



Planning and Development Services

PZ-09-19

Hatchet Creek Design Plat

Environmental Cluster Subdivision

(City Legistar 090182)

8/6/09

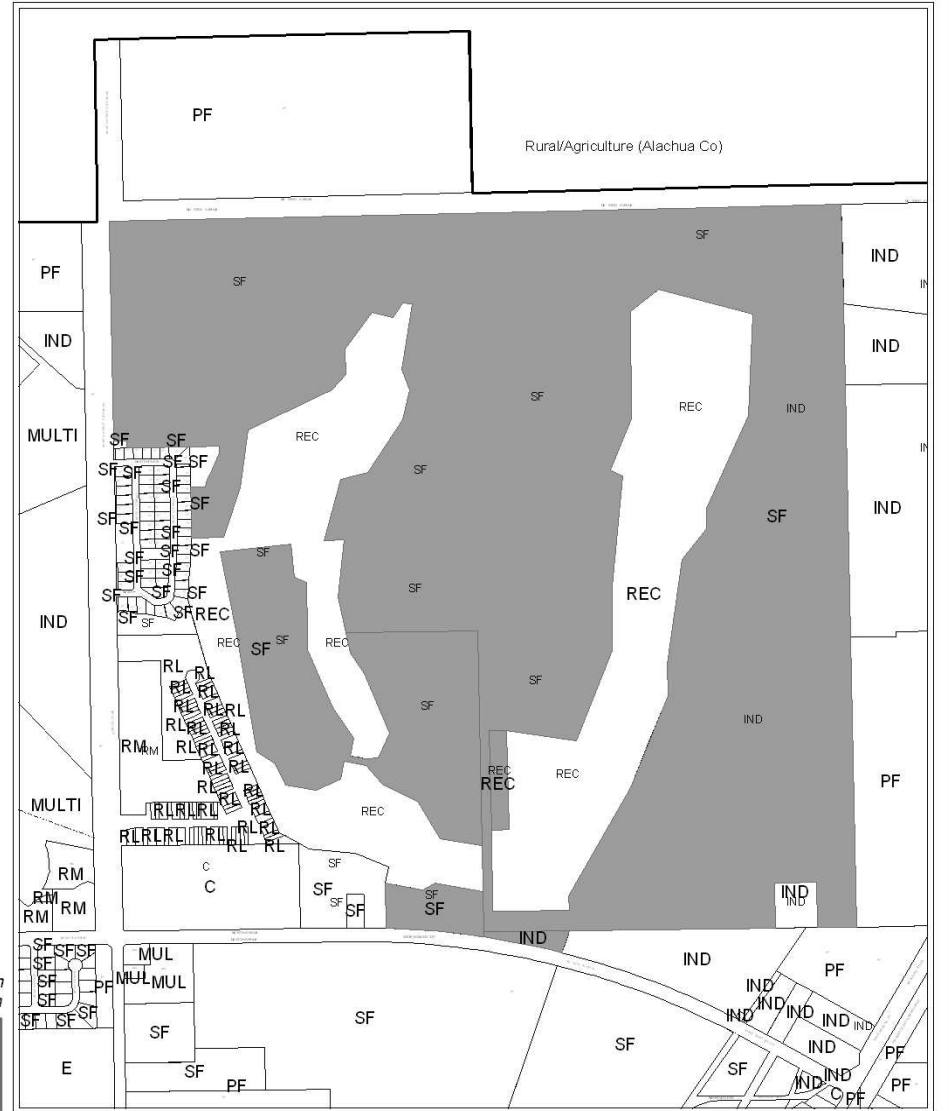


Land Use Designations

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

Area
under petition
consideration



EXISTING LAND USE

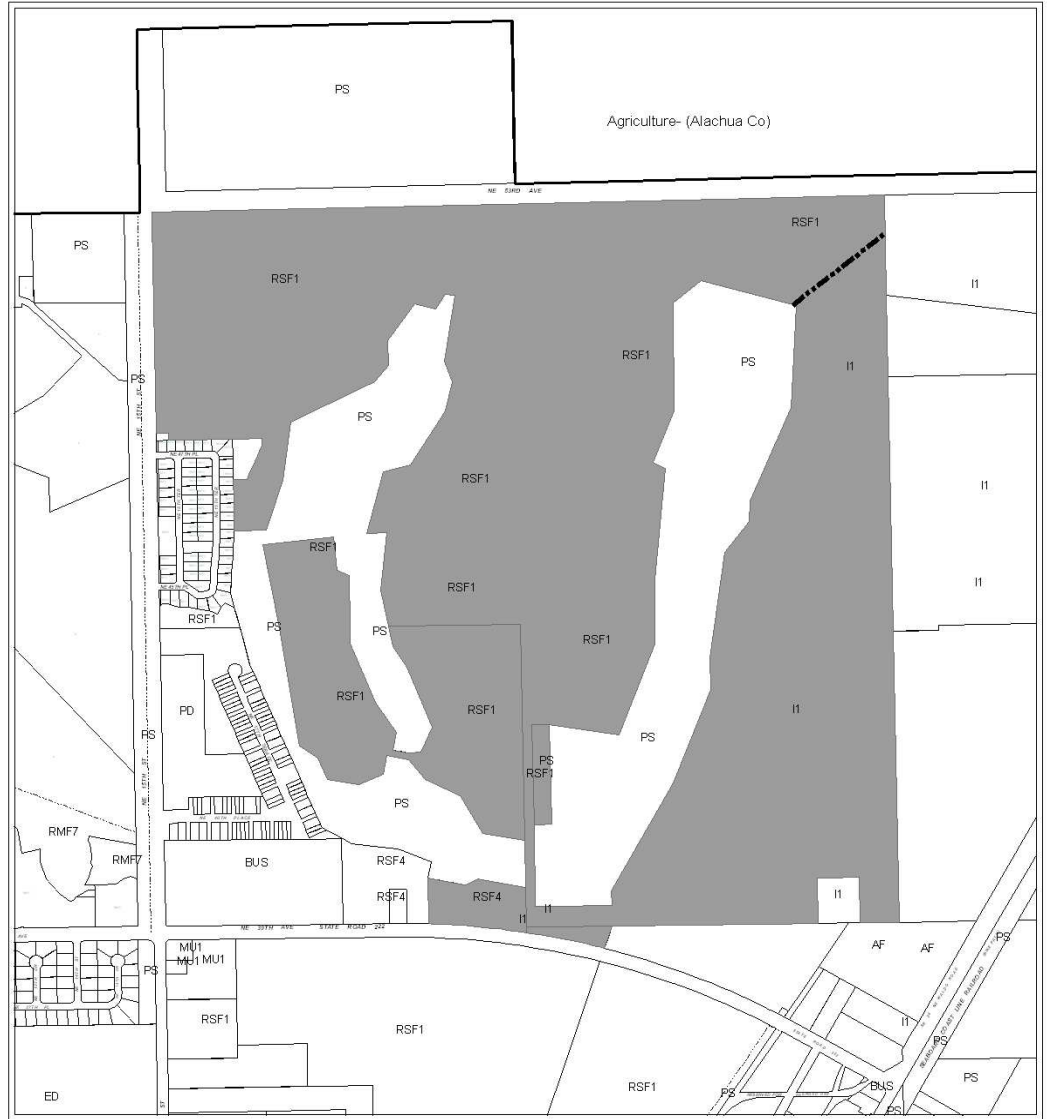
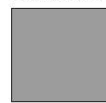
 No Scale	Name	Petition Request	Map(s)	Petition Number
		Eng, Denman & Associates, Inc agents for East Gainesville Development Partners LLC	Site Plan for Hatchet Creek Cluster Subdivision, 745 lots	3454, 3455, 3555

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 Wholesaling
- I1 Limited Industrial
- I2 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

Area under petition consideration



EXISTING ZONING

	Name	Petition Request	Map(s)	Petition Number
		Eng, Denman & Associates, Inc agents for East Gainesville Development Partners LLC	Site Plan for Hatchet Creek Cluster Subdivision, 745 lots	3454, 3455, 3555





























Hatchet Creek Design Plat

734 single-family residential lots

COMPLEXITIES:

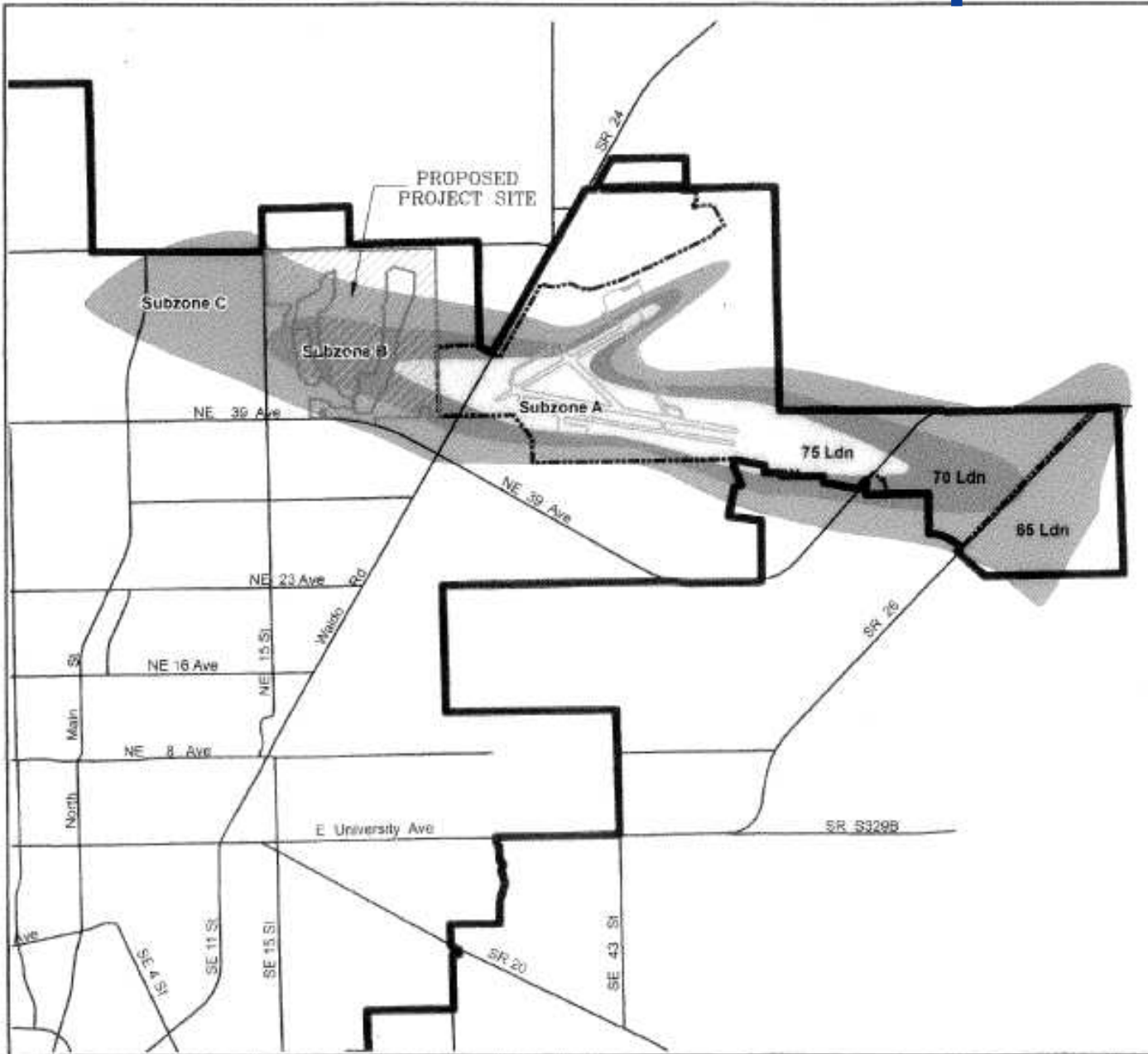
- Environmental cluster subdivision
- Significant ecological communities overlay
- Regulated surface waters and wetlands
- Airport Hazard Zoning Regulations
(Airport Noise Zone)

Airport Noise Zone

Section 30-347 states that “all developments must comply with the airport hazard zoning regulations adopted by the city commission and set out in an appendix to this chapter.”

