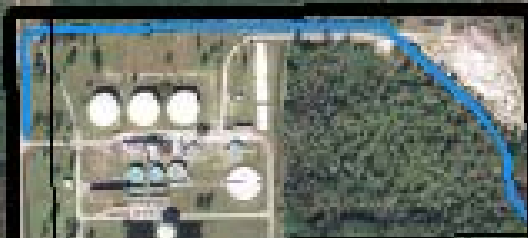
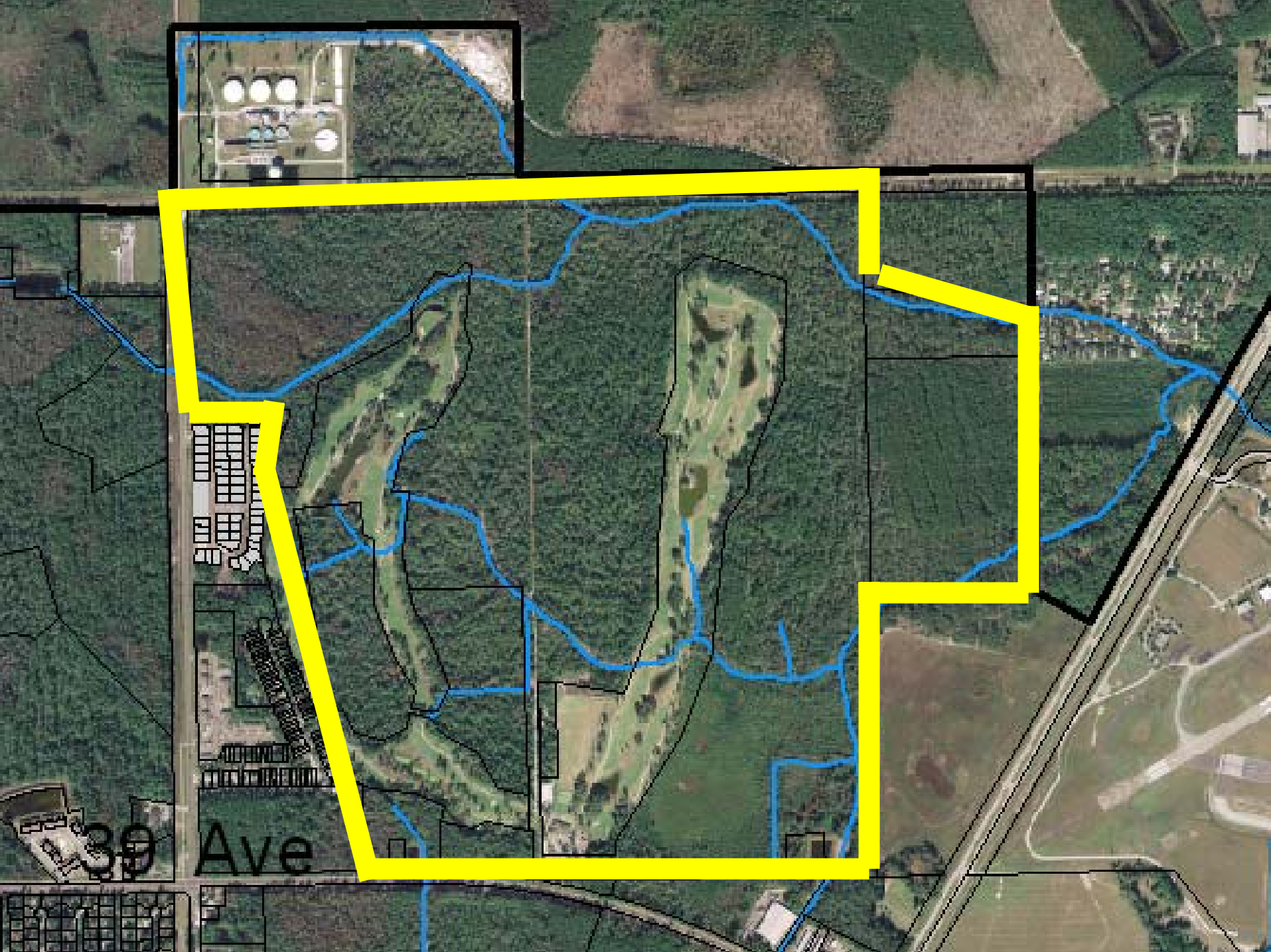


