

**TO:** City Plan Board  
**FROM:** Planning Division Staff  
**SUBJECT:** Petition 23LUC-08PB, City of Gainesville. Amend the City of Gainesville 2000-2010 Future Land Use Map for the annexed area from Alachua County Heavy Industrial to City of Gainesville Industrial. Located at 4600 Southwest 41<sup>st</sup> Boulevard. Related to 28ZON-08PB.

---

**Recommendation**

Planning Division staff recommends approval of Petition 23LUC-08PB.

**Explanation**

This petition is a large-scale land use amendment to change the Future Land Use category from Alachua County to a City of Gainesville designation. The 25.85-acre subject parcel contains Bear Archery, an existing manufacturing facility for archery equipment that was built in 1978. See Map 1, attached.

This area was annexed by the City on May 14, 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 MS – Manufacturing and Services Industrial zoning; this petition requests a change to City of Gainesville Industrial land use.

**Compatibility and Surrounding Land Uses**

Bear Archery is located west of Interstate 75 and north of Williston Road. It is accessed by a frontage road (SW 41<sup>st</sup> Boulevard), and is adjacent to undeveloped land. The County-designated future land uses on all adjacent properties are Light and Heavy Industrial. Given its location adjacent to an interstate frontage road and the surrounding land uses, the Industrial designation is appropriate.

**Environmental Impacts and Constraints**

This property is not located within the flood hazard area. There are no known environmental hazards or constraints.

071188

## **Transportation**

This property is developed with a light manufacturing use that has existed at the site since 1978, and that development is consistent with the Alachua County land use designation. Since the City's proposed land use designation is also industrial and the site is already developed, it is not anticipated that the land use amendment will negatively impact the adopted transportation level of service on surrounding roads.

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 adopted level of service standard for the segment of Interstate 75 from Archer Road to Williston Road is C; this segment is currently operating at LOS C.

The property is also within one-half mile of two segments of Archer Road. According to the most recently published LOS Report from the North Central Florida Regional Planning Council, these two segments are:

- Archer Road from I-75 to SW 34<sup>th</sup> Street, which operates at LOS C with an adopted LOS of D; and
- Archer Road from SW 75<sup>th</sup> Street to I-75, currently operating at LOS B.

## **Financial Feasibility**

Planning staff finds this amendment to be financially feasible on the following basis: it is an existing, developed non-residential use (light manufacturing) and the proposed future land use category is substantially similar to the former Alachua County land use designation.

## **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:

**Industrial.** The Industrial land use category identifies those areas appropriate for manufacturing, fabricating, distribution, extraction, wholesaling, warehousing, recycling and other ancillary uses, and, when designed sensitively, retail, office, service, and residential uses, when such non-industrial uses are no more than 25 percent of industrial area, or when part of a Brownfield redevelopment effort. Land development regulations shall determine the appropriate scale of uses and consider the externalities of such uses. Intensity will be controlled by adopting land development regulations that establish height limits of 5 stories or less and requiring buildings to face the street.

#### **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;

071188

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**

<b>Applicant</b>	City of Gainesville
<b>Request</b>	Change land use from Alachua County to City of Gainesville in newly annexed area
<b>Existing Land Use</b>	Alachua County Heavy Industrial
<b>Existing Zoning</b>	Alachua County Manufacturing and Services Industrial (MS)
<b>Purpose of Request</b>	To complete annexation of the property by changing from County to City land use and zoning designations
<b>Location</b>	4600 SW 41 <sup>st</sup> Boulevard
<b>Existing Use</b>	Bear Archery – archery equipment manufacturing
<b>Surrounding Uses</b>	North – undeveloped land South – undeveloped land West – undeveloped land East – frontage road (SW 41 <sup>st</sup> Boulevard) and Interstate 75

071188

**Surrounding Controls**

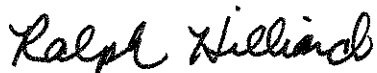
	<u>Future Land Use</u>	<u>Zoning</u>
<b>Northeast:</b>	None (Frontage Road and Interstate 75)	None (Frontage Road and Interstate 75)
<b>Northwest:</b>	Alachua County Heavy Industrial	Alachua County Residential Multi-Family (R2) Alachua County Agricultural (A)
<b>Southeast:</b>	Alachua County Heavy Industrial	Alachua County Residential Multi-Family (R3) Alachua County Agricultural (A)
<b>Southwest:</b>	Alachua County Light Industrial	Alachua County Agricultural (A)

**Summary**

This petition requests a change from County to City land use designations for a recently annexed parcel, the Bear Archery manufacturing plant. The current land use is Alachua County Heavy Industrial; the requested land use is City of Gainesville Industrial. The surrounding properties are County Light and Heavy Industrial.

