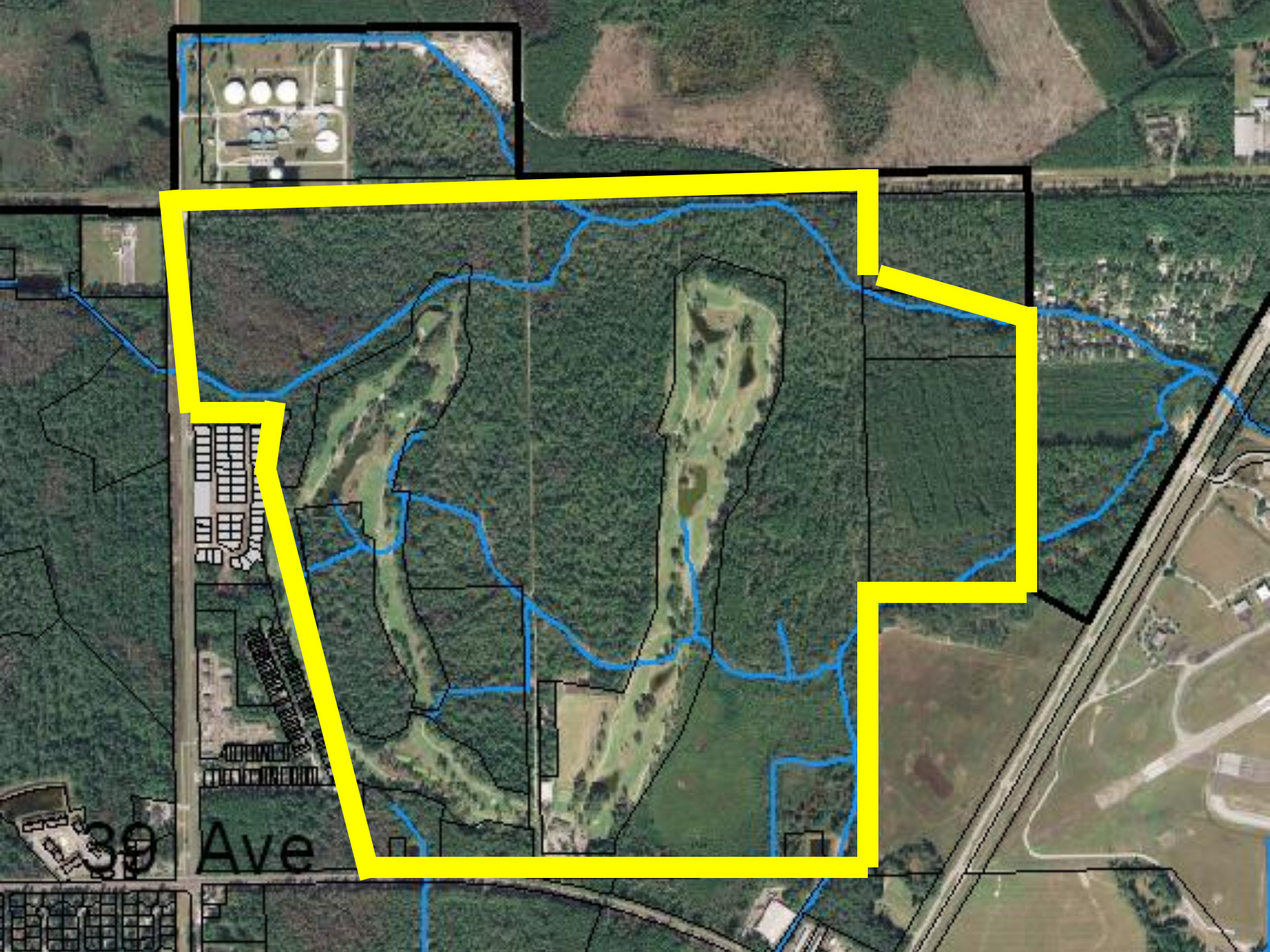




## Planning and Development Services

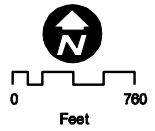
# 23LUC-07 PB Hatchet Creek PUD Adoption Hearing December 17, 2009 (City Legistar No. 070210)



