

190535D

Moore Property

Small-scale Comprehensive Plan Amendment
Petition PB-19-85 LUC



DEPT
OF
DOING

Bedeze E. Massey, Planner

City-Initiated Request

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Amend the City of Gainesville Future Land Use

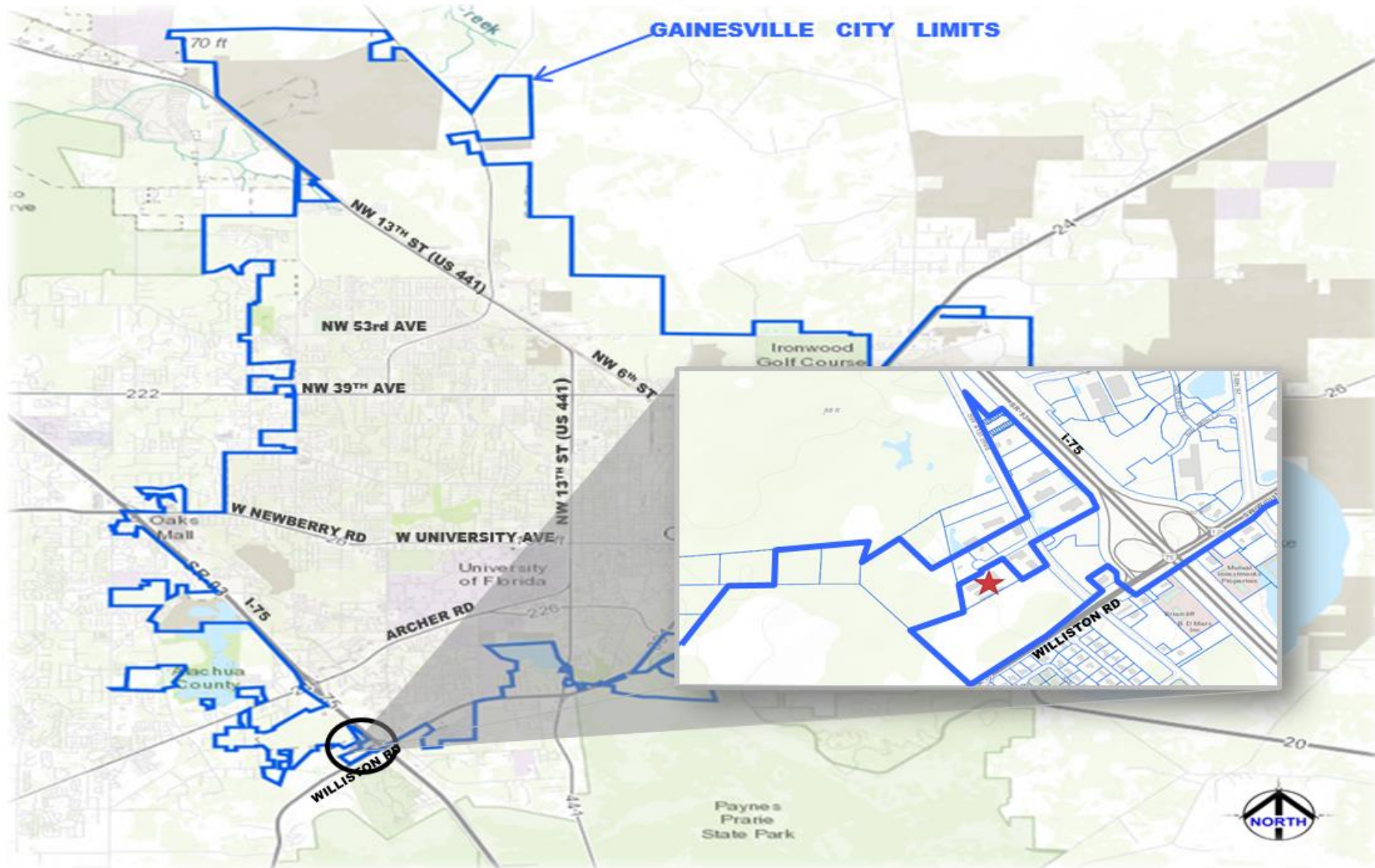
Map from Alachua County Heavy Industrial to

