

080026

City of
Gainesville

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

Item No. 1

Date: July 17, 2008

TO: City Plan Board
FROM: Planning Division Staff
SUBJECT: Petition 21LUC-08PB. City of Gainesville. Amend the City of Gainesville Future Land Use Map for the annexed area from Alachua County Heavy Industrial to City of Gainesville Public Facilities. Located adjacent to the southern boundary of the Gainesville Regional Airport. Related to 60ZON-08PB.

Note

This petition was presented to the Plan Board on May 15, 2008. It was later discovered that a scrivener's error in the legal advertisement resulted in the land use change being advertised incorrectly. 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 21LUC-08 PB.

Explanation

This petition is a small-scale land use amendment to change the Future Land Use category from Alachua County to a City of Gainesville designation. This 2.06-acre parcel is in an isolated location adjacent to the southern boundary of the Gainesville Airport. It is forested and undeveloped. 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 Heavy Industrial land use with Manufacturing and services industrial (MS) zoning; this petition requests a change to City of Gainesville Public Facilities land use.

Compatibility and Surrounding Land Uses

The subject property is forested and vacant, and there are no current plans for development. Adjacent properties include the airport to the north and vacant, privately-owned properties within Alachua County's East Side Greenway Strategic Ecosystem to the south. The designated future land use for this general area is Heavy Industrial, but the

existing development includes large-lot residential lots and vacant land. The proposed land use designation will be compatible with the surrounding area.

Environmental Impacts and Constraints

This site is located outside of the flood hazard area and does not contain wetlands or surface waters. It is covered with second-growth oak forest. None of the ecological communities on or near the site appear to be significant. The property is located approximately 500 feet south of a branch of Little Hatchet Creek and is entirely within the Little Hatchet Creek drainage basin, which flows to Newnan's Lake. The property is adjacent to Alachua County's East Side Greenway Strategic Ecosystem.

Based on the site's potential environmental value and existing conditions, staff considers the proposed Conservation land use to be appropriate.

Transportation

The subject property is located outside the Gainesville Transportation Concurrency Exception Area. Any new development therefore must meet the adopted roadway level of service standards or sign a Proportionate Fair Share agreement for transportation concurrency. The property is currently land-locked and undeveloped, and no development is planned at this time; therefore, it is not anticipated that it will have any transportation impacts.

Financial Feasibility

Planning staff finds this amendment financially feasible due to the fact that it is a vacant property within the Airport Runway Clear Zone that is unlikely to be developed.

Infill

This site does not promote urban infill.

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.

Policy 4.1.3

The City will review proposed changes to the Future Land Use Map by considering factors such as, but not limited to, the following:

1. Overall compatibility of the proposal;

2. Surrounding land uses;
3. Environmental impacts and constraints;
4. Whether the change promotes urban infill; and
5. Whether the best interests, community values, or neighborhood support is achieved.

In no case shall this or any other Policy in the Future Land Use Element indicate a presumption that the City shall support a change of designation of land use for any parcel.

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

Applicant	City of Gainesville
Request	Change land use from Alachua County to City of Gainesville in newly annexed area
Existing Land Use	Alachua County Heavy Industrial
Existing Zoning	Alachua County Manufacturing and Services Industrial (MS)
Purpose of Request	To complete annexation of the property by changing from County to City land use and zoning designations
Location	Adjacent to the southern boundary of the Gainesville Regional Airport
Existing Use	Vacant
Surrounding Uses	North – Gainesville Regional Airport South – Alachua County vacant land West – Gainesville Regional Airport, Alachua County vacant land East – Gainesville Regional Airport

Surrounding Controls

	<u>Future land use</u>	<u>Zoning</u>
North:	City of Gainesville Public Facilities	Airport facility (AF)
West:	Alachua County Heavy Industrial	Manufacturing and Processing

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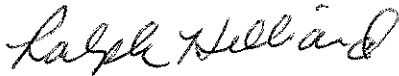
	Industrial (MP)
East: City of Gainesville Public Facilities	Airport facility (AF)
South: Alachua County Heavy Industrial	Manufacturing and Services Industrial (MS)

Summary

This petition requests a change from County to City land use designations for a recently annexed, vacant, City-owned property near the airport. The current land use is Alachua County Heavy Industrial; the requested land use is City of Gainesville Public Facilities. The surrounding properties to the south are County Heavy Industrial; to the north is City Public Facilities.

