

LEGISLATIVE #

110263B



PLANNING & DEVELOPMENT SERVICES DEPARTMENT

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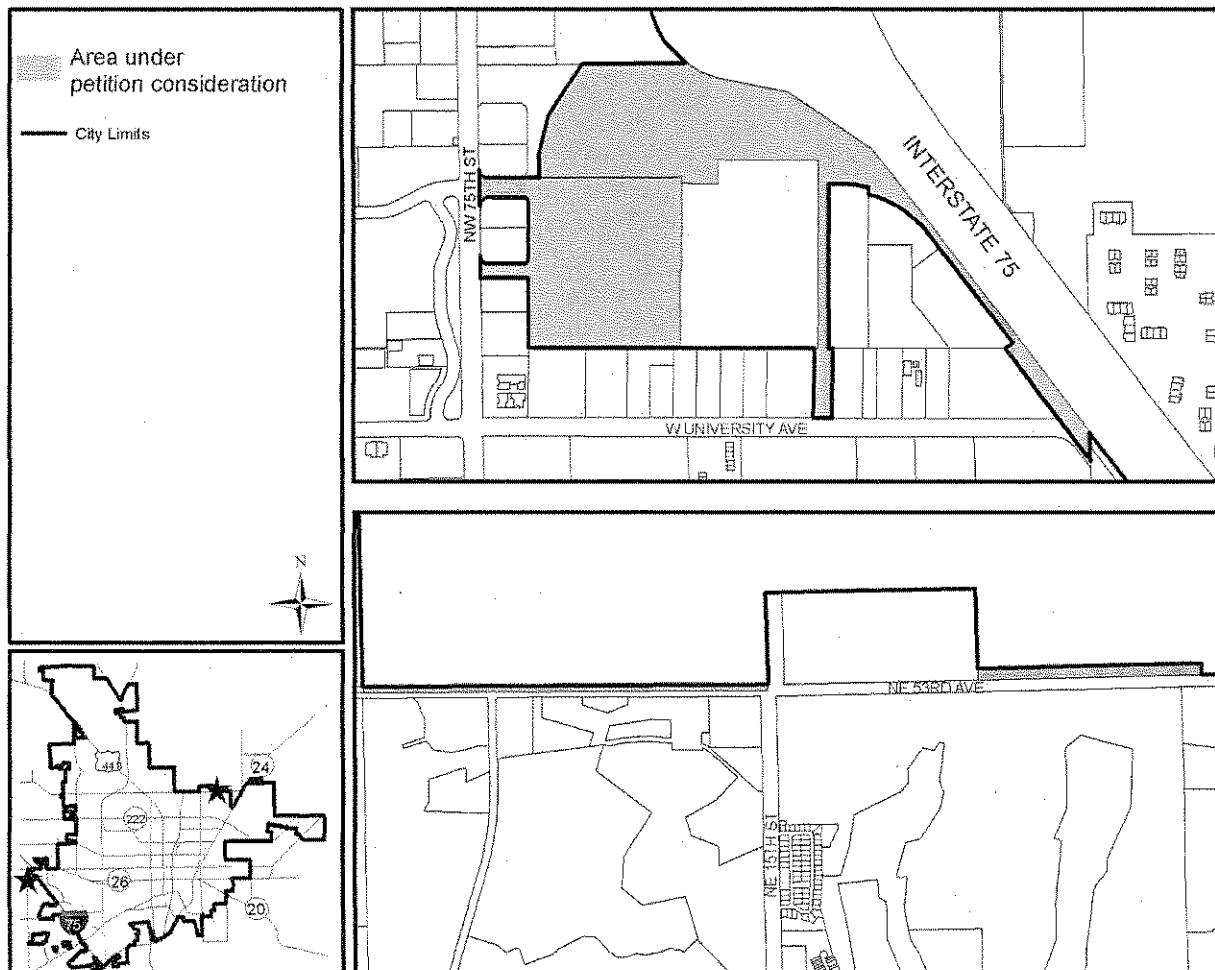
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TO: City Plan Board**Item Number: 12****FROM: Planning & Development Services Department Staff****DATE: April 28, 2011**

SUBJECT: Petition PB-11-36 LUC, City Plan Board. Amend the City of Gainesville 2000-2010 Future Land Use Map Series: Transportation Concurrency Exception Area (TCEA) Map; Transportation Mobility Map Series and Concurrency Management Element TCEA Map to include two annexed parcels in the 1500 block of Northeast 53rd Avenue and two annexed parcels east of Northwest 75th Street in the 7200-7300 blocks of Northwest 4th Blvd. Related to PB-11-29 LUC and PB-11-47 LUC.

