



## Planning and Development Services

# PB-13-94 LUC

**City Commission**  
**May 1, 2014**

**Prepared by Dean Mimms, AICP**

## **PB-13-94 LUC**

### **Large-scale Land Use Amendment**

**for annexed property in East Gainesville area**

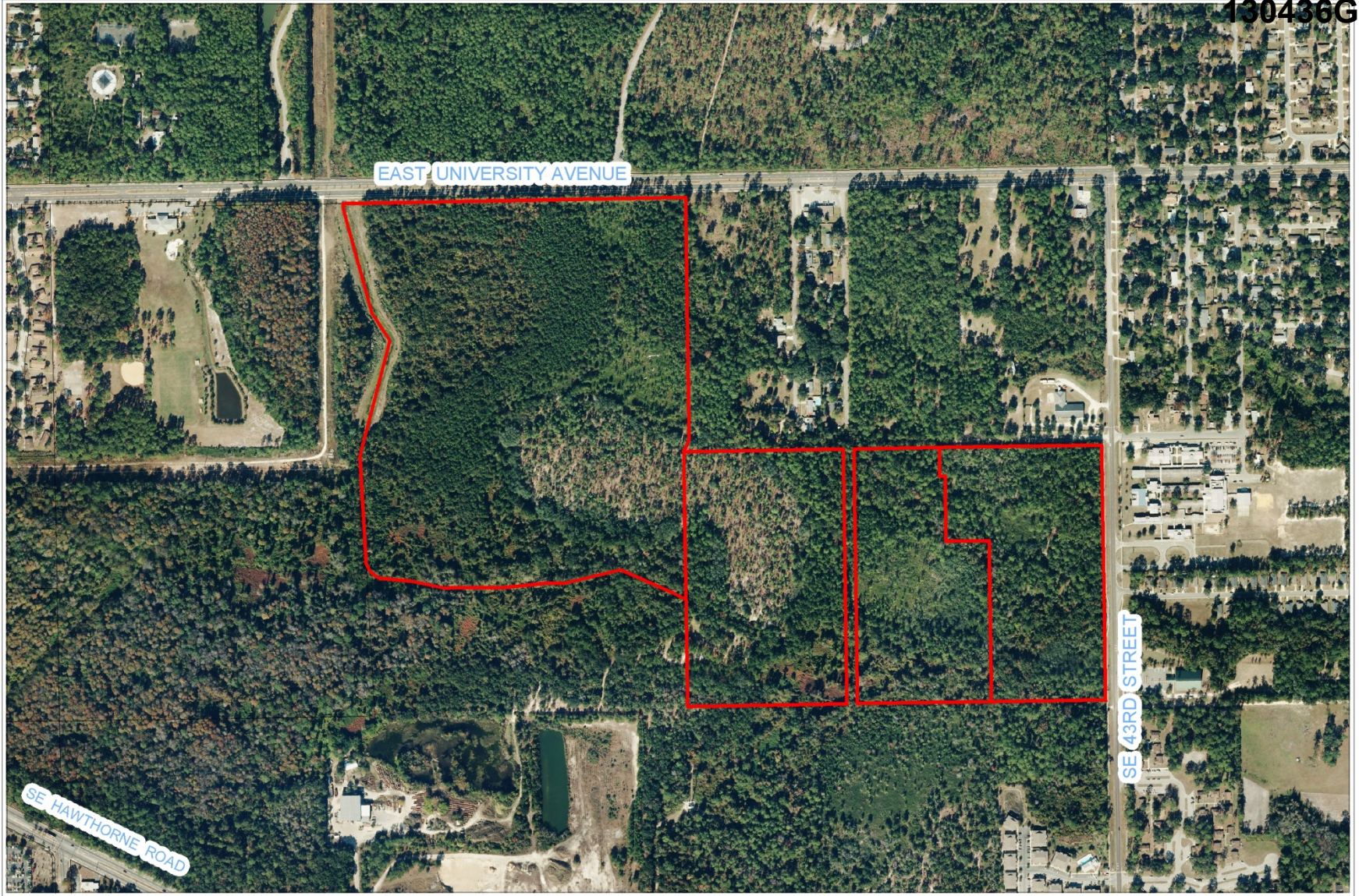
**(Related to rezoning petition**

**PB-13-95 ZON )**

# Proposals for 134-ac property

	Existing	Proposed
Land Use	<b>Alachua Co. MED</b> (Medium Density Residential: 4-8 du/acre)	<b>RL</b> (Residential Low-Density: up to 12 units per acre)

