

Item No. 8

Date: March 16, 2006

To: City Plan Board

From: Planning Division Staff

Subject: Petition 16LUC-06 PB. City of Gainesville. Amend the City of Gainesville Future Land Use Map from RM (Residential Medium Density (8-30 units per acre) to Recreation for a park in the Phoenix Subdivision. Located at 2611 Southwest 31st Place (common area portion). Related to Petition 17ZON-06 PB.

Recommendation

Staff recommends approval of Petition 16LUC-06 PB.

Explanation

The subject property is 0.1 acres and is currently vacant common area for the Phoenix Apartments located west of Bivens Arm at 2611 SW 31st Place.

A portion of the common area for the apartments is proposed to be developed as a city-owned, publicly-accessible public park.

The proposed Recreation land use is compatible with the surrounding residential properties. This petition is related to Petition 17ZON-06 PB, which proposes PS (Public Services and Operations) zoning.

Impact on Transportation Level-of-Service

The transportation impact associated with this proposed public park use is considered "de minimus." The trips associated with this type of use are considered off-peak.

Compatibility of the proposal / surrounding land uses

The adjacent residential properties, land use and zoning designations are compatible with the proposed public facilities designation.

Environmental impacts and constraints

The property is not within the 100-year floodplain and is not associated with significant environmental features.

Whether the change promotes urban infill or urban redevelopment

The proposed change would promote nearby infill and redevelopment.

Applicable Goals, Objectives and Policies

Future Land Use Element

Policy 4.1.1

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.

Recreation Element

GOAL 1: PROVIDE SUFFICIENT PARK ACREAGE, FACILITIES, AND RECREATION PROGRAMS EFFICIENTLY AND IN CLOSE PROXIMITY TO URBANIZED RESIDENTIAL AREAS.

Objective 1.1

The City shall maintain the minimum level of service (LOS) standards, park design standards and the Park and Facility Substitution Standards throughout the planning time frame.

Policies

- 1.1.1 The City shall maintain LOS standards adopted in Table I, the park design standards described in the Recreation Element and the Park and Facility Substitution Standards of the Recreation Element.
- 1.1.2 The City shall maintain a computer inventory of all recreation and open space sites with actual or potential public access. This inventory shall include site acreages, facilities and condition of facilities, surveys of actual usage and the most recent inventory dates.
- 1.1.3 The City shall continue to use the criteria described by the "Land Acquisition" portion of the Recreation Element and use such criteria for prioritizing land acquisitions for parks. These criteria include:

- * **POPULATION DENSITY**
Parcels near high population densities;

- * **PROXIMITY TO EXISTING PARKS**
Parcels that are remote from existing parks;
- * **ACCESS TO ENVIRONMENTALLY SIGNIFICANT OPEN SPACE**
Parcels that improve public access to environmentally significant open space;
- * **TRAIL ACCESS**
Parcels that are served by an existing or potential recreational trail;
- * **GREENBELT VALUE**
Parcels that would serve as a component in a greenbelt system;
- * **CONNECTIVITY**
Parcels useful in connecting or extending the size of existing parks or open spaces;
- * **MULTIPLE USE**
Parcels able to provide active and passive forms of recreation, as well as conservation of natural resources;
- * **RARITY AND DIVERSITY**
Parcels that contain rare or diverse forms of environmental or historical features, or a combination of these features;
- * **ECOSYSTEM PRESERVATION**
Parcels necessary for preserving the integrity of an important ecosystem;
- * **COST**
Parcels that are relatively low in acquisition and maintenance cost;
- * **WILLINGNESS TO SELL**
Parcels with an owner willing to sell all or part of the rights to the parcel;
- * **DEVELOPMENT PRESSURE**
Parcels that are likely to be developed in the near future;
- * **JURISDICTION**
Parcels within or near the boundaries of the City; and
- * **ENVIRONMENTAL DEGRADATION**
Parcels able to accommodate recreation without degrading environmentally significant features

Applicant Information
Request

City of Gainesville
Amend the City of Gainesville Future Land

Existing Land Use Plan Classification	Use Map from RM (Residential Medium Density (8-30 units per acre) to Recreation for a park in the Phoenix Subdivision. Located at 2611 Southwest 31 st Place (common area portion).
Existing Zoning	RM
Purpose of Request	PD
Location	Allow development of a public park
Existing Use	2611 SW 31 st PL. Vacant common area.

