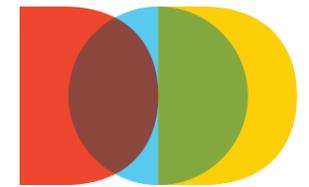


Gainesville 121 Request for Rezoning

170427
Petition PB-17-65ZON
12.5.19



DEPT
OF
DOING

Request

- **Applicant:** Eda engineers-surveyors-planners, inc., agent for Weyerhaeuser Company
- **Request:** Rezone property from Alachua County Agriculture (A) to City of Gainesville Planned Development District (PD) to allow for single-family residential, multi-family residential, mixed-use development, conservation management areas, and to allow for a managed transition from silviculture use to urban development.

Existing

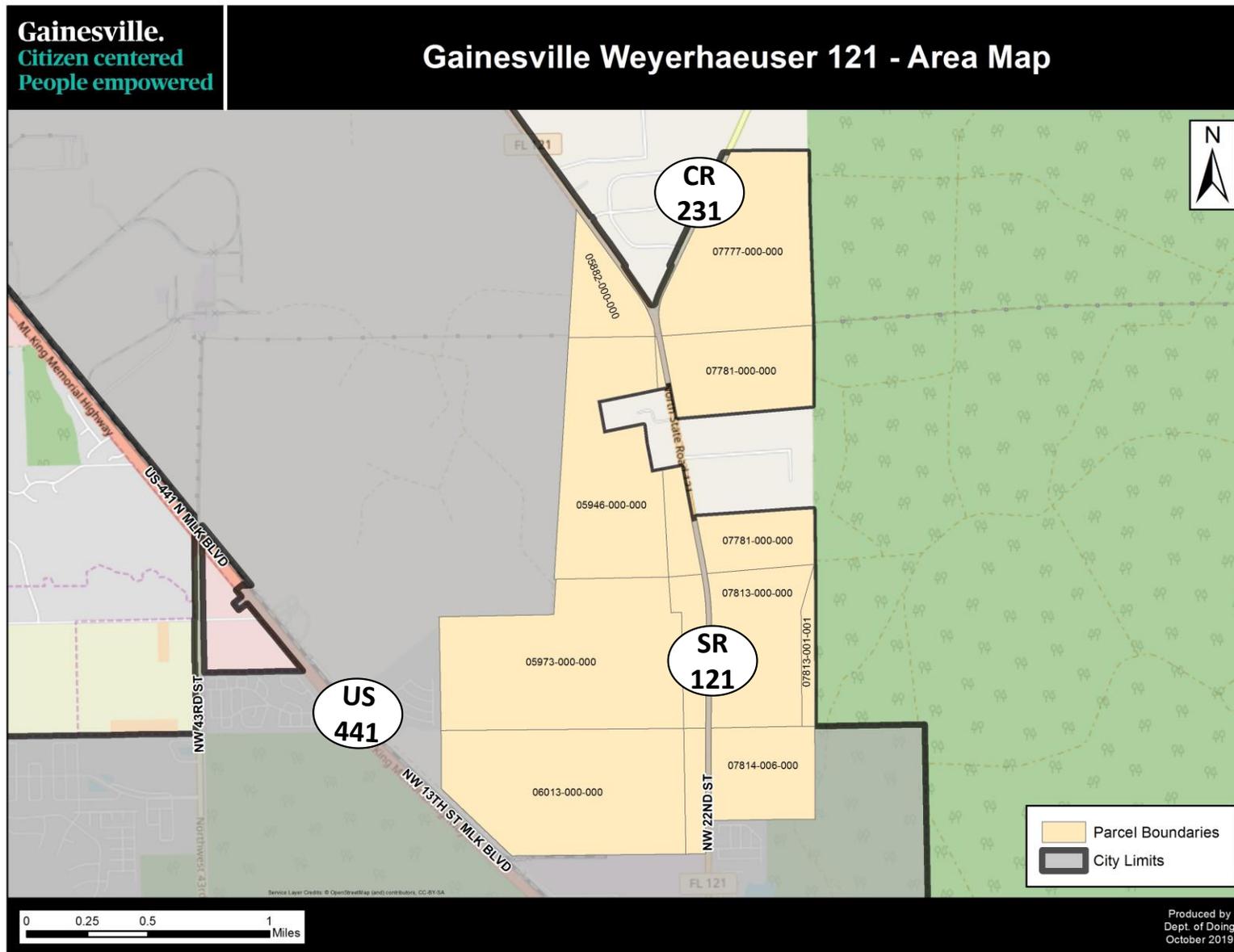
Alachua County
Agriculture (A)



