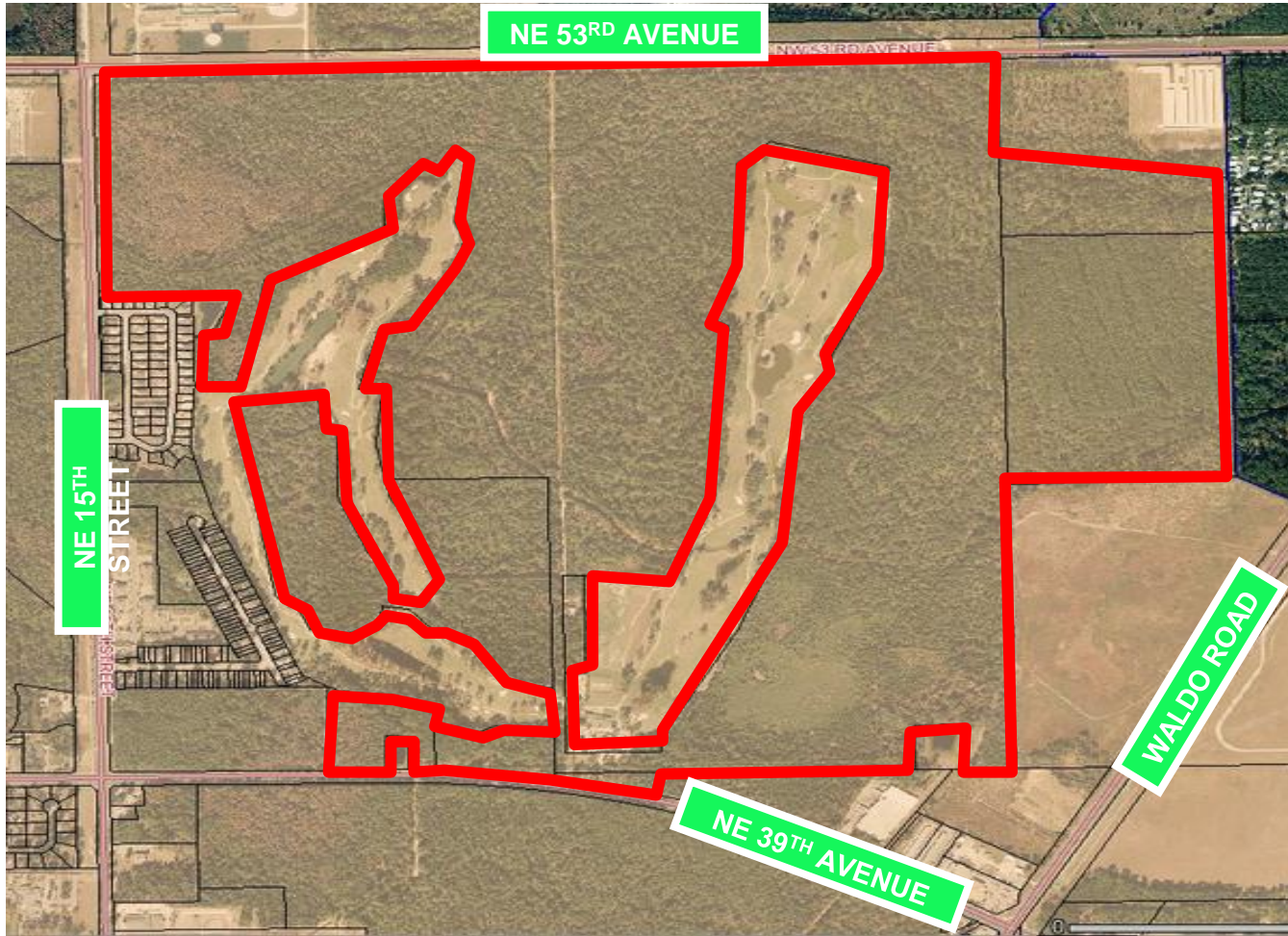


Hatchet Creek

Petition PB-15-43 ZON and PB-15-44-LUC

September 3, 2015

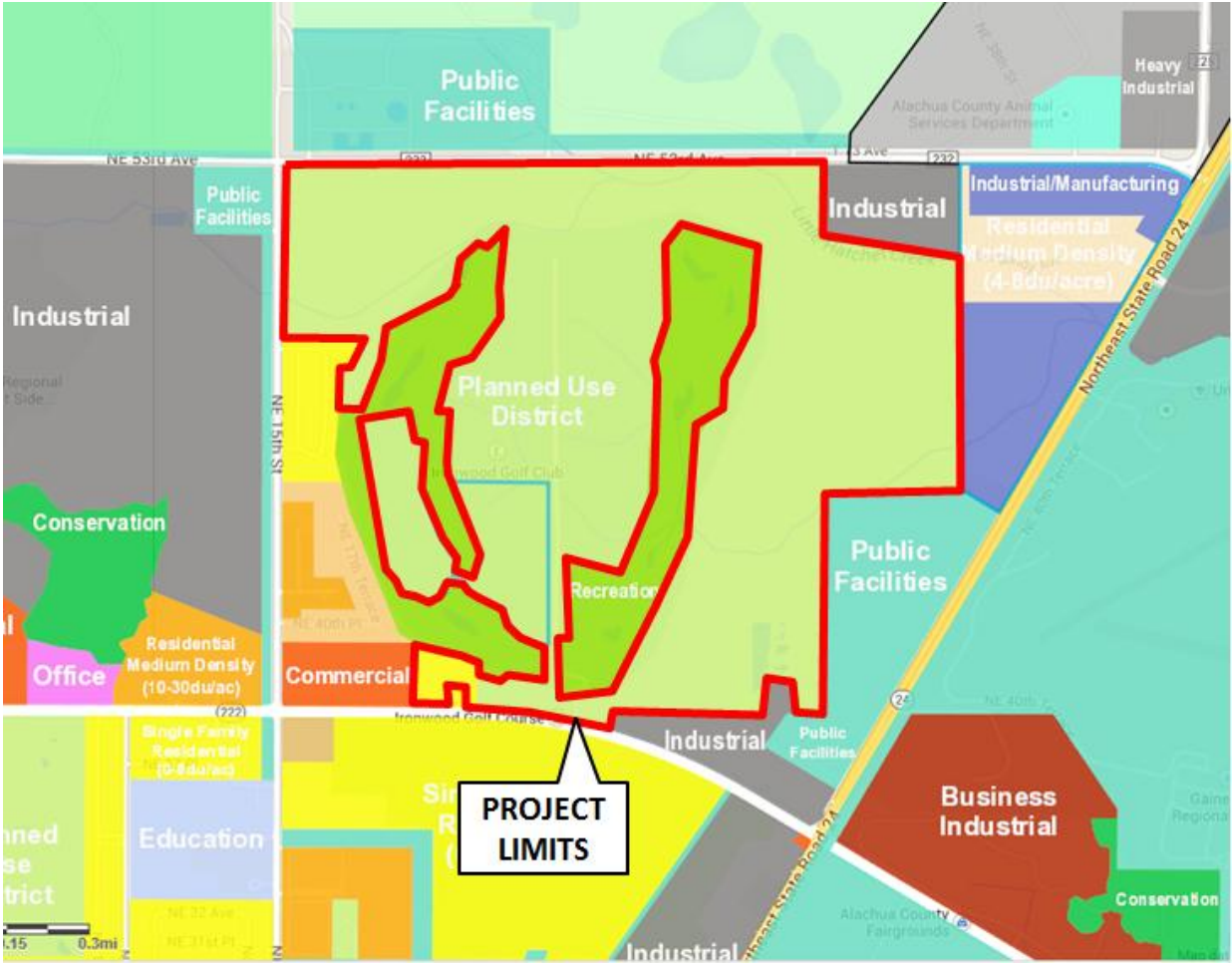
Location Map



Site Background

- Currently has PUD future land use designation
 - Allows 1,200 residential units, 300 Assisted Living Facility (ALF) beds, and 200,000 square feet of non-residential uses.
 - Land use approved in 2009, PD zoning was never adopted
- Currently has I-1 (Industrial) and RSF-1 & RSF-4 (Residential) zoning districts

