

The request of this petition is to change the zoning of the subject properties from RSF-1 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.

Potential Impact on Adopted LOS standards

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 that will be 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.

Character of the District and Suitability

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.

Conservation of the Value of Buildings and Encouraging Appropriate Uses

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.

Applicable Portions of Current City Plans

Currently, the City has plans to add the 24-acre parcel to the Bivens Arm Nature Park, providing additional passive recreational opportunities.

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

The purpose of the rezoning is to allow for the conservation, restoration and protection of environmentally sensitive land. The addition of acreage to the Bivens Arm Nature Park will provide passive recreational opportunities and will preserve natural features and open space for present and future residents of the city.

Substantial Changes in Character of Development in the Area

There has not been a substantial change in the overall character of the area and development of the area in recent years.

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 zoning change is in a sensitive environmental area. The Conservation zoning district 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.

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 zoning 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 53ZON-05.

Applicant Information

City Plan Board

<u>Request</u>	Amend the Land Use Map to change designation from SF to Conservation
<u>Land Use Plan Classification</u>	SF
<u>Existing Zoning</u>	RSF-1
<u>Proposed Land Use</u>	CON
<u>Proposed Zoning</u>	CON
<u>Purpose of Request</u>	To establish land use and subsequent zoning to conserve environmentally sensitive land
<u>Location</u>	3304 S. Main Street and tax parcel 15699-077-000
<u>Size</u>	Approximately 33 acres
<u>Surrounding Land Uses</u>	
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,



Ralph Hilliard
Planning Manager

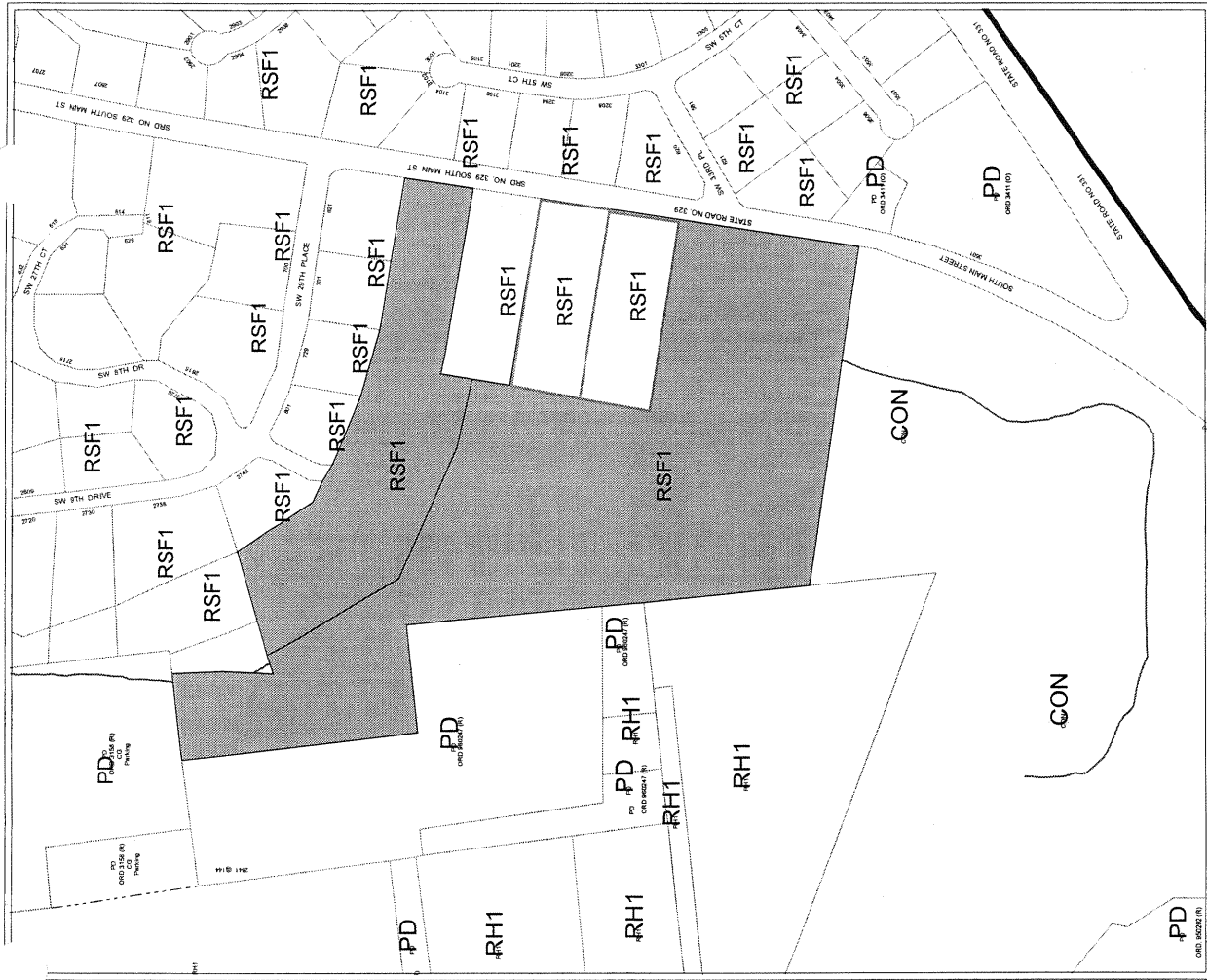
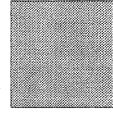
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Zoning Districts

- 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)
- 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

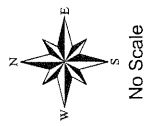
- Historic Preservation/Conservation District
- Special Area Plan
- Division line between two zoning districts
- City Limits

Area under petition consideration



EXISTING ZONING

Name	Petition Request	Map(s)	Petition Number
City of Gainesville	From RSF1 to CON	4350	53ZON-05PB




No Scale

Zoning Districts

- RSF1 Single-Family Residential (3.5 du/acre)
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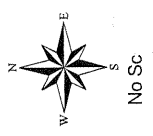
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Area under petition consideration




PROPOSED ZONING

Name	Petition Request	Map(s)	Petition Number
City of Gainesville	From RSF1 to CON	4350	53ZON-05PB



No Sc

18. **Petition 53ZON-05 PB** City of Gainesville. Rezone property from RSF-1 (3.5 units/acre single-family residential district to CON (Conservation district). Located at 3304 S. Main Street. Related to Petition 52LUC-05 PB.

Discussed with Petition 52LUC-05 PB.

<u>Motion By:</u> Mr. Cohen	<u>Seconded By:</u> Mr. Tecler
<u>Moved to:</u> Approve Petition 53ZON-05 PB with staff conditions.	<u>Upon Vote:</u> Motion Carried 4 - 0 Ayes: Reiskind, Tecler, Cole, Cohen