	PLANNING & DEVELOPMENT SERVICES DEPARTMENT PO Box 490, STATION 11 GAINESVILLE, FL 32602-0490
	306 N.E. 6 TH AVENUE P: (352) 334-5022 P: (352) 334-5023 F: (352) 334-2648

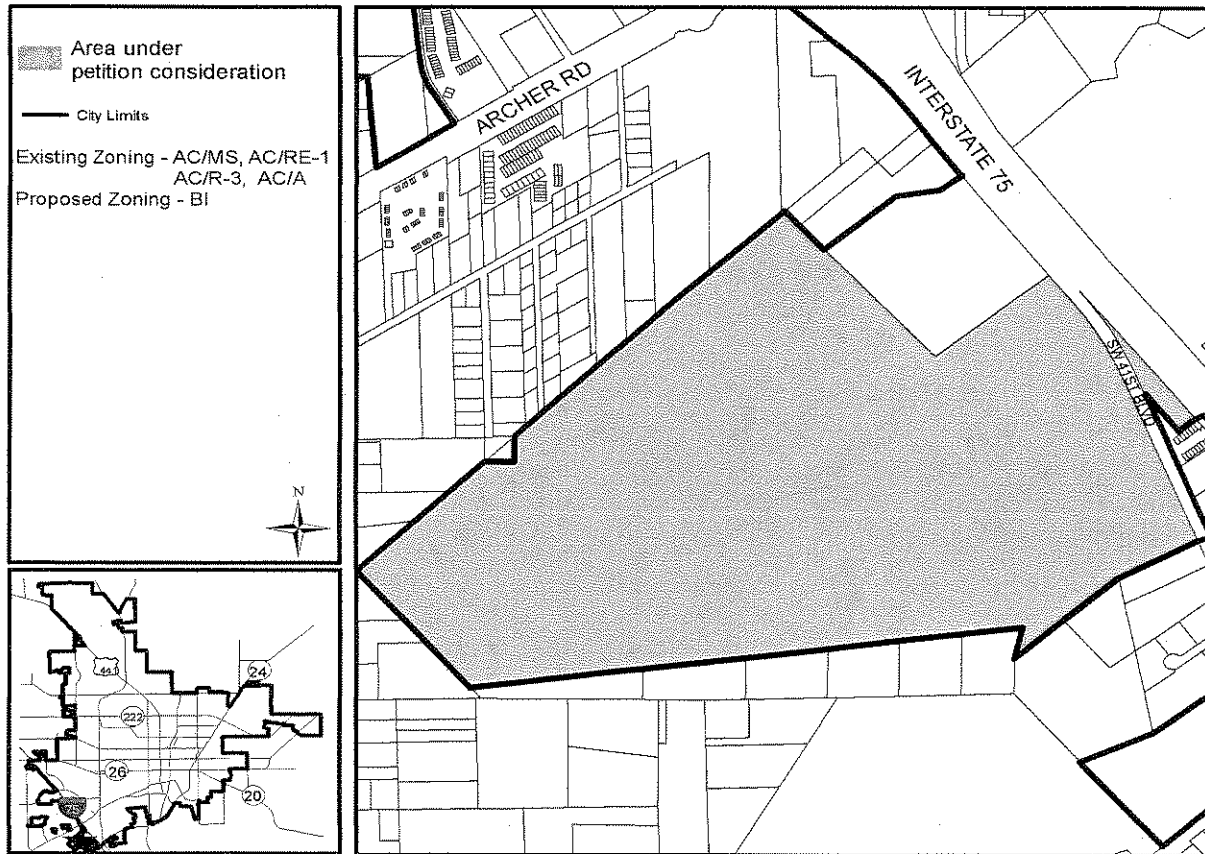
TO: City Plan Board **Item Number:** OB4

FROM: Planning & Development Services Department **DATE:** August 25, 2011
 Staff

SUBJECT: Petition PB-11-52 ZON. City of Gainesville. Rezone property from multiple Alachua County zoning districts (Industrial services and manufacturing district (MS); Multiple family, high density district (R-3); Single family, low density district (RE-1) and Agricultural district (A)) to City of Gainesville Business Industrial (BI). Located in the 4600 – 5000 blocks of Southwest 41st Blvd, west side. Related to PB-11-51 LUC.

