

Ordinance No. 190086

Sterling Place
Large-scale Comprehensive Plan Amendment
Petition PB-19-47 LUC

Bedez E. Massey, Planner



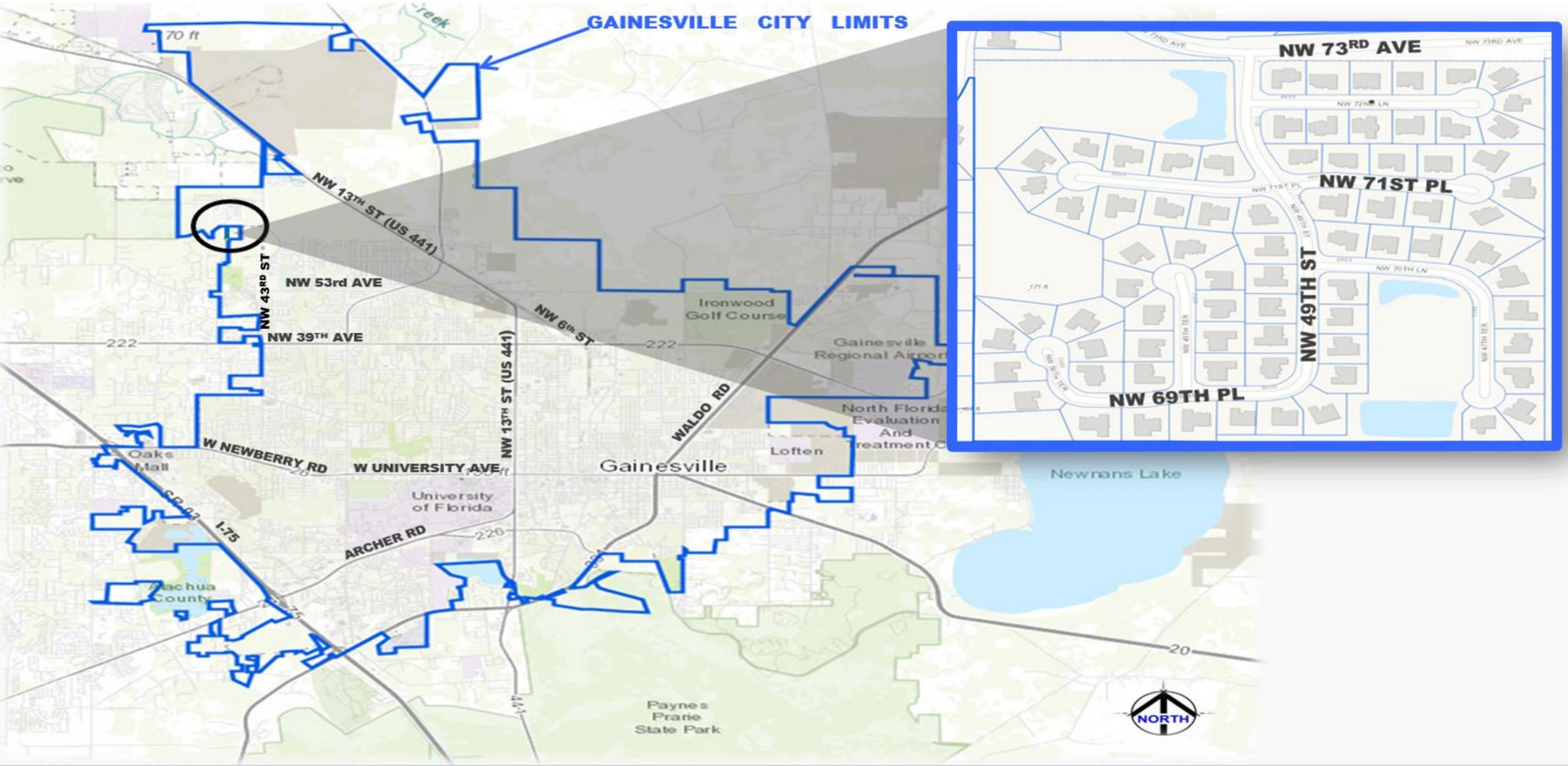
City-Initiated Request

Amend the City of Gainesville Future Land Use

Map from Alachua County Low Density

Residential: 1-4 dwelling units per acre to City of Gainesville Single-Family (SF) up to 8 units per acre for property (i.e., Sterling Place subdivision) consisting of ±38.95 acres.

