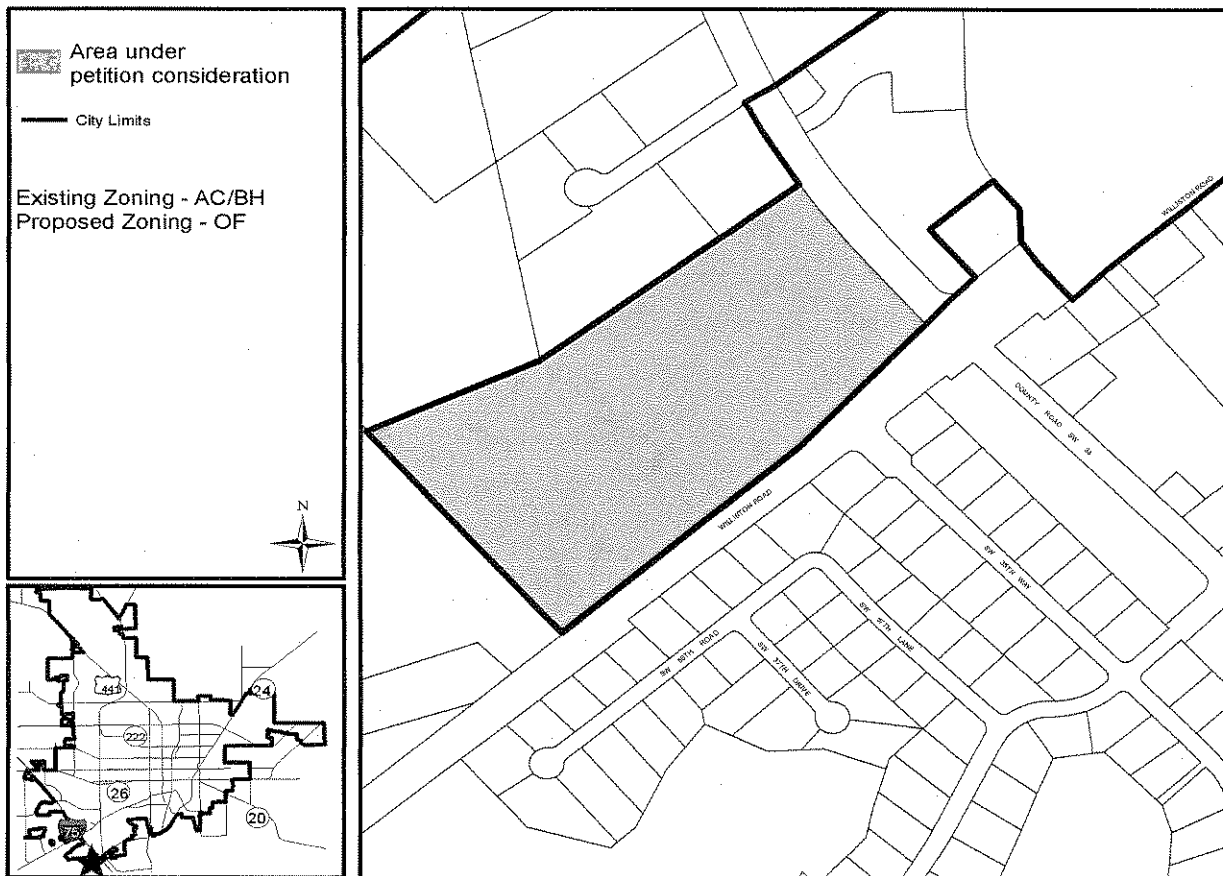
	PLANNING & DEVELOPMENT SERVICES DEPARTMENT PO Box 490, STATION 11 GAINESVILLE, FL 32602-0490
	306 N.E. 6TH AVENUE P: (352) 334-5022 P: (352) 334-5023 F: (352) 334-2648

TO: City Plan Board **Item Number:** OB2
FROM: Planning & Development Services Department **DATE:** August 25, 2011
Staff
SUBJECT: Petition PB-11-50 ZON. City of Gainesville. Rezone property from Alachua County Highway oriented business services district (BH) to City of Gainesville OF: General office district. Located in the 3500 - 3700 blocks of Southwest Williston Road, north side, west of Southwest 41st Blvd. Related to PB-11-49 LUC.

Recommendation

Staff recommends approval of Petition PB-11-50 ZON.



Petition PB-11-50 ZON
August 25, 2011

Description

This request is to change the zoning on the property from Alachua County Highway oriented business services district (BH) to City of Gainesville OF (General office district). The 24 acre property is located in the 3500 - 3700 blocks of Southwest Williston Road, on the north side of the road, west of Southwest 41st Blvd. This petition is related to Petition PB-11-49 LUC, a large-scale land use amendment to change the future land use map from Alachua County Heavy Industrial to City of Gainesville Office land use.