130436G



AERIAL PHOTOGRAPH



No Scale

**Name**

City Plan Board, applicant

**Petition Request**

Amend City of Gainesville FLUM from Alachua County Medium Density Residential (4-8 du/acre) to City of Gainesville Residential Low Density (up to 12 du/acre)

**Petition Number**

PB-13-94 LUC

# City of Gainesville Land Use Designations


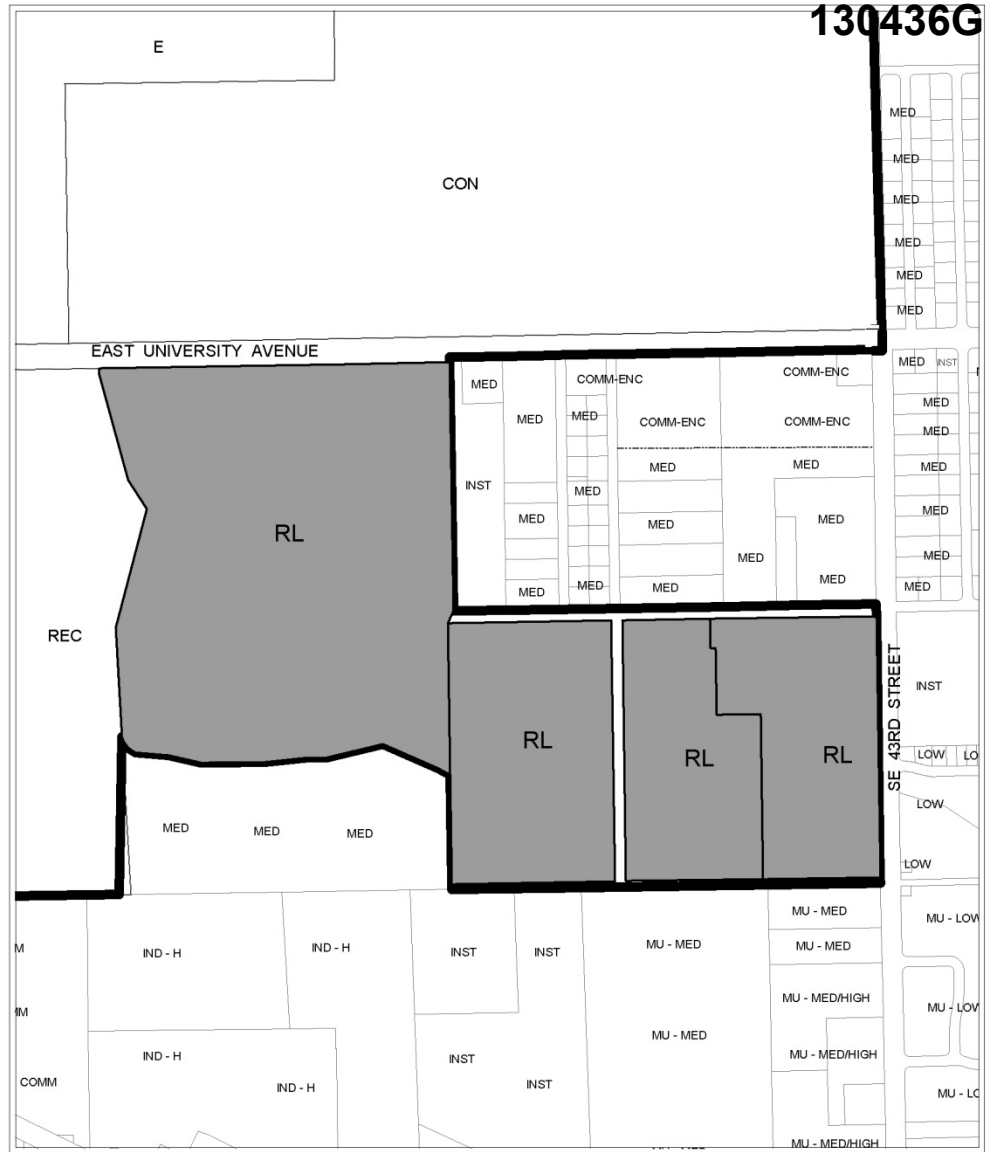
- E Education
- REC Recreation
- CON Conservation
- RL Residential Low-Density (up to 12 units/acre)

