



Planning and Development Services

PB-15-44 LUC

**City Commission
September 3, 2015**

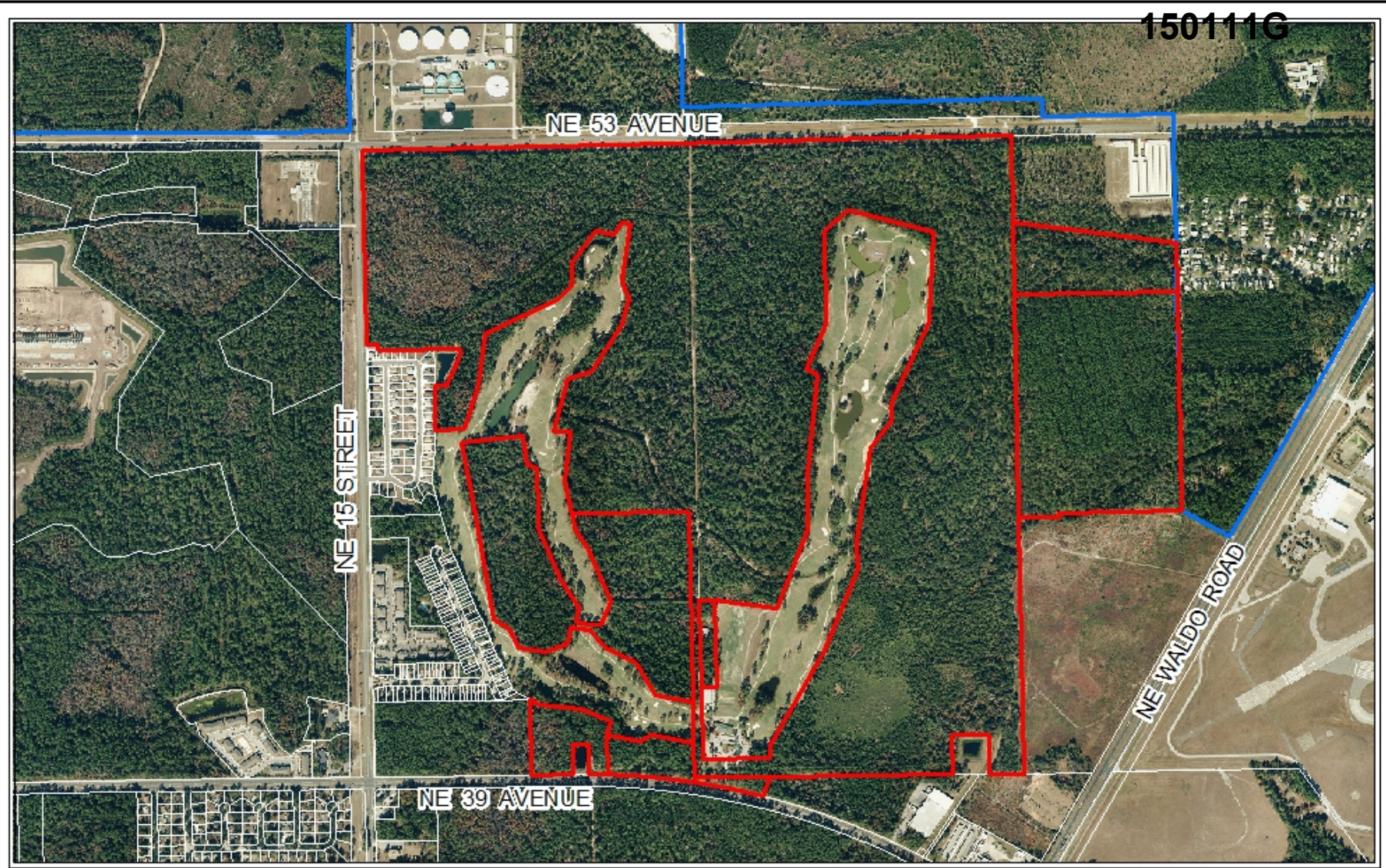
Legistar No. 150111

Presentation by Dean Mimms, AICP


Large-scale Land Use Amendment

PB-14-44 LUC	Existing	Proposed
<p>Land Use (498 ac)</p>	<p>PUD (Planned Use District)</p>	<p>RL (12 du/ac) RM (8-30 du/ac) O (Office) BI (Business Industrial)</p>

