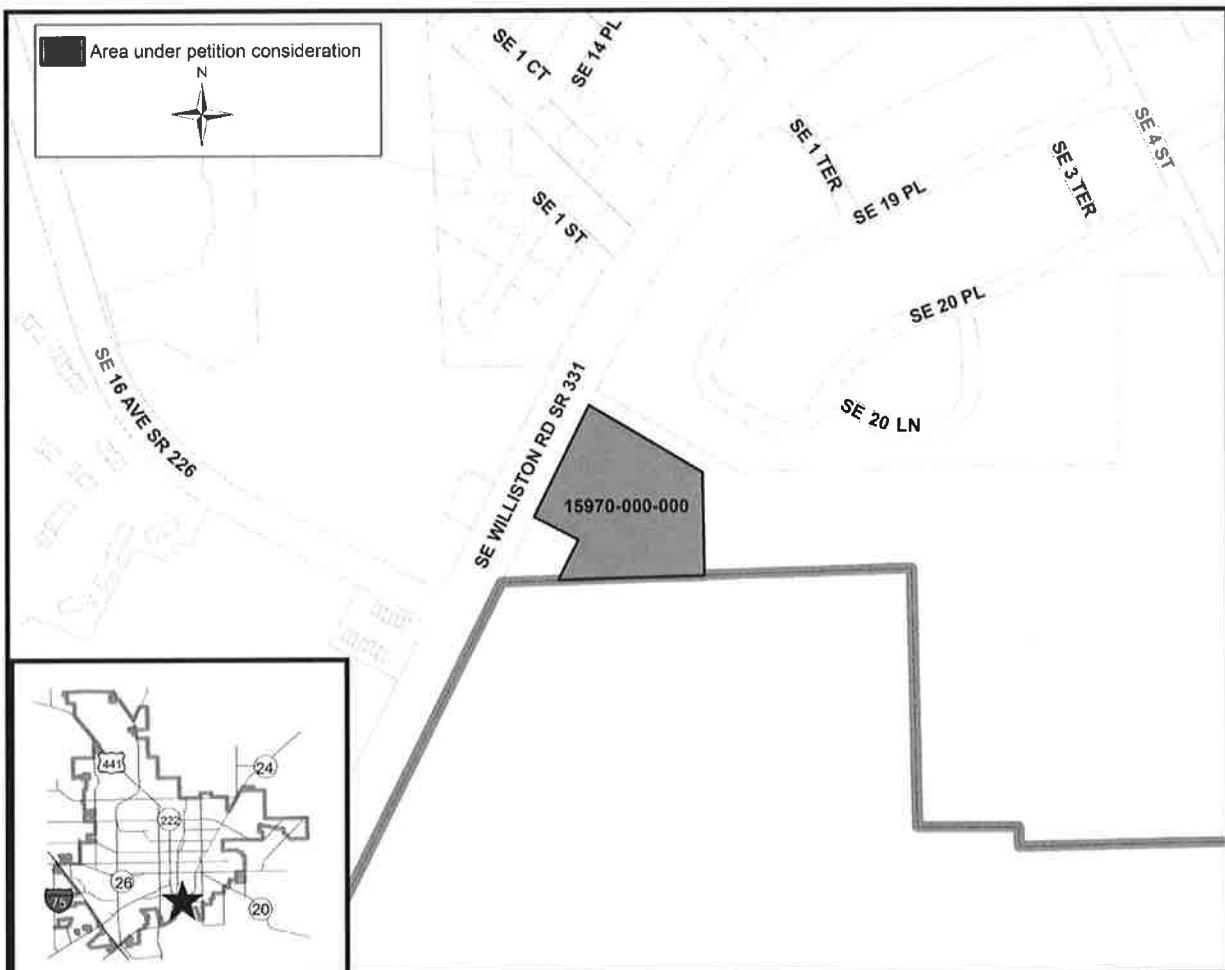


TO: City Plan Board**Item Number: 3****FROM: Planning & Development Services Department Staff****DATE: October 23, 2014**

SUBJECT: Petition PB-14-120 LUC. Alachua County Growth Management Department, agent for Alachua County Board of County Commissioners. Amend the City of Gainesville Future Land Use Map from Residential Medium-Density (8-30 units per acre) to Conservation. Located approximately 320 feet north of the intersection of Williston Road & SE 16th Avenue, east side. Related to PB-14-121 ZON.

Recommendation

Staff recommends approval of Petition PB-14-120 LUC.