# Alachua County Land Use Designations

- COMM Commercial
- COMM-ENC Commercial Enclaves
- LOW Low Density Res (1-4 DU/acre)
- MED Medium Density Res (4-8 DU/acre)
- MU-LOW Mixed-Use Low Density Res (1-4 DU/acre)
- MU-MED Mixed-Use Medium Density Res (4-8 DU/acre)
- MU-MED/HIGH Mixed-Use Med-High Density Res (8-14 DU/acre)
- OFF-RES Office-Residential (2-4 DU/acre)
- INST Institutional
- IND-H Heavy Industrial


- - - - - Division line between two land use categories
- City Limits

Area  
under petition  
consideration

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## PROPOSED LAND USE

 No Scale	Name	Petition Request	Petition Number
	City Plan Board, applicant	Amend City of Gainesville FLUM from Alachua County Medium Density Residential (4-8 du/acre) to City of Gainesville Residential Low-Density (up to 12 units/acre)	PB-13-94 LUC

# Background

- 134-ac, undeveloped wooded property in east Gainesville (and w/in Plan East Gainesville area)
- Voluntarily annexed in 2012

# Key Issues

- **Annexed property requires City land use**
- **Proposed RL land use consistent w/Comprehensive Plan**
- **Extensive areas w/regulated natural resources; majority of property has strategic ecosystem designation**
- **RL may help meet future housing needs in east Gainesville, is supportive of economic development in east Gainesville**
- **Located within Plan East Gainesville area**

# LUC Petition

- **Proposed RL land use may facilitate future residential development of property**
- **Increase in maximum density of up to 4 units per acre**
- **City RL and County Medium Density Res'l land use allow attached units**
- **RL compatible w/adjacent properties & surrounding area**



- **Consistent w/City goals for infill development in eastern part of City**
- **Served by urban services, no impact on adopted LOS (water/wastewater, water supply, solid waste, schools)**
- **Recreation LOS for Community Parks and Neighborhood Parks may be impacted. Concurrency must be met at time of development plan approval.**
- **No major transportation issues (TMPA Zone A)**