150111G



AERIAL PHOTOGRAPH

	Name	Petition Request	Petition Number
 <p>No Scale</p>	eda engineers-surveyors-planners, inc., agent for East Gainesville Development Partners, LLC	Amend the City of Gainesville FLUM from PUD to RL, RM, O and BI	PB-15-44 LUC

**City of Gainesville
Land Use Designations**


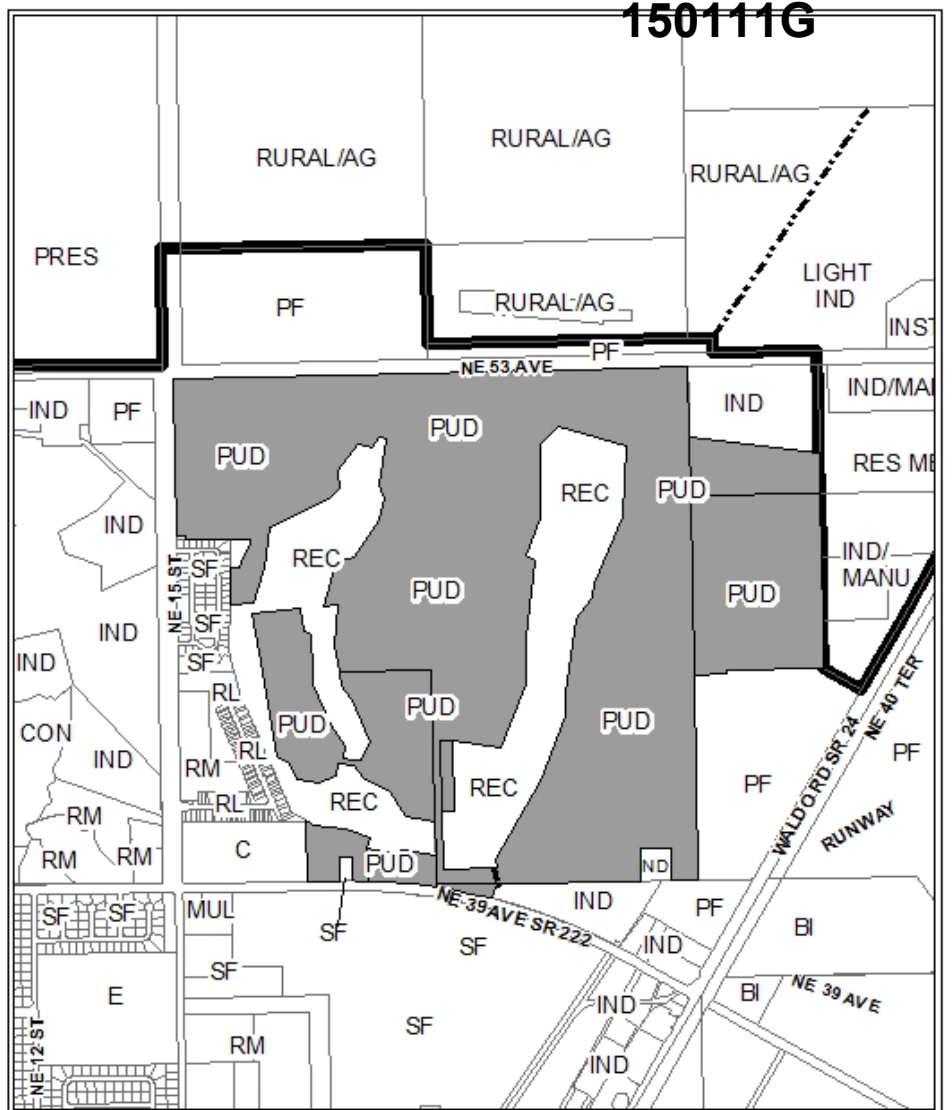
- SF Single Family (up to 8 du/acre)
- RL Residential Low Density (up to 12 du/acre)
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- MUL Mixed Use Low Intensity (8-30 du/acre)
- C Commercial
- BI Business Industrial
- IND Industrial
- E Education
- REC Recreation
- CON Conservation
- PF Public Facilities
- PUD Planned Use District

