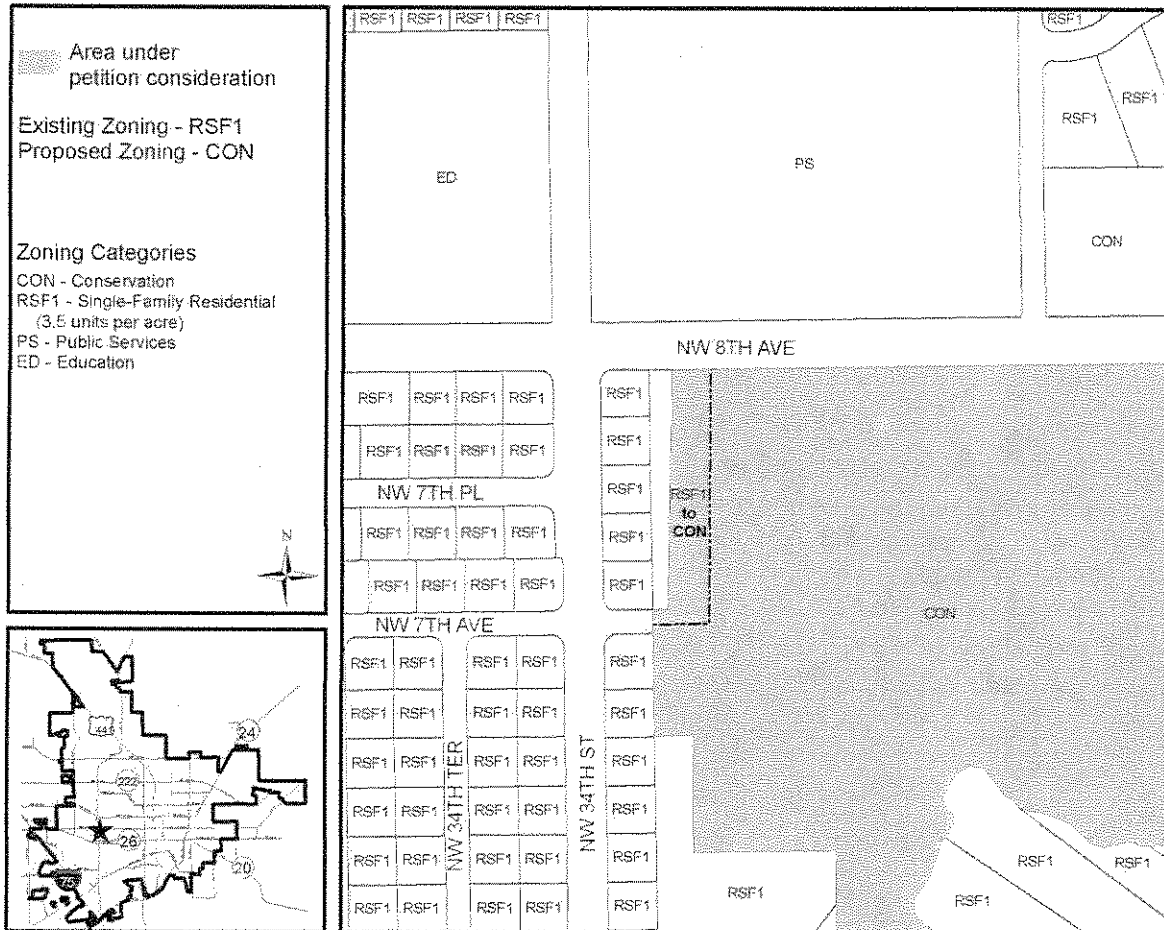


100146

TO: City Plan Board **Item Number: 9**
FROM: Planning Department Staff **DATE: May 27, 2010**
SUBJECT: Petition PB-10-34ZON. City of Gainesville Parks, Recreation, and Cultural Affairs, agent for City of Gainesville. Rezone property from RSF-1 (3.5 units/acre single-family residential district) to CON (Conservation district) Located southeast of the intersection of Northwest 34th Street and 8th Avenue. Requested change applies to 1.33-acre of Tax Parcel 06467-000-000. Related to PB-10-33LUC.

