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*City of
Gainesville*

Inter-Office Communication

Department of Planning Services
Phone 334-5022, FAX 334-2282, Station 11

Item No. 12

Date: March 20, 2008

TO: City Plan Board
FROM: Planning Division Staff
SUBJECT: Petition 33LUC-08 PB. City of Gainesville. Amend the City of Gainesville 2000-2010 Future Land Use Map for the annexed area from Alachua County Heavy Industrial to City of Gainesville Industrial. Located at 5901 Northeast Waldo Road. Related to 32ZON-08PB.

Recommendation

Planning Division staff recommends approval of Petition 33LUC-08 PB.

Explanation

This petition represents a property owned by Gain Development, a 51.50-acre parcel on Waldo Road. There is an existing 100,000 square foot warehouse on the site that was built in 1974.

This land was annexed by the City on November 26, 2007 and has Alachua County Heavy Industrial land use and zoning. It must be brought into conformance with the City's Future Land Use Element and Land Development Regulations, which requires amending the City's Comprehensive Plan and zoning map atlas to include the annexed area. In this case, the proposed City of Gainesville land use is Industrial.

See attached map for parcel location.

Compatibility and Surrounding Land Uses

The annexation area is north of the Gainesville Airport, the Alachua County Transfer Station, and the Airport Industrial Park. All surrounding land uses are industrial. The proposed land use designation will be compatible with the surrounding area.

Environmental Impacts and Constraints

Approximately half of this property is designated wetland. It is in the Hatchet Creek drainage basin and approximately three-quarters of a mile from the creek itself (measuring from the southern property boundary along Waldo Road). Portions of the site will be substantially constrained for development; however, it is staff's recommendation that the protections offered by the land development code will be sufficient to protect the wetlands and minimize environmental impacts.

Transportation

This property is developed with a warehouse use that has existed at the site since 1974. That development is consistent with the current Alachua County land use designation. Since the City's proposed land use designation is also industrial, it is not anticipated that the land use amendment will negatively impact the adopted transportation level of service.

The subject property is located outside the Gainesville Transportation Concurrency Exception Area. Any new development therefore must meet the adopted roadway level of service standards or sign a Proportionate Fair-Share agreement for transportation concurrency. The adopted level of service standard for this segment of Northeast Waldo Road from NE 39th Avenue to NE 77th Avenue is D. Currently, the segment is operating at LOS B with 14,800 average daily trips available. The segment of NE Waldo Road from University Avenue to NE 39th Avenue is operating at LOS B with 10,254 average daily trips available. The adopted LOS for this segment is D.

Financial Feasibility

Planning staff finds this amendment financially feasible on the following basis: it is an existing, developed non-residential use (warehouse) and the proposed future land use category is substantially similar to the former Alachua County land use designation.

Infill

This is not an urban infill site. The site is already developed with a warehouse use.

Applicable Goals, Objectives and Policies of the Comprehensive Plan

Future Land Use Element

Policy 4.1.1

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

...

Industrial. The Industrial land use category identifies those areas appropriate for manufacturing, fabricating, distribution, extraction, wholesaling, warehousing, recycling and other ancillary uses, and, when designed sensitively, retail, office, service, and residential uses, when such non-industrial uses are no more than 25 percent of industrial area, or when part of a Brownfield redevelopment effort. Land development regulations shall determine the appropriate scale of uses and consider the externalities of such uses. Intensity will be controlled by adopting land development regulations that establish height limits of 5 stories or less and requiring buildings to face the street.

Policy 4.1.3

The City will review proposed changes to the Future Land Use Map by considering factors such as, but not limited to, the following:

1. Overall compatibility of the proposal;

2. Surrounding land uses;
3. Environmental impacts and constraints;
4. Whether the change promotes urban infill; and
5. Whether the best interests, community values, or neighborhood support is achieved.

In no case shall this or any other Policy in the Future Land Use Element indicate a presumption that the City shall support a change of designation of land use for any parcel.

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.

Policy 4.4.1 Land use amendments shall be prepared for all annexed properties within one year of annexation.

Policy 4.4.2 Alachua County LOS standards shall apply until newly annexed lands are given land use designations in this Plan.