**Alachua County
Land Use Designations**


- Rural/Ag Rural/Agriculture
- Pres Preservation
- Res Med Residential Medium Density
- Inst Institutional
- Light Ind Light Industrial
- Ind/Manu Industrial and Manufacturing

----- Division line between two land use categories
— City Limits

Area under petition consideration

EXISTING LAND USE

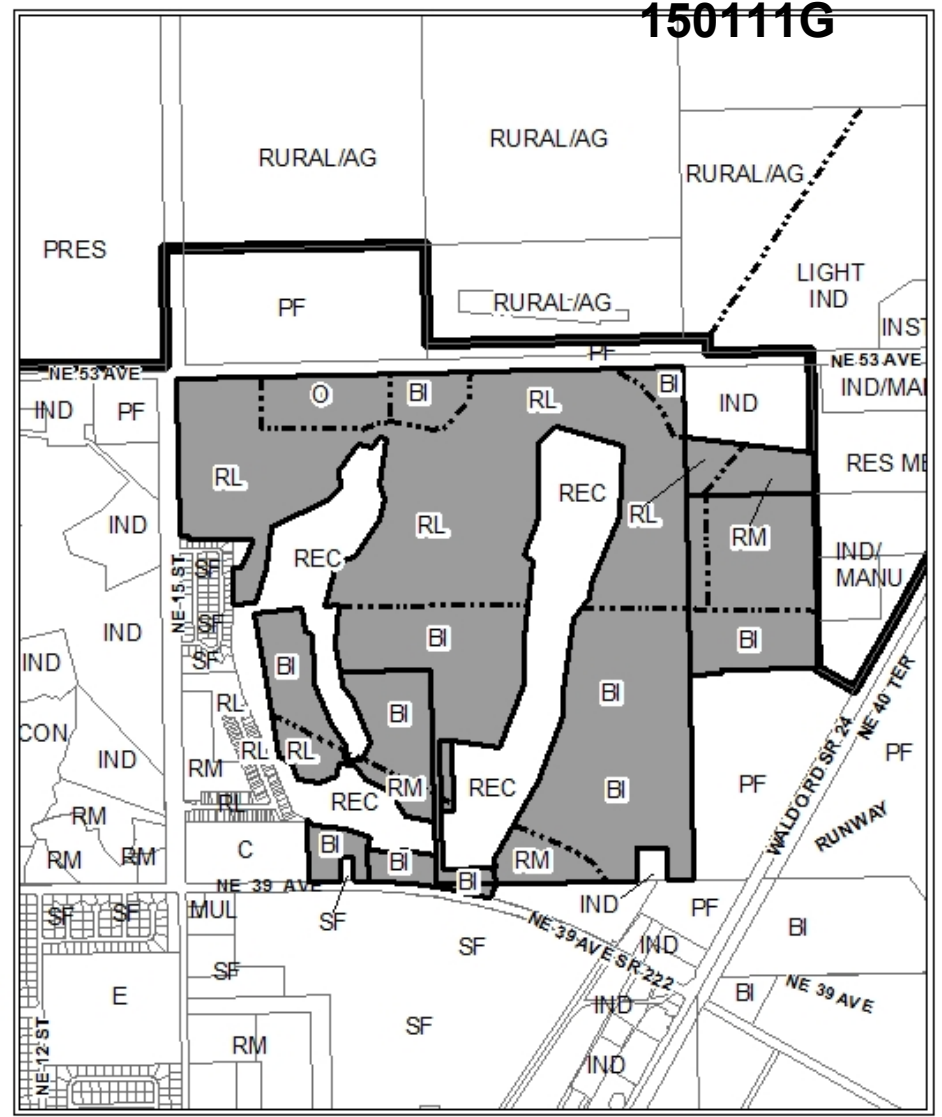
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PROPOSED LAND USE



