

TO: City Plan Board
FROM: Planning Division Staff
SUBJECT: Petition 28ZON-08PB. City of Gainesville. Amend zoning for the annexed area from Alachua County Manufacturing and Services Industrial (MP) to City of Gainesville Limited industrial (I-1). Located at 4600 Southwest 41st Boulevard (Bear Archery). Related to 23LUC-08PB.

Recommendation

Planning Division staff recommends approval of Petition 28ZON-08PB.

Explanation

This petition pertains to the 25.85-acre Bear Archery site, which is developed as a manufacturing facility for archery equipment. The parcel was annexed by the City of Gainesville on June 11, 2007. This petition requests that the existing zoning district be changed from Alachua County Manufacturing and Services Industrial (MS) to City of Gainesville Limited Industrial (I-1) zoning district.

Character of the District and Suitability

The proposed Limited Industrial zoning is compatible with the surrounding County future land use designations, which include Light Industrial and Heavy Industrial. These lands, which are zoned Agriculture (A), are not developed. The property is located on an interstate frontage road and is not adjacent to any residential lands.

Conservation of the Value of Buildings and Encouraging Appropriate Land Use

The proposed I-1 zoning of this property is compatible with the adjacent land uses, and is consistent with the underlying Industrial land use shown on the City's Generalized Future Land Use map in the 2000-2010 Comprehensive Plan.

Applicable Portions of Current City Plans

There are no current City plans for the area.

The subject property is outside of the TCEA (Transportation Concurrency Exception Area). Future development or redevelopment of the subject property will be required to meet all

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applicable concurrency requirements (i.e., transportation, potable water, wastewater, stormwater management, solid waste, and recreation and open space), or sign a Proportionate Fair Share agreement for transportation concurrency.

Needs of the City for Land Areas for Specific Purposes to Serve Populations or Economic Activities

The proposed zoning is consistent with the underlying Industrial land use and will not have an effect on these considerations.

Whether there have been Substantial Changes in the Character or Development of Areas In or Near Area Under Consideration

There have been no recent developments, or changes to land use or zoning in the vicinity.

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.

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	Rezone Alachua County Manufacturing and Services Industrial (MS) to City of Gainesville Limited industrial (I-1)

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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 and zoning designations
Location Bear Archery - 4600 SW 41st Boulevard
Existing Use Archery equipment manufacturing
Surrounding Uses North – undeveloped land
South – undeveloped land
West – undeveloped land
East – frontage road (SW 41st Boulevard) and Interstate 75

Surrounding Controls

The site is surrounded by the following land use and zoning designations:

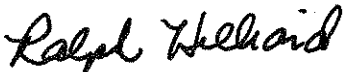
	<u>Future Land Use</u>	<u>Zoning</u>
Northeast:	None (Interstate 75)	None (Interstate 75)
Northwest:	Alachua County Heavy Industrial	Alachua County Residential Multi-Family (R2) Alachua County Agricultural (A)
Southeast:	Alachua County Heavy Industrial	Alachua County Residential Multi-Family (R3) Alachua County Agricultural (A)
Southwest:	Alachua County Light Industrial	Alachua County Agricultural (A)

Summary

This petition requests a zoning change from Alachua County Manufacturing and Services Industrial (MS) to City of Gainesville Limited Industrial (I-1) for a recently annexed property, which contains the Bear Archery manufacturing facility. The parcel is located on a frontage road and is surrounded by industrial land uses.

The proposed zoning change is consistent with the 2000-2010 Gainesville Comprehensive Plan, and is recommended for approval.