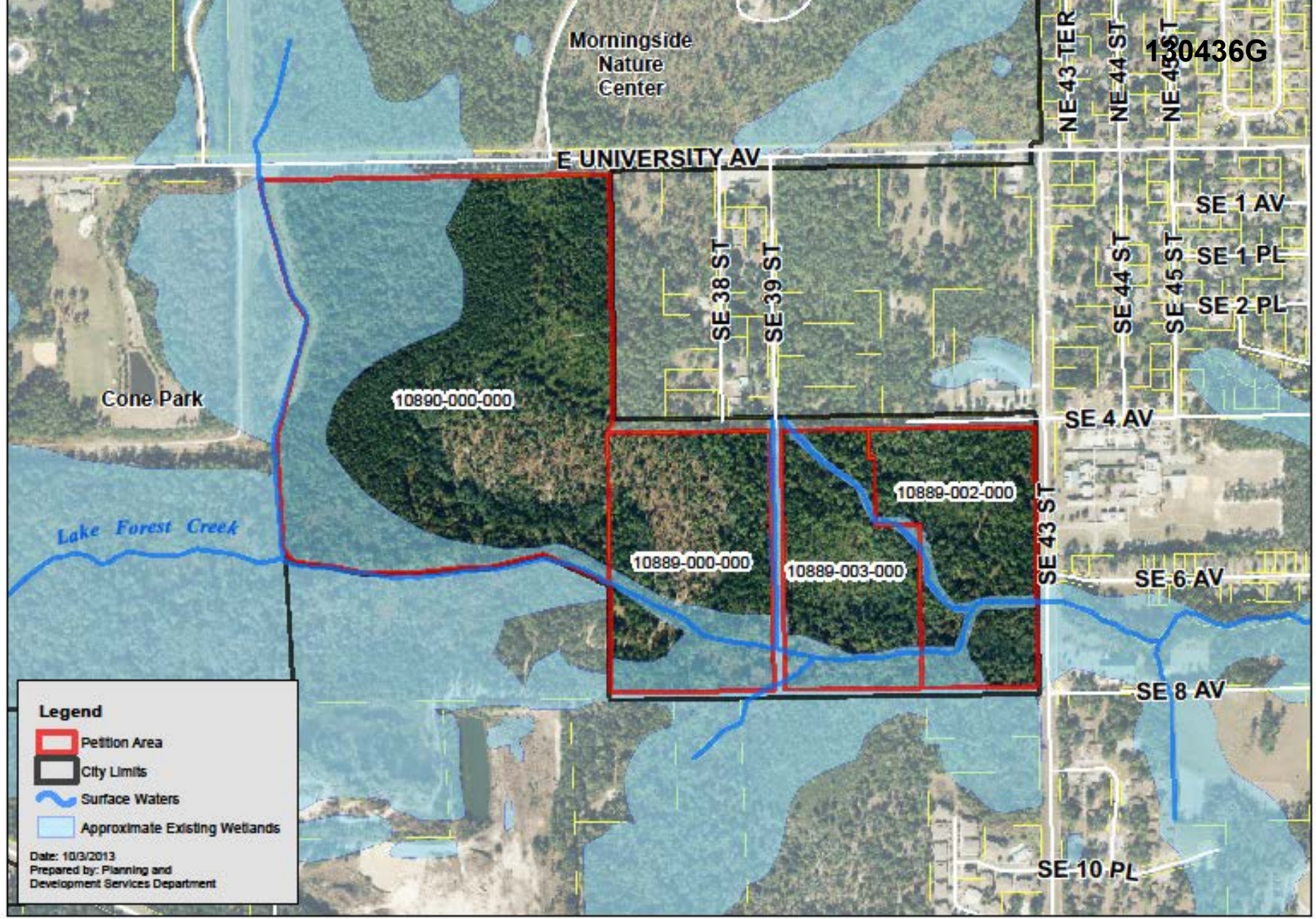
# LUC Petition

- **LUC will add 134 acres to 361-acre supply of undeveloped RL land (1,245 are developed)**
- **Meets statutory requirements for discouragement of urban sprawl**
- **Meets Comp Plan requirements re: need to strengthen and diversify City's economy. (Proposed RL provides for additional density, and may increase potential for future development of this undeveloped property in east Gainesville)**

# Environmental Review

**Environmental resources regulated by land development code are present**

- Creeks & Wetlands**
- Significant Natural Communities**
- Listed Species Habitat**
- Strategic Ecosystem**



