

Item No. 9

Date: March 16, 2006

To: City Plan Board
From: Planning Division Staff
Subject: Petition 17ZON-06 PB. City of Gainesville. Rezone property from PD (Planned development) to PS (Public services and operations district). Located at 2611 SW 31st Place (common area portion). Related to Petition 16LUC-06 PB.

Recommendation

Staff recommends approval of Petition 17ZON-06 PB, and that the City Plan Board not recommend a preliminary development plan be submitted before the property is rezoned.

Explanation

The subject property is 0.1 acres and is currently vacant common area for the Phoenix Apartments located west of Bivens Arm at 2611 SW 31st Place.

In 2001, when the City annexed the Phoenix Apartments, the City indicated that one of the annexation benefits would be increased public recreation. In 2004, the City Commission approved allocating \$100,000 for recreational improvements in the immediate vicinity of these apartments. A vote in early 2005 by the apartment residents approved deeding a common area to the City for the purpose of creating a publicly-accessible playground in a portion of the common area. This portion is the subject property for this petition.

A portion of the common area for the apartments is proposed to be developed as a city-owned, publicly-accessible public park. Since only Public Services and Operations (PS) zoning allows a public park use of property, the subject property must be rezoned to PS.

The proposed Public Services and Operations zoning is compatible with the surrounding residential properties. This petition is related to Petition 16LUC-06PB, which proposes Recreation land use.

Character of the District and Suitability

The adjacent properties, land use and zoning designations are compatible with the proposed public service and public facilities designations.

Conservation of the Value of Buildings and Encouraging Appropriate Uses of Land

The subject property is vacant.

Applicable Portions of Current City Plans

There are no relevant City plans.

Needs of the City for Land Areas for Specific Purposes to Serve Population and Economic Activities

There is a need for additional public park acreage in this location. Within the Phoenix subdivision, there are a large number of youth who are currently underserved with regard to after-school programs and recreation. As of 2004, there were 154 elementary school students, 57 middle school students and 33 high school students.

Whether there have been Substantial Changes in the Character or Development of Areas In or Near Area Under Consideration

There have been no recent developments, or changes to land use or zoning in the immediate vicinity.

Applicable Policies from the Gainesville Comprehensive Plan

Recreation Element

GOAL 1: PROVIDE SUFFICIENT PARK ACREAGE, FACILITIES, AND RECREATION PROGRAMS EFFICIENTLY AND IN CLOSE PROXIMITY TO URBANIZED RESIDENTIAL AREAS.

Objective 1.1

The City shall maintain the minimum level of service (LOS) standards, park design standards and the Park and Facility Substitution Standards throughout the planning time frame.

Policies

- 1.1.1 The City shall maintain LOS standards adopted in Table 1, the park design standards described in the Recreation Element and the Park and Facility Substitution Standards of the Recreation Element.
- 1.1.2 The City shall maintain a computer inventory of all recreation and open space sites with actual or potential public access. This inventory shall include site acreages, facilities and condition of facilities, surveys of actual usage and the most recent inventory dates.

- 1.1.3 The City shall continue to use the criteria described by the “Land Acquisition” portion of the Recreation Element and use such criteria for prioritizing land acquisitions for parks. These criteria include:
- * **POPULATION DENSITY**
Parcels near high population densities;
 - * **PROXIMITY TO EXISTING PARKS**
Parcels that are remote from existing parks;
 - * **ACCESS TO ENVIRONMENTALLY SIGNIFICANT OPEN SPACE**
Parcels that improve public access to environmentally significant open space;
 - * **TRAIL ACCESS**
Parcels that are served by an existing or potential recreational trail;
 - * **GREENBELT VALUE**
Parcels that would serve as a component in a greenbelt system;
 - * **CONNECTIVITY**
Parcels useful in connecting or extending the size of existing parks or open spaces;
 - * **MULTIPLE USE**
Parcels able to provide active and passive forms of recreation, as well as conservation of natural resources;
 - * **RARITY AND DIVERSITY**
Parcels that contain rare or diverse forms of environmental or historical features, or a combination of these features;
 - * **ECOSYSTEM PRESERVATION**
Parcels necessary for preserving the integrity of an important ecosystem;
 - * **COST**
Parcels that are relatively low in acquisition and maintenance cost;
 - * **WILLINGNESS TO SELL**
Parcels with an owner willing to sell all or part of the rights to the parcel;
 - * **DEVELOPMENT PRESSURE**
Parcels that are likely to be developed in the near future;
 - * **JURISDICTION**
Parcels within or near the boundaries of the City; and