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150111G

Entrance to Ironwood Golf Course



150111G



East along NE 39 AVE

150111G

Airport

North along
Waldo RD



150111G

East into Ironwood
Golfcourse from NE 17
Terrace

NO TRESPASSING
POSTED PROPERTY
BY THE ORDER
OF THE
IRONWOOD
HOMEOWNERS
ASSOCIATION
P.O. BOX 100

ALL PETS
MUST BE
ON A LEASH

PLEASE REMOVE
YOUR PUPPY

150111G

South along NE 17
Terrace



Petition / Background

Mix of Non-Residential and Residential Uses:

- 216 ac BI much of S half property, in Airport Noise Zone, no residential allowed
- 19 ac O along NE 53 AVE, envisioned 500-bed ALF allowable use
- 203 ac RL much of N half property, some in SW area
- 60 ac RM in E area, two minor areas in S part of property
- Consistent w/Plan East Gainesville vision of mixed-use employment center near Airport

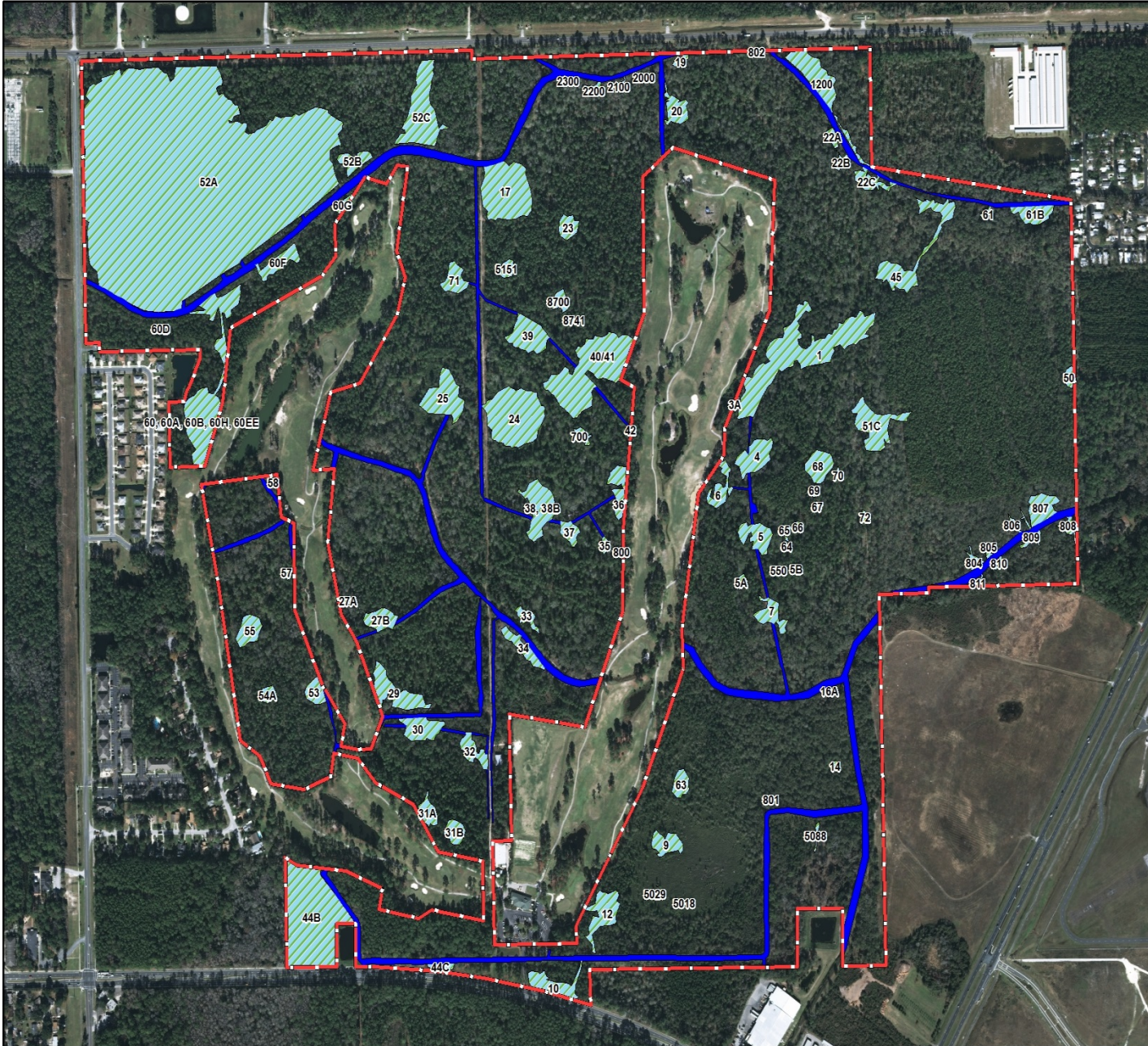
Key Issues – LUC

- **Proposed land use amendment supports mix of non-residential and residential uses at appropriate location, consistent w/Plan East Gainesville**