**Legend**

- Petition Area
- City Limits
- ~ Surface Waters
- Approximate Existing Wetlands

Date: 10/3/2013  
 Prepared by: Planning and Development Services Department



**Exhibit 1 - Wetlands & Creeks**

**Petition Request**

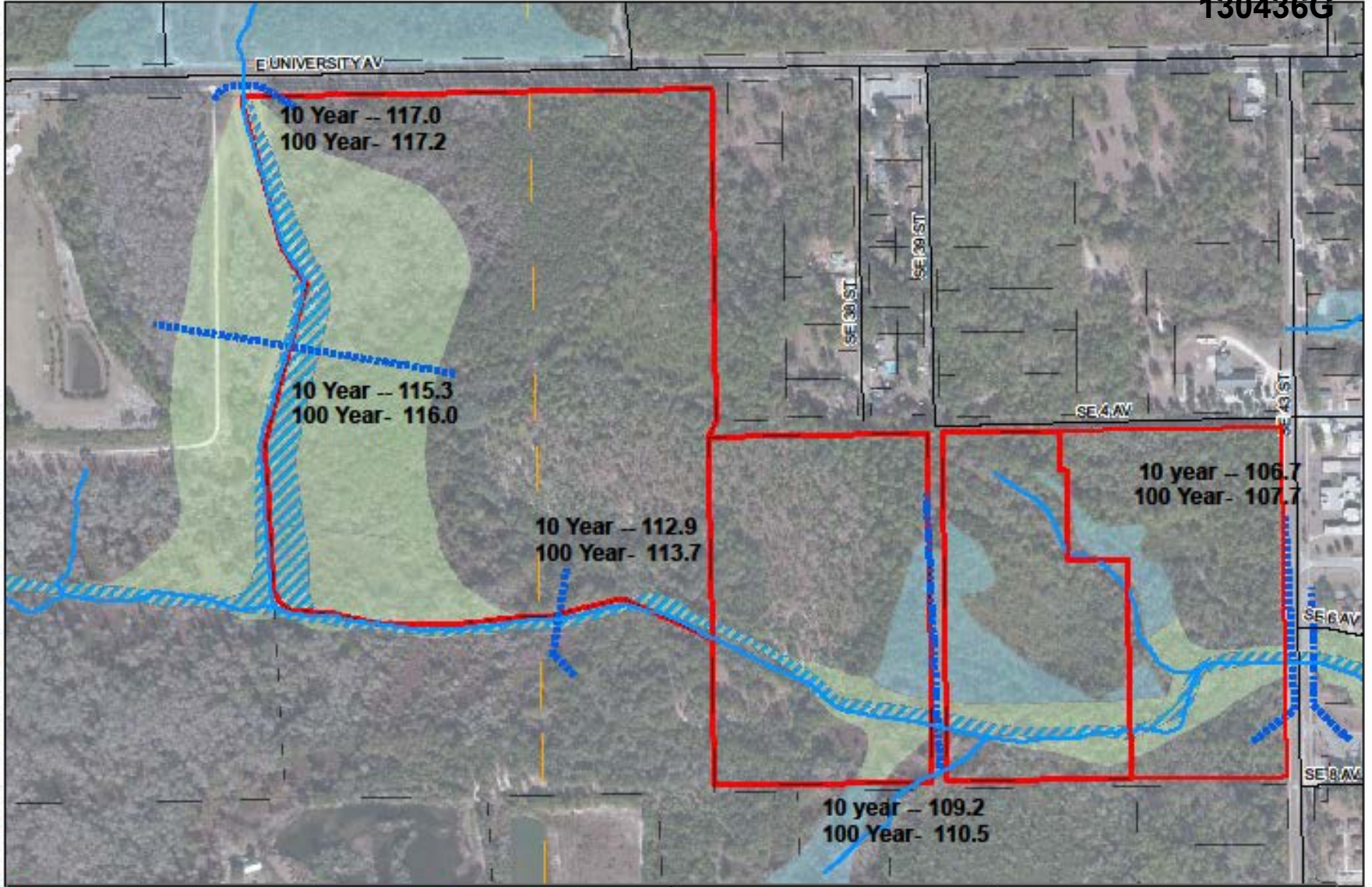
—Amend FLUM from Alachua County Medium Density Residential (4-8 du/ac) to City of Gainesville Residential Low-Density (up to 12 units per acre)  
 —Rezone property from Alachua County R-1b and R-2 districts to City of Gainesville RMF-5 district

**Petition Number**

PB-13-94 LUC  
 PB-13-76 ZON



This map is for informational purposes only. Do not rely on this map for accuracy of dimensions, size, or location. The City of Gainesville does not assume responsibility to update this information or for any error or omission on this map.