This zoning and related land use change is requested to apply City of Gainesville land use and zoning designations on property that was annexed into the city in 2008. The proposed zoning district was selected to provide for the opportunity of office development with residential use, reflecting existing conditions and compatibility with adjacent properties. Typically for annexed properties, the City considers the current Alachua County zoning category and proposes a similar City designation. However in this situation, it was determined that an office zoning and land use designation would be more compatible and appropriate for the area.

Please see the map on page 1 for the general location of the subject property, and Appendix C for the full map series.

Key Issues

- The City of Gainesville zoning categories must be applied to annexed properties.
- The OF zoning category was chosen because it is more compatible with the residential land use that lies across the street and the less intense uses in the OF category are more appropriate for land with sensitive environmental features.
- The OF zoning category can serve as a buffer between the residential area on S.W. Williston Road and industrial land to the north of the subject property.
- The property has been designated a Strategic Ecosystem by Alachua County, indicating that sensitive environmental features have been generally identified on the property.

Basis for Recommendation

The staff recommendation is based on the five following factors, 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 zoning change is consistent with Gainesville's Comprehensive Plan. The City is designating annexed land with an appropriate zoning category that is consistent with the surrounding area. The following objective and policies are the most pertinent to this petition.

Objective 4.1 The City shall establish land use designations that allow sufficient acreage for residential, commercial, mixed use, office, professional uses and

Petition PB-11-50 ZON
August 25, 2011

industrial uses at appropriate locations to meet the needs of the projected population and which allow flexibility for the City to consider unique, innovative, and carefully construed proposals that are in keeping with the surrounding character and environmental conditions of specific sites.

Policy 4.1.1

Land Use Categories on the Future Land Use Map shall be defined as follows:

Office

The Office land use category identifies areas appropriate for office and residential uses. This category is intended to identify appropriate areas for professional and service uses, hospital and medical uses, compound and residential uses, and appropriate ancillary uses. Office designations shall be applied to compact office development. Residential uses in office districts shall be designed as new in-town development, mixed-use, live-work, compound use or shall accommodate existing residential development within the district. Densities shall not exceed 20 units per acre. Land development regulations shall determine the appropriate scale of uses; and the specific criteria for the siting of private schools and churches. Intensity will be controlled by adopting land development regulations that establish height limits of 5 stories or less, that require buildings to face the street, and modest build-to lines, instead of a maximum floor area ratio; however, height may be increased to a maximum of 8 stories by special use permit.

Objective 4.4

Newly annexed lands shall retain land uses as designated by Alachua County until the Future Land Use Element of this Plan is amended.

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

The proposed land use designation for the subject property is Office. The proposed OF zoning district is the typical zoning district used to implement the Office land use category. This is discussed further in the related Petition PB-11-49 LUC.

2. Conformance with the Land Development Code

The proposed rezoning is consistent with the Land Development Code. Some of the objectives of the OF zoning district include permitting compatible development close to residential areas; promoting the most efficient use of land by establishing a harmonious relationship between a development and its environment; creating a transition area between low intensity land uses and other intense land uses; and encouraging major office development to locate along major transportation arteries that will provide adequate access to such development. Please see the OF zoning district purpose and objectives in Appendix B. The rezoning and any subsequent

Petition PB-11-50 ZON
August 25, 2011

development will have to comply with applicable environmental regulations in order to protect sensitive areas.

The OF zoning district allows for development projects that are more compatible with the existing single-family residential area on the south side of S.W. Williston Road. This category allows for residential uses to be developed in conjunction with office development.

3. Changed Conditions

The changed condition is that the subject property was annexed into the City in 2008, and City designated zoning and land use categories must be applied to the property.

4. Compatibility

The subject parcel is located on the north side of S. W. Williston Road, west of S.W. 41st Boulevard. To the southeast on the opposite side of Williston Road across from the subject property is a vacant residential property with Alachua County Medium Density Residential land use and R-1B (Single Family Residential) zoning and the Country Club West single-family residential subdivision, with an Alachua County land use designation of Low Density Residential and a zoning designation of R-1A (Single Family Residential). To the southwest of the subject property is vacant land with Alachua County Light Industrial land use and Agricultural zoning. To the northwest is vacant land and light manufacturing, warehousing and service shop uses with Alachua County Heavy Industrial land use with Agricultural and MP (Manufacturing/Processing) zoning. To the northeast across S.W. 41st Boulevard is land with the City of Gainesville Commercial land use designation and BT (Tourist-oriented business district) zoning. This is currently a vacant parcel in a commercial minor subdivision, which includes a recently built motel.

The proposed Office zoning district was chosen because it is more compatible with existing development in the area, particularly the single-family residential area across S.W. Williston Road. Also, because of the existence of sensitive environmental features on the property, manufacturing types of uses are less appropriate than typical office and residential developments.

5. Impacts on Affordable Housing

This land use amendment may have a limited impact on affordable housing. Residential development can occur within the proposed Office land use and zoning designations.