- **RL, RM compatible w/adjacent recreational area (golf course), nearby residential, and proposed O**
- **Proposed O compatible w/adjacent proposed BI**
- **Proposed BI compatible w/adjacent recreational and other non-residential areas. Compatibility w/nearby residential areas and w/proposed RL & RM ensured through LDRs (incl'g Airport Hazard Zoning Regulations)**





Key Issues – LUC

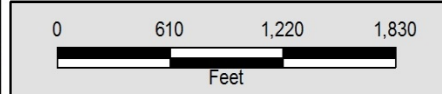
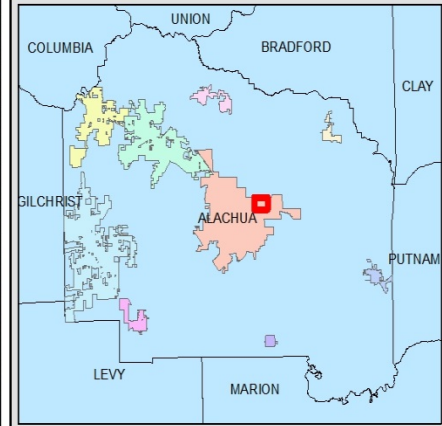
- **Gainesville Airport Authority on March 15th voted unanimously to support proposed BI, in order to permanently exclude residential uses within 60 DNL Zone**
- **Property contains regulated natural resources (strategic ecosystem, a significant natural community, listed species, wetlands and surface waters) that will be subject to Division 4. – Regulated Natural and Archaeological Resources and other applicable regulations of the Land Development Code**