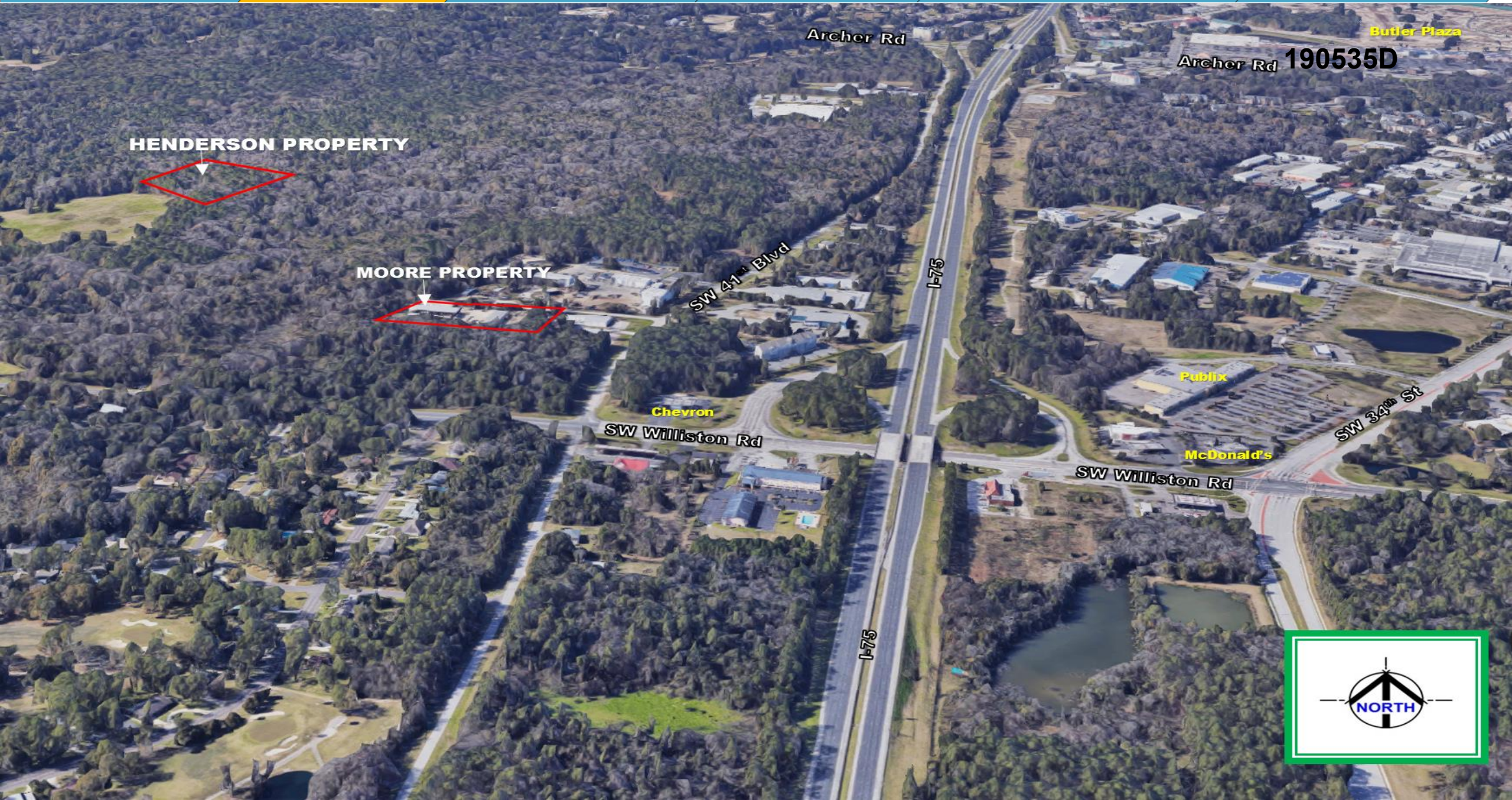
City of Gainesville Industrial (IND) for property

(i.e., Moore Property) consisting of ± 3.85 acres.