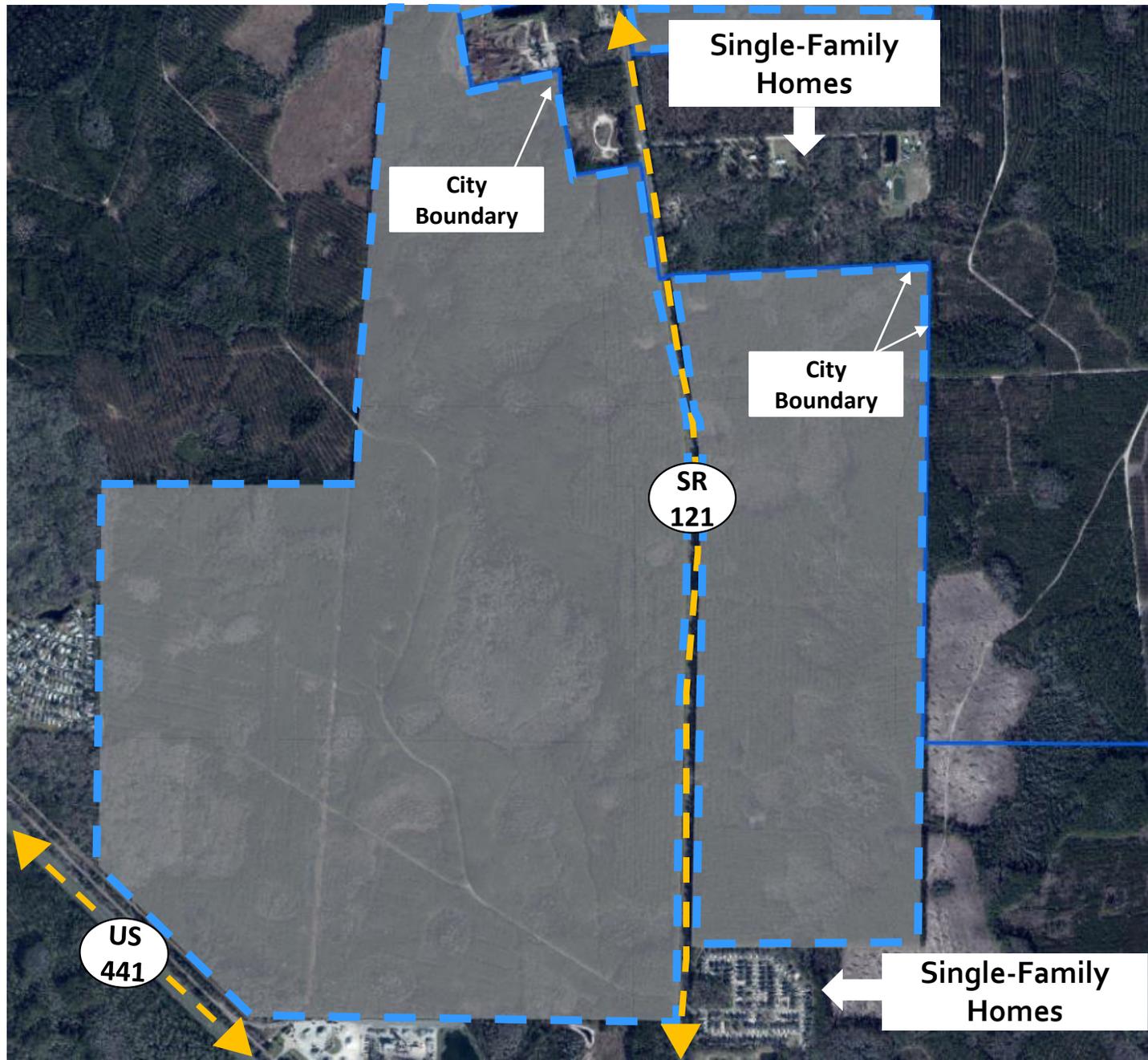
Proposed

City of Gainesville
Planned Development
District (PD)