Transportation

The proposed OF zoning would allow fewer trips in general than the existing Alachua County BH zoning, which allows more automobile and tourist oriented uses. The property is located within Zone D of the City's Transportation Concurrency Exception Area (TCEA). One of the highest priority transportation mitigation projects in TCEA Zone D is the extension of S.W. 40th Boulevard from S.W. Archer Road to S.W. 47th Avenue. This would be a parallel roadway for I-

Petition PB-11-50 ZON
August 25, 2011

75 relief. Any future development or redevelopment on the subject property would have to comply with the provisions of Policy 1.1.9 of the Concurrency Management Element. There is no direct access to a bus route along this section of Southwest Williston Road or S.W. 41st Boulevard. The property is currently undeveloped. There is a driveway into the site off of S.W. Williston Road, but there are no sidewalks or other transportation infrastructure to gain access into the site.

Environmental Impacts and Constraints

Approximately 16 acres (66.6%) of the subject property has been designated as a Strategic Ecosystem by Alachua County. These are sensitive environmental areas identified for various environmental features including watershed quality, the presence of endangered species and native plant and animal habitats. They are mapped in a generalized manner until a specific proposal is brought forth requiring an actual determination on the ground for specific boundaries. When the boundaries are set, set-asides for conservation of the environmental features are required. For annexed property, the Strategic Ecosystem designation remains in place until the City adopts a land use designation for the property. Although these areas are not currently regulated by the City, current petition PB-10-143 TCH is a proposal to amend the Land Development Code to add and update provisions for environmental protection, including adopting regulations for strategic ecosystems that are within City limits as identified by the KBN/Golder 1996 report. This report was adopted by Alachua County and identifies significant natural biological communities, both upland and wetland, that remain in private ownership in Alachua County. Any type of future development proposal will have to comply both with the provisions of Policy 3.1.1 of the Future Land Use Element, which addresses the protection of environmentally sensitive resources, and with the land development regulations that implement this policy.

The subject parcel is completely wooded, with three variants of hardwood forested community types dominant:

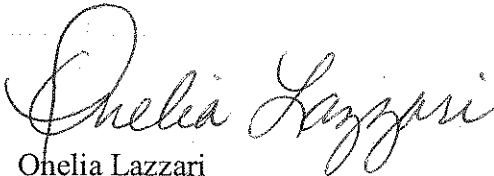
- 1) A depressional floodplain area of approximately 5 acres is located in the western part of the parcel. This depression will possibly be determined to be a wetland, but evidence during a brief site visit on April 18, 2011, is not conclusive. Sweet gum, hackberry, and other mixed hardwoods dominate this depression, and signs of ponding/inundation were noted, although not of extended duration.
- 2) Areas around this floodplain depression and immediately adjacent areas to the east support a limited stand of mid-aged upland hardwood forest.
- 3) Two other areas of mesic hammock were found on the parcel, with canopies dominated by very large live oak. One area lies midway on the south side of the parcel, adjacent to Williston Road, and the other is located in the east part of the parcel just west of SW 41st Blvd.

The balance of the parcel supports early successional hardwood growth from more recent land use or other disturbances.

Petition PB-11-50 ZON
August 25, 2011

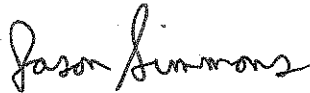
If the proposed natural and archaeological resource protection regulations are adopted by the City Commission, this property would be regulated for natural resources, including the Strategic Ecosystem. Due to the presence of the Strategic Ecosystem overlay on the western 2/3 of the parcel, the potential for upland set-aside for this resource would consist of the uplands of the western half of the site, comprised of the floodplain/wetland buffer and the mature upland forested community types described above. No records of listed species or geological resource areas are present on the parcel. Only the southeast corner at the highway intersection is disturbed/open enough and well enough drained to possibly provide habitat for gopher tortoise, but the likelihood of tortoises persisting in this limited area is small.

Respectfully submitted,



Onelia Lazzari
Principal Planner

Prepared by:



Jason Simmons
Planner

Petition PB-11-50 ZON
August 25, 2011

Table 1**Adjacent Existing Uses**

North	Industrial, agricultural
South	Single-family residential
East	S.W. 41 st Boulevard, vacant commercial
West	Agricultural

Adjacent Zoning and Land Use

	Zoning Category	Land Use Category
North	Alachua County MP and Agricultural	Alachua County Heavy Industrial
South	Alachua County R-1A and R-1B	Alachua County Low Density Residential and Medium Density Residential
East	City of Gainesville BT	City of Gainesville Commercial
West	Alachua County Agricultural	Alachua County Light Industrial

Petition PB-11-50 ZON
August 25, 2011

List of Appendices

Appendix A Comprehensive Plan GOPs

Exhibit A-1 Future Land Use Element

Exhibit A-2 Conservation, Open Space & Groundwater Recharge Element

Appendix B Land Development Code

Exhibit B-1 Office districts purpose and objectives

Appendix C Supplemental Documents

Exhibit C-1 Existing Zoning Map

Exhibit C-2 Proposed Zoning Map

Exhibit C-3 Aerial Map

Exhibit C-4 Strategic Ecosystem Map

Appendix D Application

Exhibit D-1 Zoning Application