Recommendation

Staff recommends approval of Petition PB-10-34ZON.



100146

Description

This petition requests a rezoning for a 1.3-acre portion of a 79-acre City-owned parcel known as the Loblolly Woods Nature Park. The parcel is on the south side of NW 8th Avenue and extends from just east of NW 34th Street to NW 23rd Street. The zoning for the western half of the larger parcel is Conservation, but a 1.3-acre portion on the extreme western edge (adjacent to the single-family homes facing 34th Street) has RSF-1 zoning. This petition requests a change to Conservation zoning for the small section, to bring it into conformance with the larger parcel of which it is a part.

Please see the maps in Appendix B for specific location information.

Key Issues

- This property was purchased by the City using grant funding from the State of Florida. The petitioner requests this rezoning to meet the requirements of the grant award agreement, which requires that it be changed to a more appropriate zoning category.
- This property is undeveloped, and there are no plans for development.
- The proposed Conservation zoning is more appropriate to the existing conditions of the site and consistent with the western half of the parcel.

Basis for Recommendation

The staff recommendation is based on the five following factors (as stated in LDC Sec. 30-347.3), which are discussed below: Conformance with the Comprehensive Plan; Conformance with the Land Development Code; Changed Conditions; Compatibility; and Impacts on Affordable Housing.

1. Conformance with the Comprehensive Plan

The proposed rezoning is consistent with the overall goals, objectives, and policies of the adopted comprehensive plan.

Future Land Use Element

Objective 3.1 The City shall protect environmentally sensitive land, conserve natural resources, and maintain open spaces identified in the Future Land Use Map series, through the Development Review process and land acquisition programs.

Objective 4.1 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.

Conservation, Open Space, and Groundwater Recharge Element

Objective 1.1 Upon adoption of this Plan, the City shall protect all significant environmental lands and resources identified in the Environmentally Significant Land and Resources map series within the Future Land Use Map Series. The City shall

continue to identify environmentally significant open space and recreation sites for acquisition.

The complete list of 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.

3. Changed Conditions

There are no recent changes on or near this specific parcel related to the rezoning. The City intends to continue management of the property as before, with more appropriate zoning.

4. Compatibility

The property under consideration is zoned RSF-1, matching the residential properties to the west. The zoning on the contiguous portion of the parcel to the south and east is zoned CON (Conservation). The land will continue to be used as a nature park that benefits all surrounding uses, and the proposed Conservation zoning is appropriate. Please see Table 1 at the end of the report for a summary of adjacent zoning and land uses.

5. Impacts on Affordable Housing

The proposed rezoning will not have an impact on affordable housing.

6. Transportation

The proposed rezoning will not have an impact on transportation.

Environmental Impacts and Constraints

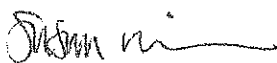
The result of this rezoning would be to provide additional environmental protection to City-owned land that currently provides passive recreation, water quality protection, and wildlife habitat.

Respectfully submitted,



Ralph Hilliard
Planning Manager

Prepared by:



Susan Bridges Niemann
Senior Planner

Table 1
Adjacent Existing Uses

North	None (NW 8 th Avenue ROW)
South	Loblolly Woods Nature Park
East	Loblolly Woods Nature Park
West	Single-family Residential

Adjacent Zoning and Land Use

	Land Use Category	Zoning Category
North	None	None
South	Conservation	CON (Conservation)
East	Conservation	CON (Conservation)
West	Single Family	RSF-1

List of Appendices

Appendix A Comprehensive Plan GOPs

- Exhibit A-1* Future Land Use Element
Conservation, Open Space, and Groundwater Recharge Element

Appendix B Supplemental Documents

- Exhibit B-1* Existing Zoning Map
- Exhibit B-2* Proposed Zoning Map
- Exhibit B-3* Aerial Map

Appendix C Application and Neighborhood Workshop Information