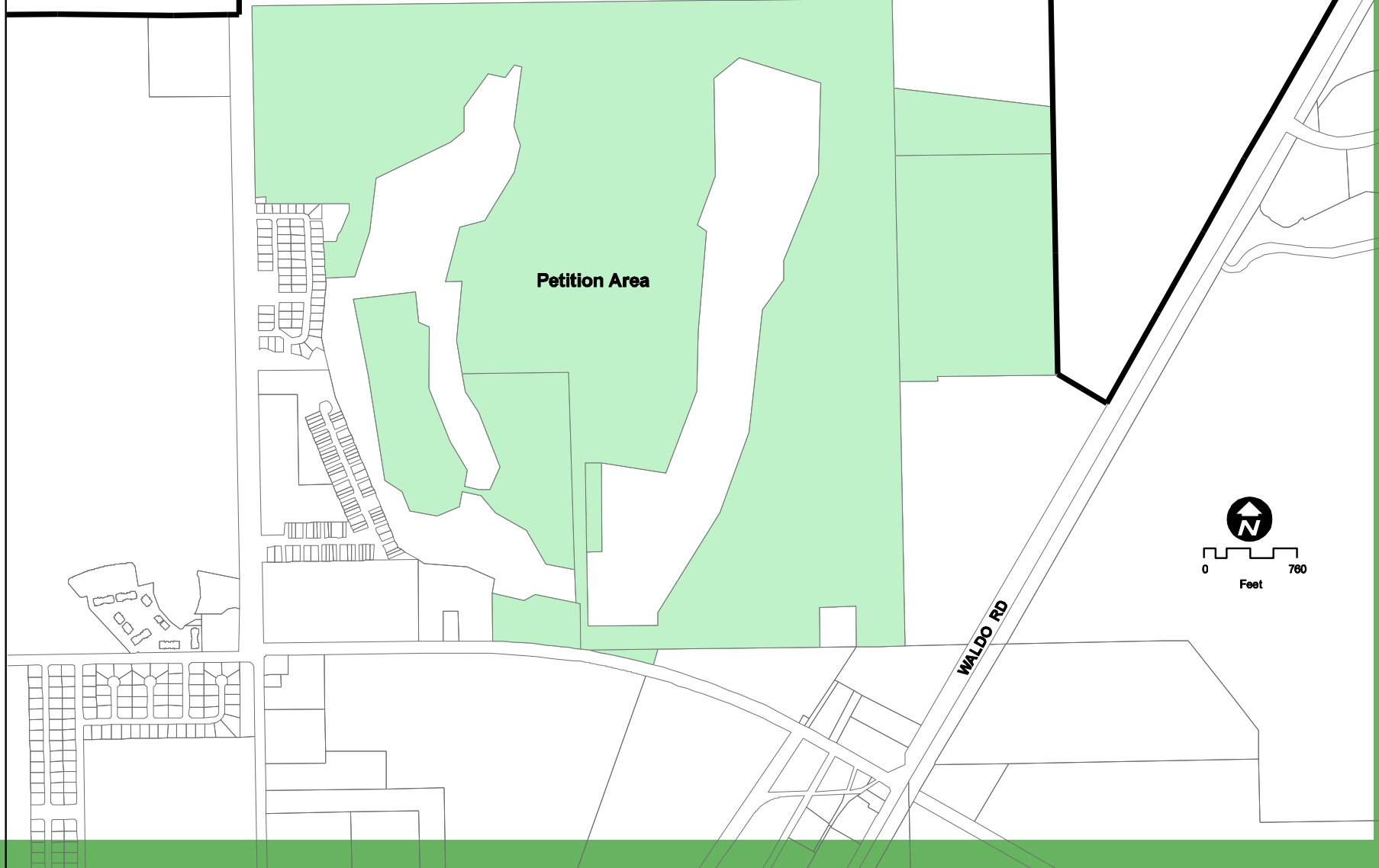
39 Ave

**Petition 23LUC-07PB**

**Petition Area**



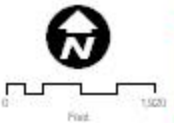
**WALDO RD**



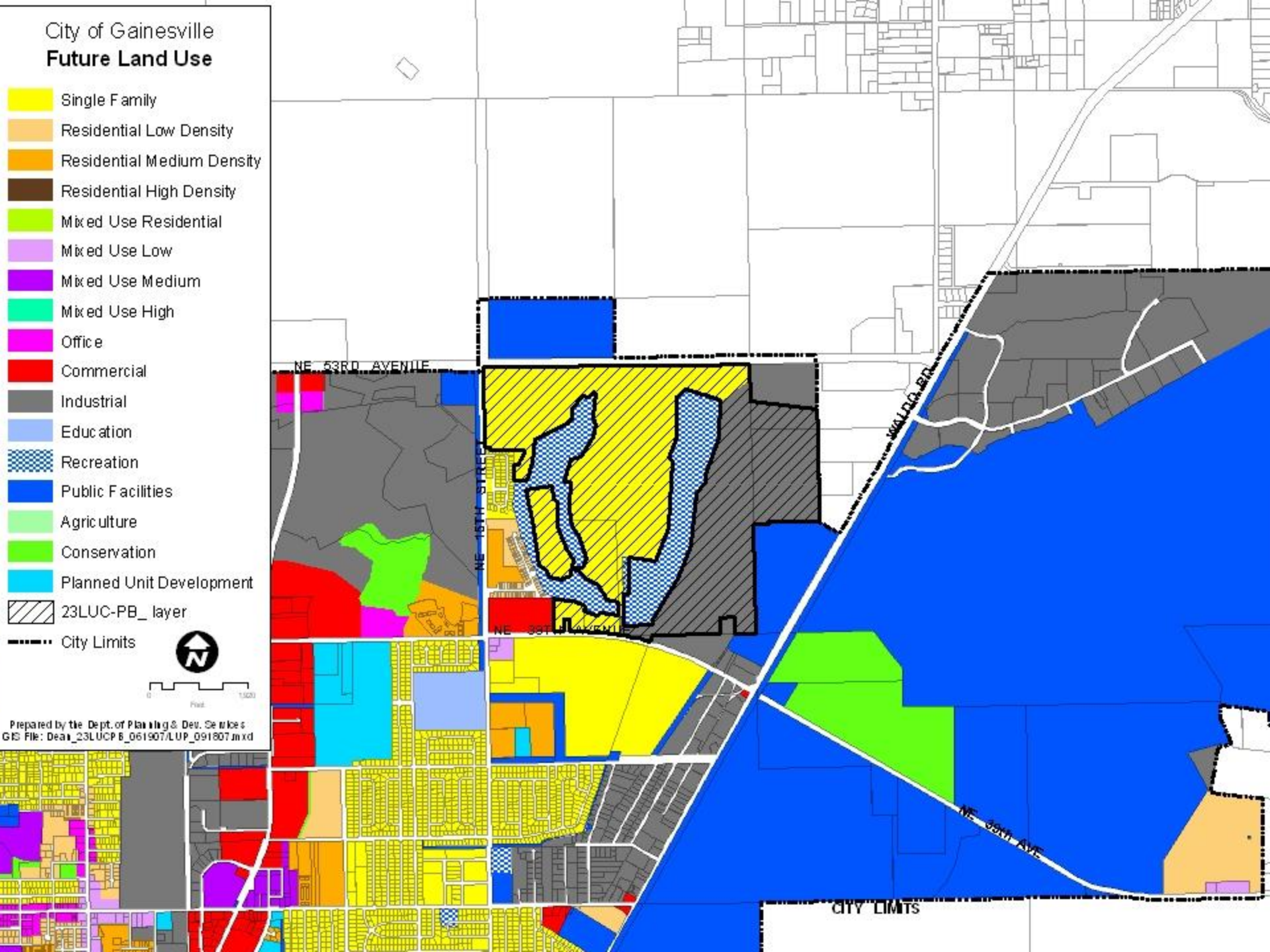


City of Gainesville  
**Future Land Use**

-  Single Family
-  Residential Low Density
-  Residential Medium Density
-  Residential High Density
-  Mixed Use Residential
-  Mixed Use Low
-  Mixed Use Medium
-  Mixed Use High
-  Office
-  Commercial
-  Industrial
-  Education
-  Recreation
-  Public Facilities
-  Agriculture
-  Conservation
-  Planned Unit Development
-  23LUC-PB\_layer
-  City Limits



Prepared by the Dept. of Planning & Dev. Services  
 GIS File: Deas\_23LUCPB\_061907/LUP\_091807.mxd



# Petition / Background





- **June 16, 2008, Ordinance approved for transmittal to FL DCA.**
- **August 26, 2008 - DCA issued ORC Report.**
- **Objection: Self-amending Policy re: Airport Noise Zone Map.**
- **At January 26, 2009 adoption hearing, the Ordinance was continued to Second Large-Scale Plan Amendment Cycle of 2009.**

# Petition / Background

- **Jan. 27, 2009, Applicant committed to:**
- **Work w/city toward adoption of amendments of Airport Noise Zone Ordinance, and on other issues raised by City Commission.**
- **Update the Data & Analysis.**
- **Withdraw Plan Amendment if DCA issues NOI to find it not in compliance.**



# EGDP Property

-  New DnL's (60+)
-  Affected Areas at 60+ DnL
-  Single Family
-  Industrial

79.42 acres of SF affected.  
104.17 acres of IND affected.