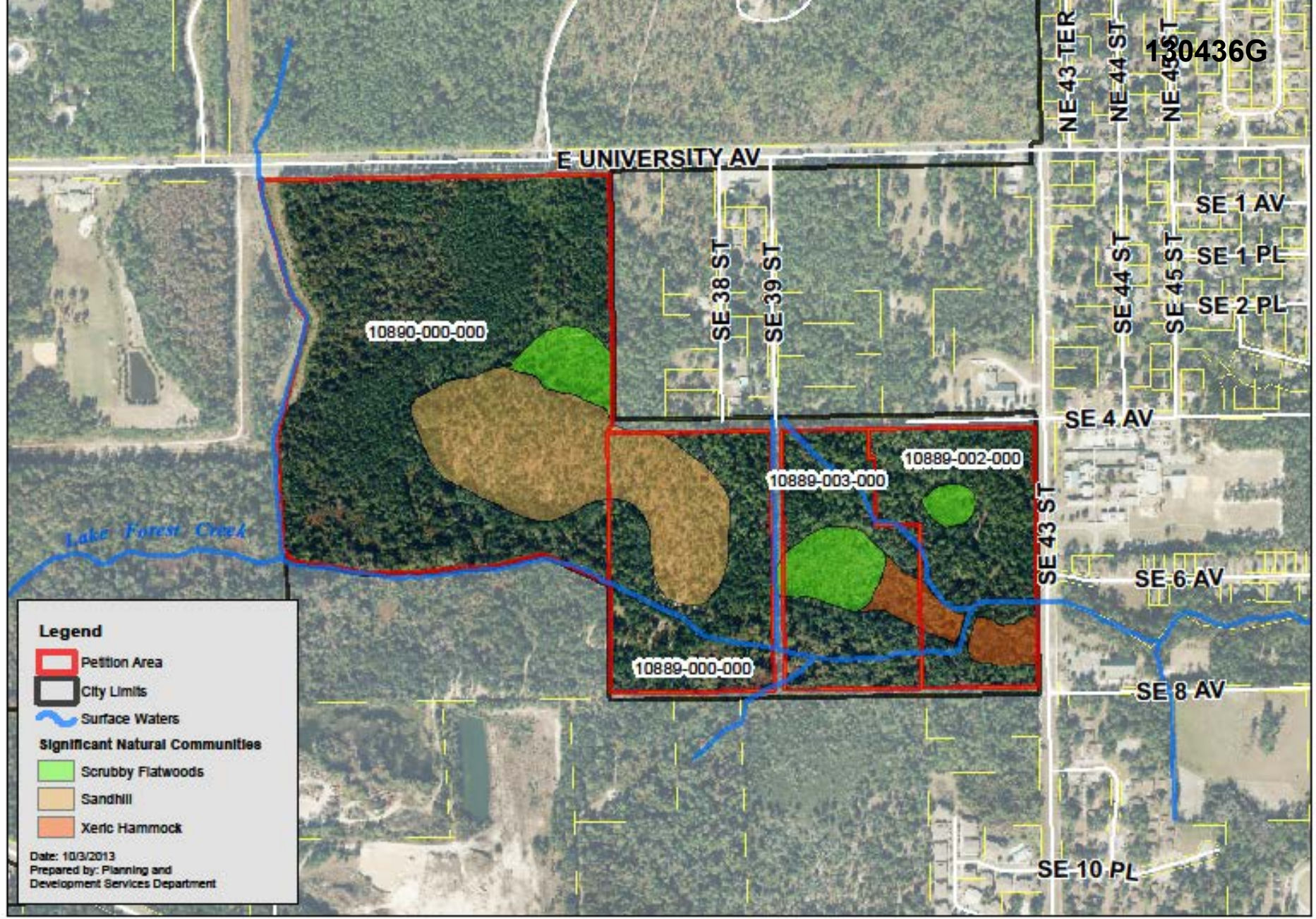
	Subject Parcels		A	 N 1 inch = 500 feet
	10 Year Flood Line		AE	
			AO	
			X	
			X500	

BFE elevation data , NAVD 1988,  
 from FEMA FIS June 2006  
 Aerial Image shown from 2011



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**Legend**

- Petition Area
- City Limits
- ~ Surface Waters

**Significant Natural Communities**

- Scrubby Flatwoods
- Sandhill
- Xeric Hammock

Date: 10/3/2013  
 Prepared by: Planning and Development Services Department



**Exhibit 2 - Significant Natural Communities**

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Gum Root Swamp




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Morningside Nature Center

Newnans Lake

Paynes Prairie

**Legend**

-  Petition Area
-  Wildlife Corridors
-  East Side Greenway Strategic Ecosystem
-  Strategic Ecosystems
-  Nature Parks

