



Legislation Details (With Text)

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Title:	BLUES CREEK PLANNED DEVELOPMENT AMENDMENT (B)				

ORDINANCE NO. 150694, PETITION NO. PB-15-115 PDA

An ordinance of the City of Gainesville, Florida, amending the Zoning Map Atlas by rezoning to Planned Development District (PD) approximately 36.7 acres of property located at 7000-7800 block of NW 58th Street, as more specifically described in this ordinance and commonly referred to as Blues Creek Unit 5, Phase 2; adopting PD maps, a PD report, and development conditions; providing for enforcement; providing a severability clause; providing a repealing clause; and providing an effective date.

Sponsors:

Indexes:

Code sections:

Attachments:

1. 150694_Staff report_20160128.pdf, 2. 150694A_Exh A-1_Proposed PD Report_Application_Neighborhood_Workshop Info_20160128.pdf, 3. 150694B_ExA-2_Proposed PD Layout Plan_20160128.pdf, 4. 150694C_Exh A-3 Natural Areas Resource Assessment_20160128.pdf, 5. 150694D_ExA-4_Design Plant_20160128.pdf, 6. 150694E_ExB-1 thru Exh B-5_Supplemntal Documents_20160128.pdf, 7. 150694F_ExhC-1_Citizen letters regarding Blues Creek PD Amendement_20160128.pdf, 8. 150694G_Exh D_eda Blues Creek memo_20160225.pdf, 9. 150694H_Exh E_GSE Memo 12680 Final Report SS_20160225.pdf, 10. 150694I_Exh F_Citizen Comments 2-17-16 Blues Crk_20160225.pdf, 11. 150694A_Staff report_20160519 .pdf, 12. 150694B_Exh A-1_Proposed PD Report_Application_Neighborhood_Workshop Info_20160519.pdf, 13. 150694C_ExA-2_Proposed PD Layout Plan_20160519.pdf, 14. 150694D_Exh A-3 Natural Areas Resource Assessment_20160519.pdf, 15. 150694E_ExA-4_Design Plant_20160519.pdf, 16. 150694F_ExB-1 thru Exh B-5_Supplemntal Documents_20160519.pdf, 17. 150694G_ExhC-1_Citizen letters regarding Blues Creek PD Amendement_20160519.pdf, 18. 150694H_Exh D_eda Blues Creek memo_20160519.pdf, 19. 150694I_Exh E_GSE Memo 12680 Final Report SS_20160519.pdf, 20. 150694J_Exh F_Citizen Comments 2-17-16 Blues Crk_20160519.pdf, 21. 150694K_160128 and 160228 CPB minutes_20160519 .pdf, 22. 150694L_Staff ppt_20160519.pdf, 23. 150694_Blues Creek Letters 1_20160519.pdf, 24. 150694_Blues Creek Letters 2_20160519.pdf, 25. 150694_Blues Creek Letters 3_20160519.pdf, 26. 150694_Blues Creek Letters 4_20160519.pdf, 27. 150694_Blues Creek Letters 5_20160519.pdf, 28. 150694_Blues Creek Letters 6_20160519.pdf, 29. 150694_Blues Creek Letters 7_20160519.pdf, 30. 150694_Blues Creek Letters 8_20160519.pdf, 31. 150694_Blues Creek Letters 9_20160519.pdf, 32. 150694_Blues Creek Letters 10_20160519.pdf, 33. 150694_Blues Creek Letters 11_20160519.pdf, 34. 150694_Blues Creek EDA Petitioner Powerpoint_20160519.pdf, 35. 150694_applicant forms_20160519.pdf, 36. 150694_MOD_Goldman_20160519.pdf, 37. 150694_MOD_Blues Creek Master Owners Association Letter_20160519.pdf, 38. 150694_MOD_petition form_20160519.pdf, 39. 150694_MOD_petition form 2_20160519.pdf, 40. 150694_Blues Creek Order_20160602, 41. 150694_BluesCreekAlternative1_20160804.pdf, 42. 150694_BluesCreekAlternative2_20160804.pdf, 43. 150694_BluesCreekAlternative3_20160804.pdf, 44. 150694_Powerpoint_20160804.pdf, 45. 150694_AffidavitofLarryRoss_20160804.pdf, 46. 150694_AffidavitofOneliaLazzari_20160804.pdf, 47. 150694_AffidavitofPeterWallace_20160804.pdf, 48. 150694_PB-15-115 CCOM_20160901.pdf, 49. 150694_Blues Creek PPT_EDA_20160901.pdf, 50. 150694_QJ forms_20160901.pdf, 51. 150694_QJ Form_20160901.pdf, 52. 150694_Goldman Back-up_20160901.pdf, 53. 150694_2016-09-01 Blues Creek FEMA Current Map_20160901.pdf, 54. 150694_2016-09-01 Blues Creek FEMA Proposed_20160901.pdf, 55. 150694_2016-09-01 BLUES