*** ENVIRONMENTAL DEGRADATION**

Parcels able to accommodate recreation without degrading environmentally significant features

Applicant Information	City of Gainesville.
Request	Rezone property from PD (Planned development) to PS (Public services and operations district). Located at 2611 SW 31 st Place (common area portion). Related to Petition 16LUC-06 PB.
Existing Land Use Plan Classification	RM
Existing Zoning	PD
Purpose of Request	Allow development of a public park.
Location	2611 SW 31 st PL.
Size	0.1 acres
Existing Use	Vacant common area.
Surrounding Land Uses	
North	residential
South	residential
East	residential
West	residential

Surrounding Controls

	Existing Zoning	Existing Land Use
East	PD	RM
South	PD	RM
West	PD	RM
North	PD	RM

City Plan Board
Petition 17ZON-06 PB
March 16, 2006

Summary

The proposed rezoning to Public Services and Operations District meets applicable code requirements, is consistent with the related, proposed Public Facilities land use, and is recommended for approval.

Respectfully submitted,

A handwritten signature in black ink that reads "Ralph Hilliard". The signature is written in a cursive, flowing style.





Ralph Hilliard
Planning Manager

RW:DM:DN

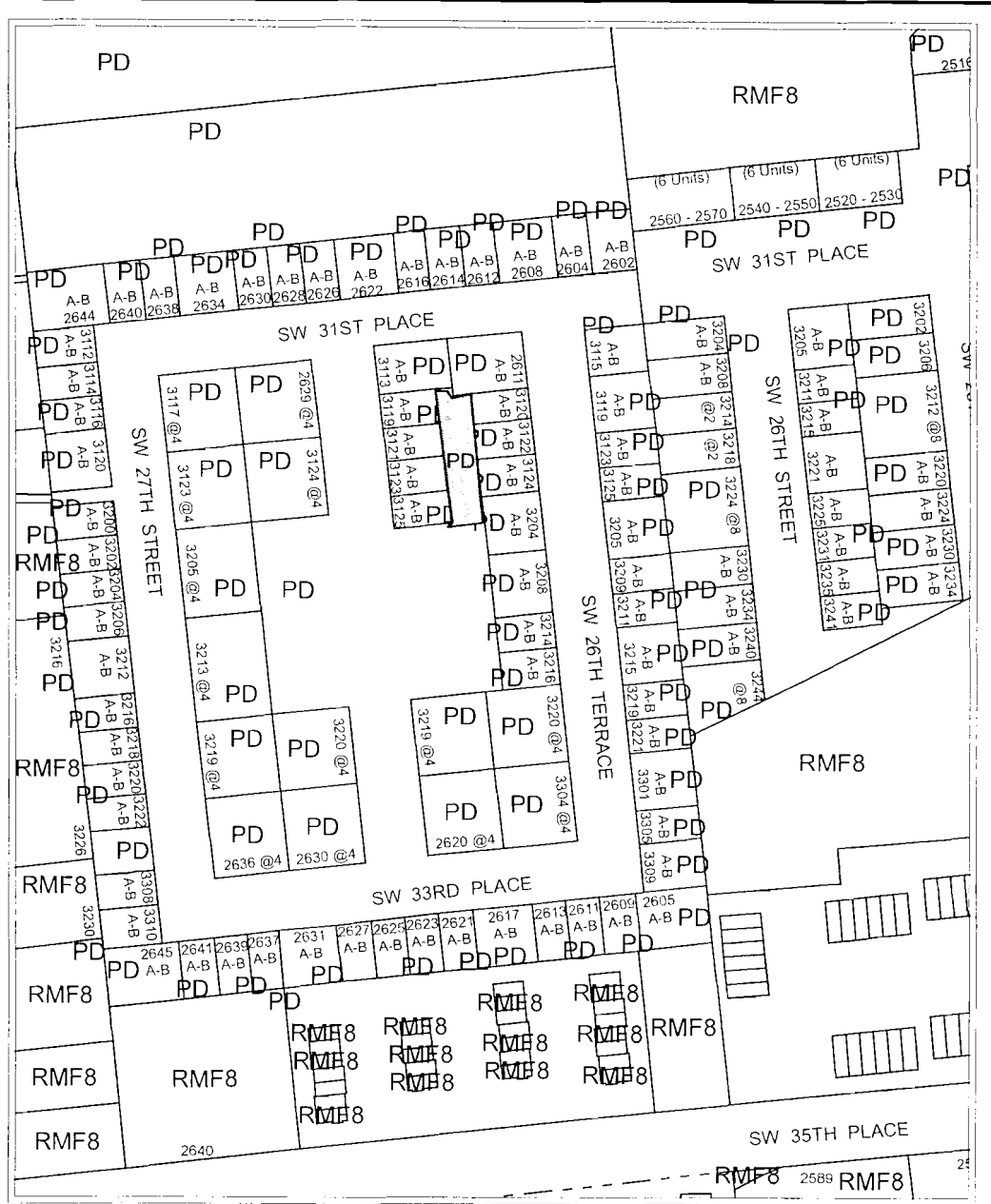
Attachment

Zoning Districts


- RSF1 Single-Family Residential (3.5 du/acre)
- RSF2 Single-Family Residential (4.6 du/acre)