Description

This petition requests a small-scale amendment to the future land use map from Residential Medium-Density (8-30 units per acre) to Conservation for an approximately 4.4 acre vacant parcel owned by Alachua County. The parcel is located approximately 320 feet north of the intersection of Williston Road and SE 16th Avenue, on the east side of Williston Road. The current zoning for the property is RMF-6: 8-15 units/acre multiple-family residential district. No development for this parcel is proposed for the near future. The property is part of the Paynes Prairie Sweetwater Preserve, and is owned and managed by Alachua County. The approximately 113.5 acre preserve was purchased as part of the Alachua County Forever (ACF) land acquisition program in 2006, which included the 4.4 acre piece within the city limits of the City Of Gainesville.

The subject property is part of a nature preserve, which is intended to conserve, protect, and enhance the natural resources on the land and to provide for public outdoor recreation that is compatible with the conservation, protection and enhancement of the site. The preserve is generally located north of Paynes Prairie Preserve State Park, south of the Evergreen Cemetery, west of Boulware Springs Park, and east of Williston Road. The 4.4 acre portion of the property that is within city limits is the northernmost piece of the preserve property.

The reason for the proposed land use amendment (and related rezoning petition PB-14-121 ZON) is to apply the most appropriate designation on this County-owned property, and to match as closely as possible the Alachua County land use and zoning designations that have been applied to the bulk of the parcel that lies in an unincorporated area of the county adjacent to the city. The Alachua County land use designation for the preserve is Preservation, with a Preservation zoning designation. The City Of Gainesville is proposing Conservation land use because this designation identifies areas environmentally unsuited to urban development, permanent buffers between land uses, areas used for passive recreation and nature parks.

Please see the map on page 1 for the general location of the subject property, and Appendix B for the full map series.

Key Issues

- The proposed land use amendment is consistent with the Comprehensive Plan, as discussed below in “1. Consistency with the Comprehensive Plan.”
- The property is managed public land and is part of the Paynes Prairie Sweetwater Preserve.
- The Conservation land use designation was chosen because it is the most compatible City Of Gainesville land use category with the existing Alachua County Preservation land use, which is designated on the portion of the preserve that is within unincorporated Alachua County.
- This amendment and the subsequent zoning change will place the appropriate designations on the property, in line with the management plan of the preserve.

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 Conservation 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 the intent of the Conservation designation on this property is to protect and preserve the unique natural and cultural resources found on the property and provide a quality passive recreational experience. Land development regulations shall determine the appropriate scale of activities, structures and infrastructure that will be allowed.

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:

Conservation

This category identifies areas environmentally unsuited to urban development, permanent buffers between land uses, areas used for passive recreation and nature parks. Privately held properties within this category shall be allowed to develop at single-family densities of 1 unit per 5 acres. Land development regulations shall determine the appropriate scale of activities, structures and infrastructure that will be allowed.

This proposal is consistent with the land use objectives of the City to provide sufficient acreage for various uses at appropriate locations, as listed in Objective 4.1 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. Because the Conservation land use designation is intended to protect and preserve the natural features on the site with possible passive recreational opportunities, no transportation mobility issues are anticipated.

2. Compatibility and surrounding land uses

The proposed land use category is compatible with the existing land uses that surround the property. To the north and east of the subject property is land with the Residential Medium-Density land use and RMF-6 zoning, which is connected to the Evergreen Cemetery. To the north of this strip of land is the Woodland Park housing development, also with Residential Medium-Density land use and RMF-6 zoning. To the west across Williston Road is vacant land designated Residential Medium-Density land use, with RMF-7: 8-21 units/acre multiple-family residential district zoning. Also on the west side of Williston Road is a city-owned parcel with Public and institutional facilities land use and Public services and operations district (PS) zoning, which includes a lift station. To the south in the unincorporated area of the county is the bulk of the Paynes Prairie Sweetwater Preserve, with Alachua County Preservation land use and Preservation zoning. Two electric power line poles are located on the other property just to the south of the subject property. This is a city-owned parcel with Residential Medium-Density land use and RMF-6 zoning. In general the character of the area to the east of the subject parcel is public institutional for the cemetery, while the area to the west is largely vacant. Residential use lies to the north and further south, along the west side of Williston Road, south of SE 16th Avenue.

3. Environmental impacts and constraints

As indicated earlier, the subject property is part of the Paynes Prairie Sweetwater Preserve, and is owned and managed by Alachua County. The approximately 113.5 acre preserve was purchased as part of the Alachua County Forever (ACF) land acquisition program in 2006, which included the 4.4 acre piece within the city limits of the City Of Gainesville. John Hendrix, the City's Environmental Coordinator, visited the site and provided the following report.

The parcel is situated on the north side of Sweetwater Branch. The creek enters the property through culverts under Williston Road, flowing in its southerly course from urban headwaters in eastern and downtown Gainesville toward Payne's Prairie. The heavily wooded parcel is characterized by a distinct seepage slope which climbs northerly from the stream and floodplain to an upland crest at the boundary with Evergreen Cemetery. Sweetwater Branch and any wetlands which may occur on its associated riparian fringe and floodplain, as well as any seepage wetlands which may be present on the slope to the north, are regulated surface waters/wetlands, and any development activity proposed within the regulatory boundaries of these areas would be required to comply with Section 30-300 *Regulated Surface Waters and Wetlands*.

