

Petition PB-16-107 LUC. City of Gainesville. Amend the City of Gainesville Future Land Use Map from Alachua County Medium High Density Residential (8-14 DU/acre) (RMH) and Low Density Residential (1-4 DU/acre) (RL) to City of Gainesville Mixed-Use Medium-Intensity (12-30 units per acre), Mixed-Use Low-Intensity (8-30 units per acre), Residential Medium-Density (8-30 units per acre), Residential Low-Density (up to 12 units per acre), and Single-Family (up to 8 units per acre). The property is generally located between the 1300-1800 block of Tower Road (75th Street) and the 1800 block of SW 20th Avenue, and includes an area south of SW 20th Avenue and west of I-75. Related to PB-16-108 ZON.

Lead Planner Dean Mimms, AICP, gave a combined presentation on this petition for a large-scale land use amendment and on the related zoning petition for this undeveloped property that was voluntarily annexed in June of 2016. City land use and zoning are required for annexed properties. He noted that the property is adjacent to County regulated roadways that are at capacity, and that a major traffic study will be required for the entire property prior to development. Mr. Mimms also noted that the West Urban Concurrency Service Area (CSA) is currently deficient for elementary schools, and said that this CSA is currently under review by Alachua County Public Schools.

Kristin Compson, nearby resident, spoke during the public comments portion of the petition hearing, and expressed concerns about traffic on Tower Road (which part of the property fronts). Gerry Dedenbach, AICP, and Vice-President of CHW Professional Consultants, spoke on behalf of the future (under-contract) property owners. Mr. Dedenbach explained potential development under County land use and zoning, and gave an overview of their vision for future development of the property.

Jeff Hayes, AICP, Transportation Planning Manager in the Alachua County Growth Management Department, whose letter dated 9/21/16 was previously provided to the Plan Board, spoke on behalf of County staff. The following residents spoke, and expressed concerns (generally with respect to traffic impacts and school capacity) about the proposed land use and zoning requests: Jackie Dose, Brandon Tetterick, Jeff Garcia, and Justin Fleischman. Board Member Dave Ferro noted that Tower Road has been in bad physical condition for years. Board Member Adam Tecler said that Tower Road has been a problem for many years. Board Member Terry Clark asked Mr. Mimms to explain the hearing/approval process for these land use and zoning petitions and Mr. Mimms did so.

Motion By: Terry Clark	Seconded By:
Moved To: Revise Petition PB-16-107 LUC so that there is no relative increase in the amount of potential future development between the existing County land use and the proposed City land use categories for the property.	Upon Vote: No vote. Motion failed for lack of a second.

Motion By: Adam Tecler	Seconded By: Dave Ferro
Moved To: Approve Petition PB-16-107 LUC	Upon Vote: 4-1 (Nay, Clark)