# Hatchet Creek PUD

**Petition 23LUC-07 PB**

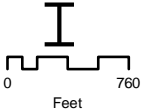
**SF, IND, REC to PUD**



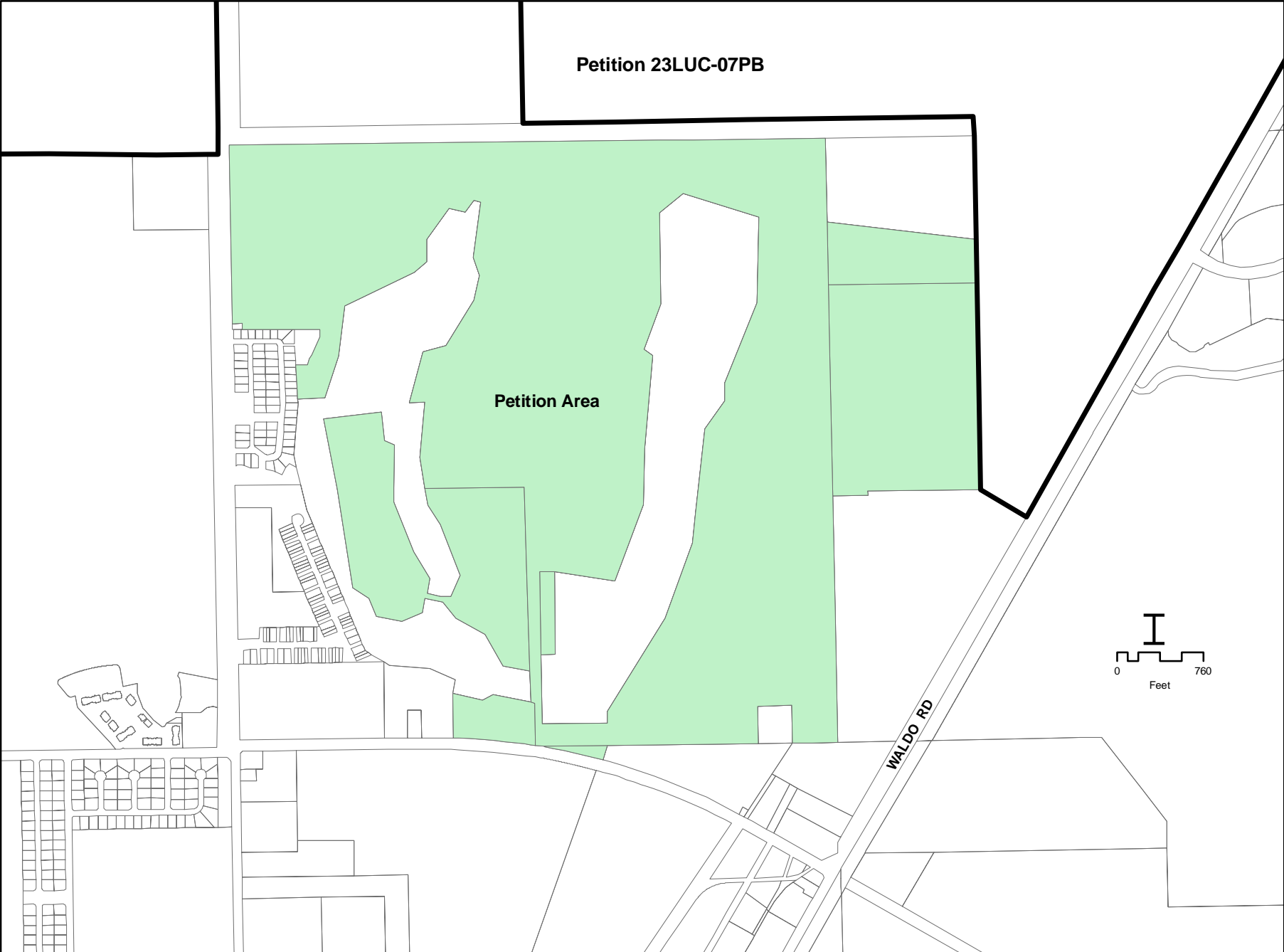
39 Ave

Petition 23LUC-07PB

Petition Area

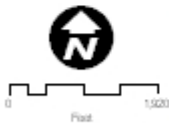