Date: 10/3/2013  
Prepared by: Planning and Development Services Department



### Exhibit 4 - East Side Greenway & Wildlife Corridors

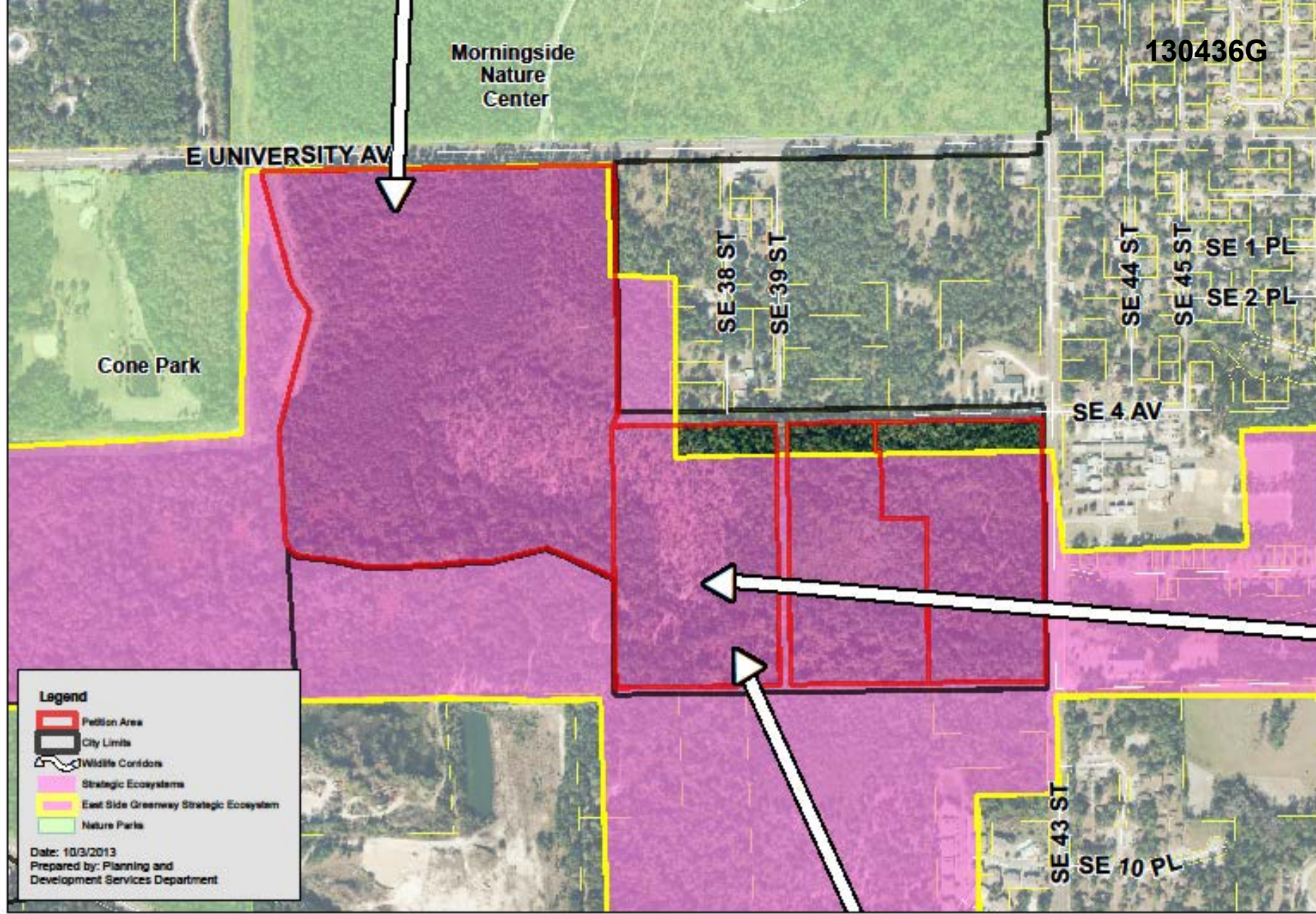
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Morningside  
Nature  
Center

E UNIVERSITY AV

Cone Park

SE 38 ST

SE 39 ST

SE 44 ST

SE 45 ST

SE 1 PL

SE 2 PL

SE 4 AV

SE 43 ST

SE 10 PL

**Legend**

- Petition Area
- City Limits
- Wildlife Corridors
- Strategic Ecosystems
- East Side Greenway Strategic Ecosystem
- Nature Parks