Hatchet Creek Development: Wetlands and Surface Waters 150111G

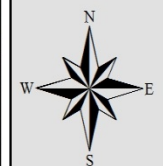


Legend

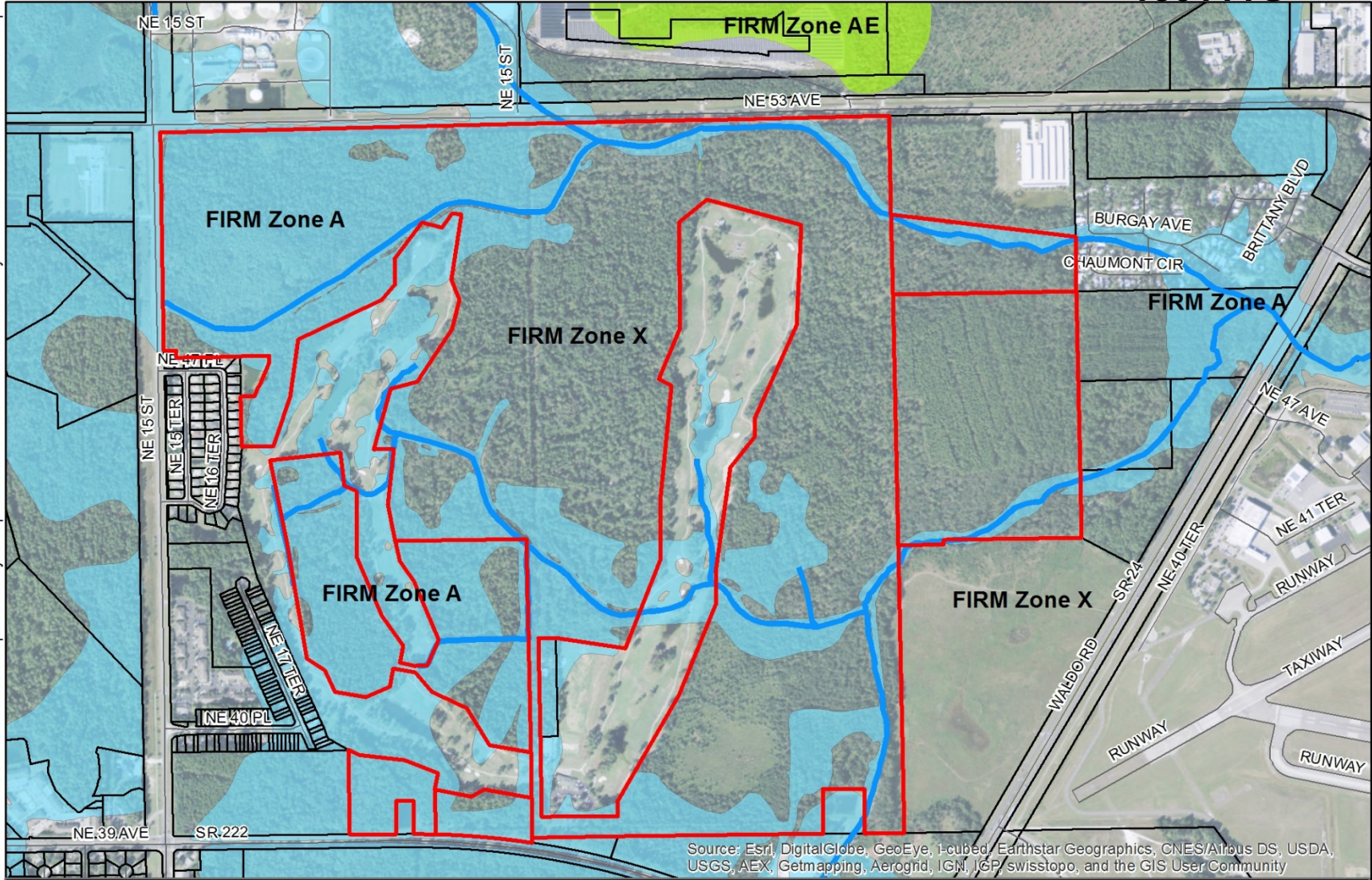
-  Project Boundary (498.2 ac)
-  Upland (393.95 ac)
-  Surface Waters (20.76 ac)
-  Wetlands (83.49 ac)



Sunday, March 29, 2015 6:52:32 PM
 C:\GIS\Data\Ironwood\MAPS 2015\SW_Wetlands.mxd
 Prepared by: J Carter



This map is for informational purposes only. Do not rely on this map for accuracy of dimensions, size, or location. The City of Gainesville does not assume responsibility to update this information or for any error or omission on this map.



Source: Esri, DigitalGlobe, GeoEye, i-cubed, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AEX, Getmapping, Aerogrid, IGN, IGP, swisstopo, and the GIS User Community

- Flood Zone**
- A -- 100 Year
 - AE -- 100 Year w/elevation
 - X -- Outside 100 Year Flood Risk



**Hatchet Creek: PB-15-44 LUC & PB-15-43 ZON
FEMA Special Flood Hazard Area (SFHA)**

1 inch = 1,000 feet
 Contour Data: NAVD 1988 Datum
 Map Date: June 7, 2015

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**City of Gainesville
Airport Noise Zones**