Property Location

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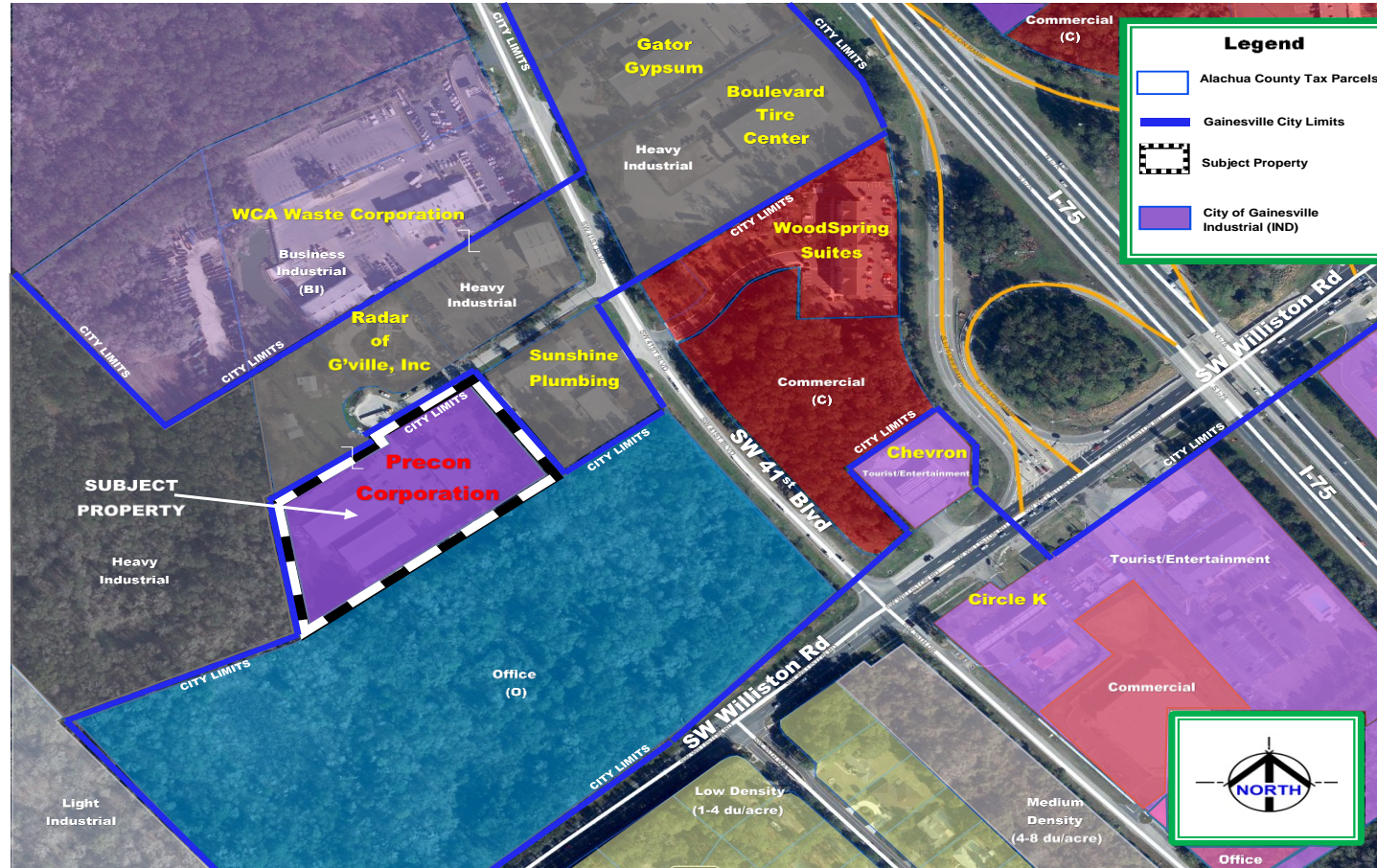


