

SE Hawthorne Road Neighborhood Proposed Land Use & Zoning Map Change Planning Commission - April 16, 2025



Proposal Summary

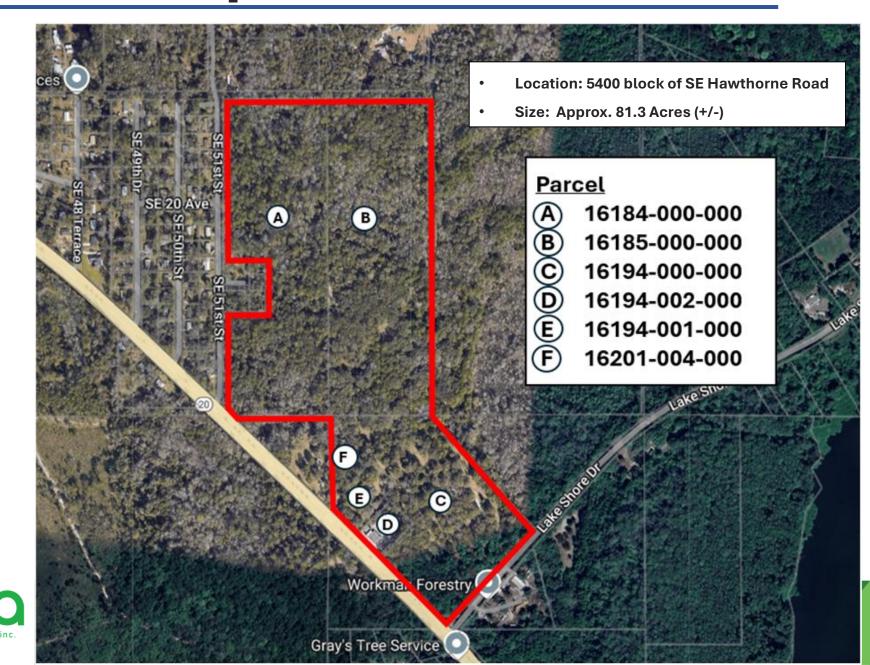
- Request: Proposed Future Land Use Map Change and Rezoning
 - Zoning Maximum Density 149 Units
 - Gross Maximum Zoning Density: 1.83 Units Per Acre
 - 32.5% Conservation area
- <u>Location</u>: 5400 block of SE Hawthorne Road, (6 parcels) in unincorporated Alachua County

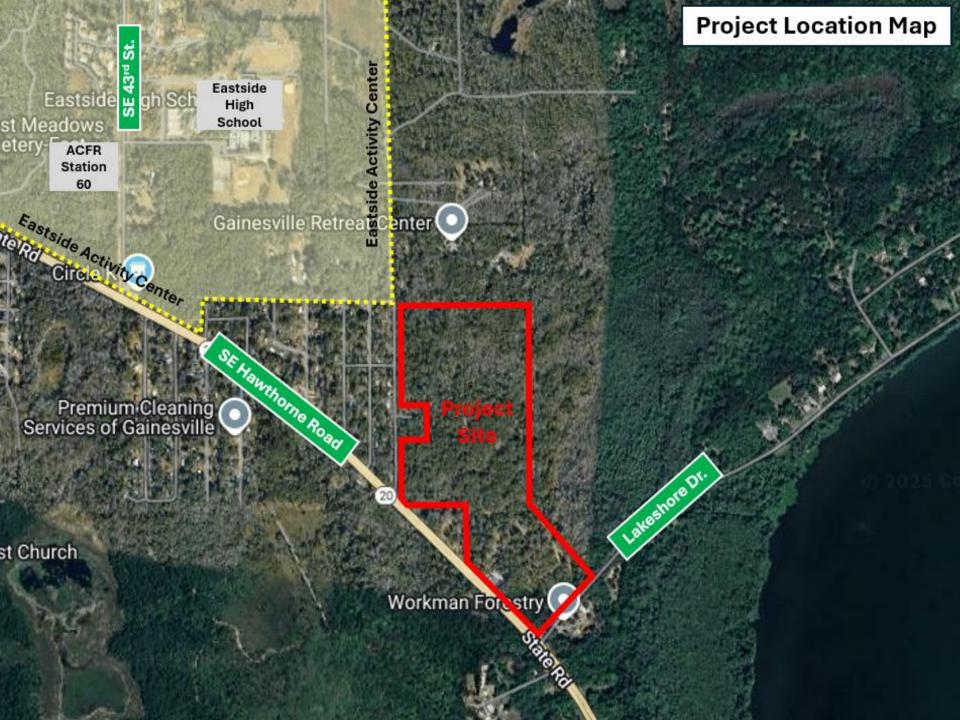
Within the County-designated Urban Cluster with public facilities available

- Access: Abutting 3 roadways SE Hawthorne Rd. (State Road 20) Lakeshore Drive and SE 51st St.
- **Size**: 81.3 (+/-) Acres
- Intent: Map changes achieve multiple goals:
 - 1) Create consistent land use and zoning map designations
 - 2) Place most environmentally sensitive areas into conservation designations
 - 3) Re-configure the residential map areas to facilitate single family development of the property
 - 4) Remove commercial map areas with vacant old commercial buildings, making the land more viable for residential redevelopment, bringing market rate private development, new home construction and workforce/attainable home ownership opportunities to the East Gainesville Urban Area all while doing so in an environmentally sensitive manner.



