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CITY
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GAINESVILLE

INTER-OFFICE COMMUNICATION

Item No. 17

TO: City Plan Board DATE: April 21, 2005

FROM: Planning Division Staff

SUBJECT: Petition 52LUC-05 PB, City of Gainesville. Amend the City of Gainesville 2000-2010 Future Land Use Map from SF (Single Family, up to 8 units per acre) to CON (Conservation). Located at 3304 S. Main Street. Related to Petition 53ZON-05PB.

Recommendation

Planning Division staff recommends approval of Petition 52LUC-05 PB.

Explanation

This petition is related to zoning petition 53ZON-05 PB. The subject properties are located in the Kirkwood subdivision on the west side of S. Main Street, south of S.W. 29th Place. This petition includes two properties. A parcel of approximately 24 acres is located just north of the Bivens Arm Nature Park and is owned by the City of Gainesville. The second parcel of approximately 9 acres lies between the first parcel and residential properties located along the south side of S.W. 29th Place. The 24-acre property is designated to become part of the Bivens Arm Nature Park, while the other property will remain in private ownership.

To the north of the site is residential land with RSF-1 (3.5 units per acre single-family residential district) zoning and SF (Single-Family, up to 8 units per acre) land use and land with CON (Conservation) land use and PD (Planned development) zoning. East of the subject properties across S. Main Street is single-family residential development with RSF-1 zoning and SF land use, and an office building with PD zoning and land use designations of PUD (Planned use district) and CON. To the south is Bivens Arm Nature Park, with CON land use and zoning. On the west side of the subject properties are developments with PD and RH-1 (8-43 units/acre residential high density district) zoning and land use designations of RH (8-100 units/acre Residential High Density) and RL (Residential Low Density, up to 12 units per acre).

The request of this petition is to change the land use of the subject properties from SF to CON. This change is requested in order to preserve

The request of this petition is to change the land use of the subject properties from SF to CON. This change is requested in order to preserve and protect an area that is environmentally sensitive, while also allowing for an increase in the acreage of the Bivens Arm Nature Park. This will provide for additional passive recreation opportunities for the public.

In reviewing this petition, the potential impact of the proposed land use change on adopted level of service standards must be evaluated. The property is located within Zone A of the Gainesville Transportation Concurrency Exception Area (TCEA) and is excepted from transportation concurrency for roadway level of service standards. The adopted level of service standard for this segment of S. Main Street from Williston Road to University Avenue is "D." The current level of service is "C," meaning that trips are currently available along this road segment. Any use proposed for the area would have to meet concurrency management element requirements to address transportation needs. The number of new average daily trips generated by any use that may be proposed for the site will be less than what is allowed by the current RSF-1 zoning.

This site is within the Gainesville Regional Transit System main bus service area, and is served by the demand-responsive service administered by MV Transportation. Water and sanitary sewer service are also available at the site. The acquisition of this site could help the City of Gainesville implement the Tumblin Creek Stormwater Master Plan, which could ensure the protection of linked water features that directly affect water quality of the Alachua Sink and the Floridan Aquifer.

The subject property is not within the Wellfield District. East Tumblin Creek runs through the property. The portion of the property where the creek flows is within the 100-year floodplain, and a small wetland area has been previously identified on the site. According to documentation from the Department of Historical Resources, an archeological site classified as prehistoric was found on the property in 1949, but a complete survey has not been done. Other sites have been identified in the Bivens Arm Nature Park and important water sources are nearby, so there is a high probability that more historic and prehistoric artifacts are present on the subject property.

The subject property is located in an area where conservation land is adjacent and nearby. The general character of the existing properties in this area is large-lot residential and conservation. Conservation land use is appropriate for the subject property based upon its location adjacent to land that is designated for conservation and low density residential. None of the adjacent uses will be negatively impacted by this proposal. This

proposal does not promote urban infill and is intended to preserve land that is unsuitable for urban development. As a result, this proposal is compatible with the surrounding land use and zoning.

There has been no recent zoning activity associated with the subject property. The most recent development activity has seen the construction of multiple-family residential units to the west of the site in 1998. The proposed land use change is in a sensitive environmental area. The Conservation land use serves the best interests of the community since this would allow increased acreage for Bivens Arm Nature Park and further the maintenance and restoration of natural areas and the preservation of cultural resources. The following Comprehensive Plan Goals, Objectives and Policies of the Future Land Use Element are met by this proposal:

Policy 4.1.1

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

Conservation

This category identifies areas environmentally unsuited to urban development, permanent buffers between land uses, areas used for passive recreation and nature parks. Privately held properties within this category shall be allowed to develop at single-family densities of 1 unit per 5 acres. Land development regulations shall determine the appropriate scale of activities, structures and infrastructure that will be allowed.