- RSF3 Single-Family Residential (5.8 du/acre)
- RSF4 Single-Family Residential (8 du/acre)
- RMF5 Residential Low Density (12 du/acre)
- RC Residential Conservation (12 du/acre)
- MH Mobile Home Residential (12 du/acre)
- RMF6 Multiple-Family Medium Density Residential (8-15 du/acre)
- RMF7 Multiple-Family Medium Density Residential (8-21 du/acre)
- RMF8 Multiple-Family Medium Density Residential (8-30 du/acre)
- RMU Residential Mixed Use (up to 75 du/acre)
- RH1 Residential High Density (8-43 du/acre)
- RH2 Residential High Density (8-100 du/acre)
- OR Office Residential (up to 20 du/acre)
- OF General Office
- PD Planned Development
- BUS General Business
- BA Automotive-Oriented Business
- BT Tourist-Oriented Business
- MU1 Mixed Use Low Intensity (10-30 du/acre)
- MU2 Mixed Use Medium Intensity (14-30 du/acre)
- CCD Central City District
- W Warehousing and Wholesaling
- I1 Limited Industrial
- I2 General Industrial
- AGR Agriculture
- CON Conservation
- MD Medical Services
- PS Public Services and Operations
- AF Airport Facility
- ED Educational Services
- CP Corporate Park

-  Historic Preservation/Conservation District
-  Special Area Plan
-  Division line between two zoning districts
-  City Limits

Area under petition consideration







EXISTING ZONING

 No Scale	Name	Petition Request	Map(s)	Petition Number
	City of Gainesville	From PD to PS	4447	17ZON-06PB