Current Future Land Use Category



Alachua County - Heavy Industrial

Proposed Future Land Use Category



City of Gainesville - Industrial (IND)

Review Criteria:

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- ✓ Consistency with the Comprehensive Plan;
- ✓ Compatibility and surrounding land uses;
- ✓ Environmental impacts and constraints;
- ✓ Support for urban infill and/or redevelopment;
- ✓ Impacts on affordable housing;
- ✓ Impacts on the transportation system;
- ✓ An analysis of the availability of facilities and services;
- ✓ Need for the additional acreage in the proposed future land use category;
- ✓ Discouragement of urban sprawl as defined in Section 163.3164, F.S., and consistent with the requirements of Subsection 163.3177(6) (a) 9.a., F.S.
 - Promotes, allows, or designates urban development in radial, strip, isolated, or ribbon patterns generally emanating from existing urban developments.
 - Fails to adequately protect and conserve natural resources, such as wetlands, floodplains, native vegetation environmentally sensitive areas, natural groundwater aquifer recharge areas, lakes, rivers, shorelines, beaches, bays, estuarine systems, and other significant natural systems.

Review Criteria:

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Discouragement of urban sprawl as defined in Section 163.3164, F.S., and consistent with the requirements of Subsection 163.3177(6) (a) 9.a., F.S. (continued)

- Promotes, allows, or designates urban development in radial, strip, isolated, or ribbon patterns generally emanating from existing urban developments.
- Fails to adequately protect and conserve natural resources, such as wetlands, floodplains, native vegetation environmentally sensitive areas, natural groundwater aquifer recharge areas, lakes, rivers, shorelines, beaches, bays, estuarine systems, and other significant natural systems.
- Fails to adequately protect adjacent agricultural areas and activities, including silviculture, active agricultural and silvicultural activities, passive agricultural activities, and dormant, unique, and prime farmlands and soils.
- Fails to maximize use of existing public facilities and services.
- Fails to maximize use of future public facilities and services.
- Allows for land use patterns or timing which disproportionately increase the cost in time, money, and energy of providing and maintaining facilities and services, including roads, potable water, sanitary sewer, stormwater management, law enforcement, education, health care, fire and emergency response, and general government.
- Fails to provide a clear separation between rural and urban uses.
- Discourages or inhibits infill development or the redevelopment of existing neighborhoods and communities.
- Fails to encourage a functional mix of uses.

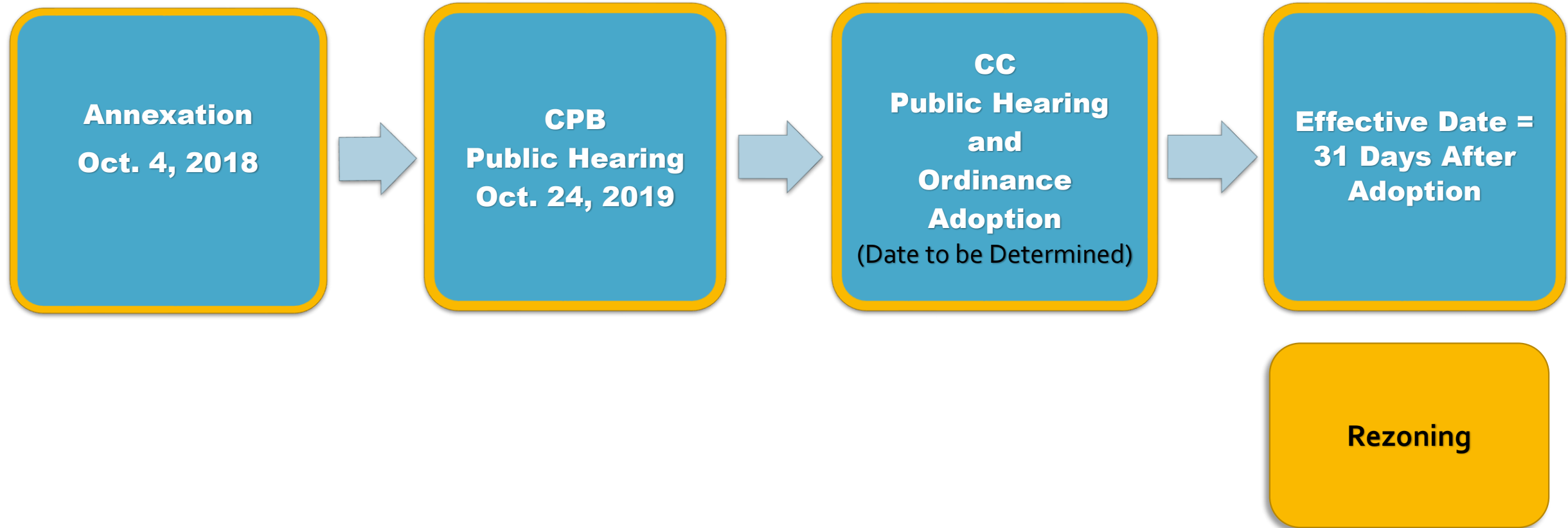
Review Criteria:

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- ✓ Discouragement of urban sprawl as defined in Section 163.3164, F.S., and consistent with the requirements of Subsection 163.3177(6) (a) 9.a., F.S. (continued)
 - Results in poor accessibility among linked or related land uses.
 - Results in the loss of significant amounts of functional open space.
 - Directs or locates economic growth and associated land development to geographic areas of the community in a manner that does not have an adverse impact on and protects natural resources and ecosystems.
 - Promotes the efficient and cost-effective provision or extension of public infrastructure and services.
 - Promotes walkable and connected communities and provides for compact development and multimodal transportation system, including pedestrian, bicycle, and transit, if available.
 - Creates a balance of land uses based upon demands of the residential population for the nonresidential needs of an area.
- ✓ Need for job creation, capital investment, and economic development to strengthen and diversify the City's economy;
- ✓ Need to modify land use categories and development patterns within antiquated subdivisions as defined in Section 163.3164, F.S.

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Legislative History



Staff Recommendation

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Staff recommends approval of Petition PB-19-85 LUC based on a finding of compliance with all applicable review criteria.

Motion

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I move to recommend approval of Petition PB-19-85 LUC based on a finding of compliance with all applicable review criteria.

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
What's going on?
Amend City of Gainesville Future Land Use Map from Alachua County Heavy Industrial to City of Gainesville Industrial (I-2). Generally located at 5200 SW 41st Boulevard, west of Interstate 75 and north of SW Williston Road.

Project ID
PB-19-85LUC

MOORE Property Small-scale Comprehensive Plan Amendment
Meeting Date/Time
City Plan Board Meeting
October 24, 2019, 6:30 PM
City Hall Auditorium
200 East University Avenue

PUBLIC MEETING

Want to learn more?
352-334-5050 | cogplanning@cityofgainesville.org



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People empowered


What's going on?
Rezoning property from Alachua County Industrial Services and Manufacturing (M-5) to City of Gainesville General Industrial (I-2). Generally located at 5200 SW 41st Boulevard, west of Interstate 75 and north of SW Williston Road.

Project ID
PB-19-86ZON

MOORE Property Rezoning
Meeting Date/Time
City Plan Board Meeting
October 24, 2019, 6:30 PM
City Hall Auditorium
200 East University Avenue

PUBLIC MEETING

Want to learn more?
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Public Notice Signs

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**Gated Entrance Looking West**

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**View of Subject Property Looking Southwest**

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**View of Subject Property Looking West**

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**View of Subject Property Looking Southwest**

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**View of Subject Property Looking South**

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View of Subject Property Looking East

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**North of Subject Property Looking West**

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**North of Subject Property Looking East**