

080022

City of
Gainesville

Inter-Office Communication
Planning and Development Services
Phone 334-5022, FAX 334-2648, Station 11

Item No. 5
Date: May 15, 2008

To: City Plan Board
From: Planning Division Staff
Subject: Petition 60ZON-08 PB. City of Gainesville. Rezone the annexed area from Alachua County Manufacturing and services industrial (MS) district to City of Gainesville Conservation (CON) district. Located adjacent to the southern boundary of the Gainesville Regional Airport. Related to Petition 21LUC-08 PB.

Recommendation

Planning Division staff recommends approval of Petition 60ZON-08 PB.

Explanation

This petition requests rezoning of the subject property from Alachua County Manufacturing and services industrial (MS) to City of Gainesville Conservation (CON). The requested zoning is consistent with the Public Facilities land use requested in the related petition 21LUC-08PB.

This ±2.06-acre property is a City-owned parcel that was annexed in August 2007 and still has Alachua County land use and zoning designations. The subject property is landlocked and vacant. It is located north of NE 39th Avenue and bounded on the north and east by the Gainesville Regional Airport and on the south and west by vacant land.

Character of the District and Suitability

The subject property is forested and vacant, and there are no current plans for its development. Adjacent properties include the airport to the north and vacant, privately-owned properties within Alachua County's East Side Greenway Strategic Ecosystem to the south.

Given its location and the nature of the surrounding area, the requested Conservation zoning is suitable for this land.

Conservation of the Value of Buildings and Encouraging Appropriate Land Use

There are no existing buildings on the subject property.

Applicable Portions of Current City Plans

There are no current City plans for this area. The parcel is within the Airport Runway Clear Zone, so future development will be subject to the requirements of this zone.

Needs of the City for Land Areas for Specific Purposes to Serve Populations or Economic Activities

The proposed zoning is consistent with the underlying land use and will not have an effect on these considerations.

Whether there have been Substantial Changes in the Character or Development of Areas In or Near Area Under Consideration

There have been no recent developments or changes to land use or zoning in the vicinity.

Applicable Goals, Objectives and Policies of the Comprehensive Plan

Future Land Use Element

Objective 3.4

The City shall ensure that services and facilities needed to meet and maintain the LOS standards adopted in this Plan are provided.

Policy 3.4.1

The City shall continue to require the development facilities needed to service the development prior to the issuance of any development order.

Policy 4.1.1

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

...

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.

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

Applicant City of Gainesville

Request Change land use from Alachua County to City of Gainesville in newly annexed area

080022

Existing Land Use Alachua County Heavy Industrial
Existing Zoning Alachua County Manufacturing and Services Industrial (MS)
Purpose of Request To complete annexation of the property by changing from County to City land use and zoning designations
Location Adjacent to the southern boundary of the Gainesville Regional Airport
Existing Use Vacant
Surrounding Uses North – Gainesville Regional Airport
South – Alachua County residential
West – Gainesville Regional Airport, Alachua County residential
East – Gainesville Regional Airport

Surrounding Controls


	<u>Future land use</u>	<u>Zoning</u>
North:	City of Gainesville Public Facilities	City of Gainesville Airport Facility (AF)
West:	Alachua County Heavy Industrial	Manufacturing and services industrial (MS)
East:	City of Gainesville Public Facilities	City of Gainesville Airport Facility (AF)
South:	Alachua County Heavy Industrial	Manufacturing and services industrial (MS)

Summary

This petition requests a zoning change from Alachua County Manufacturing and services industrial (MS) district to City of Gainesville Conservation (CON) district for a recently annexed City-owned property. The parcel is undeveloped and surrounded by rural lands to the south and the Gainesville Regional Airport to the north.