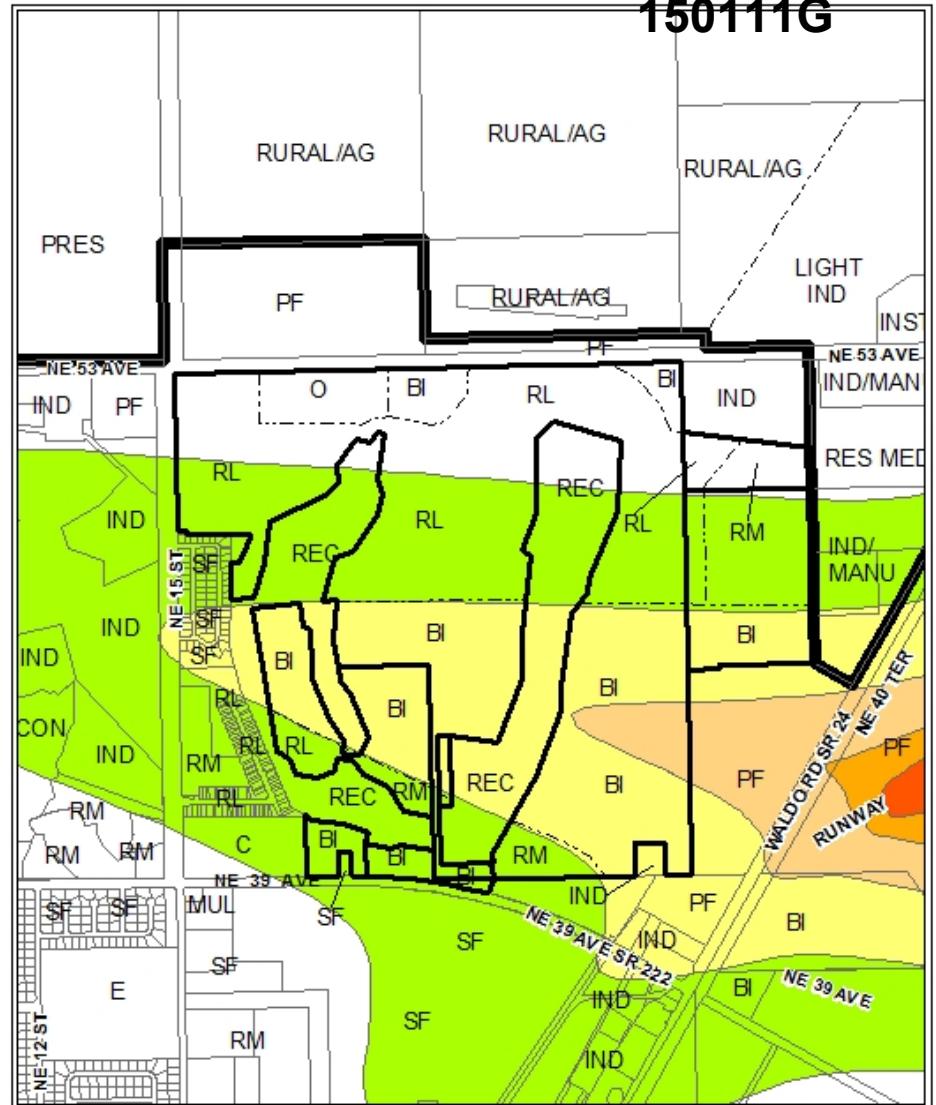
- DNL 55
- DNL 60
- DNL 65
- DNL 70
- DNL 75

- Division line between two land use categories
- City Limits

Area under petition consideration



150111G



AIRPORT NOISE ZONES AND PROPOSED LAND USE

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**City of Gainesville
Airport Height Notification Zones
100:1 slope area**

