



## Legislation Text

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**File #:** 041187, **Version:** 1

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### PLANNED DEVELOPMENT - BLUES CREEK (B)

Ordinance No. 0-05-55, Petition 49ZON-05PB

An ordinance of the City of Gainesville, Florida, amending the Zoning Map Atlas and rezoning certain lands, recently annexed into the City and as more specifically described in this ordinance, from the Alachua County zoning category of "PD, planned development" to the City of Gainesville zoning category of "Planned Development District"; adopting and approving the Land Development Conditions that were imposed by Alachua County; generally located in the vicinity of the 7200 block of N.W. 52nd Terrace; providing a severability clause; providing a repealing clause; and providing an immediate effective date.

The City Commission adopt the proposed ordinance.

### STAFF REPORT

The subject property is 18 acres in size, and is a portion of the Blues Creek development in northwest Gainesville. The property was annexed into the city in 2005, and is mostly found within the 100-year FEMA floodplain. A much larger portion of the Blues Creek development-256 acres-was annexed in to the city in 2001 and 2002. This property must be brought into conformance with the City's land development regulations. This requires amending the City's zoning map atlas to include this property. This petition would amend the City's zoning map atlas.

Planned Development (PD) zoning is north of the property, is also part of Blues Creek, and is undeveloped. County Planned Development (PD) zoning is adjacent and developed to the south, east and west.

The revised Master Plan for Blues Creek, dated November 1999, specifies that the 18 acres within Unit 1 shall contain 57 single-family attached homes. All units are to be 2- or 3-bedroom homes, with a maximum height of 35 feet. Each lot has a zero setback. Setbacks from the property perimeter or dedicated streets is 35 feet for front, 20 feet for rear and 10 feet from side.

The character of the nearby property is largely suburban residential. Because the character of nearby properties is compatible, these properties are most suitably given a City Planned Development (PD) zoning. To avoid creating incompatibilities, nonconformities and confusion, the proposed PD zoning will be implemented by the PUD ordinance approved by Alachua County when this property was initially proposed for development.

Therefore, should this petition be approved, the development regulations approved by the County within their PUD ordinance for this property would be adopted and remain in place by the City so that future improvements or re-development of the property would be consistent and compatible with existing development in the vicinity.

Public notice was published in the Gainesville Sun on April 5, 2005. Letters were mailed to surrounding property owners on April 6, 2005. The Plan Board held a public hearing April 21, 2005. Planning Division staff recommended that the Plan Board approve the petition. The Plan Board recommended that the City Commission approve Petition 49ZON-05 PB. Plan Board vote 6-0.