



## Legislation Text

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**File #:** 150694., **Version:** 4

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### **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.

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.