Surrounding Uses

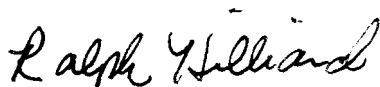
North	Residential
South	Residential
East	Residential
West	Residential

Surrounding Controls	Existing Zoning	Land Use Plan
East	PD	RM
South	PD	RM
West	PD	RM
North	PD	RM

Summary

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

RW:DM:DN

Attachment

Petitions 16LUC-06 PB and 17ZON-06 PB

At the June 8, 2005 and January 18, 2006 Neighborhood Association Meetings for the Phoenix area, City staff met with the homeowners board and members to discuss the Phoenix recreation proposal funded by the City Commission. The first meeting was located at 3130 SW 23rd Terrace at 10:30 a.m. and the second was at 2106 NW 13th Street at 7:00 p.m. At both meetings, City staff gave a history of the City Commission discussion and funding for Recreation at the Phoenix area. Staff talked about the need for recreation and discussed the use of land for the construction of play ground equipment. At both meetings the majority of attendees were in favor of having the construction of playground equipment supplied for this area. Staff received comments and questions about location, type of equipment, when it would be installed. etc. GPD was in attendance at both meetings and addressed questions and comments about lighting, vandalism and fencing. Based on these two public meetings, the City was urged to continue to pursue the placement of the recreational playground in this area.

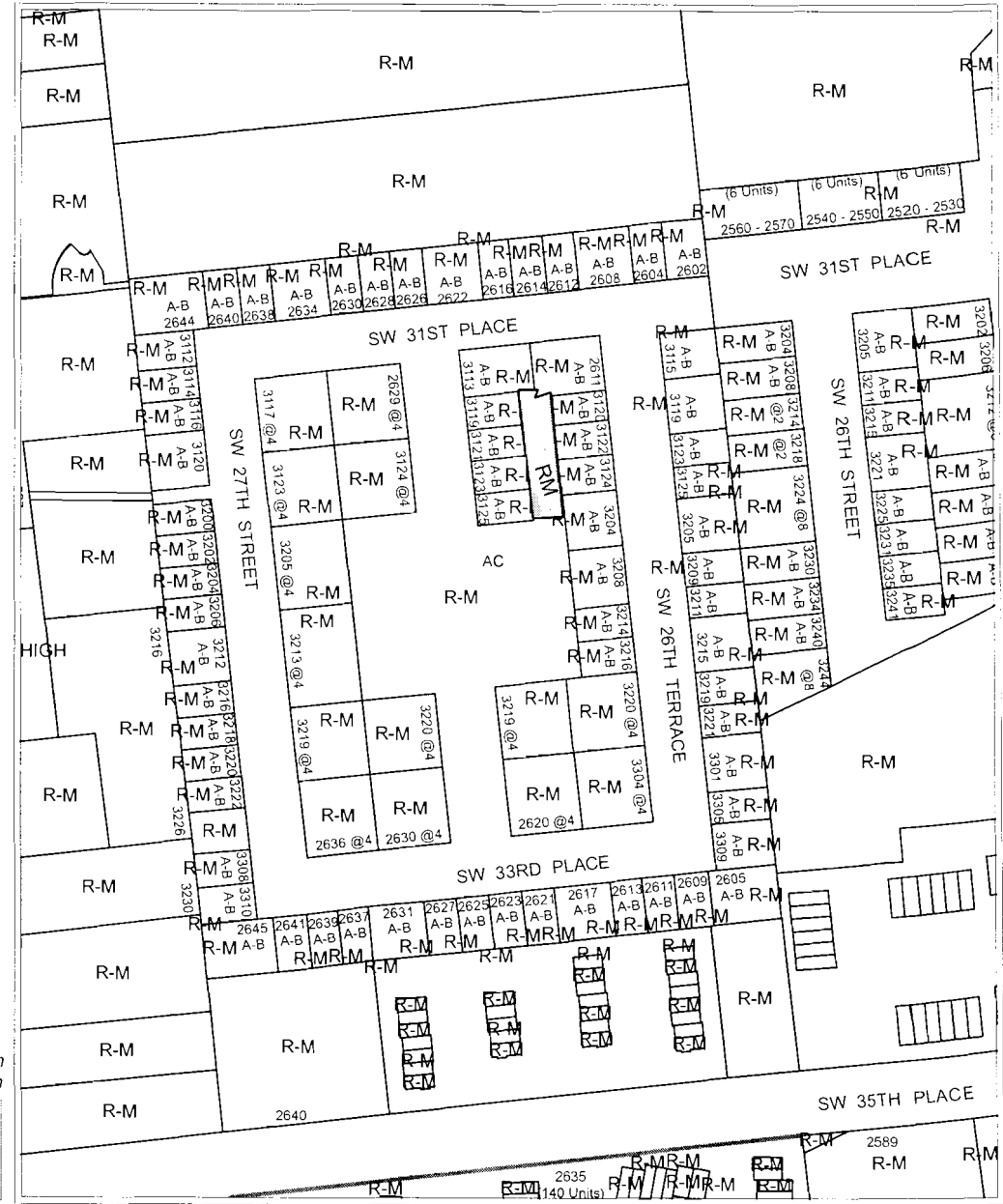
Steven R. Phillips
Assistant Director
Parks, Recreation and Cultural Affairs

