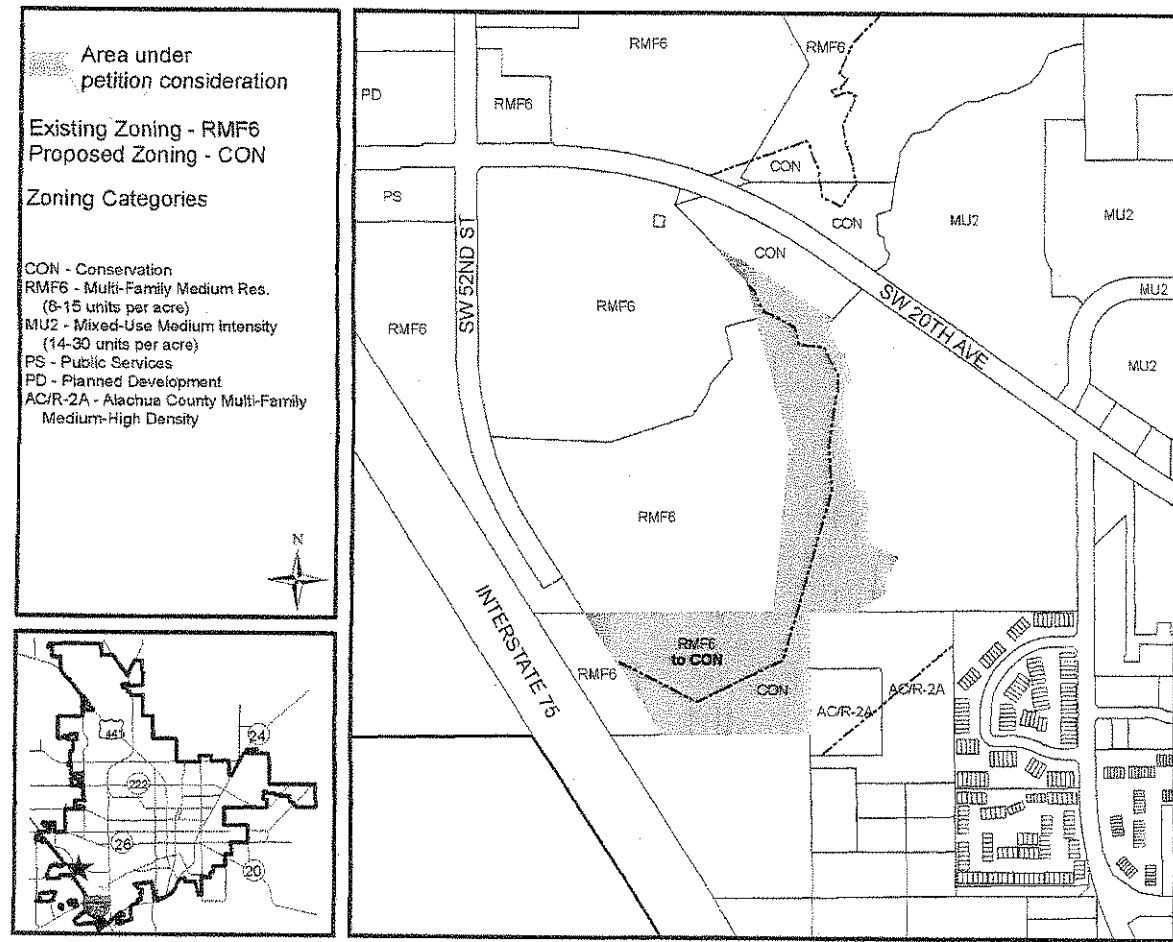


100142

TO: City Plan Board **Item Number: 5**
FROM: Planning Department Staff **DATE: May 27, 2010**
SUBJECT: Petition PB-10-30ZON. City of Gainesville Parks, Recreation, and Cultural Affairs, agent for City of Gainesville. Rezone property from RMF-6 (8-15 units/acre multiple-family residential district) to CON (Conservation district). Located south of Southwest 20th Avenue between I-75 and Forest Park. Requested change applies to 12-acre of Tax Parcel 06680-007-000. Related to PB-10-29 LUC.

Recommendation

Staff recommends approval of Petition PB-10-30ZON.



Description

This petition requests a rezoning for a 12-acre portion of a City-owned parcel that is part of Forest Park. Approximately half of the parcel is Conservation zoning, but the western portion retains the same RMF-6 zoning as the adjacent private properties. The proposed change will end the split designation and bring this portion in conformity with the rest of the parcel.