Property Location



Property Location



Background

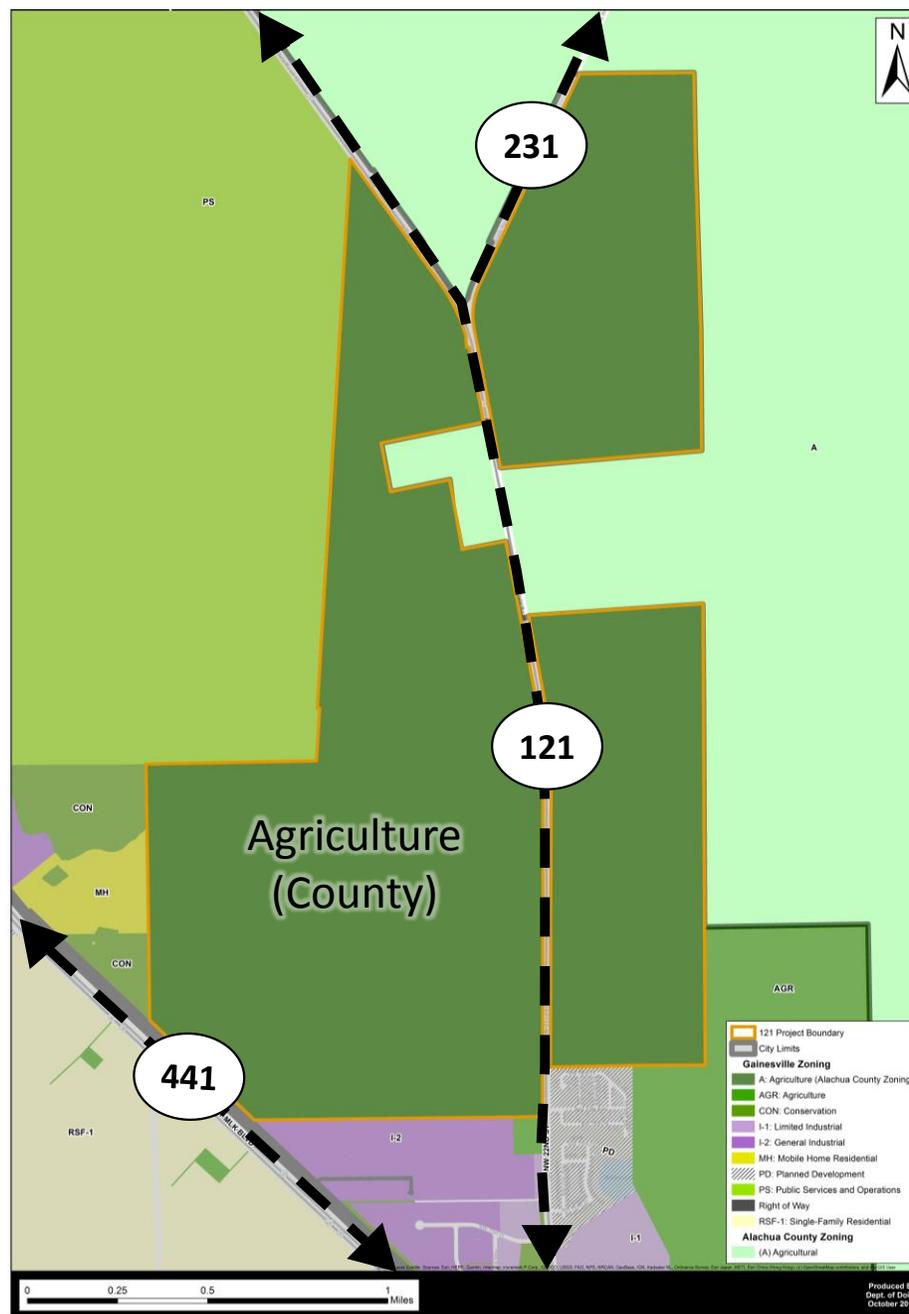
City Commission Motion 7/18/19

Direct staff to prepare a City-initiated land use amendment and related rezoning petition to designate the entire property to the City of Gainesville Agricultural land use and the accompanying Agricultural zoning district.

City Initiated Petitions 19-128 LUC & PB-19-129 ZON

Status: Pending. City Plan Board continued to January 2020.

