

**TO:** City Plan Board  
**FROM:** Planning Division Staff  
**SUBJECT:** Petition 62ZON-08PB, City of Gainesville. Rezone the annexed area from Alachua County Agriculture (A) to City of Gainesville Conservation (CON). Located in the 6600 block of Northeast 39<sup>th</sup> Avenue. Related to 22LUC-08PB.

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**Recommendation**

Planning Division staff recommends approval of Petition 62ZON-08PB.

**Explanation**

This petition requests a rezoning from an Alachua County to a City of Gainesville designation. This 6.2-acre parcel is vacant, City-owned land on Northeast 39<sup>th</sup> Avenue. See attached map for parcel location.

This area was annexed by the City in 2007, and must be brought into conformance with the City's Generalized Future Land Use Map and Generalized Zoning Map. This area is currently designated as Alachua County Rural/Agriculture land use with Agriculture (A) zoning; this petition requests a change to City of Gainesville Conservation zoning. This request is compatible with the Conservation land use requested in related petition 22LUC-08PB.

**Character of the District and Suitability**

This site is located on Northeast 39<sup>th</sup> Avenue near Gum Root Park, approximately three miles east of Waldo Road. The site is vacant and undeveloped, and is compatible with the surrounding land use and zoning designations. The Alachua County land use designation for this site and all parcels to the south and west is Rural/Agriculture, and the County zoning is Agriculture (A). To the north and east, the City of Gainesville land use is Public Facilities and zoning is Airport facility (AF). Due to its location in the Airport Runway Clear Zone, its vacant status and its proximity to Gum Root Park, Conservation is the recommended zoning.

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

There are no existing buildings on the subject property.

**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 Conservation 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:

**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.

##### **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>	Change zoning from Alachua County to City of Gainesville in newly annexed area
<b>Existing Land Use</b>	Alachua County Rural/Agriculture
<b>Existing Zoning</b>	Alachua County Agriculture (A)
<b>Purpose of Request</b>	To complete annexation of the property by changing from County to

080023

City land use and zoning designations

**Location** 6600 block of Northeast 39<sup>th</sup> Avenue (no address)  
**Existing Use** vacant  
**Surrounding Uses** North – NE 39<sup>th</sup> Avenue; City-owned vacant land  
South – Alachua County rural land  
West – Alachua County rural land  
East – City-owned vacant land

**Surrounding Controls**

	<u>Future land use</u>	<u>Zoning</u>
<b>North:</b>	City of Gainesville Public Facilities	Airport facility (AF)
<b>West:</b>	Alachua County Rural/Agriculture	Agriculture (A)
<b>East:</b>	City of Gainesville Public Facilities	Airport facility (AF)
<b>South:</b>	Alachua County Rural/Agriculture	Agriculture (A)

**Summary**

This petition requests a change from County to City zoning designations for a recently annexed parcel, a City-owned vacant property on the south side of Northeast 39<sup>th</sup> Avenue. The current land use is Alachua County Rural/Agriculture with Agriculture (A) zoning; the requested zoning is City of Gainesville Conservation. The property is surrounded by rural land; across Northeast 39<sup>th</sup> Avenue is more vacant City-owned land adjacent to the Gainesville Regional Airport.

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:SBN



## AERIAL PHOTOGRAPH

Name	Petition Request	Map(s)	Petition Number
<div data-bbox="1360 1877 1468 1990"> </div> <div data-bbox="1474 1894 1500 1969">No Scale</div>	Rezone from Alachua County Highway-Oriented Business (BH) to City of Gainesville Conservation district (CON). Change FLUM from Alachua County Rural/Agriculture to City of Gainesville Conservation district (CON).	3561	22LUC-08PB 62ZON-08PB

080023

**Petition 62ZON-08PB** City of Gainesville. Rezone the annexed area from Alachua County Agriculture (A) to City of Gainesville Conservation (CON). Located in the 6600 block of Northeast 39<sup>th</sup> Avenue. Related to 22LUC-08PB.

Please see petition 22 LUC-08 PB for scope and details.

<b>Motion By:</b> Laura High	<b>Seconded By:</b> Bob Cohen
<b>Moved To:</b> Approve.	<b>Upon Vote:</b> 7 – 0.