

Henderson Property

Small-scale Comprehensive Plan Amendment
Petition PB-19-107 LUC

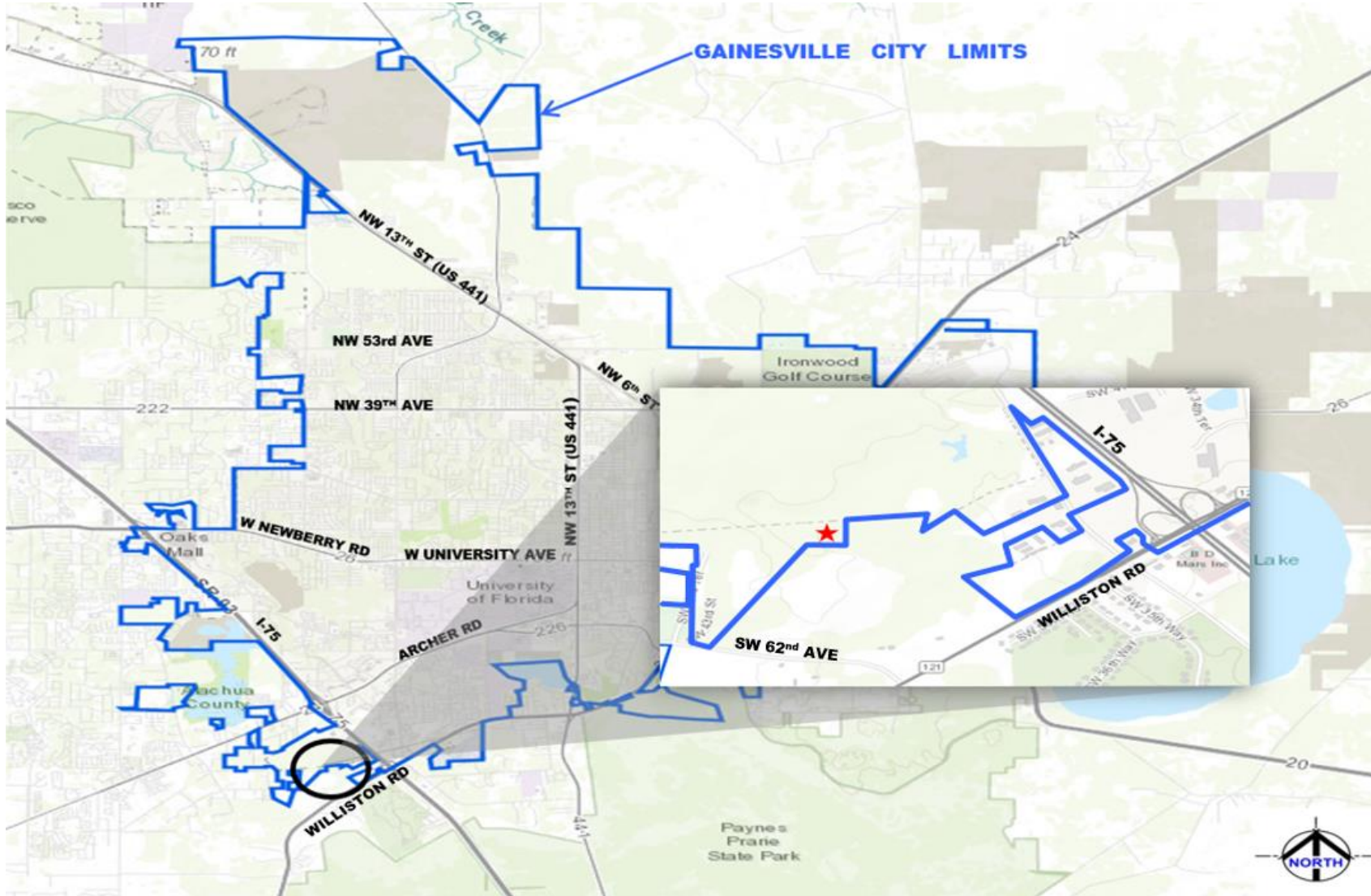
Bedeze E. Massey, Planner

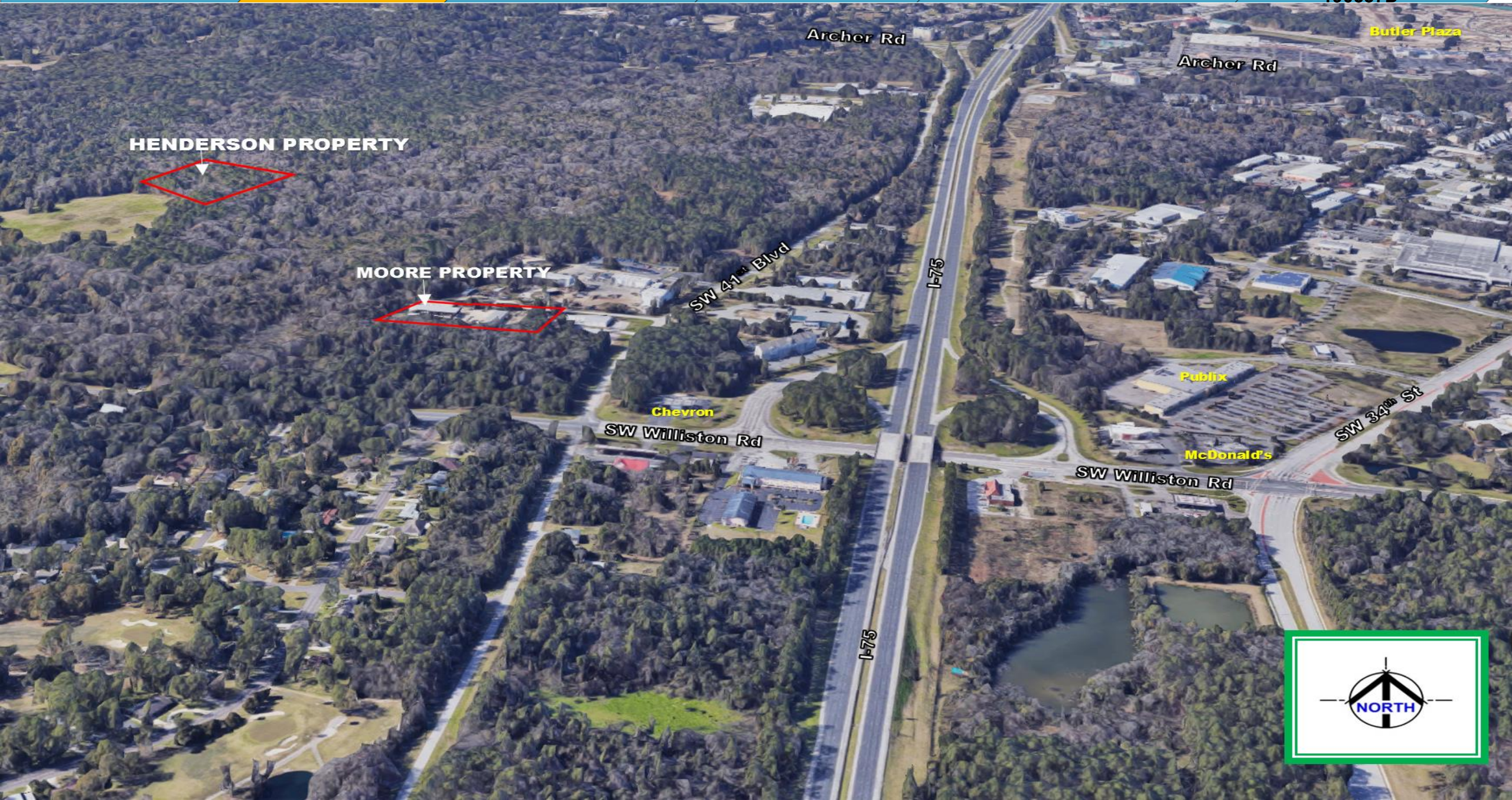


City-Initiated Request

Amend the City of Gainesville Future Land Use Map from Alachua County Light Industrial to City of Gainesville Industrial (IND) for property (i.e., Henderson Property) consisting of ± 4.4 acres.

