



Planning and Development Services


Petition
PB-16-45 LUC
Ordinance 150943

City Commission
June 16, 2016

150493D

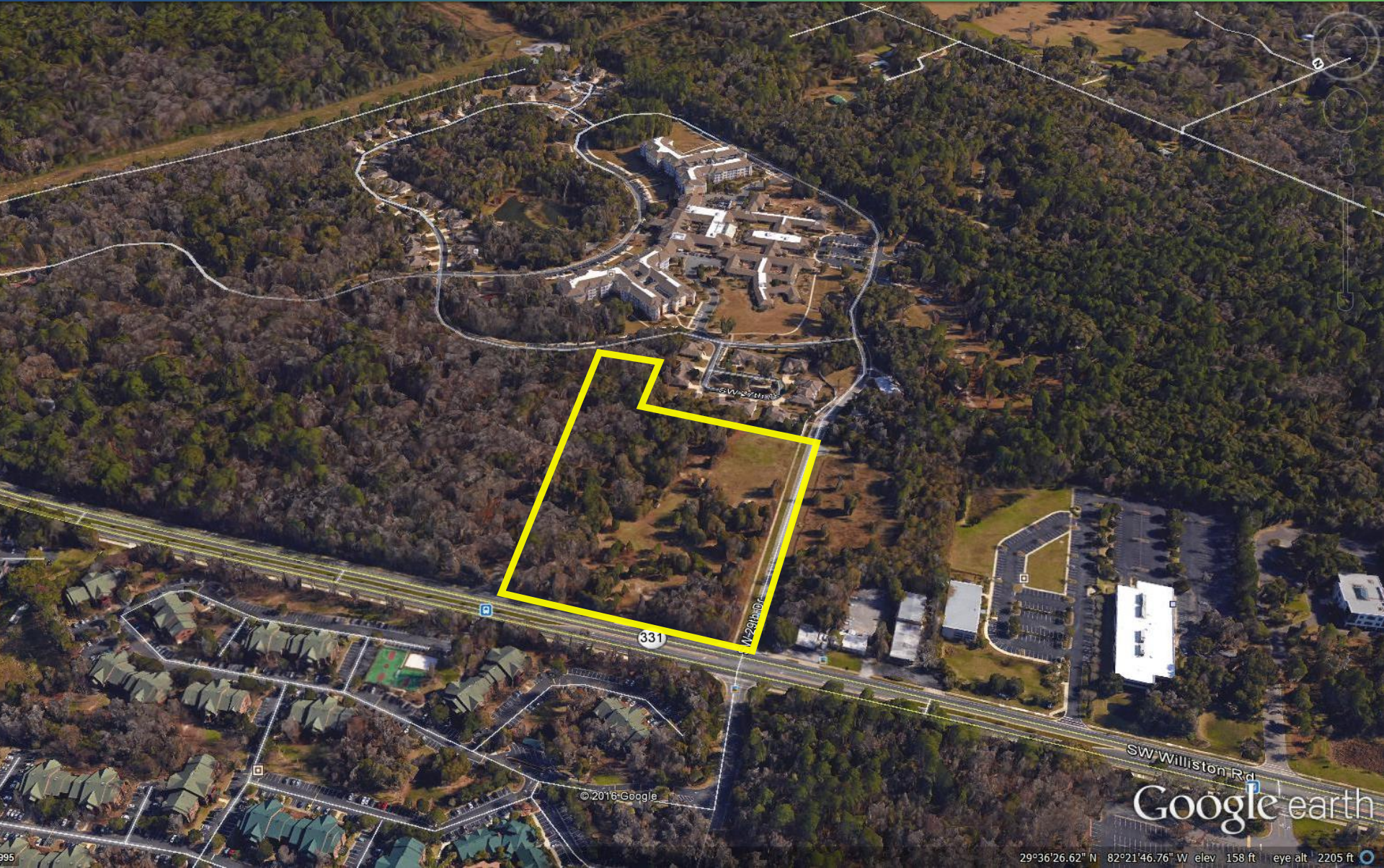


AERIAL PHOTOGRAPH

	Name	Petition Request	Petition Number
 <p>No Scale</p>	City of Gainesville, applicant	Amend the Future Land Use Map for property designated Alachua County Institutional and Office/Residential to City of Gainesville Residential-Medium density (8-30 units/acre)	PB-16-45 LUC

Subject Property

150493D



Large-scale Land Use Amendment

PB-16-45 LUC	Existing	Proposed
<p>Land Use (13.33 acres)</p>	<p>Achua County: Office/Residential (4-8 DU/acre) (8.33 acres)</p> <p>Achua County: Institutional (5 acres)</p>	<p>City of Gainesville: RM (Residential Medium-Density 8-30 DU/acre)</p>