Existing Zoning

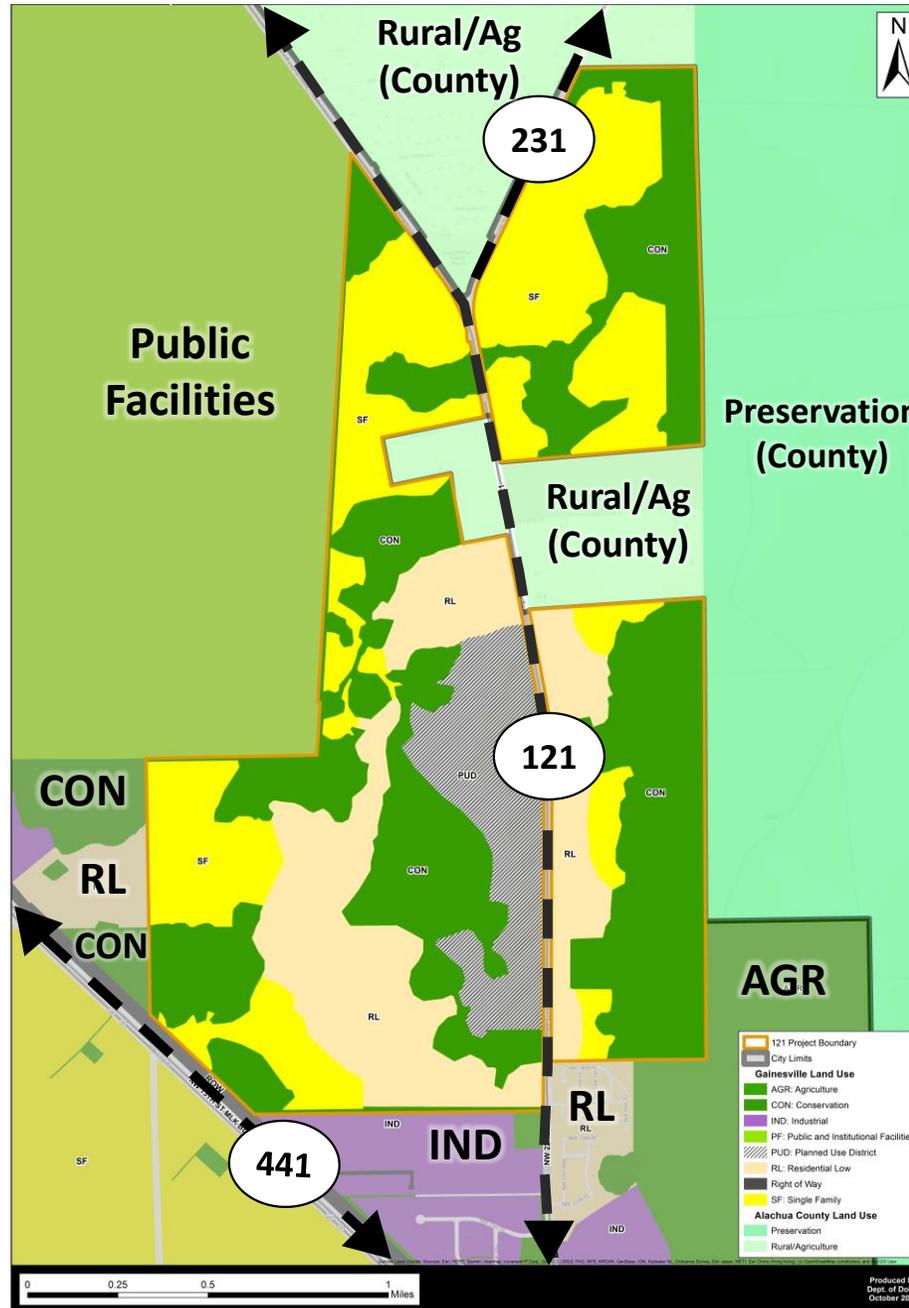


- 121 Project Boundary
- City Limits
- Gainesville Zoning**
- A: Agriculture (Alachua County Zoning)
- AGR: Agriculture
- CON: Conservation
- I-1: Limited Industrial
- I-2: General Industrial
- MH: Mobile Home Residential
- PD: Planned Development
- PS: Public Services and Operations
- Right of Way
- RSF-1: Single-Family Residential
- Alachua County Zoning**
- (A) Agricultural



