



Legislation Text

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Gainesville Weyerhaeuser 121 Update (NB)

The purpose of this item is to discuss options and seek direction from the City Commission regarding the Gainesville Weyerhaeuser 121 property.

On June 7, 2018, at the owner/developer's request, the City Commission adopted Ordinance No. 170996 extending the deadline by which a PD rezoning ordinance must be adopted for the subject property to July 26, 2019. This was the fourth extension request granted since the approval of the original land use amendment over a decade ago.

Over the past year, the owner and city staff have met on several occasions to attempt to resolve several aspects of the proposal and work towards a resolution of the PD rezoning application. City staff received letters on May 28th and June 3rd, indicating Weyerhaeuser's agreement with several conditions related to the application. With the extension deadline set to expire on July 26, 2019, staff is seeking direction from the City Commission in how to proceed.

Staff has identified three possible options for the City Commission to consider:

Option 1: Direct staff to prepare a City-initiated land use amendment and related rezoning petition to designate the entire property to the City of Gainesville Agricultural land use and the accompanying Agricultural zoning district. Since the original adoption of the land use plan for the property, significant changes that have occurred over the past decade including, the adoption of a new City Land Development Code and environmental regulations, expansion of wetlands on the subject property, a change in property owner/developer, and changes on the City Commission. These facts warrant City Commission consideration.

Option 2: Take no action whereby the PUD land use portion of the site would revert to an Agricultural land use designation as described in more detail below. Option 2 would leave an island of Agricultural Land Use directly on SR 121, surrounded by pockets of Conservation, Single-Family, and Residential Low-Density Land Use.

Option 3: Direct staff to begin the process for advertising a public hearing on the Zoning application for a future City Commission Meeting. Option 3 is the owner/developer's preferred option.

Background:

The subject property consists of approximately 1,778-acre development called "Plum Creek" in the City's Comprehensive Plan, which is generally located north of US 441 and along the east and west sides of SR 121 (NW 22nd Street).

On January 26, 2009, the City Commission adopted Ordinance No. 070447 and assigned the following four land use categories to the 1778-acre Plum Creek: 1) Conservation; 2) Single-Family; 3) Residential Low-Density; and 4) Planned Use District (PUD) overlay with an underlying land use category of Agriculture.

Ordinance No. 070447 specified that Planned Development (PD) zoning must implement the Plum Creek areas with a land use designation of Single-Family, Residential Low-Density, and PUD (all of Plum Creek except those areas with a Conservation land use designation). Although Ordinance No. 070447 stated that the rezoning to PD for the portions designated Single-Family and Residential Low-Density could occur incrementally over time upon request of the owner/developer, the ordinance gave a time limit to the owner/developer of 18 months to have a PD rezoning ordinance adopted for the PUD portion of Plum Creek. If this time limit was not met, the consequence was that the PUD land use overlay would be automatically removed and thereby leave that portion of Plum Creek with a land use category of Agriculture.

On October 21, 2010, the City Commission adopted Ordinance No. 100189 and extended the subject PD rezoning deadline until July 26, 2012. On May 3, 2012, the City Commission adopted Ordinance No. 110700 and extended the deadline until July 26, 2016. On March 3, 2016, the City Commission adopted Ordinance No. 150540 and extended the deadline until July 26, 2018.

On June 15, 2017, the owner/developer submitted an application to have a PD rezoning ordinance adopted for the PUD portion of Plum Creek, and on October 26, 2017, the City Plan Board held a hearing on the application.

None.

The City Commission discuss the update and provide direction to staff on their preferred option.