City of Gainesville Land Use Categories

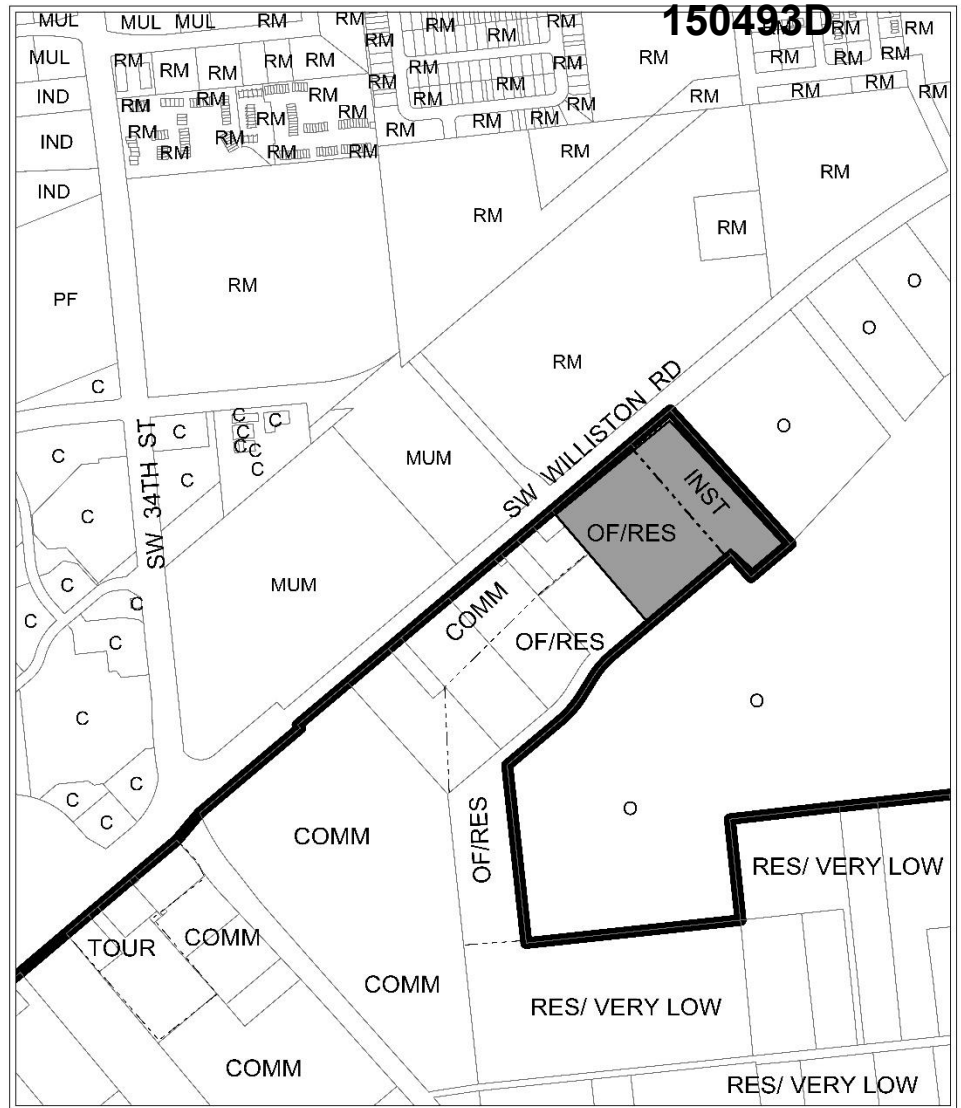
- R-M Residential Medium-Density (8-30 units per acre)
- MU-L Mixed-Use Low Intensity (8-30 units per acre)
- MU-M Mixed-Use Medium Intensity (12-30 units per acre)
- O Office
- C Commercial
- IND Industrial
- PF Public and Institutional Facilities

Alachua County Land Use Categories

- COMM Commercial
- TOUR Tourist/Entertainment
- OF/RES Office/Residential (4-8 du/acre)
- RES/VERY LOW Residential Very Low Density (0-2 du/acre)
- INST Institutional

- Division line between two land use categories
- City Limits

Area
under petition
consideration



EXISTING LAND USE

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City of Gainesville Land Use Categories