Recommendation

Staff recommends approval of Petition PB-11-36 LUC.



Description

This petition is a large-scale comprehensive plan amendment to add four annexed parcels to the City's Transportation Concurrency Exception Area (TCEA) in accordance with the procedure established in Concurrency Management Element Policy 4.3.3. The annexed properties are the subject of two different large-scale land use amendments (PB-11-29 LUC and PB-11-47 LUC).

In order to incorporate these parcels into the City's TCEA, two steps must be taken:

- Amendment of relevant maps in the City's Comprehensive Plan
- Placement of the parcels in a TCEA zone (in accordance with the geographic location of the parcels)

This petition amends the TCEA maps in the: Future Land Use Element Map Series, Transportation Mobility Element Map Series, and the Concurrency Management Element.

The easternmost annexed parcel (07874-001-001) in the 1500 block of NE 53rd Avenue, north side (see locator map on page 1) is being placed in TCEA Zone A because it is contiguous to Zone A. The annexed portion of the western parcel (07871-000-000) is being placed in Zone B because it is contiguous to that zone.

The two annexed parcels in the 7200-7300 blocks of NW 4th Boulevard, east of NW 75th Street (see locator map on page 1) are both being placed in TCEA Zone D because they are west of I-75.

Policy 4.4.3 of the Concurrency Management Element sets out the procedure for how annexed properties (large-scale) will be added to the TCEA. That policy states:

"Properties that involve a large-scale land use amendment shall be placed in a TCEA zone as part of the large-scale amendment process for the property. This shall be done by simultaneous amendments to the appropriate TCEA maps in the Comprehensive Plan. Consistent with Policy 1.5.6, the City shall provide sufficient Data and Analysis information with the associated Comprehensive Plan amendments to ensure that the City's status as an urban service area is maintained after annexation."

Data and Analysis

Two of the annexed parcels are along the north side of Northeast 53rd Avenue. The parcels are City-owned and were annexed in 2010 (Legistar number 100072). They are long, narrow strips of land on the north side of, and parallel to, NE 53rd Avenue. Both of these parcels are proposed for the Public Facilities land use category. They are in a fully urbanized area with surrounding development and existing public facilities. There is no population increase associated with these parcels.

- One parcel is east of the Murphree Water Treatment Plant and is 150 feet wide and approximately 2,900 feet long, totaling 9.9 acres.
- The other parcel, west of the Murphree plant and NE 15th Street, is 75 feet wide and approximately 8,600 feet long. Of this larger parcel, 8.8 acres were annexed in 2010 and that acreage is the subject of this petition.

Petition PB-11-36 LUC
April 28, 2011

The western parcel is currently in use as a utility corridor for Gainesville Regional Utilities (GRU) power lines; the eastern parcel is undeveloped. No other development is anticipated on these parcels.

The remaining two annexed parcels are west of I-75 along NW 4th Boulevard. The parcels total approximately 27.8-acres in size. The property was voluntarily annexed into the City on April 15, 2010. The property is already developed and includes the 65,000 square-foot, commercial (retail) Tower Center that was built in 1989 and a very large stormwater retention pond to the north across NW 4th Boulevard. The property is in a fully urbanized area with surrounding development and existing public facilities. There is no population increase associated with these parcels.

Map amendments

The proposed amendments to the maps are shown in Appendix A as:

- Exhibit A-1 Future Land Use Map Series: Transportation Concurrency Exception Area;
- Exhibit A-2 Transportation Mobility Map Series; and
- Exhibit A-3 Concurrency Management Element TCEA Map

Impact on Affordable Housing

None. This petition does not concern any residential properties or uses.

Respectfully submitted,



Onelia Lazzari, AICP
Principal Planner

Petition PB-11-36 LUC
April 28, 2011

List of Appendices

Appendix A: Comprehensive Plan Maps

- Exhibit A-1: Land Use Map Series: Transportation Concurrency Exception Area
- Exhibit A-2: Transportation Mobility Map Series
- Exhibit A-3: Concurrency Management Element TCEA Map

Appendix B Application

Exhibit B-1: Land use amendment application