Land Use Designations


- SF Single Family (up to 8 units per acre)
- RL Residential Low Density (up to 12 units per acre)
- RM Residential Medium Density (8-30 units per acre)
- RH Residential High Density (8-100 units per acre)
- MUR Mixed Use Residential (up to 75 units per acre)
- MUL Mixed Use Low Intensity (10-30 units per acre)
- MUM Mixed Use Medium Intensity (14-30 units per acre)
- MUH Mixed Use High Intensity (up to 150 units per 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



EXISTING LAND USE

	Name	Petition Request	Map(s)	Petition Number
 No Scale	City of Gainesville	From RM to REC	4447	16LUC-06PB

8. **Petition 16LUC-06 PB** City of Gainesville. Amend the City of Gainesville Future Land Use Map from RM (Residential Medium Density (8-30 units per acre) to REC (Recreation) for a park in the Phoenix Subdivision. Located at 2611 Southwest 31st Place (common area portion). Related to Petition 17ZON-06 PB.

Mr. Dom Nozzi was recognized. Mr. Nozzi presented a map and aerial photo of the site and described it in detail. He indicated that it was only a tenth of an acre in size. He explained that the Phoenix Apartments were annexed into the City in 2001 and the intention was to convert the small common area into a public park. He noted that the zoning and land use changes were necessary to accomplish that change. He presented ground photos of the site. He explained that the Phoenix Homeowners Association voted to make the area available for a public park. Mr. Nozzi indicated that staff recommended approval of the petitions.

Mr. Reiskind asked if there would be parking available for the publicly accessible park.

Mr. Steve Phillips, representing the City's Parks, Recreation and Cultural Affairs Department, was recognized. Mr. Phillips explained that there would be no designated public parking for the park. He noted that there were a number of such small parks referred to as 'tot lots' in Gainesville, and they provided recreation for the immediate areas around them. He explained that the actual space was approximately 35 feet wide and 170 feet long. He indicated that the improvements would be minimal and it would not attract users from a wide area.

Mr. Gold asked if the City would incur liabilities along with the property, and if additional insurance coverage would be required.

Mr. Phillips indicated that, as with all City parks, maintenance and insurance coverage would be provided.

Ms. McDonell asked if there were other examples of parks of the same size and situation in Gainesville.

Mr. Phillips indicated that there were. He noted, however, that he could provide planning staff with a map of active and passive recreation facilities in the City.

Mr. Bart Lake, President of the Phoenix Homeowners Association, was recognized. Mr. Lake indicated that the association had been working with the police to raise the quality of life for the complex. He explained that there were a number of young people in the area who caused problems at times. He noted that the Homeowners Association and the Police Department had arranged for a duplex to be rented to a police officer as part of the community center and police annex to the south of the property.

Ms. Doris Edwards was recognized. Ms. Edwards indicated that she did not live in the Phoenix neighborhood, but had followed the petition closely because of the crime and other problems in the area. She stated that the neighborhood was working hard to eliminate crime problems, and the Community Oriented Policing concept was also part of the neighborhood since they came into the City. She urged the board to approve the petition.

<u>Motion By:</u> Mr. Gold	<u>Seconded By:</u> Mr. Tecler
<u>Moved to:</u> Approve Petition 16LUC-06 PB.	<u>Upon Vote:</u> Motion Carried 6 – 0 Aye: Polshek, Reiskind, Gold, Tecler, McDonell, Cole