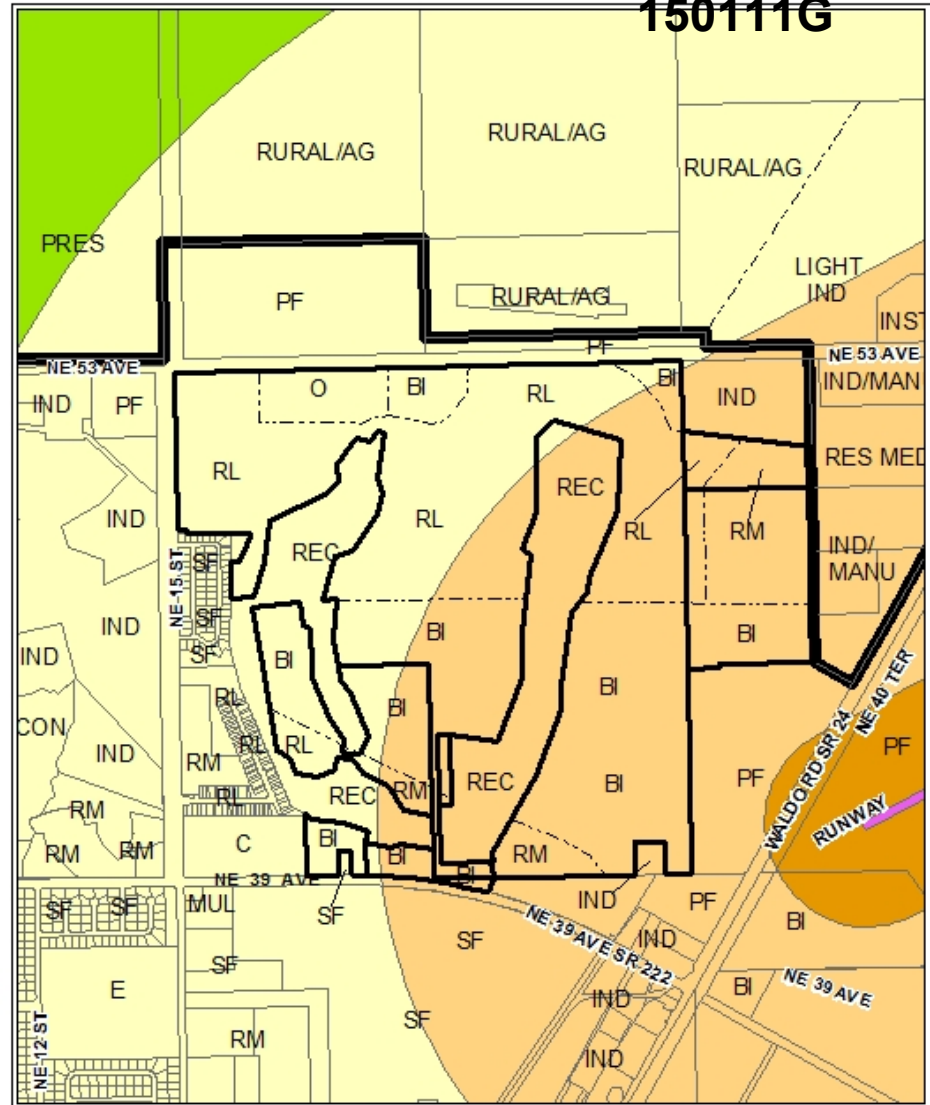
- 15,000 feet
- 10,000 feet
- 5,000 feet
- 1,000 feet

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150111G



AIRPORT HEIGHT NOTIFICATION ZONES AND PROPOSED LAND USE

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Compatibility

Compatibility with nearby residential (and other) areas assured through applicable LDC requirements, including but not limited to:

- **Airport Noise Zone**
- **Airport Height Notification Zone**
- **General provisions for business & mixed-use districts**
- **Environmental Management**

LUC is consistent w/Comprehensive Plan, including:

- **Overall City goal (FLUE Goal 1) of improving quality of life & achieving sustainable development, in part by creating choices in housing, offices, retail & workplaces**
- **Discouraging urban sprawl (FLUE Objective 1.5)**
- **Plan East Gainesville vision of mixed-use employment center near the Airport (FLUE Policy 2.1.4)**
- **BI land use category (FLUE Policy 4.1.1) “is primarily intended to identify those areas near the Gainesville Regional Airport appropriate for office, business, commercial and industrial uses. This district is distinguished from other industrial and commercial districts in that it is designed specifically to allow only uses that are compatible with the airport.”**

City Plan Board to City Commission

Approve Petition PB-15-44 LUC
(Plan Board voted 5-0)

Staff to City Commission

Approve Petition & Ordinance