Recommendation

Staff recommends approval of Petition PB-11-52 ZON.



Petition PB-11-52 ZON
August 25, 2011

Description

This request is to change the zoning on the property from Alachua County Industrial services and manufacturing district (MS); Multiple family, high density district (R-3); Single family, low density district (RE-1) and Agricultural district (A) to City of Gainesville Business Industrial (BI) zoning district. The 285 acre vacant property is located in the 4600 – 5000 blocks of Southwest 41st Blvd, on the west side of the road. This petition is related to Petition PB-11-51 LUC, which would amend the land use from Alachua County Heavy Industrial, Light Industrial, and Low Density Residential (1-4 DU/acre) to the City of Gainesville Business Industrial (BI) designation.

This zoning and related land use change is requested to apply a City of Gainesville zoning designation on property that was annexed into the city in 2008. The proposed zoning category was selected to provide an opportunity for development of certain office, business and industrial uses in a combined setting. Business park development is facilitated with this zoning district, reflecting the large amount of acreage available to provide sufficient space for a variety of uses that support and complement each other and reduce external trips for goods and services. Typically for annexed properties, the City considers the current Alachua County zoning category designation and proposes a similar City designation. In this case, the BI zoning district is considered more appropriate given the proposed land use category designation. The BI zoning district supports businesses involved in light manufacturing, processing or fabrication of products and machinery, research and development operations, business retail, medical uses and wholesale or storage distribution concerns.

Please see the map on page 1 for the general location of the subject property, and Appendix C for the full map series.

Key Issues

- City of Gainesville zoning categories must be applied to annexed properties.
- The Business Industrial zoning district was chosen because it is a broad category that allows a wide-range of office, business, commercial and industrial uses, and is compatible with the BI land use that lies across Interstate 75 to the east.
- The entire property has been designated a Strategic Ecosystem by Alachua County, indicating that sensitive environmental features have been generally identified on the property.
- The BI land use and zoning encourage the development of business parks that offer a variety of uses within a combined setting.

Basis for Recommendation

The staff recommendation is based on the five following factors, which are discussed below: Conformance with the Comprehensive Plan; Conformance with the Land Development Code; Changed Conditions; Compatibility; and Impacts on Affordable Housing.

Petition PB-11-52 ZON
August 25, 2011

1. Conformance with the Comprehensive Plan

The proposed zoning change is consistent with Gainesville's Comprehensive Plan. The City is designates annexed land with an appropriate zoning category that is consistent with the surrounding area. The following objective and policies are the most pertinent to this petition.

Objective 4.1 The City shall establish land use designations that allow sufficient acreage for residential, commercial, mixed use, office, professional uses and industrial uses at appropriate locations to meet the needs of the projected population and which allow flexibility for the City to consider unique, innovative, and carefully construed proposals that are in keeping with the surrounding character and environmental conditions of specific sites.

Policy 4.1.1 Land Use Categories on the Future Land Use Map shall be defined as follows:

Business Industrial

This land use category 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. Intensity will be controlled by adopting land development regulations that establish height limits consistent with the Airport Hazard Zoning Regulations. When not located within an airport zone of influence, this category may be used to designate areas for office, business, commercial and industrial uses, with a maximum height of 5 stories, and a maximum floor area ratio of 4.0. Land development regulation(s) shall specify the type and distribution of uses, design criteria, landscaping, pedestrian and vehicular access.

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.

The list of other applicable comprehensive plan policies is located in Appendix A.

2. Conformance with the Land Development Code

The proposed rezoning is consistent with the Land Development Code. Some of the objectives of the BI zoning district include the accommodation of businesses that require access to transportation services by providing locations that are in close proximity to necessary transportation facilities such as major thoroughfares for the reception and distribution of goods or services. This district encourages future development to occur on vacant land where the natural characteristics of the land are suitable for the specific type of development. Please see the BI zoning district purpose and objectives in Appendix B. The rezoning and any subsequent

Petition PB-11-52 ZON
August 25, 2011

development will have to comply with applicable environmental regulations in order to protect sensitive areas.