Existing Land Use

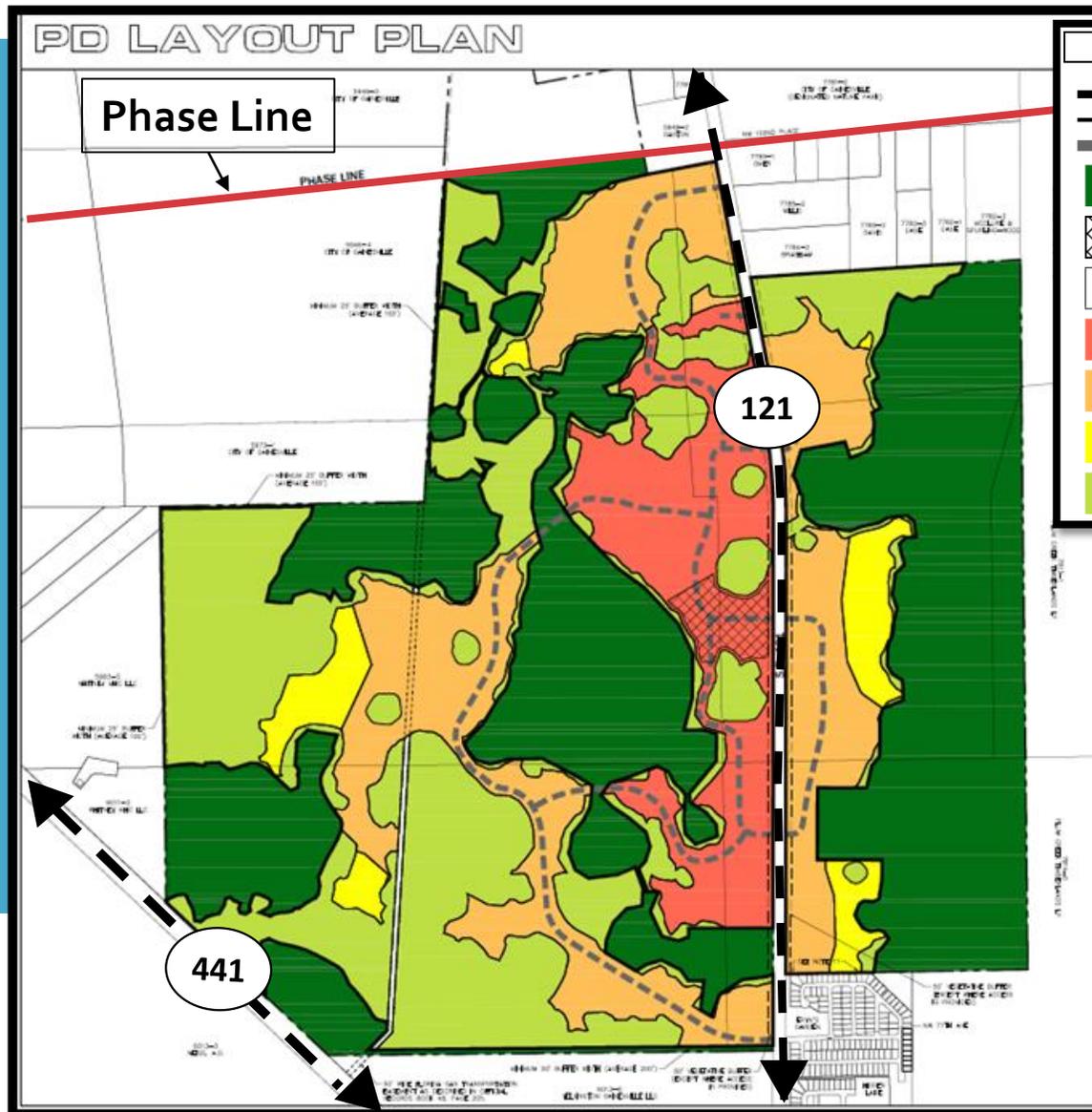
Comp. Plan Policy 4.3.4



- 121 Project Boundary
- City Limits
- Gainesville Land Use**
- AGR: Agriculture
- CON: Conservation
- IND: Industrial
- PF: Public and Institutional Facilities
- PUD: Planned Use District
- RL: Residential Low
- Right of Way
- SF: Single Family
- Alachua County Land Use**
- Preservation
- Rural/Agriculture