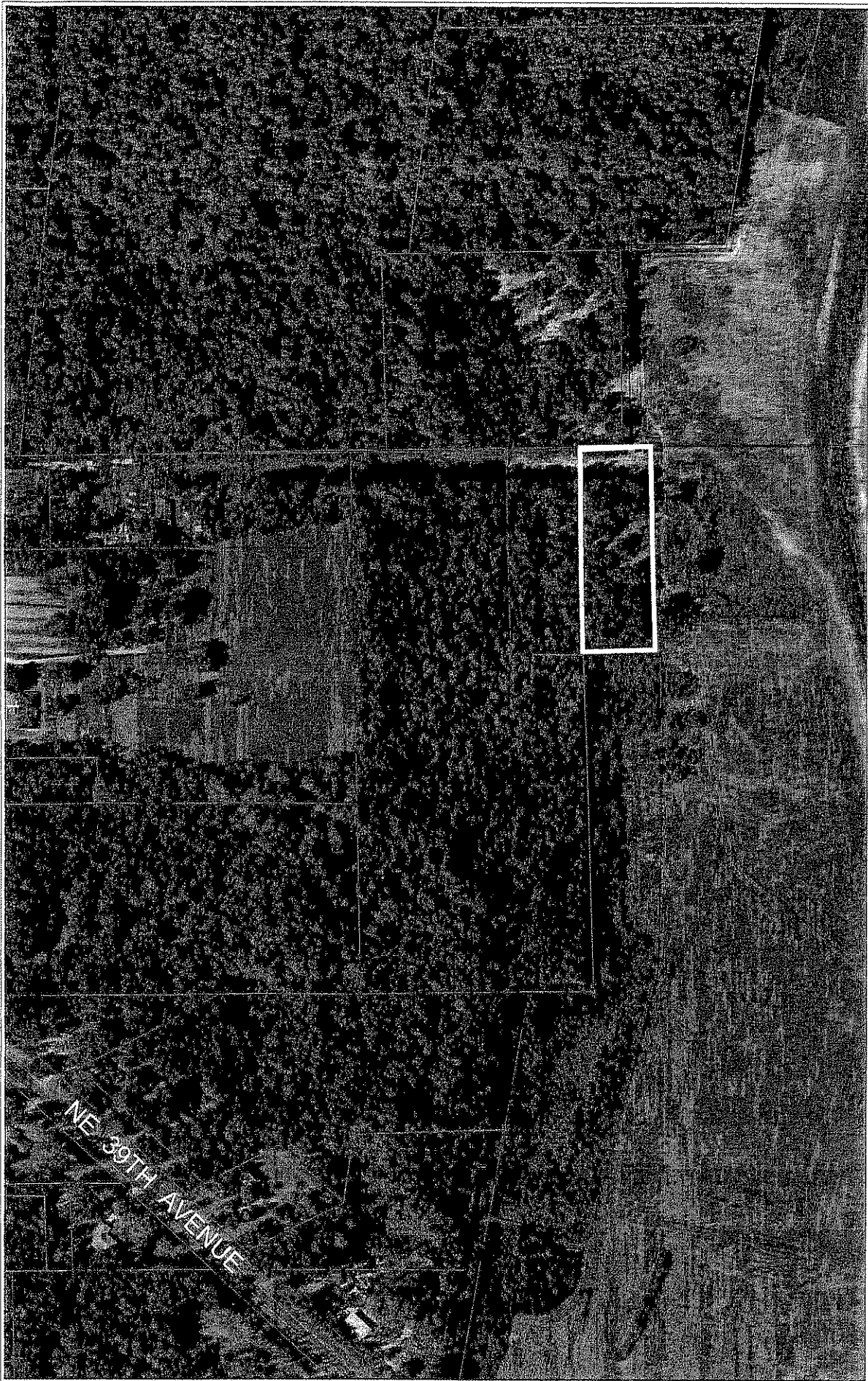
The proposed zoning change is consistent with the 2000-2010 Gainesville Comprehensive Plan, and is recommended for approval.

Respectfully Submitted,



Ralph Hilliard
Planning Manager

RH:DM:SBN



AERIAL PHOTOGRAPH

 <p>No Scale</p>	<p>Name</p> <p>City Plan Board, applicant</p>	<p>Petition Request</p> <p>Rezone parcel from Alachua County Manufacturing Services (MS) to City of Gainesville AF (Airport Facilities district). Change FLUM from Alachua County Heavy Industrial to City of Gainesville Public Facilities (PF) district.</p>	<p>Map(s)</p> <p>3560</p>	<p>Petition Number</p> <p>21LUC-08PB 60ZON-08PB</p>
---	--	---	----------------------------------	--

Petition 60ZON-08PB City of Gainesville. Rezone the annexed area from Alachua County Manufacturing and Services Industrial (MS) district to City of Gainesville Conservation (CON) district. Located adjacent to the southern boundary of the Gainesville Regional Airport. Related to 21LUC-08PB.

Please see petition 21 LUC-08 PB for scope and details.

Motion By: Randy Wells	Seconded By: Laura High
Moved To: Approve.	Upon Vote: 7 – 0.