



Legislation Details (With Text)

File #: 071068. **Version:** 0 **Name:** Blues Creek Subdivision, Unit 5, Phases 2 and 3 (B)
Type: Petition **Status:** Failed
File created: 4/14/2008 **In control:** Development Review Board
On agenda: **Final action:** 5/12/2008
Title: Blues Creek Subdivision, Unit 5, Phases 2 and 3 (B)

Petition 76SUB-07DB. Eng, Denman & Associates, Inc., agent for Blues Creek Development. Design plat approval of Unit 5, Phases 2 and 3 of Blues Creek Subdivision, for 44 lots on 36.7 acres MOL, having a density of 1.19 dwelling units per acre. Located at the 7900 Block of NW 78th Road.

Sponsors:

Indexes:

Code sections:

Attachments: 1. 071068-1_200804141300.pdf, 2. 071068-2_200804141300.pdf, 3. 071068-3_200804141300.pdf, 4. 071068A-1_200804141300.pdf, 5. 071068A-2_200804141300.pdf, 6. 071068B_200804141300.pdf, 7. 071068C_200804141300.pdf, 8. 071068_20080414.pdf, 9. 071068D_200804141300.pdf, 10. 071068_DRBMIN_20080414.pdf, 11. 071068_BOYES_TRANS1_20080414.pdf, 12. 071068_BOYES_TRANS2_20080414.pdf, 13. 071068_BOYES_EX1_20040414.pdf, 14. 071068_BOYES_EX2_20041414.pdf, 15. 071068_BOYES_EX3_20080414.pdf, 16. 071068_BOYES_EX4_20080414.pdf, 17. 071068_BOYES_EX5_20080414.pdf, 18. 071068_BOYES_EXIII_20040414.pdf, 19. 071068_BOYES_EXIV_20080414.pdf, 20. 071068_BOYES_EXV_20080414.pdf, 21. 071068_BOYES_EXVI_20080414.pdf, 22. 071068_20080512.pdf, 23. 071068-1_200805121300.pdf, 24. 071068E_20080512.1300.pdf

Date	Ver.	Action By	Action	Result
5/12/2008	0	City Commission	Denied (Petition)	Pass
4/14/2008	0	City Commission	Continued (Petition)	Pass

Blues Creek Subdivision, Unit 5, Phases 2 and 3 (B)

Petition 76SUB-07DB. Legislative Matter No. 000000. Eng, Denman & Associates, Inc., agent for Blues Creek Development. Design plat approval of Unit 5, Phases 2 and 3 of Blues Creek Subdivision, for 44 lots on 36.7 acres MOL, having a density of 1.19 dwelling units per acre. Located at the 7900 Block of NW 78th Road.

In 1981, the Alachua County Board of County Commissioners approved the Blues Creek Subdivision as a residential Planned Unit Development (PUD). The subdivision was annexed into the City of Gainesville in 2001. And, on March 17, 2003, the City Commission voted to adopt a resolution approving the final plat for Blues Creek, Unit 5, Phase 1.

The subject property is located immediately south of Blues Creek, Unit 5, Phase 1 and north of *Blues Creek*. It consists of regulated wetlands, vegetation, and wildlife, and it abuts a 90-acre area identified as Drainage Easement, Developed Recreation & Conservation Area on the County-adopted Blues Creek Master Plan. The land use designation is SF (up to 8 units per acre). The zoning designation is PD (Planned Development).

The City Development Review Board considered a request to approve a design plat for Unit 5, Phases 2 and 3 of Blues Creek Subdivision for 44 residential lots on 36.7 (MOL) acres at a public hearing held February 14, 2008. By a vote of 3 - 2, (Abstain: Clay Sweger), the City Development Review Board denied Petition 76SUB-07DB with a finding that it did not fulfill the requirements of the City Land Development Code.

Prior to February 14, 2008, the applicant filed for design plat approval of Unit 5, Phases 2 and 3 of the Blues Creek Subdivision for

46 lots on 36.7 (MOL) acres under Petition 11SUB-06DB. The City Development Review Board voted 6-0 on September 14, 2006 to deny the petition based on the following findings of fact: 1) design plat not meeting all the requirements for the PD; 2) incomplete application; 3) unacceptable proposed wetland impacts for the design plat; and 4) unacceptable wetland mitigation plan. The applicant chose not to appear before the City Commission with a recommendation of denial from the Development Review Board and re-applied for design plat approval on June 13, 2007 under Petition 76SUB-07DB.

None

Development Review Board to City Commission - The City Commission deny Petition 76SUB-07DB. Vote 3-2 (Abstain: Clay Sweger).

Staff to Development Review Board - This petition shall comply with all applicable regulations, as well as all adopted conditions and recommendations.

Alternate Recommendations

The City Commission approve Petition 76SUB-07DB as submitted.

The City Commission approve Petition 76SUB-07DB with staff conditions and recommendations.