Petition Information

Applicant	City of Gainesville
Request	Amend the City of Gainesville 2000-2010 Future Land Use Map for the annexed area from Alachua County Heavy Industrial to City of Gainesville Industrial.
Existing Land Use	Alachua County Heavy Industrial
Existing Zoning	Alachua County Manufacturing and Services Industrial (MS)
Purpose of Request	To complete annexation of the property by changing from County to City land use designation
Location	5901 Northeast Waldo Road
Existing Use	Gain Development – warehouse/distribution
Surrounding Uses	North: undeveloped (planted pine) South: Airport Industrial Park and undeveloped West: Waldo Road East: Alachua County Transfer Station

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Surrounding Controls

	<u>Future Land Use</u>	<u>Zoning</u>
North:	Alachua County Heavy Industrial	Alachua County Manufacturing and Processing Industrial (MP)
West:	Alachua County Heavy Industrial	Alachua County Manufacturing and Processing Industrial (MP)
East:	Alachua County Heavy Industrial	Alachua County Manufacturing and Processing Industrial (MP)
South:	City of Gainesville Industrial	City of Gainesville General Industrial (I-2)

Summary

This petition requests a land use change for a recently annexed property from Alachua County Heavy Industrial to City of Gainesville Industrial. The property is surrounded on all sides by industrial land.

The proposed land use change is consistent with the 2000-2010 City of Gainesville Comprehensive Plan, and is recommended for approval.

