

04/18/05

**City of
Gainesville**

Inter-Office Communication

**Planning Division
X5022, FAX x2282, Station 11**

Item No. 14

TO: City Plan Board

DATE: April 21, 2005

FROM: Planning Division Staff

SUBJECT: Petition 49ZON-05 PB. City of Gainesville. Rezone property from Alachua County PD designation to City of Gainesville PD (Planned Development) (Blues Creek). Located in the 7200 block of NW 52nd Terrace. Related to Petition 48LUC-05 PB.

Recommendation

Staff recommends approval of Petition 49ZON-05 PB.

Explanation

The subject property is 18 acres in size, and is a portion of the Blues Creek development in northwest Gainesville. The property was annexed into the city in 2005, and is mostly found within the 100-year FEMA floodplain. A much larger portion of the Blues Creek development—256 acres—was annexed in to the city in 2001 and 2002. This property must be brought into conformance with the City’s land development regulations. This requires amending the City’s zoning map atlas to include this property. This petition would amend the City’s zoning map atlas.

Planned Development (PD) zoning is north of the property, is also part of Blues Creek, and is undeveloped. County Planned Development (PD) zoning is adjacent and developed to the south, east and west.

The revised Master Plan for Blues Creek, dated November 1999, specifies that the 18 acres within Unit 1 shall contain 57 single-family attached homes. All units are to be 2- or 3-bedroom homes, with a maximum height of 35 feet. Each lot has a zero setback. Setbacks from the property perimeter or dedicated streets is 35 feet for front, 20 feet for rear and 10 feet from side.

The character of the nearby property is largely suburban residential. Because the character of nearby properties is compatible, these properties are most suitably given a City Planned Development (PD) zoning. To avoid creating incompatibilities, nonconformities and confusion, the proposed PD zoning will be implemented by the PUD ordinance approved by Alachua County when this property was initially proposed for development.

Therefore, should this petition be approved, the development regulations approved by the County within their PUD ordinance for this property would be adopted and remain in place by the City so that future improvements or re-development of the property would be consistent and compatible with existing development in the vicinity.

Character of the District and Suitability

PD zoning is suitable for nearby PD property designations.

Conservation of the Value of Buildings and Encouraging Appropriate Uses

The residential uses prescribed within the County PUD ordinance are uses that are appropriate in this location.

Applicable Portions of Current City Plans

There are no City plans for this area.

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

The City finds that it is beneficial to annex residential land at its perimeter.

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

No substantial changes have occurred in or near this area. The subject property is fully developed with single-family attached units.

Applicable Policies from the Gainesville Comprehensive Plan:

Future Land Use Element

Policy 4.1.1 Land Use Categories on the Future Land Use Map shall be defined as follows:

Planned Use District. This category is an overlay land use district which may be applied on any specific property in the City. The land use regulations pertaining to this overlay district shall be adopted by ordinance in conjunction with an amendment to the Future Land Use Map of this comprehensive plan. The category is created to allow the consideration of unique, innovative or narrowly construed land use proposals that because of the specificity of the land use regulations can be found to be compatible with the character of the surrounding land uses and environmental conditions of the subject land. This district allows a mix of residential and non-residential uses and/or unique design features which might otherwise not be allowed in the underlying land use category. This category shall allow traditional neighborhoods on sites 16 acres or larger in conformance with the adopted Traditional Neighborhood Development (TND) ordinance. Each adopting PUD overlay land use designation shall address density and intensity, permitted uses,

access by car, foot, bicycle, and transit, trip generation and trip capture, environmental features and, when necessary, buffering of adjacent uses. Planned Development zoning shall be required to implement any specific development plan under a PUD. In the event that the overlay district has been applied to a site and no planned development zoning has found approval by action of the City Commission within 18 months of the land use designation, the overlay land use district shall be deemed null and void and the overlay land use category shall be removed from the Future Land Use Map, leaving the original and underlying land use in place.

Objective 4.2

The City shall implement regulations that will protect low-intensity uses from the negative impacts of high-intensity uses and provide for the healthy coexistence and integration of various land uses.

Policy 4.2.1 The City shall adopt land development regulations that provide protection for adjacent residential areas and low intensity uses from the impacts of high intensity uses by separating intense uses from low-intensity uses by transitional uses and by performance measures. Performance measures shall address the buffering of adjacent uses by landscape, building type and site design. Regulation of building type shall insure compatibility of building scale, and overall building appearance in selected areas. Regulation of site design shall address orientation. Such regulation shall also include arrangement of functions within a site, such as parking, loading, waste disposal, access points, outdoor uses and mechanical equipment; and the preservation of site characteristics such as topography, natural features and tree canopy.

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.

Impact on Affordable Housing

This application will have no impact on affordable housing.

Applicant Information

City of Gainesville

Request Amend the zoning of the property from Alachua County Planned Development to PD (Planned Development).

Existing Land Use Plan Classification Alachua County Low-Density Residential.

Existing Zoning Alachua County Planned Development.

Purpose of Request Properties were recently annexed by the City and must be given City zoning designation in order to apply the land development regulations of the Gainesville Land Development Code.

Location 7200-block of NW 52nd Terrace.

Size 18 acres.

Existing Use Attached residential

Surrounding Land Uses

North Undeveloped

South Residential

East Residential

West Residential

Surrounding Controls

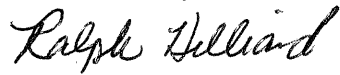
	Existing Zoning	Existing Land Use
East	PD (Planned Development) (county)	Low-Density Residential (county)
South	PD (Planned Development) (county)	Low-Density Residential (county)
West	PD (Planned Development) (county)	Low-Density Residential (county)
North	PD (Planned Development)	SF (Single-Family Residential)

City Plan Board
Petition 49ZON-05PB
April 21, 2005

Summary

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

Respectfully submitted,

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

Ralph Hilliard
Planning Manager

DM:DN

Attachment

Zoning Districts

- 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 (10-30 du/acre)
- MU2 Mixed Use Medium Intensity (14-30 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

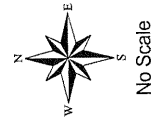
- Historic Preservation/Conservation District
- Special Area Plan
- Division line between two zoning districts
- City Limits

Area under petition consideration



EXISTING ZONING

Name	Petition Request	Map(s)	Petition Number
City of Gainesville	From PD (County) to PD (City)	3042	49ZON-05PB



Zoning Districts

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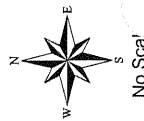
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PROPOSED ZONING

Name	Petition Request	Map(s)	Petition Number
City of Gainesville	From PD (County) to PD (City)	3042	49ZON-05PB



No Scale

14. **Petition 49ZON-05 PB** City of Gainesville. Rezone property from Alachua County PD designation to City of Gainesville PD (Planned Development) (Blues Creek). Located in the 7200 block of NW 52nd Terrace. Related to Petition 48LUC-05 PB.

Discussed with Petition 48LUC-05 PB.

<u>Motion By:</u> Mr. Gold	<u>Seconded By:</u> Mr. Reiskind
<u>Moved to:</u> Approve Petition 49ZON-05 PB.	<u>Upon Vote:</u> Motion Carried 6 - 0 Ayes: Gold, Rwebyogo, Reiskind, Cohen, Tecler, Cole