3. Changed Conditions

The changed condition is that the subject property was annexed into the City in 2008, and City designated zoning and land use categories must be applied to the property.

4. Compatibility

The subject parcel is located on the west side of S. W. 41st Boulevard, west of Interstate 75. To the northeast of the property are I-75, S. W. 41st Boulevard, the Fred Bear Archery development, which was annexed in 2007 and has City of Gainesville Industrial land use and I-1 (Limited industrial district) zoning, a vacant parcel with A (Agricultural) zoning and a office and warehouse development with MS (Manufacturing/Services) zoning. On the northwest side of the property are residential areas and agricultural uses with Alachua County zoning designations of Agricultural, RE-1 (Residential-Estate), R1-A (Single Family Residential), R1-C (Single Family Residential), and R-2 (Multi-family Residential). To the southwest is Alachua County RE-1 and Agricultural zoning. On the south and southeast side of the property are agricultural land, vacant residential land, and a recycling center, with Alachua County PD (Planned Development), Agricultural, and MS zoning.

The proposed Business Industrial zoning district was chosen because it offers a wide variety of uses that can be developed in a business park setting, which can be designed around the sensitive environmental areas on the site. The uses allowed in the BI district are generally not objectionable because of noise, heavy truck traffic or fumes, and can be adequately regulated for mitigation of nuisances by performance standards. The BI uses will also tend to be more compatible with the surrounding residential uses.

This proposed zoning district does promote infill development along the Interstate 75 corridor. The BI zoning district allows for business park development projects that require access to transportation services, with locations that are near major thoroughfares, railroads or air terminals. The BI zoning and land use of this property would match the zoning and land use designations of the properties across I-75 to the east.

5. Impacts on Affordable Housing

This land use amendment will not have an impact on affordable housing. The property is currently vacant and residential development is not allowed in the proposed BI land use and zoning designations.

Petition PB-11-52 ZON
August 25, 2011

Transportation

The proposed land use amendment would allow no more trips in general than the existing Heavy Industrial and Light Industrial land uses, or the sliver of Low Density Residential that is part of the parcel. However, BI zoning placed over the entire property would generate more trips than the existing Alachua County zoning designations on the site. The Agriculture zoning is approximately 88% of the subject property. The property is located within Zone D of the City's Transportation Concurrency Exception Area (TCEA). One of the highest priority transportation mitigation projects in TCEA Zone D is to provide support for the extension of S.W. 40th Boulevard from S.W. Archer Road to S.W. 47th Avenue. This would be a parallel roadway for I-75 relief. Any future development or redevelopment on the subject property would have to comply with the provisions of Policy 1.1.9 of the Concurrency Management Element. There is no direct access to a bus route along this section of S.W. 41st Boulevard. The property is currently undeveloped. There is no evidence of driveway access into the site off of S.W. 41st Boulevard, and there are no sidewalks or other transportation infrastructure to gain access into the site.

Environmental Impacts and Constraints

The entire subject property has been designated as a Strategic Ecosystem by Alachua County. These are sensitive environmental areas identified for various environmental features including watershed quality, the presence of endangered species and native plant and animal habitats. They are mapped in a generalized manner until a specific proposal is brought forth requiring an actual determination on the ground for specific boundaries. When the boundaries are set, set-asides for conservation of the environmental features are required. For annexed property, the Strategic Ecosystem designation remains in place until the City adopts a land use designation for the property. Although these areas are not currently regulated by the City, current Petition PB-10-143 TCH is a proposal to amend the Land Development Code to add and update provisions for environmental protection, including adopting regulations for strategic ecosystems that are within City limits as identified by the KBN/Golder 1996 report, which was adopted by Alachua County, and that identified significant natural biological communities, both upland and wetland, that remain in private ownership in Alachua County. Any type of development proposal will have to comply both with the provisions of Policy 3.1.1 of the Future Land Use Element, which addresses the protection of environmentally sensitive resources, and with the land development regulations that implement this policy.

