



Planning and Development Services

PB-14-74 ZON

City Commission
April 2, 2015

Legistar No. 140380

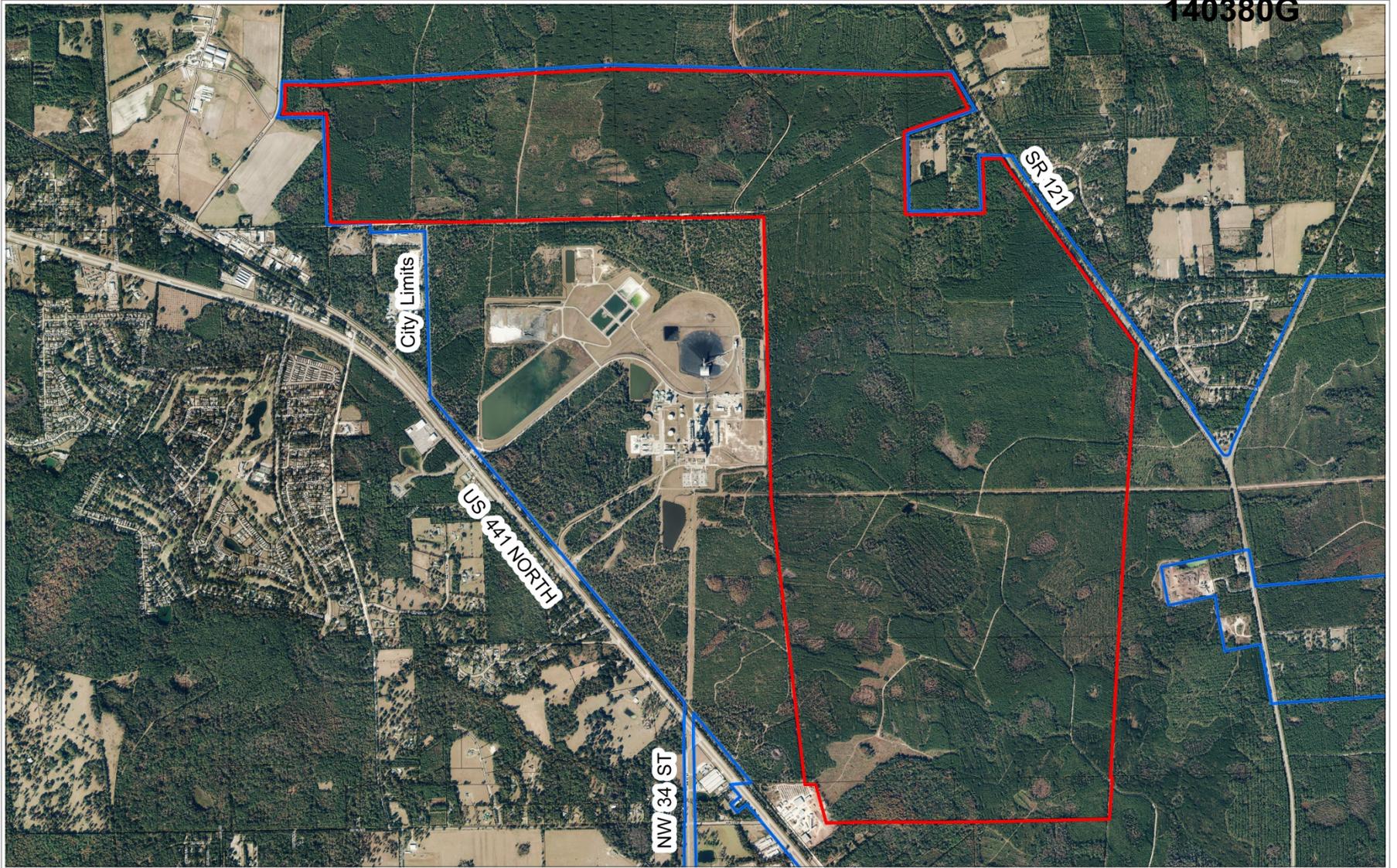
Presentation by Dean Mimms, AICP

Zoning Change

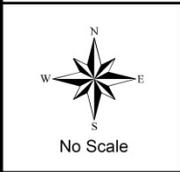
140380G

	Existing	Proposed
Zoning (2,287 ac)	A (Alachua County Agriculture)	PS (Public services & operations district)

140380G



AERIAL PHOTOGRAPH



Name	Petition Request	Petition Number
City of Gainesville, applicant	Rezone property from Alachua County Agriculture district (A) to City of Gainesville Public services and operations district (PS)	PB-14-74 ZON