Respectfully Submitted,



Ralph Hilliard
Planning Manager

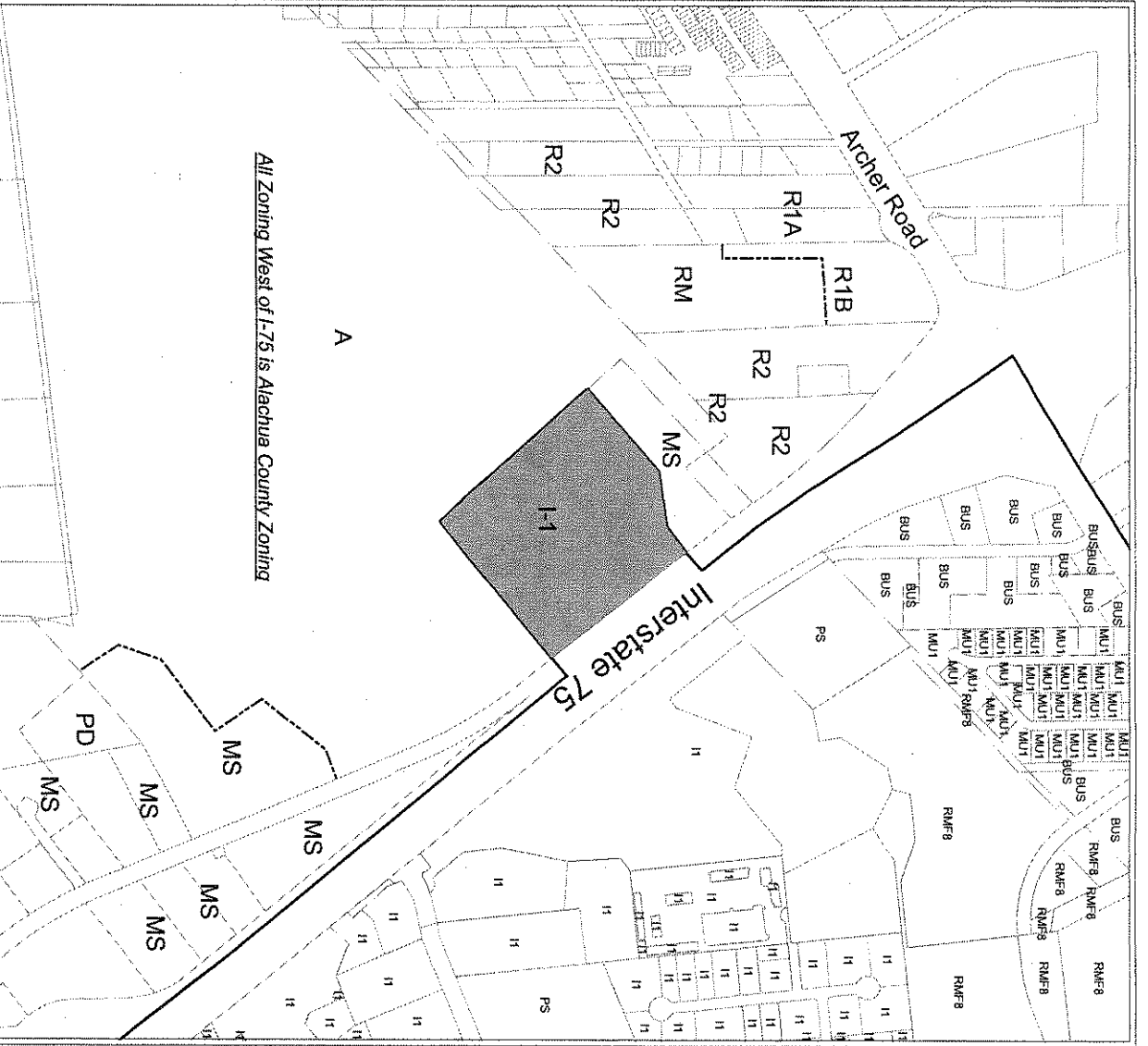
RH:DM:SB

Zoning District Categories

- RSF1 Single-Family Residential (3.5 du/acre)
- RSF2 Single-Family Residential (4.6 du/acre)
- RSF3 Single-Family Residential (5.8 du/acre)
- RSF4 Single-Family Residential (8 du/acre)
- RMF5 Residential Low Density (12 du/acre)
- RC Residential Conservation (12 du/acre)
- MH Mobile Home Residential (12 du/acre)
- RMF6 Multiple-Family Medium Density Residential (8-15 du/acre)
- RMF7 Multiple-Family Medium Density Residential (8-21 du/acre)
- RMF8 Multiple-Family Medium Density Residential (8-30 du/acre)
- RMU Residential Mixed Use (up to 75 du/acre)
- RH1 Residential High Density (8-43 du/acre)
- RH2 Residential High Density (8-100 du/acre)
- OR Office Residential (up to 20 du/acre)
- OF General Office
- PD Planned Development
- BUS General Business
- BA Automotive-Oriented Business
- BT Tourist-Oriented Business
- MU1 Mixed Use Low Intensity (8-30 du/acre)
- MU2 Mixed Use Medium Intensity (12-30 du/acre)
- UMU1 Urban Mixed Use District 1 (up to 75 du/acre)
- UMU2 Urban Mixed Use District 2 (up to 100 du/acre)
- CCD Central City District
- W Warehousing and Whoolesaling
- 11 Limited Industrial
- 12 General Industrial
- AGR Agriculture
- CON Conservation
- MD Medical Services
- PS Public Services and Operations
- AF Airport Facility
- ED Educational Services
- CP Corporate Park

- Historic Preservation/Conservation District
- Special Area Plan
- Division line between two zoning districts
- City Limits

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Area under petition consideration

PROPOSED ZONING

Name	Petition Request	Map(s)	Petition Number
City Plan Board, applicant for Bear Archery, Inc.	Change zoning from Alachua County MS (Manufacturing Services) district to City of Gainesville I-1 (Limited Industrial district)	4544	28ZON-08PB