Proposed Zoning



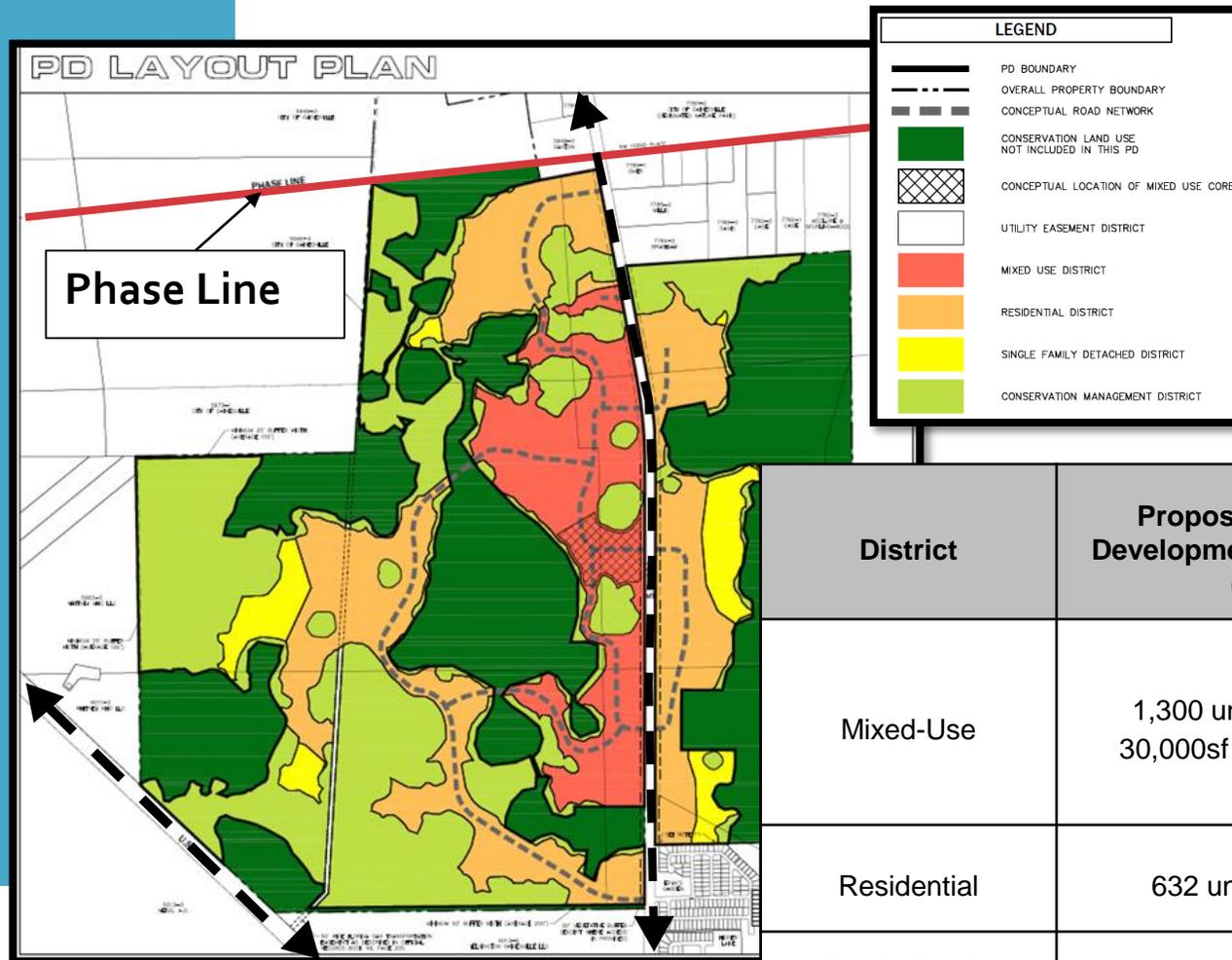
LEGEND	
	PD BOUNDARY
	OVERALL PROPERTY BOUNDARY
	CONCEPTUAL ROAD NETWORK
	CONSERVATION LAND USE NOT INCLUDED IN THIS PD
	CONCEPTUAL LOCATION OF MIXED USE CORE
	UTILITY EASEMENT DISTRICT
	MIXED USE DISTRICT
	RESIDENTIAL DISTRICT
	SINGLE FAMILY DETACHED DISTRICT
	CONSERVATION MANAGEMENT DISTRICT

District	Acres	% Area – Below Phase Line
Mixed-Use	121.8	9.8
Residential	227.2	18.2
Single Family Detached	45.5	3.7
Conservation Management District	345.8	27.7
Utility Easement	3.6	0.3
Total of Proposed PD	743.9	59.7

± 743.9 acres
Out of 1,778 total acres



Proposed Zoning



District	Proposed Allowable Development of PD Zoning (max.)	Allowable Development per Comp Plan (entire acreage)
Mixed-Use	1,300 units (10.7 u/ac) 30,000sf Non-residential	668 units (5.48 u/ac) (min.) 100,000sf Non-residential (max.)
Residential	632 units (2.8 u/ac)	1,004 units (2.75 u/ac)
Single-Family Detached	84 units (1.8 u/ac)	218 units (0.4 u/ac)
Total Residential	2,016 units (not cumulative)	1,890 units
Total Non-Residential	30,000sf	100,000sf