APPENDIX F – regulations related to the airport, including Airport Noise Zone

Noise Zone Map





AIRPORT RUNWAY NOISE ZONE

Gainesville Regional Airport

Legend

Decibal Contours
Depicting Airport Noise

-  Subzone A
-  Subzone B
-  Subzone C

-  Airport Property Line
-  Gainesville City Limits

Source: City of Gainesville, Land Development Code
Appendix F, Attachment 3

File: T:\Projects\Planning\Report

City of Gainesville Gainesville, Florida

Prepared by the
Dept of Community Development
April 2007

0.4 0.2 0 0.4 Miles




Airport Noise Zone

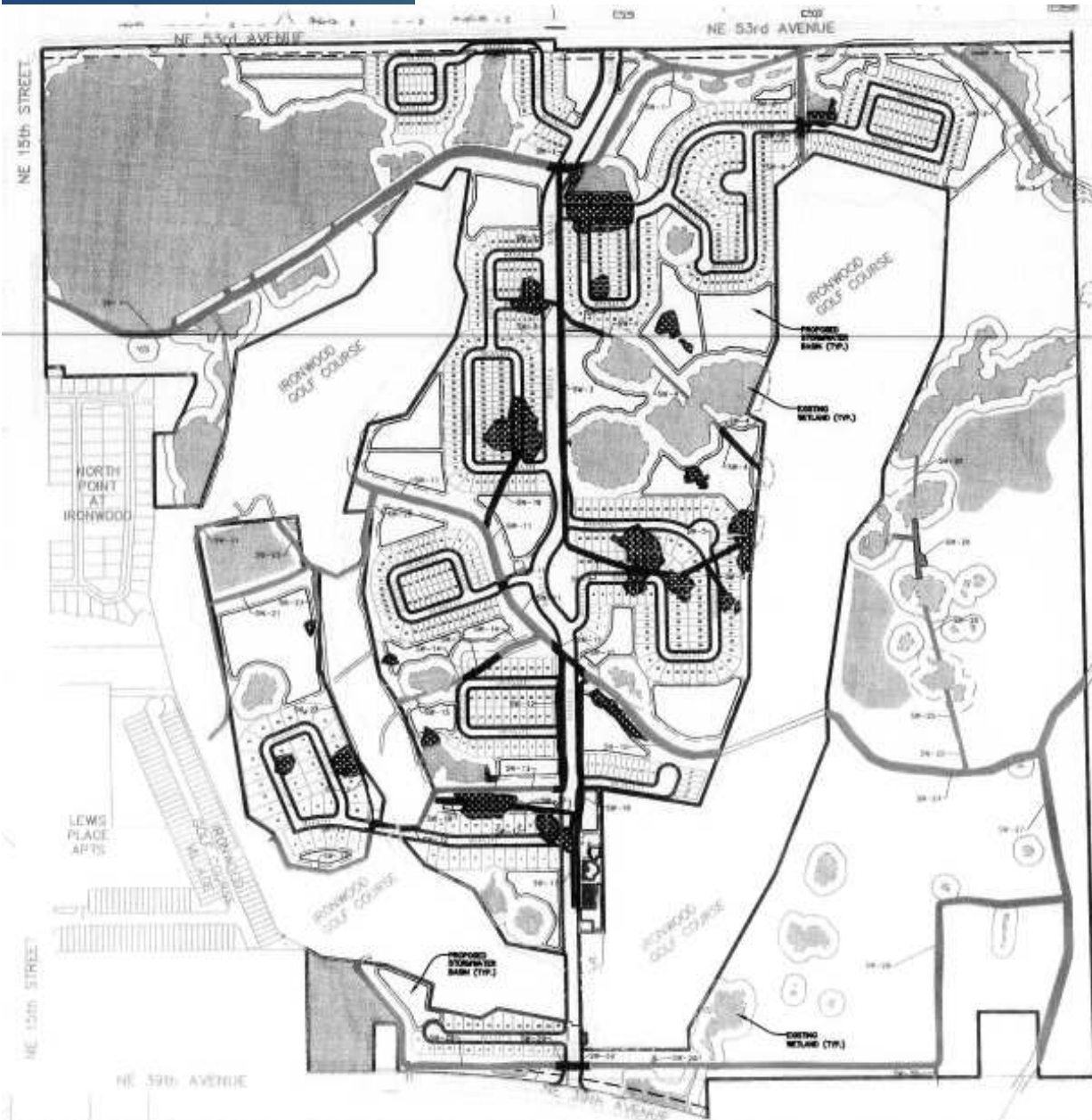
- Within the zone, residential is a ‘restricted’ use, meaning it must meet certain criteria to be allowed:
 - Buildings must be designed to achieve a certain level of reduction in noise levels (25 dB)
 - Development must demonstrate compatibility with the Official Part CFR Part 150 Study