WALDO RD

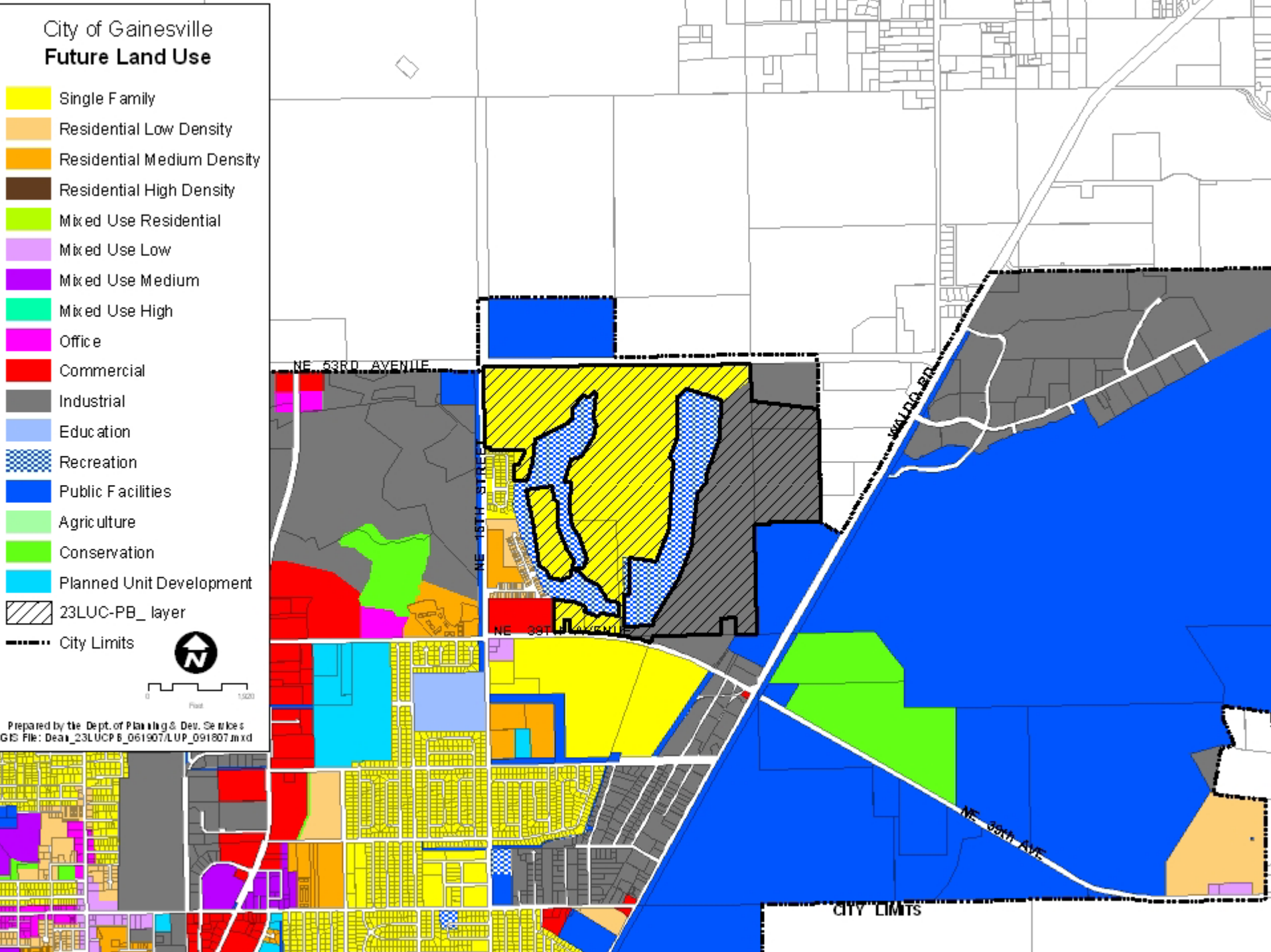


# City of Gainesville Future Land Use

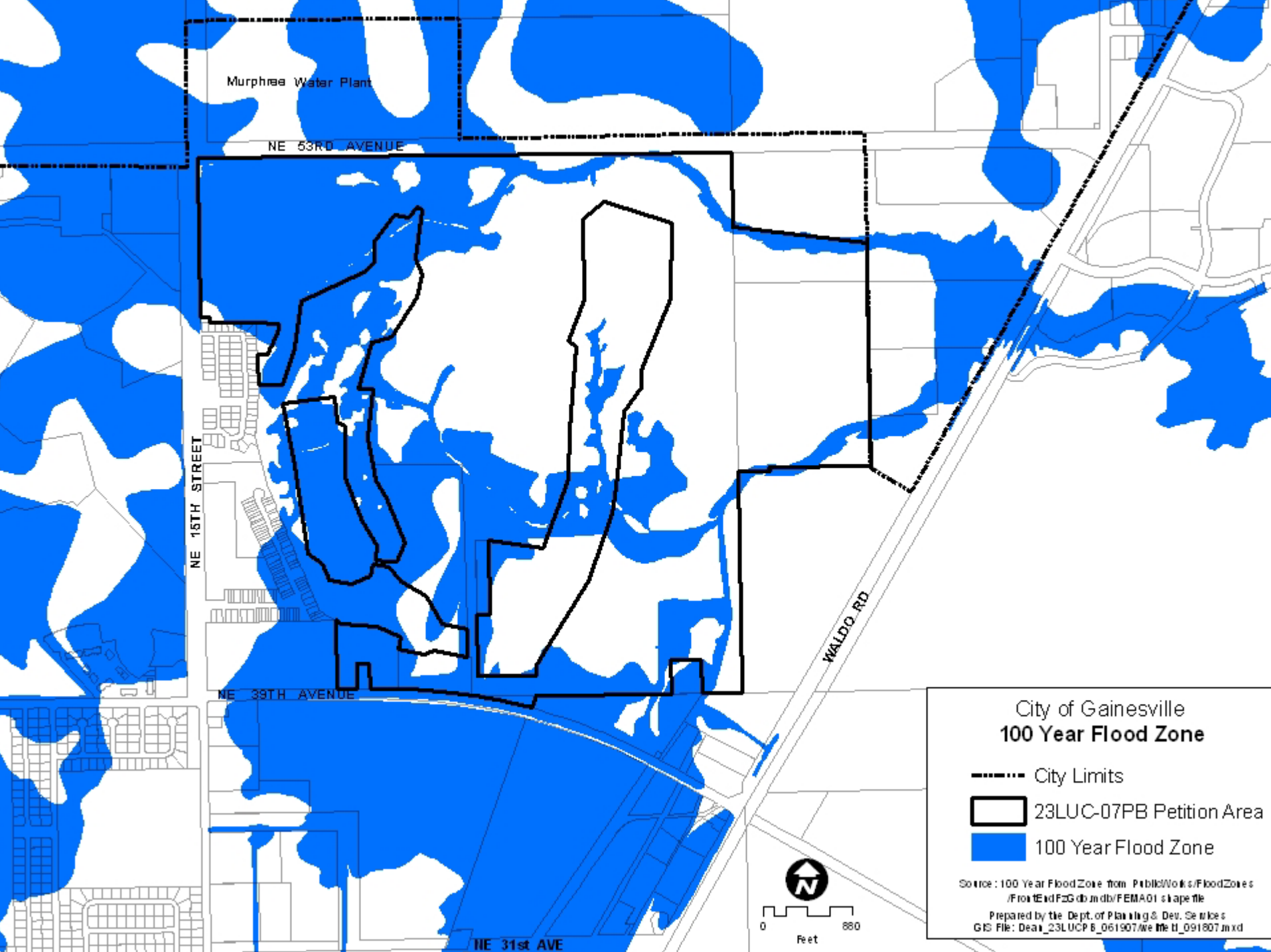
- Single Family
- Residential Low Density
- Residential Medium Density
- Residential High Density
- Mixed Use Residential
- Mixed Use Low
- Mixed Use Medium
- Mixed Use High
- Office
- Commercial
- Industrial
- Education
- Recreation
- Public Facilities
- Agriculture
- Conservation
- Planned Unit Development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



