



Legislation Text

File #: 040656, **Version:** 1

LAND USE CHANGE - UNIVERSITY CORNERS (B)

Ordinance No. 0-05-33, Petition 160LUC-04PB

An ordinance amending the City of Gainesville 2000-2010 Comprehensive Plan, Future Land Use Map; by overlaying the land use category of "Planned Use District" on certain property with the underlying land use categories of "Mixed-Use Low-Intensity (8-30 units per acre)" and "Mixed-Use Residential (up to 75 units per acre)"; located between West University Avenue on the South, Northwest 3rd Avenue on the North, Northwest 13th Street (US 441) on the East and Northwest 14th Street on the West; providing conditions; providing a severability clause; providing a repealing clause; and providing an effective date.

The City Commission adopt the proposed ordinance.

STAFF REPORT

The purpose and intent of this project is to construct a 650,000+ sq. ft. mixed-use development containing a combination of commercial, office, residential and a place of religious assembly on approximately 4.4 acres of land located between West University Avenue and Northwest 3rd Avenue and between Northwest 13th Street (US 441) and Northwest 14th Street. The project shall also consist of both an underground and above ground parking structure for approximately 1,300 spaces having a maximum square footage of 450,000 square feet. The redevelopment of this property will allow for the petitioner to provide increased commercial and personal services for the existing and future neighborhood residents as well as University of Florida students and staff. This will assist in reducing the dependency on the use of the automobile as a primary mode of transportation, in the area, by encouraging transit, bicycle and pedestrian modes of transportation by maximizing non-vehicular oriented development within University Corners, located at the intersection of West University and Northwest 13th Street (US 441).

The redevelopment of the three University Corners blocks will provide additional commercial (including hotel staff), offices, and other job opportunities as well as add much needed residential density (requesting 400 dwelling units maximum - 91 du/ac with 346 dwellings currently proposed-78 du/ac) to this existing activity center area. In addition to the commercial mixed-use development being proposed, the petitioner is also proposing to rebuild the University United Methodist Church at its present location at the corner of West University and Northwest 14th Street. Although the entire project is being constructed as one, the new church will be built on its own tax parcel, having its own specific property lines.

The proposed land use change is consistent with the City of Gainesville 2000-2010 Comprehensive Land Use Plan in numerous ways. Perhaps one of the most significant accomplishments of this proposed development is that the petitioner will be redeveloping an underdeveloped and arguably one of the busiest, most important intersections in the City of Gainesville, near the University of Florida.

The petitioner has met with the College Park and surrounding neighborhood/s on numerous occasions to discuss the project and hear comments and concerns related to the proposed development. It is planning staff's understanding that the petitioner has gained the support from most of the neighbors in question.

Public notice was published in the Gainesville Sun on November 2, 2004. Letters were mailed to surrounding property owners on November 3, 2004. The Plan Board held a public hearing November 18, 2004.

CITY ATTORNEY MEMORANDUM

The proposed amendment to the Comprehensive Plan is treated as a small scale development activity. After the City Commission adopts the ordinance, it will be filed with the State Land Planning Agency. The state land planning agency does not review or issue a notice of intent for small scale development amendments. Any affected person may file a petition with the State Division of Administrative Hearings to request a hearing to challenge the compliance of a small scale development amendment within 30 days following the City's adoption of the amendment.

Small scale development amendments do not become effective until 31 days after adoption. If challenged within 30 days after adoption, small scale development amendments shall not become effective until the state land planning agency or the Administration Commission issues a final order that the adopted small scale development amendment is in compliance.

The City Commission, at its meeting of December 13, 2004, approved the petition and authorized the City Attorney to draft the proposed ordinance the land use change.