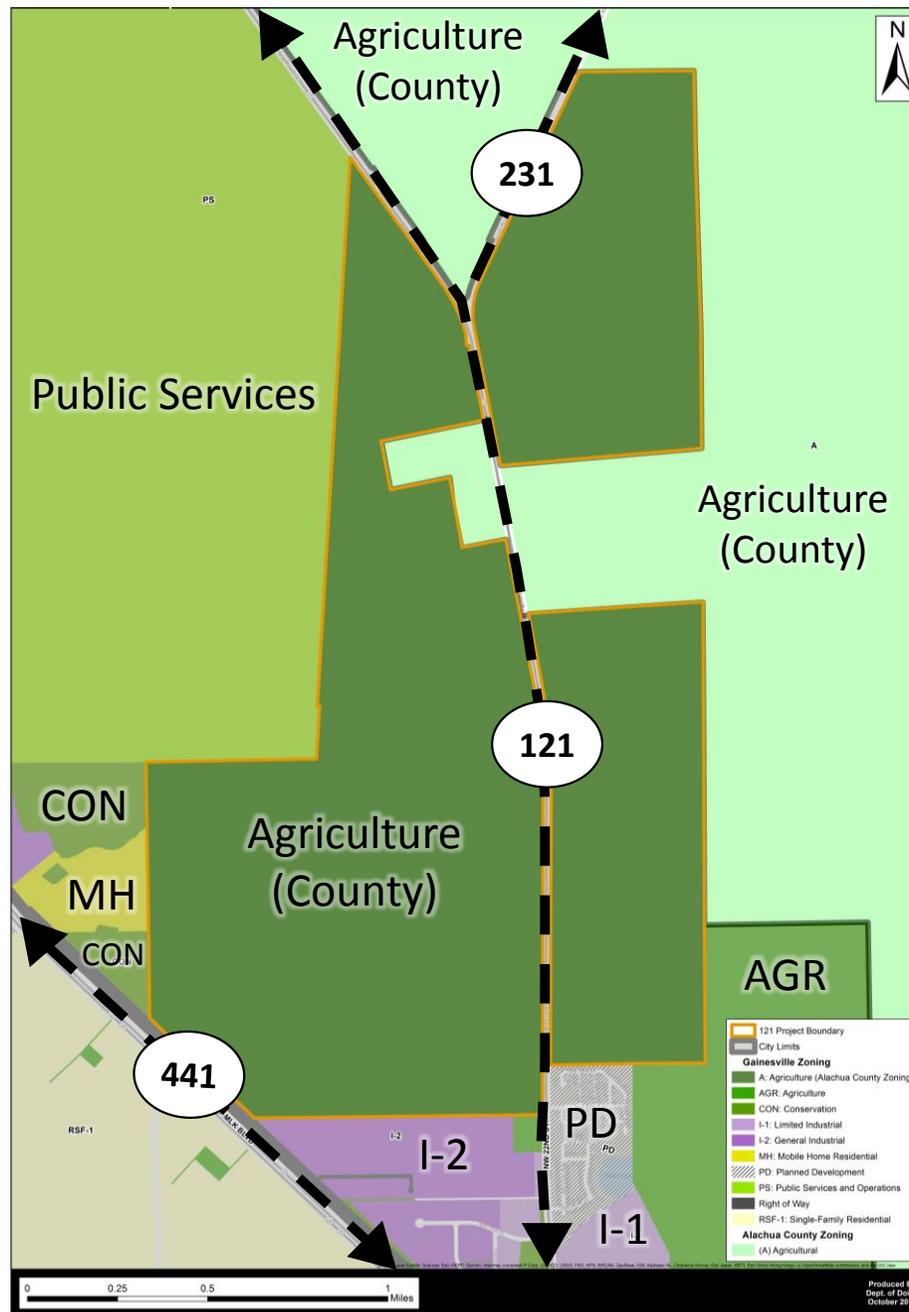
Rezoning Review Criteria

- A. Consistency with the Comprehensive Plan
- B. Compatibility and surrounding land uses
- C. Environmental impacts and constraints
- D. Support for urban infill and/or redevelopment
- E. Impacts on affordable housing
- F. Impacts on the transportation system
- G. An analysis of the availability of facilities and services
- H. Need for the additional acreage in the proposed future land use category
- I. Discouragement of urban sprawl
- J. Need for job creation, capital investment, and economic development

PD Zoning Review Criteria

- A. Consistent with the Comprehensive Plan
- B. Conformance to PD Purpose
- C. Internal compatibility
- D. External compatibility
- E. Intensity of development
- F. Usable open spaces, plazas and recreation areas
- G. Environmental constraints
- H. External transportation access
- I. Internal transportation access
- J. Provision for the range of transportation choices

