

LEGISLATIVE #

110047B

	PLANNING AND DEVELOPMENT SERVICES DEPARTMENT PO BOX 490, STATION 11 GAINESVILLE, FL 32602-0490
	306 N.E. 6 TH AVENUE P: (352) 334-5022 P: (352) 334-5023 F: (352) 334-2648

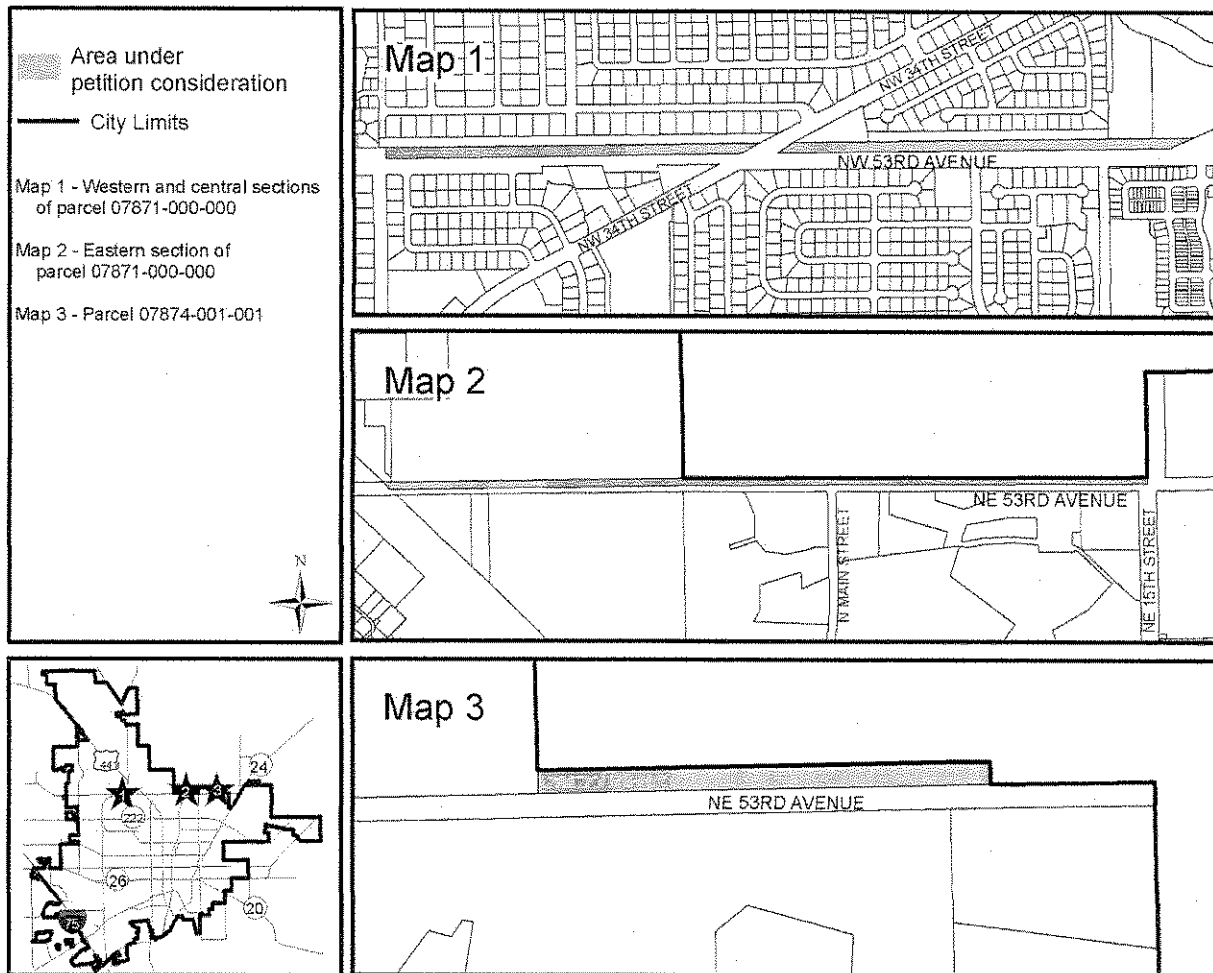
TO: City Plan Board **Item number: 3**

FROM: Planning and Development Services Staff **DATE: May 26, 2011**

SUBJECT: Petition PB-11-30PSZ, City of Gainesville. Rezone property from Alachua County Agricultural district (A) and undesignated zoning to PS (Public services and operations district). Properties consist of narrow portions of the roadway on the north side of 53rd Ave extending from the Northwest 3400 block to the Northeast 3000 block. Related to Petition PB-11-29LUC.

Recommendation

Staff recommends approval of Petition PB-11-30PSZ with permitted uses as listed in the report. Staff further recommends that the requirement for a preliminary development plan be waived.



Petition History

This petition was first presented to the City Plan Board on March 28, 2011. Staff's original understanding was that the parcel located to the west of the Murphree Water Treatment Plant was located entirely east of US 441 and had an existing zoning designation on its western portion. While preparing the petition for ordinance, staff realized that the apparent zoning designation was a mapping error and that the parcel is actually larger than originally thought, consisting of several segments that extend along 53rd Avenue from NW 34th Street to the Murphree plant.

This staff report has been amended to correct the boundaries of the proposed zoning change and propose the PS (Public services and operations) zoning district for the entire parcel. The related Petition PB-11-29LUC has likewise been updated.