 City Limits

Murphree Water Plant

NE 53RD AVE

NE 15TH ST

60

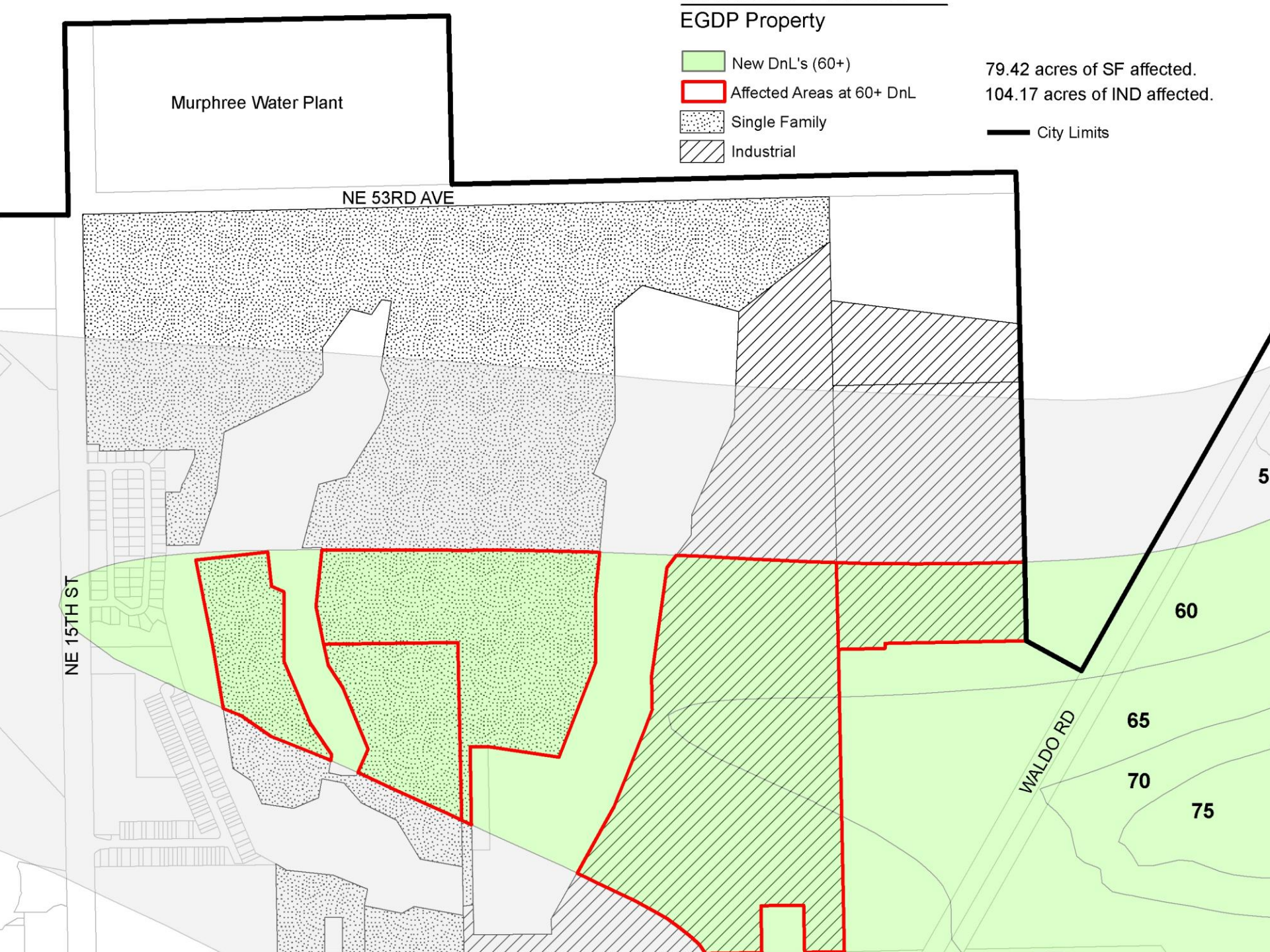
65

70

75

WALDO RD

5



# Revisions

- Updated Noise Zone Contour map affects 79 ac SF (decreased from 289 ac)
- 1,200 residential (was up to 1,500) units, no change to 300 ALF beds
- 55+ age restriction dropped
- Traditional design standards required
- Certain BI uses allowed in 60-75 DNL noise contour, to be specified in PD
- Updated transportation & environmental policies



# Recommendation

That the City Commission:

**Receive the ORC Report from the State DCA;**

**Review the amendments as proposed by City staff & the applicant;**

**Amend the Ordinance as appropriate; and Adopt the Ordinance as amended.**