Property Location





Current Future Land Use Category



Alachua County - Light Industrial

Proposed Future Land Use Category



City of Gainesville - Industrial (IND)

Review Criteria:

- ✓ 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:



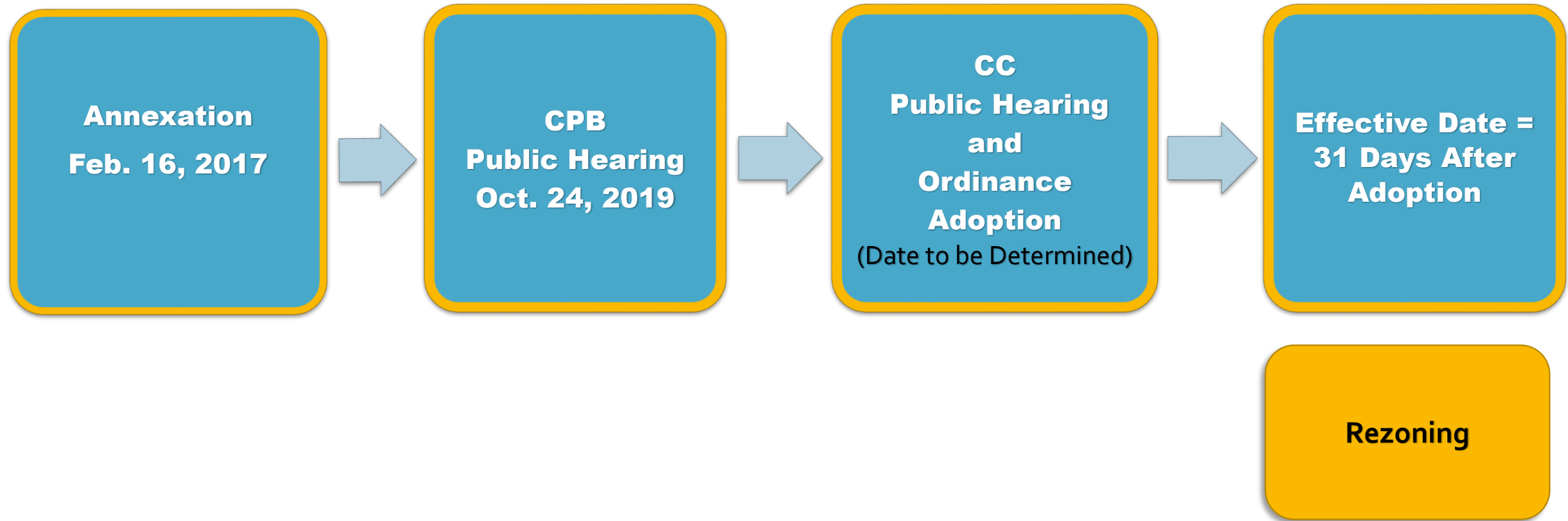
Discouragement of urban sprawl as defined in Section 163.3164, F.S., and consistent with the requirements of Subsection 163.3177(6) (a) 9.a., F.S. (continued)

- 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:

- ✓ 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.

Legislative History



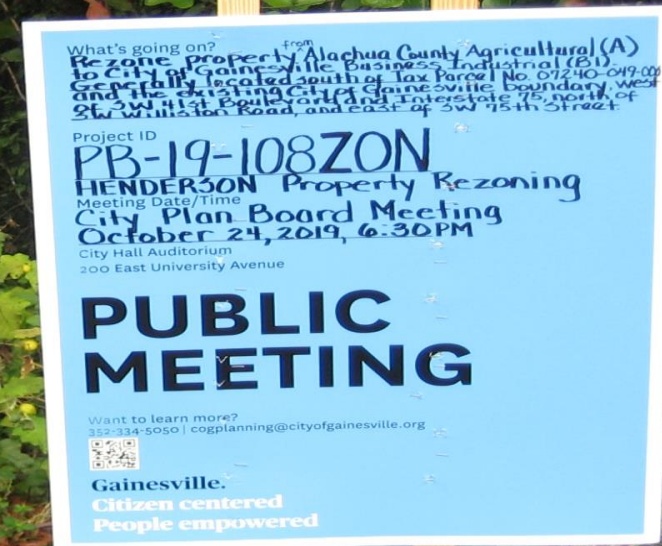
Staff Recommendation

Staff recommends approval of Petition PB-19-107 LUC based on a finding of compliance with all applicable review criteria.

Motion

I move to recommend approval of Petition PB-19-107 LUC based on a finding of compliance with all applicable review criteria.

**Public Notice Signs**



Public Notice Signs