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:SB

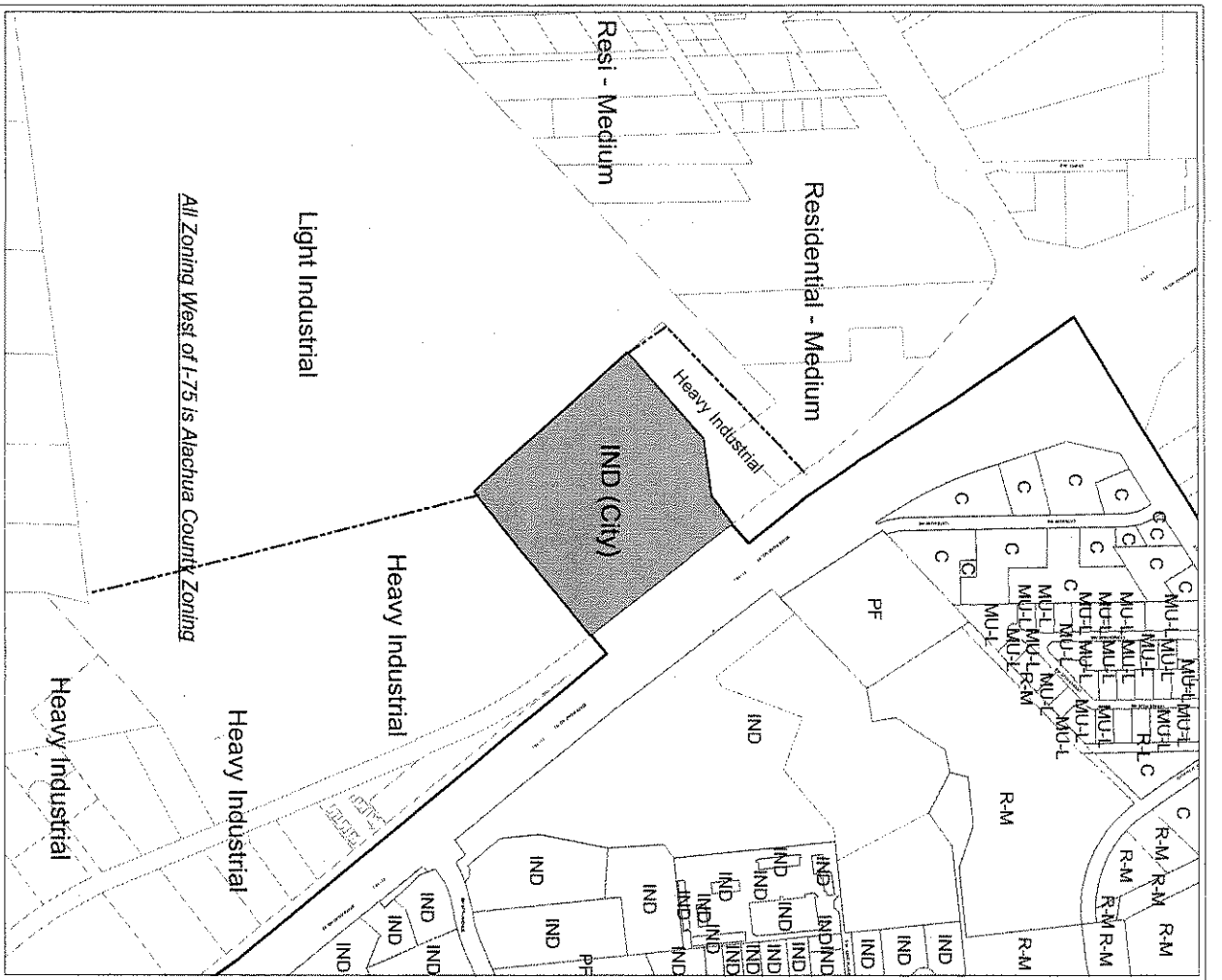
071188

### 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 consideration



### PROPOSED LAND USE

Name	Petition Request	Map(s)	Petition Number
City Plan Board, applicant for Bear Archery, Inc.	Change FLUM from Alachua County Industrial to City of Gainesville Industrial	4544	23LUC-08PB



No Scale

**Petition 23LUC-08 PB Future Land Use Map for annexed area from Alachua County Industrial to City of Gainesville Industrial. Located at 4600 Southwest 41<sup>st</sup> Boulevard. Related to 28ZON-08 PB.**

Susan Niemann, Sr. Planner gave the Staff presentation and stated that this property was recently voluntarily annexed from county designations into the city limits and does not represent any new development. Ms. Niemann further stated that the parcel is approximately 29 acres and the surrounding county land uses are Heavy and Light Industrial and the other side of the Interstate is city Industrial. Ms. Niemann added that the adjacent parcels include undeveloped land that is zoned for Agriculture and Residential uses.

Mr. Reiskind inquired if this is as close to a match in land use and zoning as possible to what the county had as its designation. Ms. Niemann stated that the county has Heavy and Light Industrial future land uses, as the city has Industrial land use and the Manufacturing Services zoning is consistent with Heavy Industrial zoning district; whereas city Limited Industrial is lighter. Mr. Reiskind further inquired if the landowner is aware of the changes being proposed and if they are agreeable with those changes. Ms. Niemann stated yes as the annexation happened last year and there is a one year timeline to change the zoning on newly annexed property.

<b>Motion:</b> Jon Reiskind	<b>Seconded By:</b> Laura High
<b>Moved To:</b> Approve.	<b>Upon Vote:</b> 5 – 0. (B. Cohen absent.)