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



CITY LIMITS




# ENVIRONMENTALLY SIGNIFICANT LAND & RESOURCES

Creeks, Lakes, and Wetlands

## Legend

-  Regulated Creeks
-  Wetlands
-  Lakes
-  Gainesville City Limits

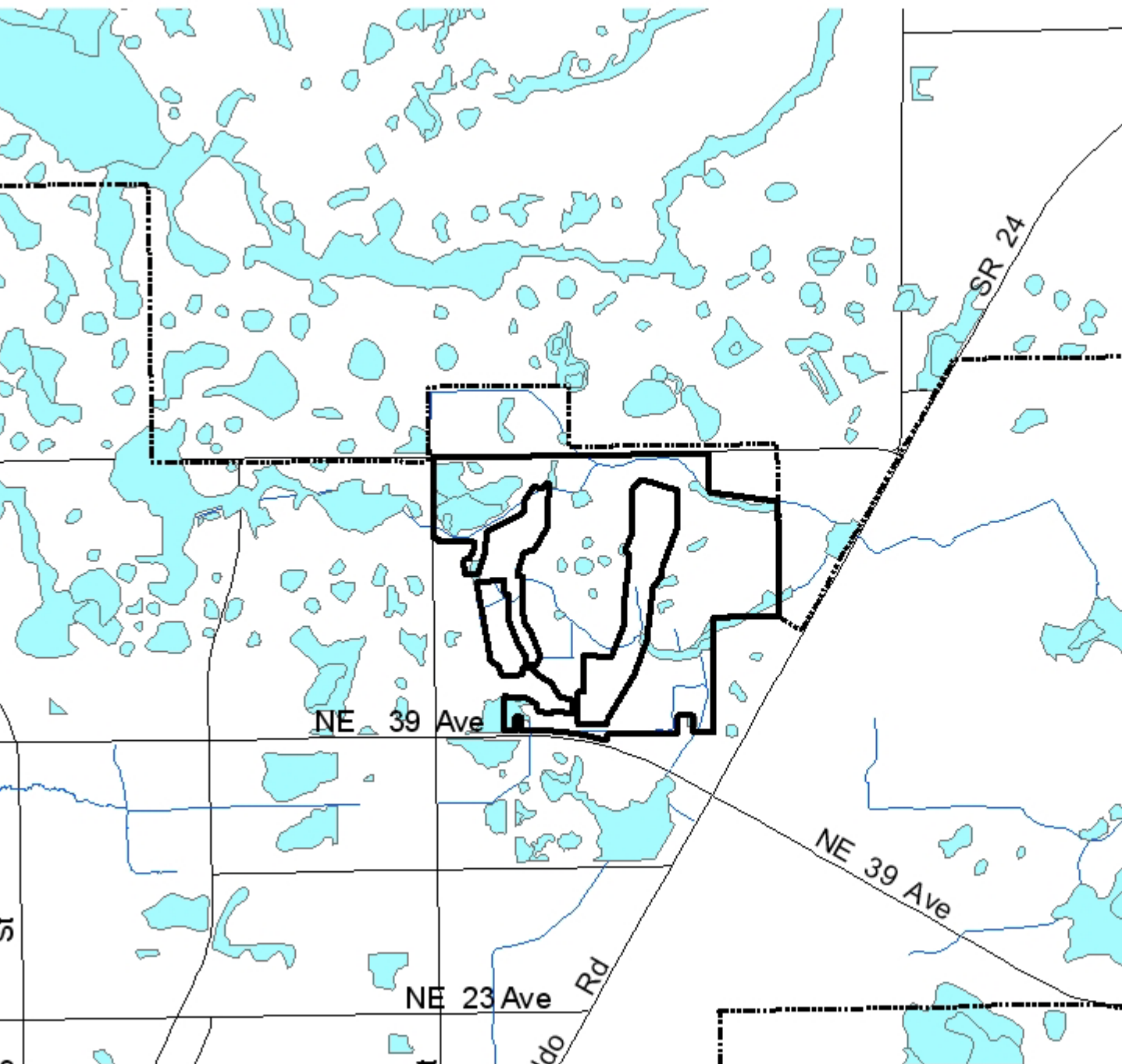
 23LUC-07PB Petition Area

Source: Wetlands & Lakes: SJRWMD digital files (slr95.sfp, wetlands=6000-6999, lakes=5200)  
Creeks: Regulated Creeks, Environmental One Day District, Land Development Code