Zoning Districts

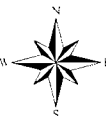
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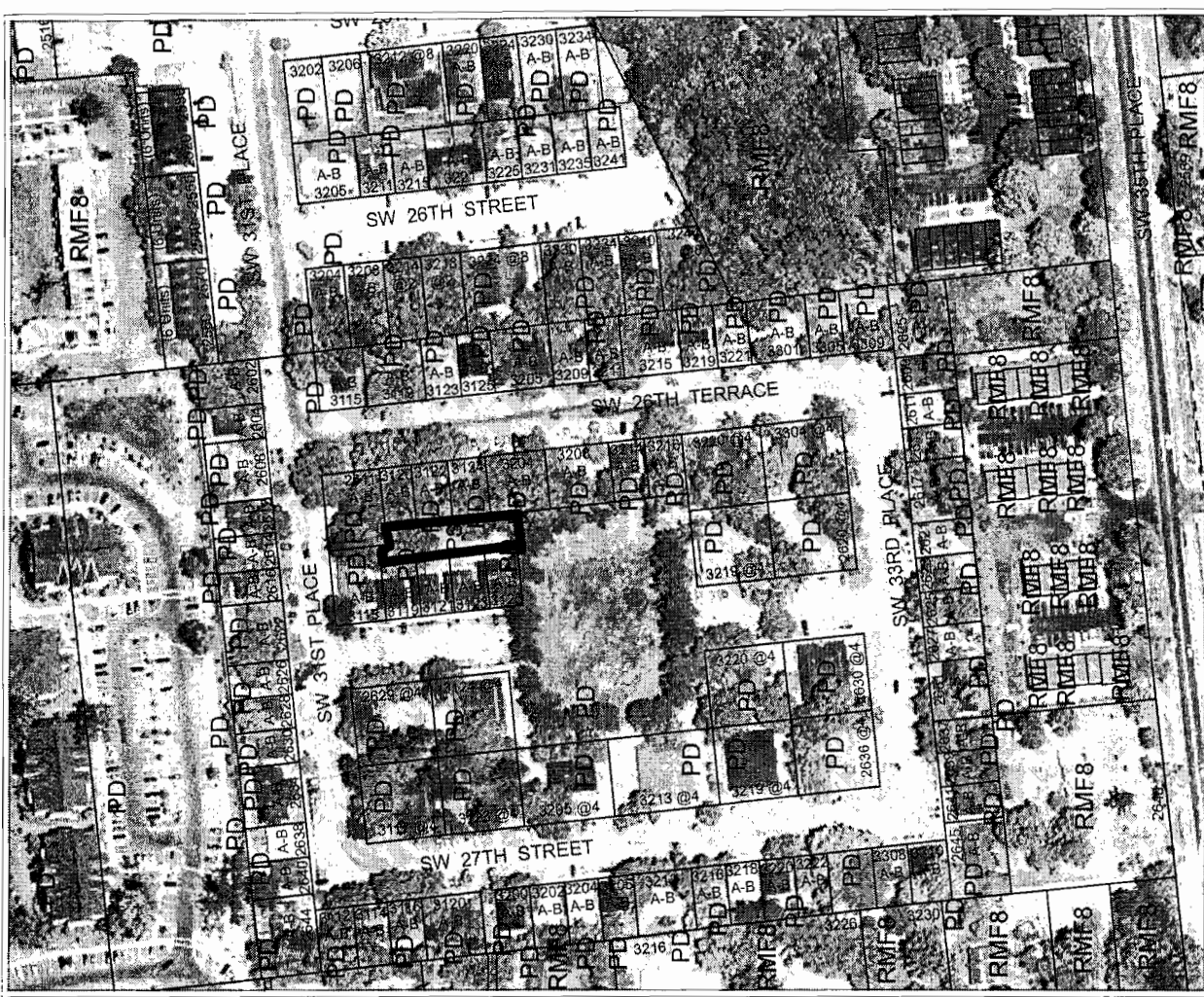
PROPOSED ZONING

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Area under petition consideration



AERIAL

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No Scale

9. **Petition 17ZON-06 PB** City of Gainesville. Rezone property from PD (Planned development) to PS (Public services and operations district). Located at 2611 Southwest 31st Place (common area portion). Related to Petition 16LUC-06 PB.

Discussed with Petition 16LUC-06 PB.

<u>Motion By:</u> Mr. Gold	<u>Seconded By:</u> Mr. Tecler
<u>Moved to:</u> Approve Petition 17ZON-06 PB.	<u>Upon Vote:</u> Motion Carried 6 – 0 Aye: Polshek, Reiskind, Gold, Tecler, McDonell, Cole