Respectfully Submitted,



Ralph Hilliard
Planning Manager

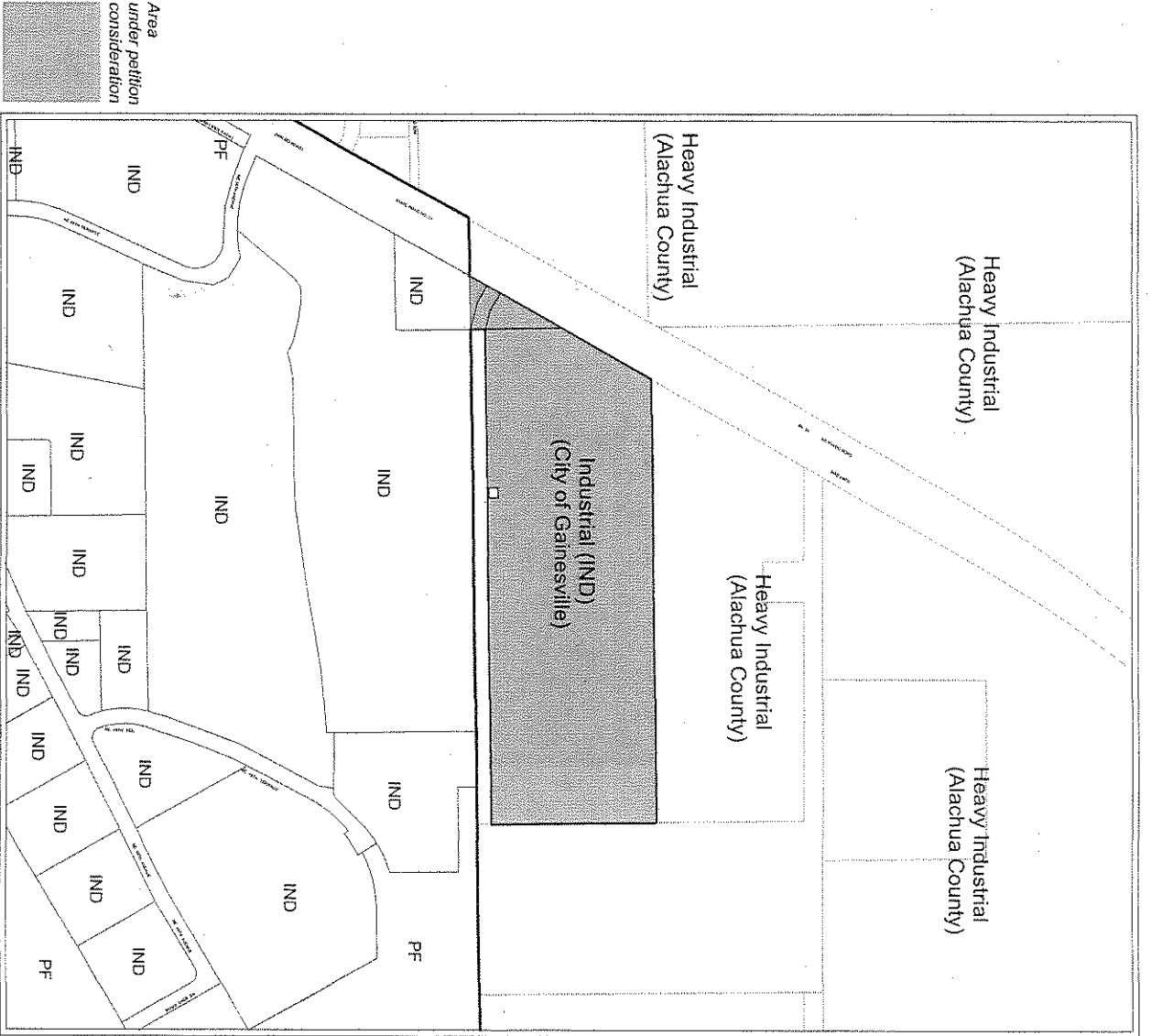
RH:DM:SB

Land Use Designations

- SF Single Family (up to 8 du/acre)
- RL Residential Low Density (up to 12 du/acre)
- RM Residential Medium Density (8-30 du/acre)
- RH Residential High Density (8-100 du/acre)
- MUR Mixed Use Residential (up to 75 du/acre)
- MUL Mixed Use Low Intensity (8-30 du/acre)
- MUM Mixed Use Medium Intensity (12-30 du/acre)
- MUH Mixed Use High Intensity (up to 150 du/acre)
- UMU1 Urban Mixed Use 1 (up to 75 du/acre)
- UMU2 Urban Mixed Use 2 (up to 100 du/acre)
- O Office
- C Commercial
- IND Industrial
- E Education
- REC Recreation
- CON Conservation
- AGR Agriculture
- PF Public Facilities
- PUD Planned Use District

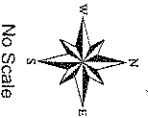
Division line between two land use districts
 City Limits

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PROPOSED LAND USE

Name	Petition Request	Map(s)	Petition Number
City Plan Board, applicant for Gain Development	Change FLUM from Alachua County Heavy Industrial to City of Gainesville Industrial Land Use (IND)	3257, 3258	33LUC-08PB



Petition 33LUC-08 PB City of Gainesville. Amend the City of Gainesville 2000-2010 Future Land Use Map for annexed area from Alachua County Heavy Industrial to City of Gainesville Industrial. Located at 5901 Northeast Waldo Road. Related to 32ZON-08 PB.

Susan Niemann, Sr. Planner gave the Staff presentation and stated that this property was recently voluntarily annexed from county designations into the city limits and does not represent any new development. Ms. Niemann further stated that this area is contiguous with the city limits as the surrounding future land uses are county Heavy Industrial to the north and city Industrial to the south; as the zoning is Manufacturing and Processing Industrial for the county and the city zoning is General Industrial I-2.

Mr. Reiskind inquired why the developer is requesting to be annexed. Mr. Mimms stated that there are better utility rates as well as this developer is interested in sub-dividing this property and selling it as it has 100,000 square feet to allow for future development and are well aware that there are environmental limitations on this property.

Chair Polshek stated that there is a small area of the property that actually touches the city. Ms. Niemann stated that Clarion is the owner of the small strip of land and is not sure why it was not annexed in. Mr. Mimms stated that based on the conversation he had with Joe Montalto, Clarion is interested in having additional buffering around their property; as roughly half of the property is in wetlands. Mr. Mimms added that land use and zoning is only what is in front of the Board this evening as there is no development plan.

Ms. Niemann stated that the building is 100,000 square feet on a 50 acre site

Motion: Jon Reiskind	Seconded By: Randy Wells
Moved To: Approve.	Upon Vote: 5 – 0. (B. Cohen absent.)