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

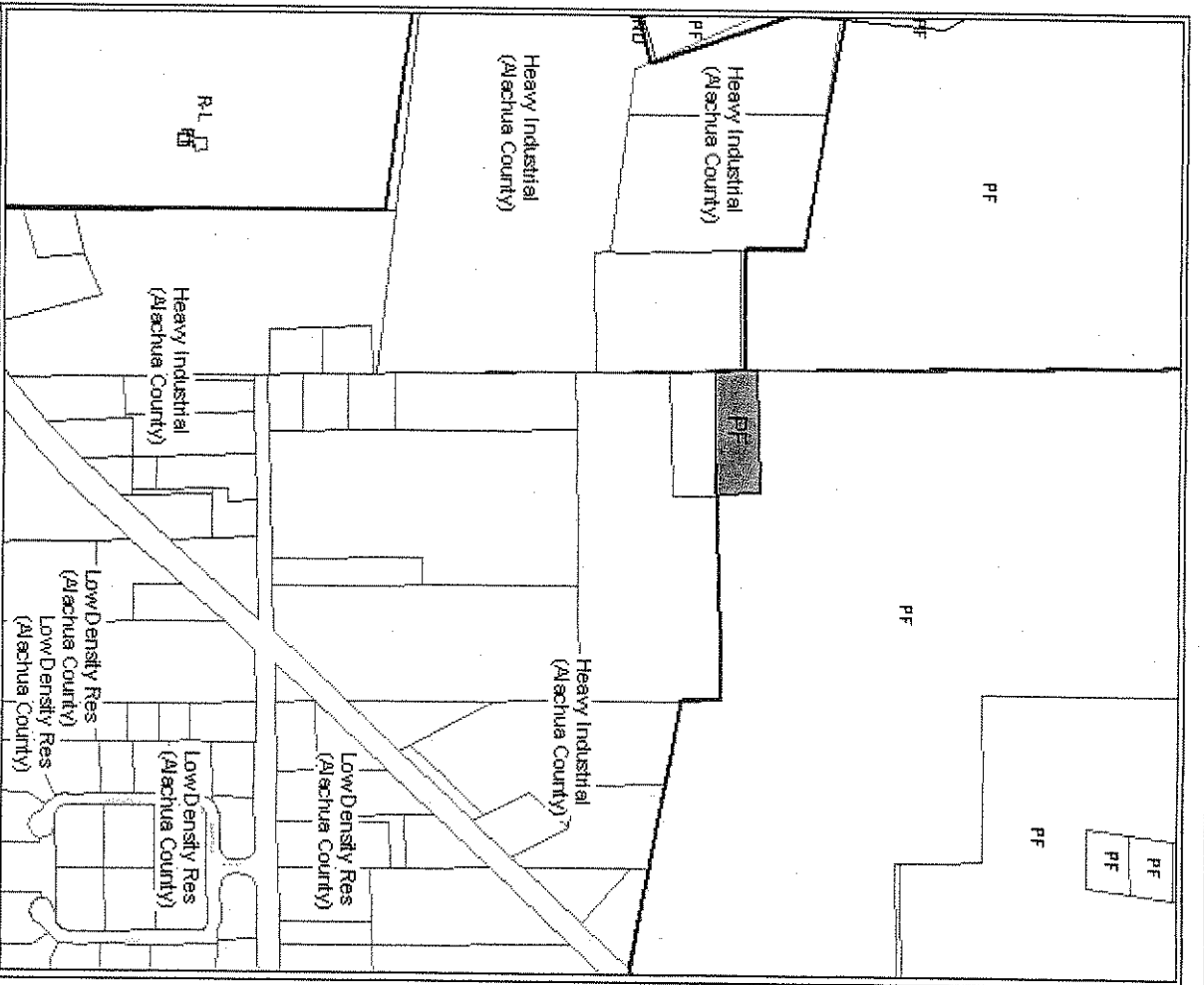
RH:DM:SBN

Land Use Designations

- SF Single Family (up to 8 du/acre)
- RL Residential Low Density (up to 12 du/acre)
- RM Residential Medium Density (8-30 du/acre)
- RH Residential High Density (8-100 du/acre)
- MUR Mixed Use Residential (up to 75 du/acre)
- MUL Mixed Use Low Intensity (8-30 du/acre)
- MUM Mixed Use Medium Intensity (12-30 du/acre)
- MUH Mixed Use High Intensity (up to 150 du/acre)
- UMU1 Urban Mixed Use 1 (up to 75 du/acre)
- UMU2 Urban Mixed Use 2 (up to 100 du/acre)
- O Office
- C Commercial
- IND Industrial
- E Education
- REC Recreation
- CON Conservation
- AGR Agriculture
- PF Public Facilities
- PUD Planned Use District

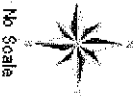
----- Division line between two land use districts
 ——— City Limits

Area under petition on site plan



PROPOSED LAND USE

Name	Petition Request	Map(s)	Petition Number
City Plan Board, applicant	Parzone parcel from Alachua County/Manufacturing Services (MS) to City of Gainesville Conservation district (CON). Change FLUM from Alachua County Heavy Industrial to City of Gainesville Public Facilities (PF).	3560	21LUC-08PB 60ZON-08PB



No Scale

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Susan Niemann, Senior Planner stated that due to scrivener's errors in the legal advertisement of petition 21LUC-08 PB that was presented and approved by this board on May 15, 2008, the petition is being presented again. Ms. Niemann further stated that the staffing report, maps, materials and all other information are exactly as they were at the time of the original presentation.

Motion By: Jack Walls	Seconded By: Laura High
Moved To: Approve.	Upon Vote: 6 – 0.