

**TO:** City Plan Board  
**FROM:** Planning Division Staff  
**SUBJECT:** Petition 29ZON-08PB. City of Gainesville. Amend the City of Gainesville Future Land Use Map for the annexed area from County Medium Density Residential (MED) to City of Gainesville Conservation (CON). Located at 5724 Southwest 46<sup>th</sup> Place. Related to 24LUC-08 PB.

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**Recommendation**

Planning Division staff recommends approval of Petition 29ZON-08PB.

**Explanation**

This 11-acre parcel is known as Broken Arrow Bluff Park and is located in a neighborhood north of Archer Road. Previously composed of seven separate parcels, the area was annexed by the City of Gainesville on May 14, 2007 and November 26, 2007. It is adjacent to Kanapaha Botanical Gardens and is part of the County's Hogtown Prairie Strategic Ecosystem. This land was part of a planned development but the residential units intended for this area were not built. These parcels were later purchased by the City and developed as a nature-based park.

This petition requests a rezone on this property from Alachua County Planned Development (PD) to City of Gainesville Conservation (CON), which is consistent with the Conservation land use requested in 24LUC-08PB.

**Character of the District and Suitability**

This parcel is developed as a nature-based park and located within a neighborhood. It is adjacent on three sides to a large County park. The proposed Conservation zoning is highly suitable.

**Conservation of the Value of Buildings and Encouraging Appropriate Land Use**

The proposed zoning is appropriate for the surrounding area and the underlying land use.

**Applicable Portions of Current City Plans**

There are no current City plans for the area.

The subject property is outside of the TCEA (Transportation Concurrency Exception Area). Future development or redevelopment of the subject property will be required to meet all

The subject property is outside of the TCEA (Transportation Concurrency Exception Area). Future development or redevelopment of the subject property will be required to meet all applicable concurrency requirements (i.e., transportation, potable water, wastewater, stormwater management, solid waste, and recreation and open space), or sign a Proportionate Fair Share agreement for transportation concurrency.

**Needs of the City for Land Areas for Specific Purposes to Serve Populations or Economic Activities**

The proposed zoning is consistent with the proposed Conservation land use and will not have an effect on these considerations.

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

There have been no recent developments, or changes to land use or zoning in the vicinity.

**Applicable Goals, Objectives and Policies of the Comprehensive Plan**

**Future Land Use Element**

**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.

**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.

**Petition Information**

<b>Applicant</b>	City of Gainesville
<b>Request</b>	Rezone from County Planned Development (PD) to City Conservation (CON)
<b>Existing Land Use</b>	Alachua County Medium Density Residential (MED)

**Existing Zoning** Alachua County Planned Development (PD)  
**Purpose of Request** To complete annexation of the property by changing from County to City land use and zoning designations  
**Location** Broken Arrow Bluff Park - 5724 Southwest 46<sup>th</sup> Place  
**Existing Use** City park  
**Surrounding Uses** **North:** County park  
**East:** County park; undeveloped land; single-family residential  
**South:** Planned Development consisting of single-family residential  
**West:** County park

**Surrounding Controls**

	<u>Existing future land use</u>	<u>Existing zoning</u>
<b>North:</b>	Alachua County Recreation	Alachua County Conservation (C-1)
<b>East:</b>	Alachua County Recreation Alachua County Medium-Density Residential	Alachua County Residential Single Family (R-1C) Alachua County Residential Multi-Family (R-2)
<b>South:</b>	Alachua County Medium-Density Residential	Alachua County Planned Development (PD)
<b>West:</b>	Alachua County Recreation	Alachua County Conservation (C-1)

**Summary**

This petition requests the rezoning of a recently annexed, City-owned parcel from Alachua County Planned Development (PD) to City of Gainesville Conservation (CON). The land is currently developed as a nature-based park.