The property under consideration is not adjacent to any road. It is located south of SW 20th Avenue and west of Hogtown Creek, and east of the Cabana Beach apartment complex. Please see the maps in Appendix B for specific location information.

Key Issues

- This property was purchased by the City using grant funding from the State of Florida. The petitioner requests this rezoning to meet the requirements of the grant award agreement, which requires that it be changed to a more appropriate zoning category.
- This property is undeveloped and located in the floodplain. There are no plans for development.
- The current land use and zoning delineation appears to have been drawn to follow the wetland line. With the proposed change, the zoning will follow the parcel boundary.
- The proposed Conservation zoning is more appropriate to the existing conditions of the site and consistent with the parcel as a whole.

Basis for Recommendation

The staff recommendation is based on the five following factors (as stated in LDC Sec. 30-347.3), which are discussed below: Conformance with the Comprehensive Plan; Conformance with the Land Development Code; Changed Conditions; Compatibility; and Impacts on Affordable Housing.

1. Conformance with the Comprehensive Plan

The proposed rezoning is consistent with the overall goals, objectives, and policies of the adopted comprehensive plan.

Future Land Use Element

Objective 3.1 The City shall protect environmentally sensitive land, conserve natural resources, and maintain open spaces identified in the Future Land Use Map series, through the Development Review process and land acquisition programs.

Objective 4.1 Conservation: This category identifies areas environmentally unsuited to urban development, permanent buffers between land uses, areas used for passive recreation, and nature parks. Privately held properties within this category shall be allowed to develop at single-family densities of 1 unit per 5 acres. Land development regulations shall determine the appropriate scale of activities, structures, and infrastructure that will be allowed.

Conservation, Open Space, and Groundwater Recharge Element

Objective 1.1 Upon adoption of this Plan, the City shall protect all significant environmental lands and resources identified in the Environmentally Significant Land and

Resources map series within the Future Land Use Map Series. The City shall continue to identify environmentally significant open space and recreation sites for acquisition.

The complete list of applicable comprehensive plan policies is located in Appendix A.

2. Conformance with the Land Development Code

The proposed rezoning is consistent with the Land Development Code.

3. Changed Conditions

There are no recent changes on or near this specific parcel related to the rezoning. The City intends to continue management of the property as before, but with more appropriate zoning.

4. Compatibility

The subject property is zoned RMF-6, which matches the land use designation on the property immediately to the west, but does not reflect the current use of the property. All other adjacent lands to the north, south, and east are designated Conservation. Please see Table 1 at the end of the report for a summary of adjacent zoning and land uses.

Given that the existing character and use of the subject property is undeveloped conservation land, and it is contiguous to and managed with the conservation area surrounding Hogtown Creek, it is more suited for Conservation land use.

5. Impacts on Affordable Housing

The proposed rezoning will not have an impact on affordable housing.

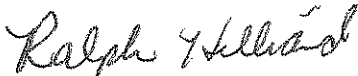
6. Transportation

The proposed rezoning will not have an impact on transportation.

Environmental Impacts and Constraints

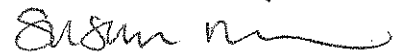
The result of this rezoning would be to provide additional environmental protection to City-owned land. Most of the area is within the flood channel, and the eastern boundary is near Hogtown Creek. The land is already managed in the same manner as the surrounding lands that carry the Conservation land use designation.

Respectfully submitted,



Ralph Hilliard
Planning Manager

Prepared by:



Susan Bridges Niemann
Senior Planner

Table 1
Adjacent Existing Uses

North	Vacant conservation land
South	Vacant conservation land
East	Vacant conservation land
West	Cabana Beach apartment complex

Adjacent Zoning and Land Use

	Land Use Category	Zoning Category
North	Conservation	CON (Conservation)
South	Conservation	CON (Conservation)
East	Conservation	CON (Conservation)
West	Residential Medium	RMF-6

List of Appendices

Appendix A Comprehensive Plan GOPs

Exhibit A-1 Future Land Use Element

Conservation, Open Space, and Groundwater Recharge Element

Appendix B Supplemental Documents

Exhibit B-1 Existing Zoning Map

Exhibit B-2 Proposed Zoning Map

Exhibit B-3 Aerial Map

Appendix C Application and Neighborhood Workshop Information