Airport Noise Zone

- Analysis of the Part 150 Study indicates that residential is not compatible with the airport within the 65 dB DNL (Subzone C)
- Expert consultant on airport noise also provides that the proposed residential subdivision will not be compatible with the continued use of the airport



Wetlands and Creeks

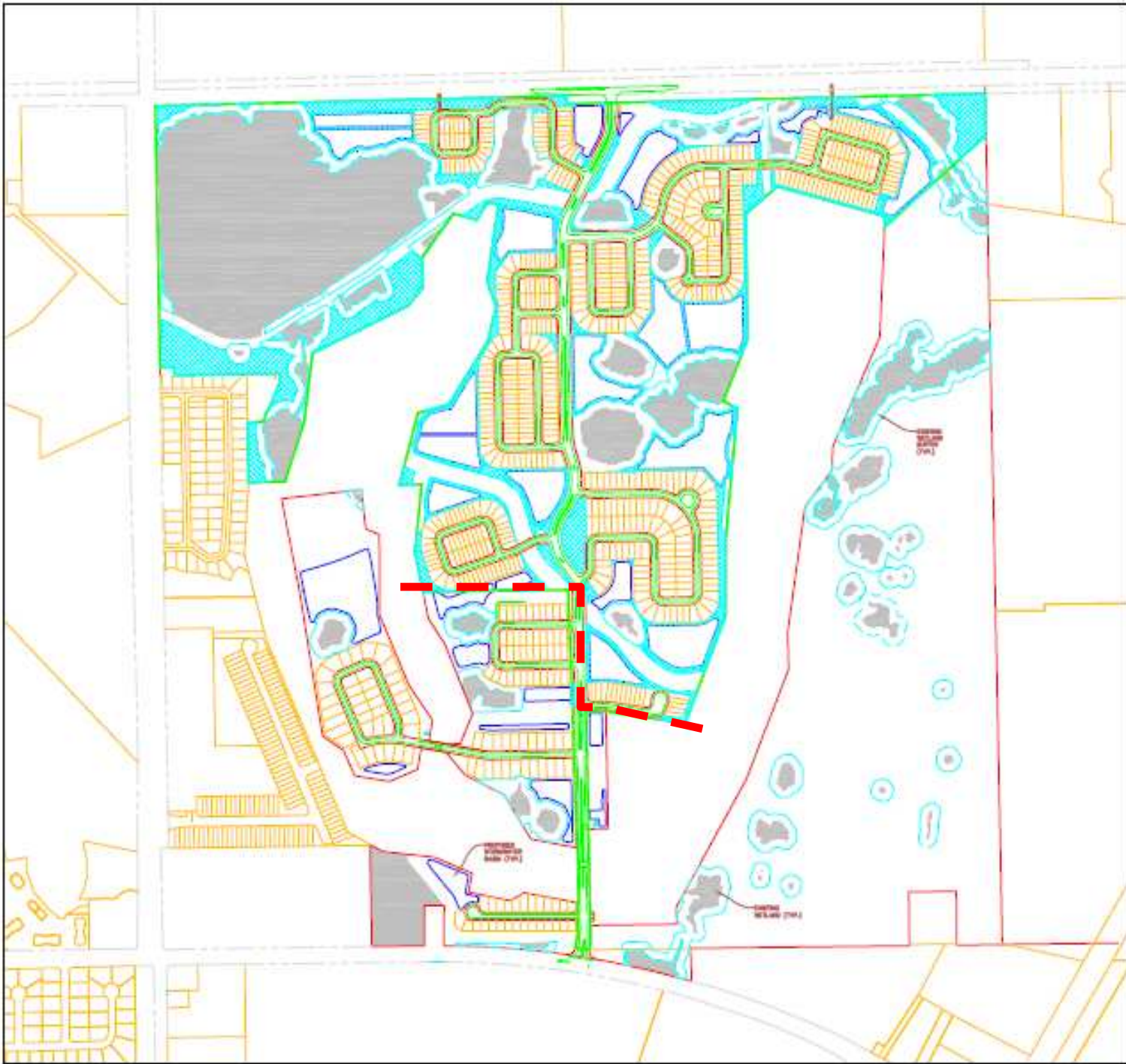


Surface Water #	REG. or REG.	TOTAL AREA (ACRES)	REGULATED DITCH to be IMPACTED (ACRES)	REGULATED DITCH to be IMPACTED (ACRES)	NONREGULATED DITCH to be IMPACTED (ACRES)	NONREGULATED DITCH to be IMPACTED (ACRES)
SW-1	REG.	4.10	3.89	3.18	-	-
SW-2	REG.	0.40	0.40	-	-	-
SW-3	REG.	0.85	-	-	-	0.85
SW-4	REG.	0.83	-	-	0.13	0.20
SW-5	REG.	0.17	-	-	-	0.17
SW-6	REG.	0.28	-	-	0.21	0.28
SW-7	REG.	0.25	0.25	-	-	-
SW-8	-	-	-	-	-	-
SW-9	-	-	-	-	-	-
SW-10	REG.	0.91	0.74	0.07	-	-
SW-11	REG.	1.20	1.10	0.18	-	-
SW-12	REG.	0.69	0.59	0.01	-	-
SW-13	REG.	0.18	-	-	0.15	0.06
SW-14	REG.	0.23	-	-	0.17	0.12
SW-15	REG.	0.08	-	-	0.08	-
SW-16	REG.	0.43	-	-	-	0.43
SW-17	REG.	0.19	-	-	-	0.19
SW-18	REG.	0.08	-	-	-	0.08
SW-19	REG.	0.23	-	-	-	0.23
SW-20	REG.	0.07	0.07	-	-	-
SW-21	REG.	0.31	0.31	-	-	-
SW-22	REG.	0.12	0.12	-	-	-
SW-23	REG.	0.07	-	-	0.10	0.12
SW-24	REG.	1.18	1.18	-	-	-
SW-25	REG.	0.19	0.19	-	-	-
SW-26	REG.	0.87	-	-	0.87	-
SW-27	REG.	2.20	2.20	-	-	-
SW-28	REG.	2.80	2.28	0.08	0.08	-
SW-29	REG.	1.50	0.89	0.04	-	-
SUB-TOTAL REG.		12.07	6.95	0.87	0.94	2.01
SUB-TOTAL REG.		6.45	5.07	0.36	0.46	0
TOTAL		18.52	12.02	1.23	1.40	2.01



Significant Ecological Communities – Section 30-309

- Overlay covers approx. 232 acres of the site
- A set-aside of no more than 10% of the site may be required to enable clustering away from significant ecological features
- Set-aside may not include wetlands, surface waters, or their buffers
