use Medium	MU-2
<b>East</b>	Industrial	I-2
<b>West</b>	Urban Mixed Use 2	UMU-2

**List of Appendices**

**Appendix A Comprehensive Plan GOPs**

- Exhibit A-1 Future Land Use Element
- Transportation Mobility Element

**Appendix B Supplemental Documents**

- Exhibit B-1 Existing Land Use Map
- Exhibit B-2 Proposed Land Use Map
- Exhibit B-3 Aerial Map

**Appendix C Application and Neighborhood Workshop information**

- Exhibit C-1 Neighborhood Workshop information
- Exhibit C-2 6<sup>th</sup> Street Apartments Comprehensive Plan Amendment and Rezoning Report