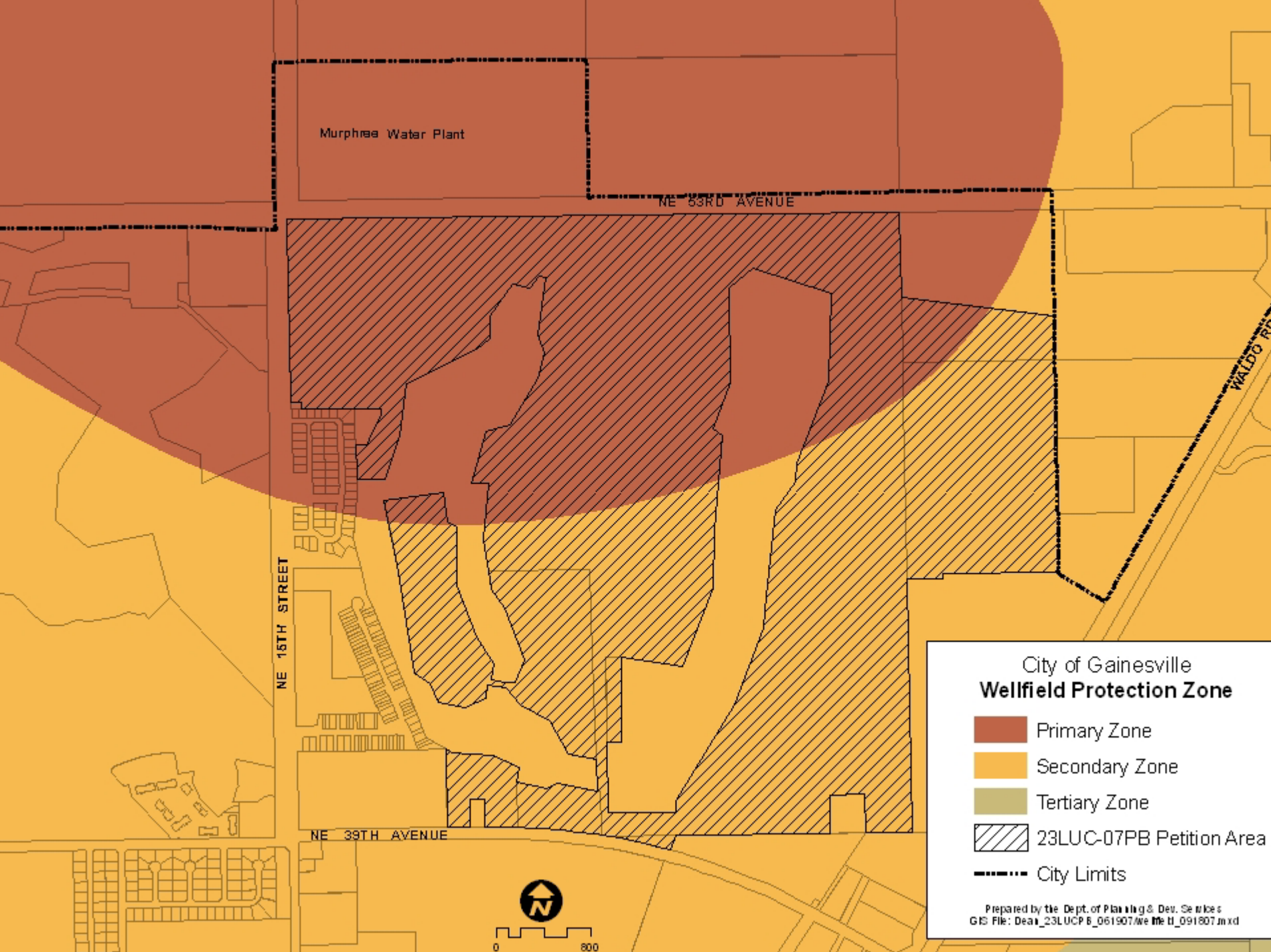
## City of Gainesville Gainesville, Florida