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.

Conservation Element

Objective 1.1

Upon adoption of this Plan, the City shall protect all significant environmental lands and resources identified in the Environmentally Significant Land and Resources map series within the Future Land Use Map Series. The City shall continue to identify environmentally significant open space and recreation sites for acquisition.

Recreation Element

Objective 2.2

Acquire, design and manage parks to preserve existing natural features and their functions as described by the "Environmental Management of Public Parks & Open Spaces" portion of the Conservation, Open Space and Groundwater Recharge Element.

Conclusion

The proposed conservation land use designation for the subject properties is appropriate for the surrounding area and is consistent with the City's comprehensive plan. Staff recommends approval of Petition 52LUC-05.

Applicant Information

City Plan Board

Request

Amend the Land Use Map to change designation from SF to Conservation

Land Use Plan Classification

SF

Existing Zoning

RSF-1

Proposed Land Use

CON

Proposed Zoning

CON

Purpose of Request

To establish land use and subsequent zoning to conserve environmentally sensitive land

Location

3304 S. Main Street
 and tax parcel 15699-077-000

Size

Approximately 33 acres

Surrounding Land Uses

North	Single-family residential, conservation
East	Single-family residential, office
West	Multi-family residential
South	Conservation

<u>Surrounding Controls</u>	<u>Existing Zoning</u>	<u>Land Use Plan</u>
North	RSF-1, PD	SF, CON
East	RSF-1, PD	SF, PUD, CON
West	RH-1, PD	RH, RL
South	CON	CON

Impact on Affordable Housing

This petition will have no impact on the provision of affordable housing.

Respectfully submitted,

A handwritten signature in cursive script that reads "Ralph Hilliard".

Ralph Hilliard
Planning Manager

RH: JS

Land Use Designations

- SF Single Family (up to 8 units per acre)
- RL Residential Low Density (up to 12 units per acre)
- RM Residential Medium Density (8-30 units per acre)
- RH Residential High Density (8-100 units per acre)
- MUR Mixed Use Residential (up to 75 units per acre)
- MUL Mixed Use Low Intensity (10-30 units per acre)
- MUM Mixed Use Medium Intensity (14-30 units per acre)
- MUH Mixed Use High Intensity (up to 150 units per 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



PROPOSED LAND USE

Name	Petition Request	Map(s)	Petition Number
City of Gainesville	From SF to CON	4350	52LUC-05PB



No Scale

Land Use Designations

- SF Single Family (up to 8 units per acre)
- RL Residential Low Density (up to 12 units per acre)
- RM Residential Medium Density (8-30 units per acre)
- RH Residential High Density (8-100 units per acre)
- MUR Mixed Use Residential (up to 75 units per acre)
- MUL Mixed Use Low Intensity (10-30 units per acre)
- MUM Mixed Use Medium Intensity (14-30 units per acre)
- MUH Mixed Use High Intensity (up to 150 units per 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

Name	Petition Request	Map(s)	Petition Number
City of Gainesville	From SF to CON	4350	52LUC-05PB



17. **Petition 52LUC-05 PB** City of Gainesville. Amend the City of Gainesville 2000-2010 Future Land Use Map from SF (Single Family, up to 8 units per acre) to CON (Conservation). Located at 3304 S. Main Street. Related to Petition 53ZON-05 PB

Mr. Jason Simmons was recognized. Mr. Simmons presented a map of the site and described it and the surrounding uses in detail. He noted that a portion of the property had been purchased by the City to add to the Bivens Arm Nature Park, and the remaining portion would remain under private ownership. He indicated that staff recommended approval of the petition.

Mr. Reiskind asked if there was a residence on the property that was to remain under private ownership.

Mr. Simmons indicated that there was not. He explained that the Conservation zoning would allow 1 single-family residence per 5 acres.

There was no public comment on the petition.

<u>Motion By:</u> Mr. Cohen	<u>Seconded By:</u> Mr. Tecler
<u>Moved to:</u> Approve Petition 52LUC-05 PB.	<u>Upon Vote:</u> Motion Carried 4 - 0 Ayes: Reiskind, Tecler, Cole, Cohen