Date: 10/3/2013  
Prepared by: Planning and  
Development Services Department



**Exhibit 5 -  
Strategic Ecosystem  
on Petition Area**

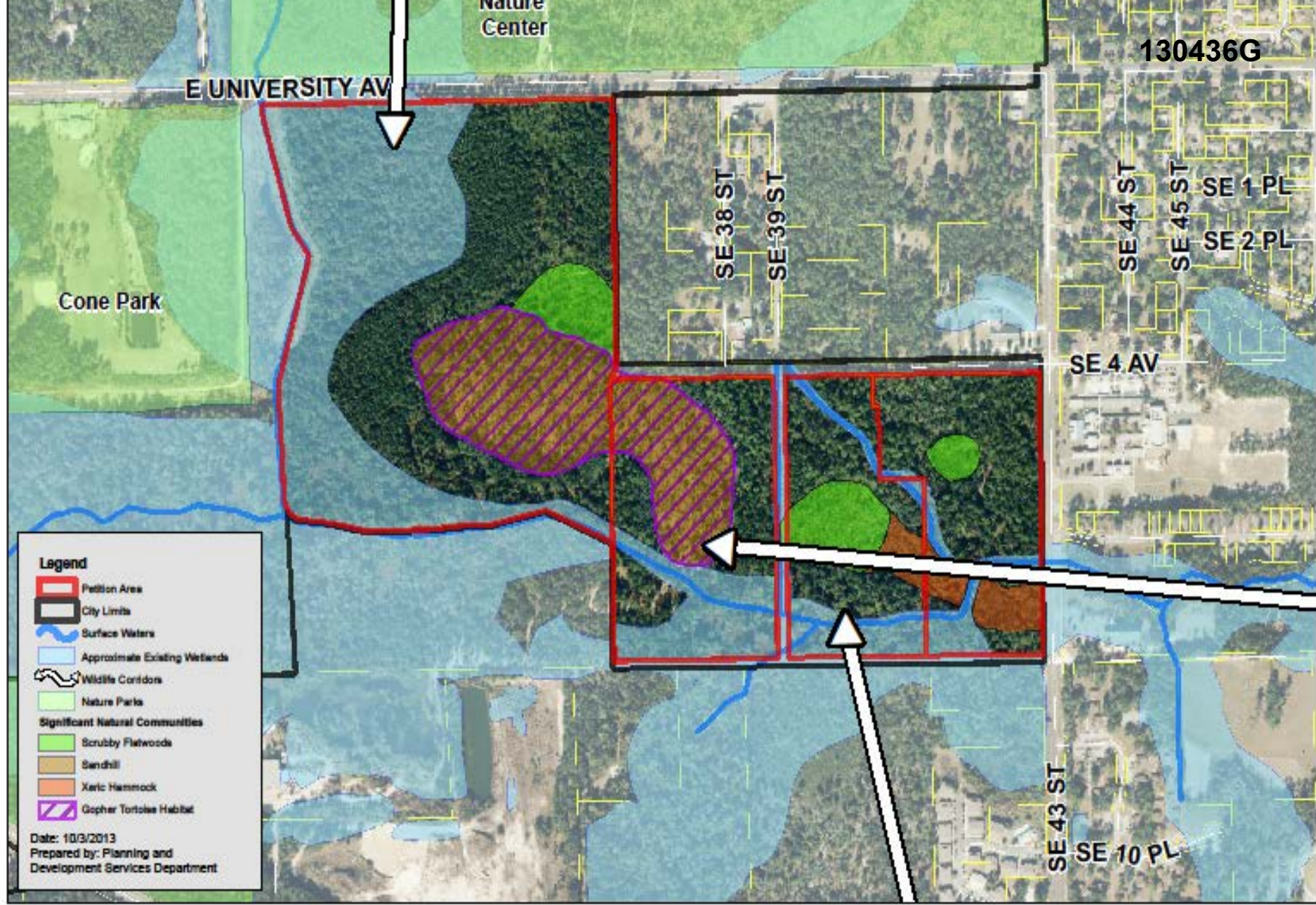
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- Legend**
- Petition Area
  - City Limits
  - Surface Waters
  - Approximate Existing Wetlands
  - Wildlife Corridors
  - Nature Parks
  - Significant Natural Communities**
  - Scrubby Flatwoods
  - Sandhill
  - Xeric Hammock
  - Gopher Tortoise Habitat

Date: 10/3/2013  
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**Exhibit 6 - Overall Environmental Resources**

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# Environmental Summary

## 30-300 LDC – Surface Waters/Wetlands

- Avoidance & Minimization
- Creek and Wetland Buffers
- Mitigation for Unavoidable Impacts

## 30-310 LDC – Natural & Archaeological Resources

- Resources Assessment
- Conservation Management Area & Management Plan
- Set-aside of up to 50% of uplands for resource protection at the development plan stage

# LUC summary

**The proposed land use to change to RL is consistent with the Gainesville Comprehensive Plan and meets all applicable requirements for approval**

# Recommendation

## City Plan Board to City Commission

Approve Petition PB-13-94 LUC

(Plan Board voted 6-0)

## Staff to City Commission

Approve Petition and Ordinance