140380G

City of Gainesville Zoning Districts

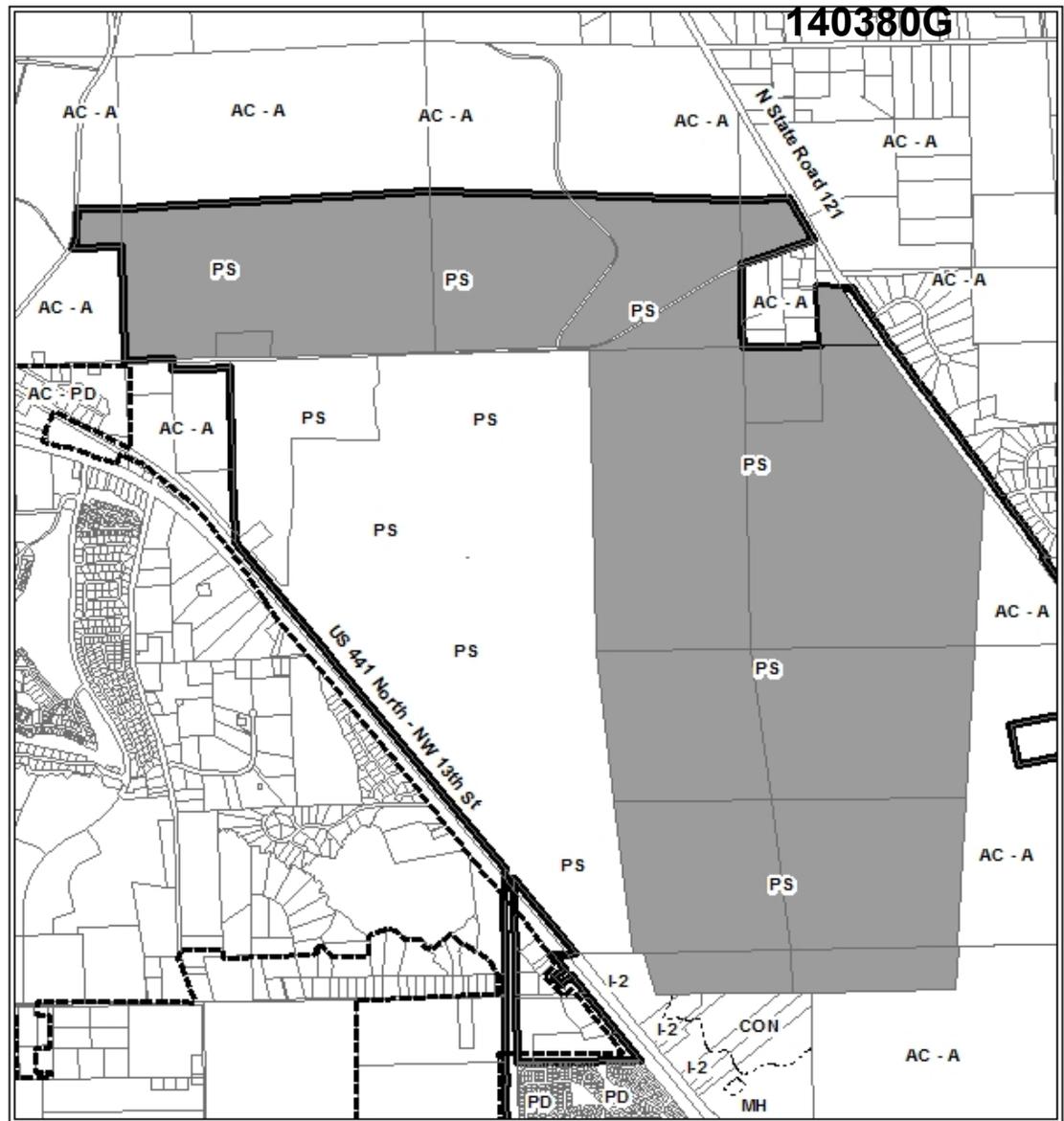
- RSF-1 3.5 units/acre Single-Family Residential
- MH 12 units/acre Mobile Home Residential
- I-2 General Industrial
- CON Conservation
- PS Public and Institutional Services
- PD Planned Development

Alachua County Zoning Districts

- AC - A Agriculture

City of Alachua Zoning Districts

- CA - PD Planned Development



Area under petition consideration

- - - - Division line between two zoning districts
- - - - Alachua City Limits
- — — — Gainesville City Limits

PROPOSED ZONING

	Name	Petition Request	Petition Number
 No Scale	City of Gainesville, applicant	Rezone property from Alachua County Agriculture district (AC - A) to City of Gainesville Public services and operations district (PS)	PB-14-74 ZON

140380G

**W along NW 128
Lane**

140380G

S from NW 128 Lane



140380G



S from NW 128 Lane

- **City-owned, GRU-managed, undeveloped, commercially forested property surrounding Deerhaven Generating Station**
- **Property incrementally acquired 2001, 2002, 2003, 2005. Underlying timber rights excluded (except for 50.8 acres)**
- **Annexed 2007 (except for two relatively small parcels annexed 2013)**
- **City zoning required for annexed property**

- **Proposed PS zoning needed to allow for future development of Deerhaven Power Plant complex beyond current boundaries**
- **Regulated environmental and natural resources (e.g., extensive wetlands) are present, and much of this large, public property is w/in regulated Strategic Ecosystem unit (Hague Flatwoods)**

Proposed permitted uses generally include:

- **Utility uses**
- **Communication towers**
- **Timber planting & harvesting**
- **Accessory uses**

Development Standards in Concept Plan

- **Min. 50-ft. building setback abutting properties not owned by City**
- **Development plan review consistent w/Land Development Code**
- **Existing internal roads may continue to be used, may be improved for non-public use**
- **100-ft. landscape buffer along Plum Creek SR 121 site (FLUE 4.3.4)**

Development Standards in Concept Plan (cont'd):

- **Upon submission of first application for non-exempt development activity on GRU Deerhaven planning parcel, GRU may submit proposal for alternate compliance to meet provisions of natural & archeological resources section of LDC. Proposal may include phased approach re: implementing CMAs**

Compatibility & Consistence

Proposed PS zoning is:

- **Compatible with surrounding area and its various land uses,**
- **Consistent with Comprehensive Plan**

City Plan Board to City Commission **Approve Petition PB-14-74 ZON**

(Plan Board voted 4-0)

Staff to City Commission **Approve Petition & Ordinance**