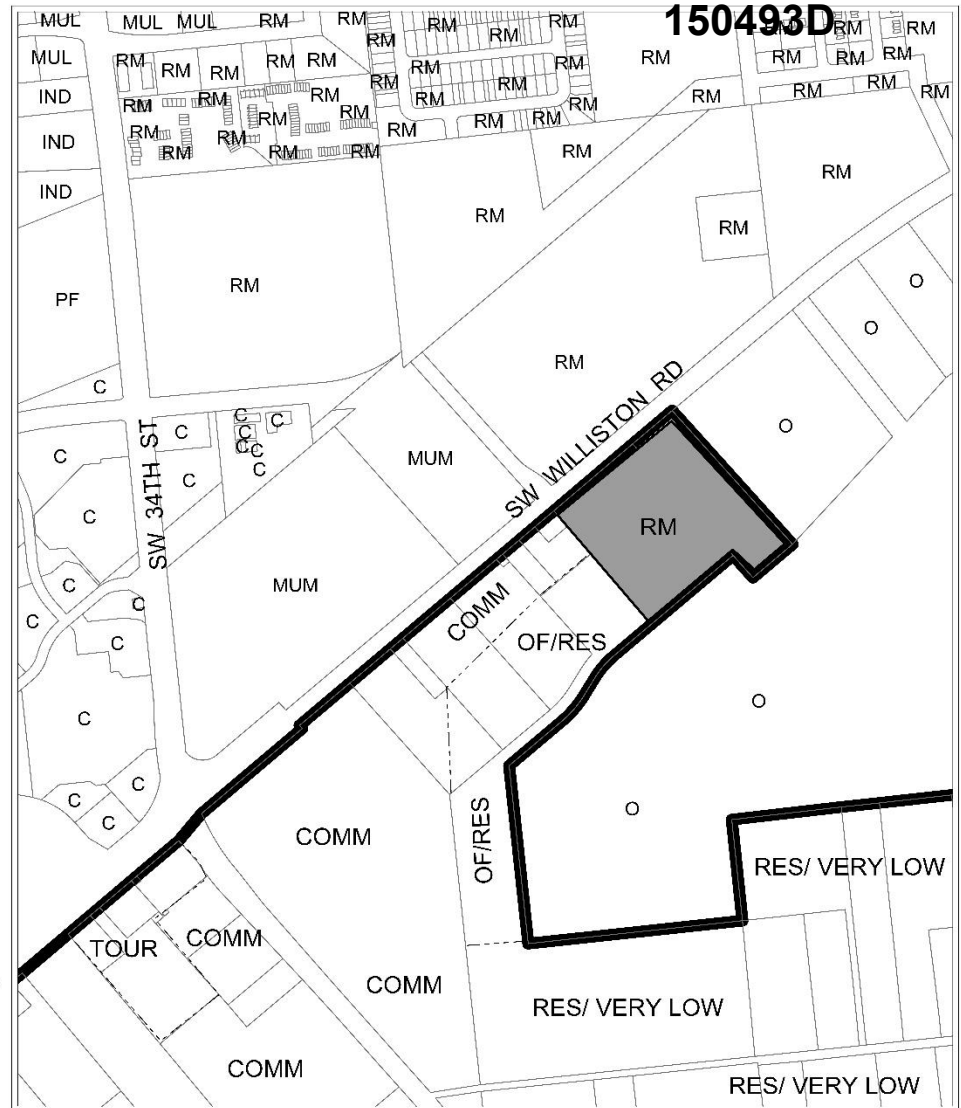
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150493D

PROPOSED LAND USE

	Name	Petition Request	Petition Number
	City of Gainesville, applicant	Amend the Future Land Use Map for property designated Alachua County Institutional and Office/Residential to City of Gainesville Residential-Medium density (8-30 units/acre)	PB-16-45 LUC

Intersection of SW Williston Rd. and SW 29th Dr.



View into site from SW Williston Rd.

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View of Campus Lodge Apartments on the north side of SW Williston Rd. opposite site



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View of commercial uses along south side of
SW Williston Rd. adjacent to site



150493D
View of SW 29th Dr. entrance to Oak Hammock:
Site on the left



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Google earth

29°36'21.84" N 82°21'47.43" W elev 134 ft eye alt 119 ft

Petition / Background

- Subject property was voluntarily annexed into the City of Gainesville (Ordinance 150818 passed on 2nd reading May 5th CCOM)
- Site is currently developed with a 3,100 square foot office building (Parcel 07176-002-000). Western portion of the site is undeveloped/pasture
- Annexed properties require City of Gainesville land use and zoning designations in accordance with state law and the City's Comprehensive Plan policies

Key Issues

- RM land use is consistent with Comp. Plan (FLUE Objective 4.1, Policy 4.2.1, 4.4.1, and 4.6.1) and will support compatible development within the urban area where adequate infrastructure is in place to serve future development of the site
- Meets the “discouragement of urban sprawl” criteria outlined in Florida Statutes Ch. 163.3177
- The proposed land use designation is consistent and compatible with the densities and uses of adjacent and nearby properties (Oak Hammock, Campus Lodge apartments, commercial and office uses along Williston Rd.)

Key Issues

- City's environmental coordinator performed a preliminary review of the site and found:
- The southern portion of the site is located within the "Serenola Forest Strategic Ecosystem" (SE) overlay. A small area (3-4 acres) near the southeastern corner of the property may potentially qualify for the SE designation. This will be determined during any future development of the site by the environmental coordinator in accordance with the City's Natural and Archeological Resources regulations and may require set aside/preservation of upland habitat.
- A small (less than 0.2-acre) low-quality sinkhole wetland area is located along the site's eastern boundary.

Recommendation

City Plan Board recommendation:
Approve Petition PB-16-45 LUC.

Staff recommendation: (1) approve
Petition No. PB-16-45 LUC; and (2)
adopt the proposed ordinance.