

City of  
Gainesville

071194

Inter-Office Communication  
Planning and Development Services  
Phone 334-5022, FAX 334-2648, Station 11

Item No. 2

Date: August 28, 2008

**TO:** City Plan Board  
**FROM:** Planning Division Staff  
**SUBJECT:** Petition 30ZON-08 PB, City of Gainesville. Rezone the annexed area from Alachua County Conservation (C-1) to City of Gainesville Public services and operations district (PS). Located at 7100 SW 41<sup>st</sup> Place (Kanapaha Water Reclamation Facility). Related to 26LUC-08PB.

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Note

This petition was presented to the Plan Board on March 20, 2008, where it was approved by a 5-0 vote. It was later found that the parcels included in the petition did not represent all lands to be included in the land use change. Therefore, the maps and legal description have been corrected. No changes have been made to the petition or staff report since it was originally heard by the Plan Board; it is being presented to correct the error.

Recommendation

Planning Division staff recommends approval of Petition 30ZON-08PB.

**Explanation**

The Kanapaha Reclamation Facility is a City-owned and -operated wastewater management facility that has been in operation since 1977. The 136-acre subject property is located west of Lake Kanapaha, and includes the facility, constructed infiltration wetlands, and undeveloped land. See Map 1, attached.

This area was annexed by the City on May 14, 2007, and must be brought into conformance with the City's Generalized Future Land Use Map and Generalized Zoning Map. This petition requests a rezoning from Alachua County Conservation (C-1) to City of Gainesville Public services and operations district (PS). The related petition 26LUC-08PB amends the Future Land Use Element Map series to include the annexed areas.

**Character of the District and Suitability**

The Public services and operations district (PS) zoning designation is suitable for the existing facility and its associated lands.

**Conservation of the Value of Buildings and Encouraging Appropriate Land Use**

The proposed zoning is appropriate for the surrounding area and the underlying land use.

**Applicable Portions of Current City Plans**

There are no current City plans for the area.

The subject property is outside of the TCEA (Transportation Concurrency Exception Area). Future development or redevelopment of the subject property will be required to meet all applicable concurrency requirements (i.e., transportation, potable water, wastewater, stormwater management, solid waste, and recreation and open space), or sign a Proportionate Fair Share agreement for transportation concurrency.

**Needs of the City for Land Areas for Specific Purposes to Serve Populations or Economic Activities**

The proposed zoning is consistent with the underlying Public Facilities land use and will not have an effect on these considerations.

**Whether there have been Substantial Changes in the Character or Development of Areas In or Near Area Under Consideration**

There have been no recent developments, or changes to land use or zoning in the vicinity.

**Applicable Goals, Objectives and Policies of the Comprehensive Plan**

**Future Land Use Element**

**Policy 4.1.1**

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

**Public Facilities.** This category identifies administrative and operational governmental functions such as government offices, utility facilities and storage facilities. Maximum lot coverage in this district shall not exceed 80 percent.

**Objective 4.4**

Newly annexed lands shall retain land uses as designated by Alachua County until the Future Land Use Element of this Plan is amended.

Policy 4.4.1 Land use amendments shall be prepared for all annexed properties within one year of annexation.

Policy 4.4.2 Alachua County LOS standards shall apply until newly annexed lands are given land use designations in this Plan.

**Petition Information**

<b>Applicant</b>	City of Gainesville
<b>Request</b>	Rezone from Alachua County Conservation (C-1) to City of Gainesville Public Service (PS)
<b>Existing Land Use</b>	Alachua County Recreation

**Existing Zoning** Alachua County Conservation (C-1)  
**Purpose of Request** To complete annexation of the property by changing from County to City zoning designation  
**Location** 7100 SW 41<sup>st</sup> Place  
**Existing Use** Kanapaha Water Reclamation Facility  
**Surrounding Uses** North: low-density residential and undeveloped land  
South: medium-density residential and undeveloped land  
West: County park (Veterans Park)  
East: County park (Kanapaha Botanical Gardens)

**Surrounding Controls**

	<u>Future Land Use</u>	<u>Zoning</u>
<b>North:</b>	Alachua County Low- and Medium-Density Residential (undeveloped)	Alachua County Planned Development – PD Alachua County Residential Single Family – R-1A Alachua County Conservation
<b>East:</b>	Alachua County Conservation	Alachua County Conservation
<b>South:</b>	Alachua County Low- and Medium-Density Residential	Alachua County Planned Development – PD Alachua County Residential Single Family – R-1C Alachua County Residential Multi-Family – R-2 Alachua County Agriculture – A
<b>West:</b>	Alachua County Conservation and Low-Density Residential	Alachua County Conservation

**Summary**

This petition requests a land use change from County to City designations for several recently annexed parcels. The land is owned by the City and is occupied by an existing water reclamation facility, constructed wetlands, and undeveloped areas. Surrounding land uses include conservation land, a County-owned passive park, and undeveloped low-density residential.

The proposed land use change is consistent with the 2000-2010 Gainesville Comprehensive Plan, and is recommended for approval.

Respectfully Submitted,



Ralph Hilliard  
Planning Manager  
RH:DM:SB