CREEK Topographic Map_20160901.pdf, 56. 150694_2016-09-01Blues Creek Flowways_20160901.pdf, 57. 150694_BLUESCREEK Tree Exhibit_201600901.pdf, 58. 150694_Lidar Topography Blues Creek_20160901.pdf, 59. 150694_Gainesville City Commission Letter.Blues Creek.Conrad.8-25-161-2_20160901.pdf, 60. 150694_Bruce Blank Letter 8-28-16 re Blues Creek_20160901.pdf, 61. 150694_draft ordinance_20170216.pdf, 62. 150694_EDA presentation_20170216.pdf, 63. 150694B_Staff ppt_20170216, 64. 150694_Ordinance_20170302.pdf

Date	Ver.	Action By	Action	Result
3/2/2017	4	City Commission	Adopted on Final Reading (Ordinance)	Pass
2/16/2017	4	City Commission	Adopted on First Reading (Ordinance)	Pass
9/15/2016	1	City Commission	Approved, as shown above	Pass
9/1/2016	1	City Commission	Continued	
6/2/2016	3	City Commission	Approved, as shown above	Pass
5/19/2016	2	City Commission	Approved (Petition)	Fail
2/25/2016	1	City Plan Board		
1/28/2016	1	City Plan Board	Postponed (Petition)	Pass

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The City Commission adopt the proposed ordinance.

PLANNING AND DEVELOPMENT SERVICES DEPARTMENT REPORT

On May 19, 2016, June 2, 2016, and September 1, 2016, the City Commission heard this item. On September 15, 2016, the City Commission held a public hearing and approved the petition with certain revisions.

This Ordinance amends the existing Blues Creek Planned Development (PD) to reflect a new Unit 5, Phase 2 with up to 44 single-family detached lots.

The Blues Creek subdivision is generally located west of NW 43rd Street, south of NW 81st Avenue, and north of NW 69th Lane. The development's western boundary is contiguous with the City of Gainesville city limits in this area. The Unit 5, Phase 2 subdivision comprises an approximately 36.7-acre portion of the entire approximately 300-acre Blues Creek development. The lots within this portion of Blues Creek wrap along the western boundary of the 90.29-acre drainage easement, recreation, and conservation area as shown on the PD Layout Plan attached as Exhibit "B" to this ordinance.

The development of Blues Creek was originally approved as an Alachua County Planned Unit Development (PUD) by Zoning Resolution Z-81-68 that was adopted on July 21, 1981. The County PUD was further amended by a revised Master Plan for Blues Creek adopted and approved by Alachua County dated November 1999. Portions of the overall Blues Creek PUD were annexed into the City of Gainesville by City Ordinances 001161, 001162, 001163, 002393, and 040290. These annexations occurred in 2001, 2002, and 2005.

Subsequent to the annexations, the City of Gainesville applied City future land use and zoning designations to the property. The City applied Planned Development (PD) zoning to the property via Ordinances 030472 (adopted 10/27/03) and 041187 (adopted 11/28/05).

The Blues Creek PD is mostly built out with the exception of 16 lots within Unit 7 and the remaining portion of Unit 5 that is the subject of this Ordinance. Unit 5, Phase 1 consisted of 10 single-family detached units. This ordinance sets forth the PD maps, PD report and development conditions for the remainder of Unit 5, to be known as Unit 5, Phase 2 of the Blues Creek Planned Development.

CITY ATTORNEY MEMORANDUM

This ordinance requires two hearings and shall become effective immediately upon adoption.