Description

This petition requests a rezoning on two City-owned parcels. Both parcels consist of long, narrow strips of land on the north side of, and parallel to, North 53rd Avenue.

- Parcel 1 (07871-000-000) totals 25.1 acres and does not have a zoning designation as shown on the zoning maps. It consists of three non-contiguous segments:
 - The western segment, shown on Map 1 above, is 75 feet wide and approximately 2,600 feet long. It extends from NW 34th Street to the 34th Street Extension. (Annexed 1992)
 - The central segment, shown on Map 1 above, is 75 feet wide and approximately 2,840 feet long. It extends from the 34th Street Extension to NW 55th Avenue. (Annexed 1992)
 - The eastern segment, shown on Map 2 above, is located east of US 441. It is 75 feet wide and approximately 8,600 feet long, and extends from the 800 block of NW 53rd Avenue to NE 15th Street. (Western half annexed 1992; eastern half annexed 2010 by Ordinance 100072)
- Parcel 2 (07874-001-001), shown on Map 3 above, is east of the Murphree Water Treatment Plant and is 150 feet wide and approximately 2,900 feet long, totaling 9.9 acres. Its current zoning designation is Alachua County Agricultural. (Annexed 2010 by Ordinance 100072)

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. The PS (Public services and operations) zoning district is proposed for both parcels.

In accordance with the requirements of sec. 30-75 of the Land Development Code, the following list of allowable uses is proposed for these parcels:

- Pipelines, except natural gas (MG-46);
- Electric, gas and sanitary services (MG-49);
- Any use customarily incidental to any permitted principal use;
- Utility lines; and
- Water conservation areas, water reservoirs and control structures, drainage wells and water wells.

Key Issues

The key issues for this rezoning include the following:

- The western and central segments and a portion of the eastern segment of Parcel 1 were annexed in 1992, but at the time they were part of the 53rd Avenue right-of-way. Parcel 1 was created in 2008 but land use and zoning designations were never applied. The remainder of the subject area was annexed in 2010.
- Parcel 1 is in use by Gainesville Regional Utilities for power line utilities, and Parcel 2 is unused. The PS zoning category is appropriate for these lands.
- Per the requirements of the 2000-2010 Comprehensive Plan, a rezoning petition must be prepared to apply a City of Gainesville zoning district to this land. Related Petition PB-11-29LUC requests the Public Facilities land use category for both parcels.

Basis for Recommendation

The staff recommendation is based on the following factors, which are discussed below: Conformance with the Comprehensive Plan; Conformance with the Land Development Code; Changed conditions; Compatibility; Environmental impacts and constraints; Impacts on Affordable Housing; and Transportation.

Conformance with the Comprehensive Plan

The proposed change of zoning is consistent with the proposed Future Land Use category of Public Facilities (see related Petition PB-11-29LUC). Applicable Goals, Objectives, and Policies are shown in Appendix A-1.

Conformance with the Land Development Code

The proposed rezoning is in conformance with the Land Development Code (LDC). Any future development will be subject to the requirements of the LDC at the time of development review. The allowable uses are specified in this report as required for rezoning to PS. Applicable policies of the Land Development Code are shown in Appendix A-2.

Changed Conditions

These two parcels have been annexed and are now within city limits. Parcel 1 is not designated with zoning district classifications. The current Alachua County zoning designations on Parcel 2 must be changed to City of Gainesville zoning districts.

Compatibility

The proposed PS zoning district, and the uses proposed for this district as described above, are compatible with all surrounding uses.

Impacts on Affordable Housing

Because this zoning change does not involve residential land, no impact on affordable housing is anticipated.

PB-11-30PSZ
May 26, 2011

Transportation

These properties are used as utility corridors and do not have any current or anticipated traffic impacts.

Environmental Impacts and Constraints

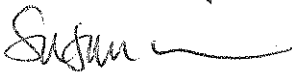
The subject properties are narrow strips of land that serve as buffers between the North 53rd Avenue right-of-way and the Murphree Wellfield. The most intense use intended for these properties is as public utilities.

Parcel 2 and the eastern segment of Parcel 1 are within the primary and secondary Murphree Wellfield protection zones. Should any future development occur on these parcels, it will be subject to the requirements of the land development code regarding wellfield protection areas.

Respectfully submitted,



Onelia Lazzari, AICP
Principal Planner



Prepared by: Susan Niemann

Surrounding Controls - Parcel 1

	Future Land Use	Zoning
North:	Public Facilities Alachua County Preservation	PS (Public services and operations) Alachua County Agricultural (A)
West:	Right-of-way	Right-of-way
East:	Right-of-way	Right-of-way
South:	Right-of-way	Right-of-way

Surrounding Controls - Parcel 2

	Future Land Use	Zoning
North	Alachua County Rural/Agriculture	Alachua County Agricultural (A)
West	Public Facilities	PS (Public services and operations)
East	Alachua County Rural/Agriculture	Alachua County Agricultural (A)
South	Right-of-way	Right-of-way

List of Appendices

Appendix A-1 Applicable Goals, Objectives, and Policies of the Comprehensive Plan

Appendix A-2 Applicable Land Development Code Policies

Appendix B Maps

B-1 Aerial Maps (West and East)

B-2 Existing Zoning

B-3 Proposed Zoning

Appendix C Supplemental Documents

C-1 Petition Application

C-2 Legal Description

C-3 Neighborhood Workshop Materials