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

Respectfully Submitted,



Ralph Hilliard  
Planning Manager

RH:DM:SB

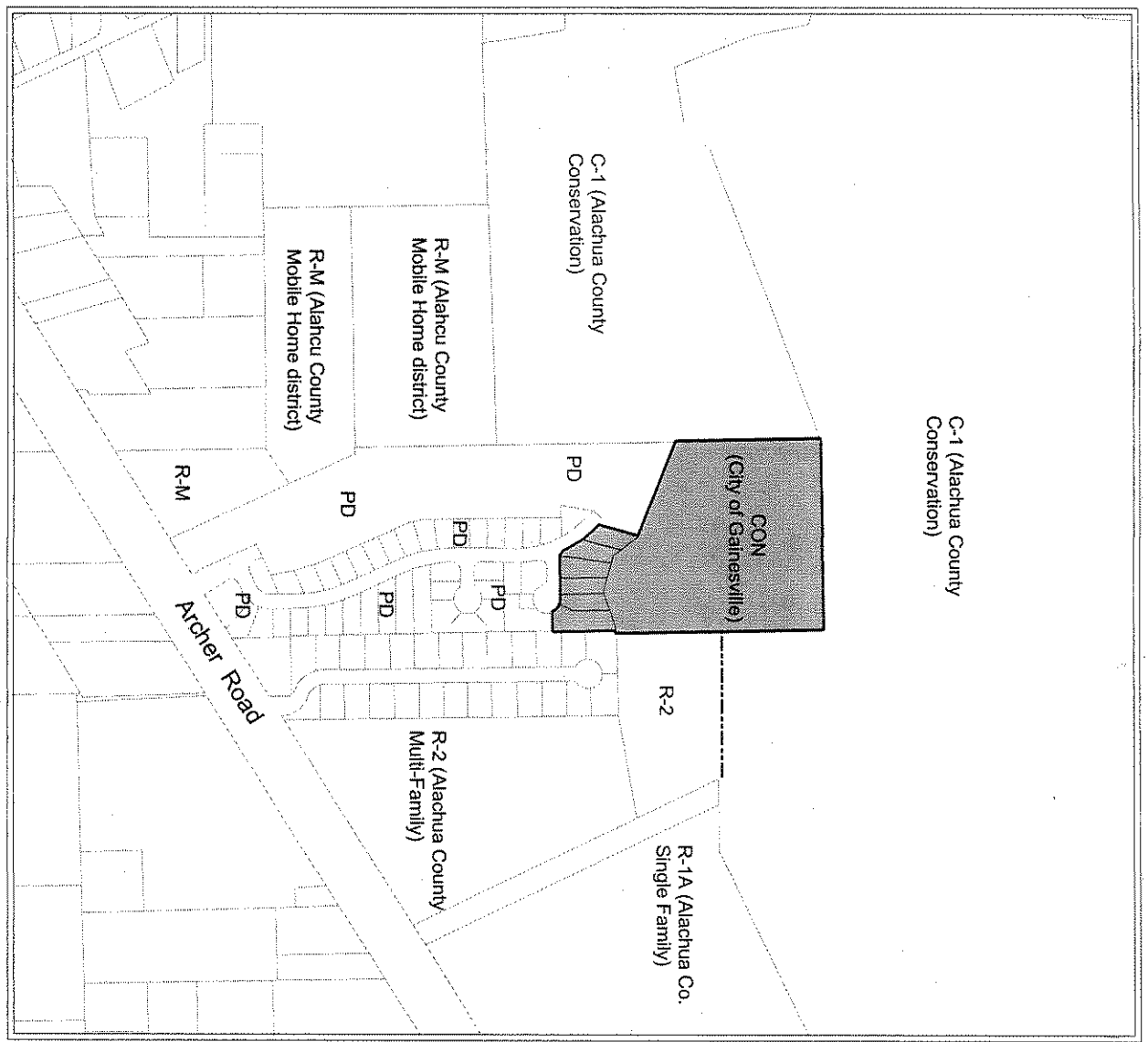
# Zoning District Categories

071193

- 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 Warehouseing 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



## PROPOSED ZONING

	<b>Name</b>	City Plan Board, applicant for the City of Gainesville
	<b>Petition Request</b>	Rezone from existing Alachua County Planned Development (PD) to City of Gainesville Conservation (CON)
	<b>Map(s)</b>	4542
	<b>Petition Number</b>	29ZON-08PB