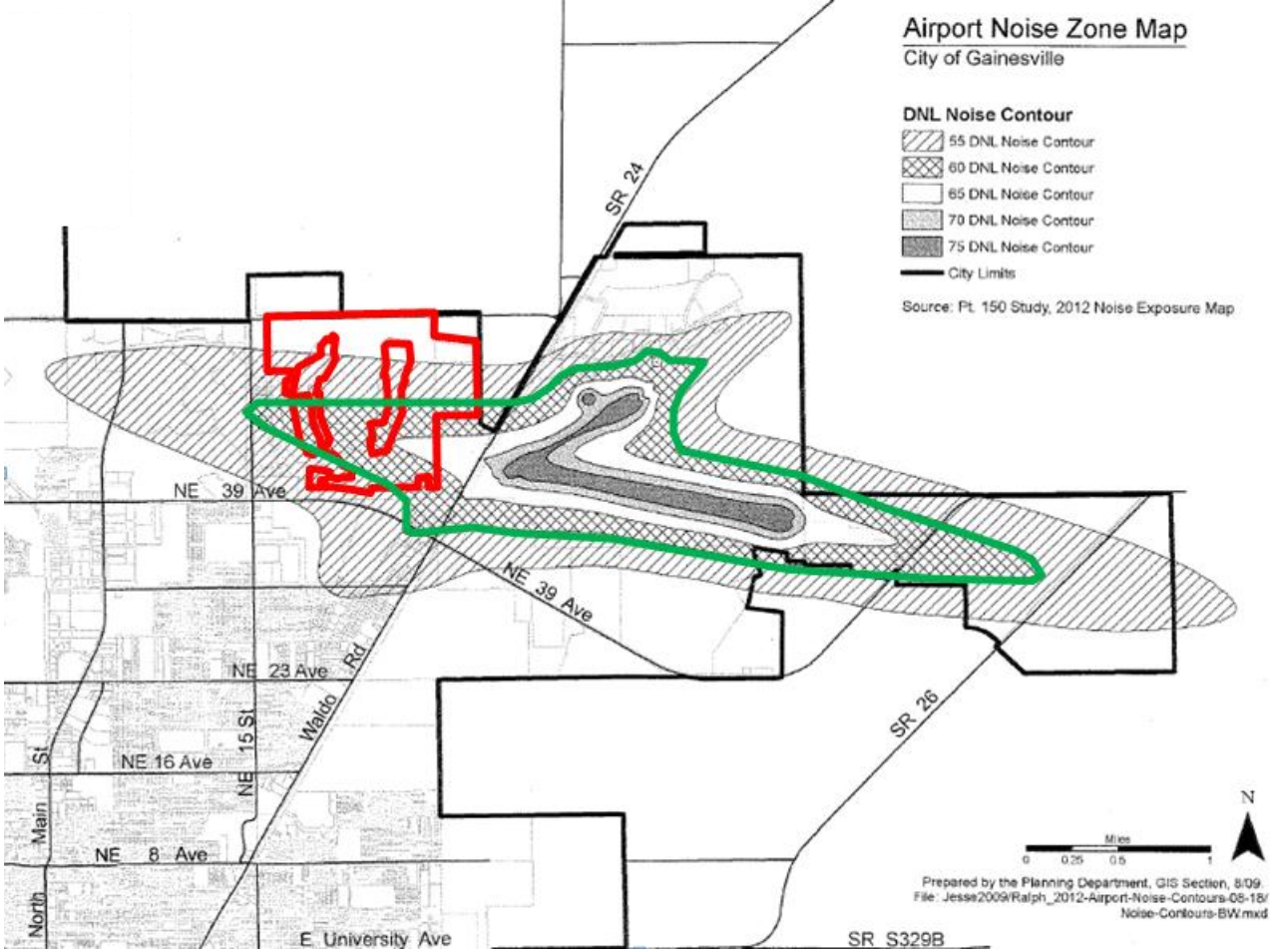
Existing Future Land Use Map



engineers • surveyors • planners







Airport Noise Zone Map



Proposed Future Land Use and Zoning Map



LAND USE AND ZONING TABLE	
PROPOSED FUTURE LAND USE AND ZONING DESIGNATION	ACRES
FLU: BUSINESS INDUSTRIAL (BI)  ZONING: BUSINESS INDUSTRIAL (BI)	216 ACRES
FLU: OFFICE (O)  ZONING: OFFICE (O)	19 ACRES
FLU: RESIDENTIAL LOW (RL)  ZONING: RMF-5	203 ACRES
FLU: RESIDENTIAL MEDIUM (RM)  ZONING: RMF-8	60 ACRES

Proposed FLU & Zoning Map

Consistent maps with each other

Provide logical mix of uses related to internal & external properties

Employment Center Concept with Supporting Residential Development

Maps comply with Airport Noise Regulations (Appendix F)

Proposed FLU / Zoning Designations

Proposed designations are **compatible** with adjacent properties and **complementary** to each other.

- **Business Industrial (2009)**
 - Created to encourage **economic development activity near the airport**
 - “Intended to identify those areas near the Gainesville Regional Airport appropriate for office, business, commercial and industrial uses...**designed specifically to allow uses that are compatible with the airport.**”
 - “District will facilitate the development of a business park that will cater to a variety of uses that support and complement each other and reduce external trips.”
 - Heavy Industrial uses prohibited

Proposed FLU / Zoning Designations

- **Residential Low (RMF-5) & Residential Medium (RMF-8)**
 - Encourage development in urbanized areas w/utilities
 - Provide **transition** from lower density uses to higher density uses
 - Locate where the **clustering** of units would permit the most effective use of land and preservation of natural resources.

Project Summary

- Public Facilities: **Available with Capacity to Serve**
 - Water, Sewer, Traffic, Mass Transit'
 - Ideal Urban Infill Site
- Major **Issue Areas Resolved** from Prior Applications
 - Compliance with Appendix F (Airport Noise Guidelines)
 - Adoption of the Natural & Archaeological Resources Ordinance (City's Environmental Protection Guidelines)

Economic Development Opportunity

- Supports goals of **Plan East Gainesville & Waldo Road Corridor Study**
- Provides foundation for **employment center with supportive residential uses**
- Proposed land use and zoning is **compatible with adjacent parcels and airport noise guidelines**
- Supported by the **Gainesville Airport Authority** and the **Chamber of Commerce**

Project Summary

- Staff Recommendation: **Approval**