On April 12, John Hendrix, the City's Environmental Coordinator visited the site and provided the following report. In addition, some basic review information was obtained from a 2002 preliminary environmental field-based assessment performed by Pete Wallace, Ecosystem Research Corporation.

This large parcel is completely wooded, except for a gasline utility easement which traverses the property running north and south. Historic aerial photography shows the western half of the parcel in cleared use as pasture, but this part has succeeded in the last sixty years to a young forest of mixed hardwoods. The remaining old forest of the eastern half of the site is associated

Petition PB-11-52 ZON
August 25, 2011

with numerous depressional wetlands, sinkholes, and other geological features. The quality of the wetland areas on the eastern half are high, with some very excellent examples of black gum ponds which provide excellent wildlife habitat. Several of the wetlands are characterized by almost pure stands of very mature black gum trees and indicators within the depressions show sustained hydrologic support. The surrounding upland hardwood and mesic hammock forested communities are mature and provide a relatively undisturbed unit of natural upland and wetland forest over an area of approximately 120 acres. There is some potential for listed species and archaeological resource sites in this area.

Approximately 100 acres of the western side of the parcel is covered for the most part by an early stage hardwood forest. The few wetlands present in this part are shallow depressions dominated by such shrubby species as willow and buttonbush. A small karst drain feature is present on the north boundary of the western part. This feature and its limited canopy of large hardwoods is significant and is seen to persist through the aerial record of the last 80 years. In addition, some mature mesic hammock forest with a canopy of large live oak trees is present along the southwest boundary.

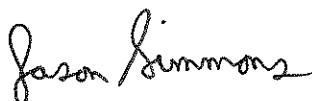
The entire property is identified as Strategic Ecosystem in the KBN study for Alachua County. The site summary (Fred Bear Hammock) of the study describes the area as a "fine example of calcareous mesic hammock...with small areas of ponds and wetlands...and abundant sinkhole activity and exposed limerock, including one that is an elongated multiple sinkhole formation (uvala). There is a diversity of habitats, especially feeding habitats for migratory song birds and several listed wading bird species." The application of the Strategic Ecosystem provisions of the proposed Natural and Archaeological Resources regulations would result in a set-aside of the most important contiguous area of mature calcareous upland hammock and the numerous wetlands and geological features on the east half and the south margin of the parcel. These resource areas are extensive enough that the maximum set-aside may be expected under the Strategic Ecosystem provisions. No extensive resources will be present on the western half of the parcel, except along the southwest margin, where only a few small wetlands and the karst drain formation mentioned above occur in an old pasture area now covered by young forest.

Respectfully submitted,



Onelia Lazzari
Principal Planner

Prepared by:



Jason Simmons
Planner

Petition PB-11-52 ZON
August 25, 2011

Table 1

Adjacent Existing Uses

North	Single-family residential, agricultural
South	Vacant residential, vacant industrial, recycling center
East	Warehousing, repair shop, Interstate 75, S.W. 41 st Boulevard
West	Agricultural, low density residential

Adjacent Zoning and Land Use

	Zoning Category	Land Use Category
North	Alachua County Manuf./Mobile Home Park, R-2, R-1A, R-1C, and RE-1	Alachua County Low Density Residential and Medium Density Residential
South	Alachua County PD, Agricultural, MS	Alachua County Low Density Residential, Light Industrial, Heavy Industrial,
East	Alachua County Agricultural, MS, City of Gainesville I-1	Alachua County Light Industrial and Heavy Industrial, City of Gainesville Industrial
West	Alachua County RE-1 and Agricultural	Alachua County Low Density Residential

Petition PB-11-52 ZON
August 25, 2011

List of Appendices

Appendix A Comprehensive Plan GOPs

- Exhibit A-1 Future Land Use Element
- Exhibit A-2 Conservation, Open Space & Groundwater Recharge Element

Appendix B Land Development Code

- Exhibit B-1 Business industrial district purpose and objectives

Appendix C Supplemental Documents

- Exhibit C-1 Existing Zoning Map
- Exhibit C-2 Proposed Zoning Map
- Exhibit C-3 Aerial Map
- Exhibit C-4 Strategic Ecosystem Map

Appendix D Application

- Exhibit D-1 Zoning Application