Adjacent Zoning

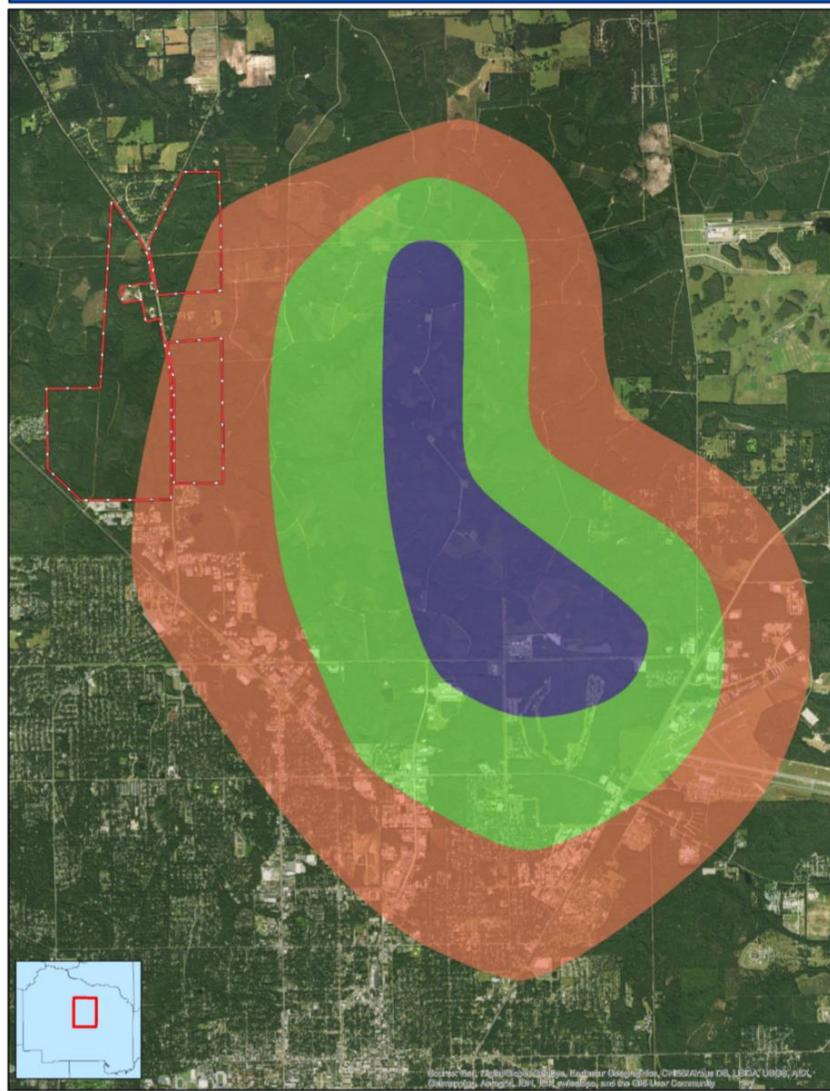


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- (A) Agricultural



Environmental Constraints

Gainesville 121: Murphree Wellfield Protection Zones



- PC_121_Survey_Boundary_150902_(1778.77_ac)
- TRAVEL-2YR (Primary)
- TRAVEL-10YR (Secondary)
- TRAVEL-25YR (Tertiary)

0 0.7 1.4
Miles

4/29/2017 4:10:52 PM
C:\GIS\Data\Plum Creek\MAPS\Mar 2017\wellfield protection.mxd

Prepared by: J Carter



- Completely within two Strategic Ecosystems
 - Buck Bay Flatwoods
 - Hague Flatwoods
- Extensive Wetlands
- Wellfield Tertiary Zone

Conservation Management Areas

- 22 conservation management areas (CMAs) totaling 1,161 acres necessary to achieve the required set-asides per FLUE Policy 4.3.4.
- The CMAs include (approximately)
 - 388 acres of upland habitat
 - 773 acres of wetland habitat
- Activities deemed appropriate within the CMAs established per FLUE Policies 4.1.1 and 4.3.4 and the Land Development Code.

Conservation Management Plan (CMP)

FIGURE 6: SILVICULTURE IN CONSERVATION MANAGEMENT AREAS



Conservation Management Plan (CMP) submitted for review in 2018

- The CMP proposes 341 acres of pine plantation areas to remain in perpetual silviculture, which includes both upland and wetland areas.
- Approximately 165 acres of the area proposed to remain in perpetual silviculture are state-jurisdictional wetland pine plantations and 70 acres are within the required 75 ft wetland buffers.

Compatibility with Comprehensive Plan

- Perpetual silviculture in wetlands, wetland buffers, and/or Conservation land use areas does not comply with the intent or specific language of the Comprehensive Plan and Policy 4.3.4. or the City's Land Development Code.
- **FLUE Policy 4.3.4.b** - all areas designated Conservation land use shall receive a corresponding Conservation zoning district designation.
- **Transportation Mobility Element**
 - **Policy 2.1.12** New development will be encouraged to provide pedestrian/bicycle connections to nearby land uses such as schools, parks, retail, office, and residential when feasible.
 - **Objective 2.2** Ensure that Future Land Use Map designations promote transportation objectives by designating transit-supportive densities in appropriate locations to support transportation choice.
 - **Policy 2.2.1** The City's Future Land Use Map shall remain consistent with transportation choice strategies.

Recommendation

Staff has evaluated the rezoning according to the criteria outlined in the Land Development Code and recommends that the City Commission take action on the petition

- Deny
- Approve with Conditions as outlined in Staff Report
- Approve