Based on information available from prior inventory by Alachua County, several regulated natural and archaeological resources or resource areas are known to be present on the larger preserve property, although not necessarily on the subject 4.4 acre area. Listed plant and animal species are present on the larger preserve area, as well as significant natural communities, and possibly significant archaeological resource areas. An excellent seepage slope forest covers much of the slope rising to the north from Sweetwater Branch through the subject parcel. Pursuant to Section 30-310 *Regulated Natural and Archaeological Resources*, any land use and development activity proposed on the subject parcel must provide assessment, protection, and management of the regulated natural and archaeological resources which are present. As the acquisition purpose of this project was the establishment of a nature preserve, and management of the property has been formalized through an approved plan, it is expected that any specific development plans for this part of the Preserve will generally comply with 30-310 regulations. However, specific development activities proposed within this part of the Preserve must be coordinated with the City Environmental Coordinator for a specific determination of compliance.

The proposed land use and zoning would be optimal in providing for maintenance and potential enhancement of surface water quality in the watershed, and for protection of the variety of significant natural and archaeological resources on and adjacent to the parcel. Conservation uses of this parcel will support and expand the natural resource base and recreational assets associated with the extensive parklands and nature preserves existing in this area of Gainesville and Alachua County, and ensure the best option for maintenance and enhancement of the resource values intended for protection under the City's comprehensive plan and land development regulations for protection of surface waters and wetlands, and natural and archaeological resources.

4. Support for urban infill and redevelopment

The proposed land use amendment for this property is intended to protect the natural resources on the site and provide a passive recreational opportunity for the public. Urban infill and redevelopment is not anticipated for the property.

5. Impacts on affordable housing

This land use amendment does involve land designated for residential use; however, because of the environmental nature of the property as part of a nature preserve, it is unlikely that any residential project would have ever been developed. The impact on affordable housing is negligible.

6. Impacts on the transportation system

The property is located within Zone A of the City's Transportation Mobility Program Area (TMPA), and is not expected to create significant additional traffic impacts because the subject property is a small part of the larger approximately 113.5 acre Paynes Prairie Sweetwater Preserve, which is managed as a natural area with a nature-based recreation component.

7. Analysis of the availability of facilities and services

No development is anticipated for the property. There will not be any adverse impacts on adopted levels of service for potable water, water supply, wastewater, solid waste, public schools, and recreation. Stormwater management is addressed at the time of development plan review, if applicable.

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

The addition of acreage into the Conservation land use category will add more inventory to the southeast area of the city, while providing more passive recreational opportunities in the area. The formal inclusion of the site into a Conservation land use category would be consistent with the provisions of the Conservation land use category and supportive of the overall conservation 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.

The property is located on the southeast edge of the community in an environmentally sensitive area that is considered not suitable for urban development. This land use amendment will preserve existing natural resources and open space. This proposal will discourage urban sprawl since no development is anticipated for the property.

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

This land use amendment is requested to protect, preserve, and enhance the unique natural and cultural resources found on the property, and provide an enjoyable and educational passive recreational experience for the general public. This property, as part of the larger Paynes Prairie Sweetwater Preserve, will be managed for the conservation, protection, and enhancement of natural resources, and for public outdoor recreation that is compatible with these management aims. This land use amendment and subsequent rezoning is not intended to trigger development.

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-14-120 LUC
 October 23, 2014

Respectfully submitted,

Onelia Lazzari
 Principal Planner

Prepared by:
 Jason Simmons

Table 1

Adjacent Existing Uses

North	Multiple-family residential
South	Conservation
East	Evergreen Cemetery
West	Lift station, vacant residential

Adjacent Zoning and Land Use

	Land Use Category	Zoning Category
North	RM	RMF-6
South	RM, Alachua County Preservation	RMF-6, Alachua County Preservation
East	RM	RMF-6
West	RM, PF	RMF-7, PS

List of Appendices

Appendix A Comprehensive Plan GOPs

- Exhibit A-1 Future Land Use Element
- Exhibit A-2 Conservation Element

Appendix B Supplemental Documents

- Exhibit B-1 Existing Land Use Map
- Exhibit B-2 Proposed Land Use Map
- Exhibit B-3 Aerial Map
- Exhibit B-4 Interoffice Communication from John Hendrix, Environmental Coordinator

Appendix C Application and Neighborhood Workshop information

- Exhibit C-1 Application and Neighborhood Workshop Notes and information