

Petition PB-12-159 LUC. Brown & Cullen Inc., agent for Hidden Lake SFR LLC. Amend the City of Gainesville Future Land Use Map from Conservation (CON) to Mixed-Use Low-Intensity (8-30 units/per acre) (MUL), and Residential Medium -Density (8-30 units per acre) (RM). Located at 1015 NW 21st Avenue. Related to PB-12-160 ZON.

Lead Planner Dean Mimms, AICP, gave a staff presentation that pertained both to this land use change petition and the related rezoning petition (PB-12-160 ZON). Mr. Mimms said that the Conservation land use and zoning have been in place since adoption of the 1991 Comprehensive Plan. In that era, Conservation was used as a buffer between incompatible uses. He explained that the area proposed for land use (0.31 acres) and rezoning (0.46 acres) is not environmentally sensitive, and that part of it is a stormwater retention area that was developed to serve the Hidden Lake apartment complex. Mr. Mimms noted that this area is several hundred feet away from Lake Meta (a natural depression area/drainage feature with surface water) to the southeast.

Principal Planner Onelia Lazzari, AICP, briefly reviewed the placement of Conservation land use and zoning in the 1991 Comprehensive Plan. She said that prior to the 1991 Plan, the Future Land Use Map had residential medium land use abutting the commercial land use of the Brasington automotive dealership. The reason for placing Conservation land use and zoning at this location was to establish a buffer between those residential and commercial areas.

Stuart Cullen, P.E., made a presentation on behalf of the property owners. He stated that there is no relationship between the Hidden Lake apartments and Lake Meta. He noted that stormwater retention is allowed in Conservation areas, and that the properties that are the subject of this petition (and related Petition PB-12-160 ZON) are not environmentally sensitive, as previously indicated by Mr. Mimms.

Mr. Cullen said that bicycle connectivity for this property has been the subject of discussion as to how bicycle facilities might be extended from 12 Street (south of and beyond the property) to NW 21st Avenue. He stated that the antiquated Conservation land use and zoning on this property allows some development (e.g., stormwater retention area, single-family house). Vice-Chair Bob Ackerman asked if one house could be constructed on a 0.31-acre property. Mr. Cullen answered in the affirmative.

In response to a question from Plan Board member Stephanie Sims about putting a road or a bike trail through the Conservation area, Mr. Cullen said that it is possible, but that it would require a lot of discussion with staff and the addressing of various Code requirements in the development plan. Ms. Lazzari noted that Mr. Ackerman was correct in his understanding that at least five acres are required to allow development of a single-family house in the Conservation zoning district.

Lake Meta area resident Kevin Veach told the Board that Lake Meta is a natural body of water, and that its groundwater flow was disrupted by the development of Wal-Mart near NW 23rd Avenue, and by development to the west. He expressed concern over the loss of green space that will occur if the land use and zoning changes are approved.

Lake Meta area resident John Hawkins indicated that the Conservation area does provide a buffer between the residential and commercial areas, and that he does not support the requested land use and zoning changes. Dr. Paul Wheeler, Lake Meta area resident, urged the Plan Board to not recommend approval of these petitions. Ms. Marihelen Wheeler, Lake Meta area resident, expressed concern over the requested land use and zoning changes, and spoke of the beauty of Lake Meta and the importance of Conservation buffers to their neighbor-

hood.

Ms. Whitney Sanford, also a resident of the nearby Lake Meta area, said that bicycle and pedestrian connectivity from NW 12th Street (south of the property) would be very helpful, and expressed concern that the proposed land use and zoning changes would make such connectivity more difficult.

Lake Meta area resident David Pais spoke of the lack of connectivity in their area and expressed concern that granting the requested land use and zoning changes could make it more difficult to attain the above-described bicycle and pedestrian connectivity.

Jacob Kain, Senior Planner, City of Gainesville Public Works Department, made a brief presentation on the City's proposed bike boulevard corridors. He said that at this evening's Bicycle and Pedestrian Advisory Board meeting, the 12th Street corridor was deemed a priority corridor.

Stuart Cullen, P.E. noted that there will be better options for bicycle and pedestrian connectivity to NW 12th Street if the proposed rezonings are approved. Plan Board member Amisha Sharma questioned this contention. Public Works' Jacob Kain said that his department's negotiations for easements or acquisitions are not dependent on the land use or zoning category, and that they tend to coincide with development review. Planning's Onelia Lazzari added that the City cannot take private property, and noted that the best opportunities for negotiations are at the time of development review.

Chair Crystal Goodison acknowledged that it is hard to give up urban green space, and that from a land use and zoning perspective, these petitions are hard to turn down. Board member Seth Lane asked how the draft, form-based code will address this area. Ms. Lazzari replied that the form-based code moves us to a block perimeter size and towards increased connectivity.

Motion By: Bob Ackerman	Seconded By: Amisha Sharma
Moved To: Approve Petition PB-12-159 LUC, as recommended by staff.	Upon Vote: Upon Vote: 4-2 (Nays: Erin Condon and Stephanie Sims)