



## Legislation Text

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**File #:** 071068., **Version:** 0

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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 78<sup>th</sup> 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.