Property Location



Proposed Future Land Use Category



City of Gainesville

Single-Family (SF): up to 8 units per acre

Review Criteria:

- ✓ Consistency with the Comprehensive Plan;
- ✓ Compatibility and surrounding land uses;
- ✓ Environmental impacts and constraints;
- ✓ Support for urban infill and/or redevelopment;
- ✓ Impacts on affordable housing;
- ✓ Impacts on the transportation system;
- ✓ An analysis of the availability of facilities and services;
- ✓ Need for the additional acreage in the proposed future land use category;
- ✓ Discouragement of urban sprawl as defined in Section 163.3164, F.S., and consistent with the requirements of Subsection 163.3177(6) (a) 9.a., F.S.
 - Promotes, allows, or designates urban development in radial, strip, isolated, or ribbon patterns generally emanating from existing urban developments.
 - Fails to adequately protect and conserve natural resources, such as wetlands, floodplains, native vegetation environmentally sensitive areas, natural groundwater aquifer recharge areas, lakes, rivers, shorelines, beaches, bays, estuarine systems, and other significant natural systems.

Review Criteria:

- ✓ Discouragement of urban sprawl as defined in Section 163.3164, F.S., and consistent with the requirements of Subsection 163.3177(6) (a) 9.a., F.S. (continued)
 - Promotes, allows, or designates urban development in radial, strip, isolated, or ribbon patterns generally emanating from existing urban developments.
 - Fails to adequately protect and conserve natural resources, such as wetlands, floodplains, native vegetation environmentally sensitive areas, natural groundwater aquifer recharge areas, lakes, rivers, shorelines, beaches, bays, estuarine systems, and other significant natural systems.
 - Fails to adequately protect adjacent agricultural areas and activities, including silviculture, active agricultural and silvicultural activities, passive agricultural activities, and dormant, unique, and prime farmlands and soils.
 - Fails to maximize use of existing public facilities and services.
 - Fails to maximize use of future public facilities and services.
 - Allows for land use patterns or timing which disproportionately increase the cost in time, money, and energy of providing and maintaining facilities and services, including roads, potable water, sanitary sewer, stormwater management, law enforcement, education, health care, fire and emergency response, and general government.
 - Fails to provide a clear separation between rural and urban uses.
 - Discourages or inhibits infill development or the redevelopment of existing neighborhoods and communities.
 - Fails to encourage a functional mix of uses.

Review Criteria:

- ✓ Discouragement of urban sprawl as defined in Section 163.3164, F.S., and consistent with the requirements of Subsection 163.3177(6) (a) 9.a., F.S. (continued)
 - Results in poor accessibility among linked or related land uses.
 - Results in the loss of significant amounts of functional open space.
 - Directs or locates economic growth and associated land development to geographic areas of the community in a manner that does not have an adverse impact on and protects natural resources and ecosystems.
 - Promotes the efficient and cost-effective provision or extension of public infrastructure and services.
 - Promotes walkable and connected communities and provides for compact development and multimodal transportation system, including pedestrian, bicycle, and transit, if available.
 - Creates a balance of land uses based upon demands of the residential population for the nonresidential needs of an area.
- ✓ Need for job creation, capital investment, and economic development to strengthen and diversify the City's economy;
- ✓ Need to modify land use categories and development patterns within antiquated subdivisions as defined in Section 163.3164, F.S.

Legislative History



- **State Land Planning Agency;**
- **Water Management District;**
- **Dept. of Environmental Protection;**
- **Department of State;**
- **Department of Transportation (FDOT);**
- **Department of Education**
- **Alachua County, FL; etc.**

- **State Land Planning Agency; and**
- **other agencies with comments**

Rezoning

Recommendation

The City Commission approve Petition PB-19-47 LUC with the adoption of Ordinance No. 190086 based on a finding of compliance with all applicable review criteria.



Public Notice Signs at Sterling Place Entrance on NW 73rd Avenue



View of Sterling Place on NW 73rd Avenue Looking East



View of Sterling Place on NW 73rd Avenue Looking West