- Exact amount and location of set-aside shall be determined by the reviewing board



CLUSTER AREA	CLUSTER	CLUSTER	CLUSTER
PROPOSED PAVED AREAS	PROPOSED PAVED AREAS	PROPOSED PAVED AREAS	PROPOSED PAVED AREAS

LEGEND	
	BIOLOGICAL COMMUNITIES OVERLAY AREA AFTER CLUSTER DEVELOPMENT
	PROPOSED PAVED AREAS
	EXISTING PAVED AREAS

Environmental Cluster Subdivision – Section 30-190

- Development within significant ecological communities overlay is encouraged to utilize cluster subdivision option
- Cluster subdivisions allow for a reduction in lot sizes with the objective of providing open space or preserving natural features
- Development should demonstrate that the cluster subdivision utilizes land better than a standard subdivision, and the board may find that it should be improved through “reasonable modification” of open space, lot, street config.

Street Connectivity

- Comprehensive Plan Policies strongly support an interconnected street grid with small blocks
- Land Development Regulations do not provide specific standards for street connectivity
- The subdivision layout is constrained by the presence of wetlands and surface waters
- However, there are still some opportunities to provide additional connections within the street system, without affecting environmental features



LEGEND	
	8'-0" WETLAND BUFFER
	PROPOSED CLUSTER OPEN SPACE
	EXISTING WETLAND AREA
	PROPOSED STORMWATER BASIN
	OWNER LINE
	GREENWAY TRAIL

Hatchet Creek Design Plat

- Airport Hazard Zoning Regulations
(Airport Noise Zone)
- Significant ecological communities overlay
- Regulated surface waters and wetlands
- Environmental cluster subdivision
- Street connectivity

Staff Recommendation:

Denial of Hatchet Creek Design Plat
(PZ-09-19)