Prepared by the  
Dept of Planning & Dev. Serv./GIS  
September 2007

0.2 0.1 0 0.2 Miles







Murphree Water Plant






NE 53RD AVENUE

NE 15TH STREET

NE 39TH AVENUE

WALDO ROAD

City of Gainesville  
**Wellfield Protection Zone**

-  Primary Zone
-  Secondary Zone
-  Tertiary Zone
-  23LUC-07PB Petition Area
-  City Limits

Prepared by the Dept. of Planning & Dev. Services  
GIS File: Dea1\_23LUCP 6\_061907/wellfield\_091807.mxd

# Highlights

- **Subject 498-ac property surrounding Ironwood Golf Course, most in Sign. Eco. Overlay**
- **Across from Murphree Wellfield**
- **Just west of Gainesville Reg'l Airport**
- **Traversed by Hatchet Creek system**
- **80-90 acres of wetlands**



# Highlights

- **Existing reg's allow 1,071 single-family units**
- **Proposed PUD: 1,500 age-restricted units (55 & up), 500-unit assisted living facility, 100,000 sq ft commercial/retail, 100,000 sq ft office**
- **Note – DRI Res'l threshold 1,000 units**

# Highlights

- **Airport Noise Zone – substantial limitation on development**
- **359 ac within 65, 70, 75 Ldn noise contours**
- **Aviation noise consultant, FDOT Aviation office, FAA and the Airport advised against proposed PUD in Airport Noise Zone**

# Highlights

- **Aviation noise consultant conclusions/recommendations:**
- **City's airport noise reg's reflect accepted "best practices"**
- **Res'l in IND & more density in SF inconsistent w/"best practices" adopted by City**
- **Despite early notification, future residents likely surprised by noise exp.**

# Highlights

- **Consultant Cont'd:**
- **Even after sound insulation...  
complaints, requests for compensation**
- **GNV Part 150B study *can* be interpreted  
to preclude all res'l in Noise Zone**
- **For above reasons, deny PUD**






# Highlights

- **Consultant Cont'd:**
- *If PUD is approved:* **require aviation easements, notice to owners/tenants, no res'l within 65 dB contour, increase NLR to 30 dB, no educational facilities, no places of religious assembly, no concert facilities or similar uses**

38.66 total acres SF  
04.43 acres SF affected  
84.23 acres SF unaffected

198.72 total acres IND  
154.60 acres IND affected  
44.12 acres IND unaffected

LUP Category

	Petition Area 489.55 acres		IND 198.72 acres
	LDN's		SF 288.66 acres
	City Limits		

Prepared by the Dept. of Comm. Dev.  
GIS File: 23LUC-07P 6\_LDN65\_B&W\_071307.mxd

Murphree Water Plant

NE 15TH STREET

NE 39TH AVENUE

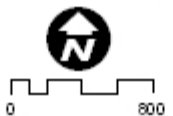
WALDO RD

65

70

75

NOTE: Ldn contours source is from City of Gainesville Land Development Code Chapter 30, App. F- Airport Hazard Zoning Regulations, Attachment 3 Airport Noise Zone, March 1999.





# Highlights

- **Res'l and Non-Res'l components not well integrated, lack connectivity, not obviously pedestrian-oriented as proposed**
- **Proposal to convert IND to Residential not advisable – incompatible**
- **Industrial land use compatible with aviation impacts, should remain IND**

# Highlights

- **Environmental compatibility concerns: wetlands, surface waters, rare animals & plants**
- **Financial feasibility info. inadequate re: impacts on transportation, potable water & wastewater LOS**

# Highlights

- **Transportation analysis insufficient - Major traffic study required prior to PD zoning application**
- **Existing airport, wetland/surface waters, wellfield, floodplain, concurrency reg's limit development**

# Highlights

- *Plan Bd & Staff: No residential units w/in Airport Noise Zone*
- *Plan Bd & Staff: Deny change from IND to PUD*
- *Plan Bd & Staff: Approve change from SF and REC to PUD, subject to conditions*

# Highlights

- *Staff:* **1,199 residential units, 160,000 sf non-res'l (100,000 retail, 60,000 office), no ALF**
- *Plan Bd:* **1,199 res'l units, 500-bed ALF, 200,000 sf non-residential (100,000 retail, 100,000 office)**

# Recommendation

1. Deny IND to PUD
2. Approve SF & REC to PUD,  
with conditions