Location Map/Aerial







Existing Conditions





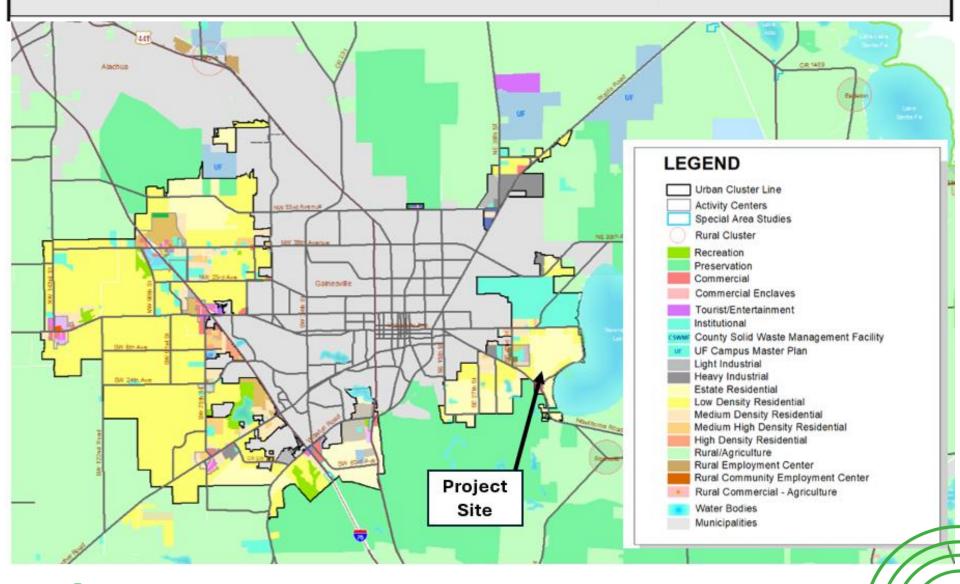


Existing Conditions

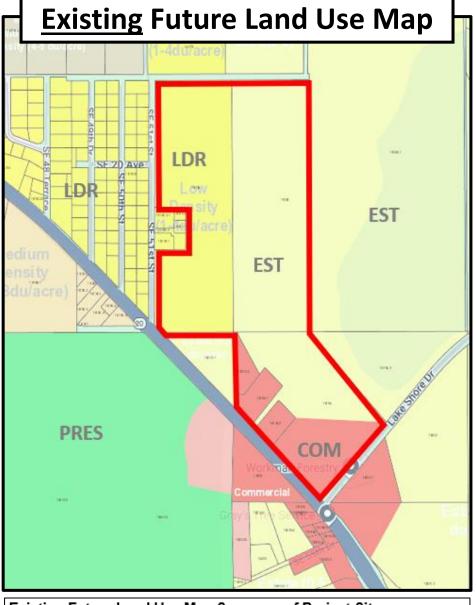




FUTURE LAND USE MAP 2040 - ALACHUA COUNTY, FLORIDA



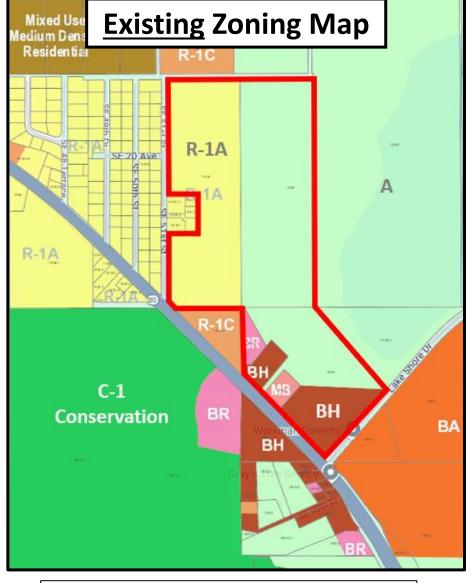




Existing Future Land Use Map Summary of Project Site					
Category	Acreage (+/-)	Percentage (+/-)			
Low Density Residential	27.8 Ac.	34%			
Estate Residential	41.1 Ac.	51%			
Commercial	12.4 Ac.	15%			
Total	81.3 Ac.	100%			



- 1	10.2						
L	Summary of Net Change between Existing and Proposed FLU Map						
Existing FLU Acres Proposed FLU Acres				Acres	Net Change		
	Designations	(+/-)	Designations	(+/-)	(+/-)		
	LDR	27.8 Ac.	LDR	54.8 Ac.	+27.0 Ac.		
	EST	41.1 Ac.			-41.1 Ac.		
	COMM	12.4 Ac.			-12.4 Ac.		
			CON	26.5 Ac.	+26.5 Ac.		
	Total	81.3 Ac.		81.3 Ac.			



Existing Zoning Map Summary of Project Site					
Category	Acreage (+/-)	Percentage (+/-)			
R-1A	27.8 Ac.	34 %			
A (Agriculture)	41.1 Ac.	51%			
BR/BH/MB	12.4 Ac.	15%			
	81.3 Ac.	100%			



Summary of Net Change between Existing and Proposed Zoning Map				
Existing Zoning Designations	Acres (+/-)	Proposed Zoning Designations	Acres (+/-)	Net Change
R-1A	27.8 Ac.	R-1A	18.8 Ac.	-9.0 Ac.
Α	41.1 Ac.			-41.1 Ac.
		RE-1	36.0 Ac.	+36.0 Ac.
BR/BH/MB	12.4 Ac.			-12.4 Ac.
		C-1	26.5 Ac.	+26.5 Ac.
Total	81.3 Ac.		81.3 Ac.	

- Future Land Use Element
- Economic Element
- Housing Element
- Conservation and Open Space Element
- Energy Element







FUTURE LAND USE ELEMENT

General Strategy 1

From County Staff Report:

Identifies ...minimizing the conversion of land from rural to urban uses by maximizing the efficient use of available urban infrastructure, while preserving environmentally sensitive areas... as a way to implement the County's principles for the goal of encouraging "orderly, harmonious and judicious use of land". The proposed amendment provides new opportunities for residential development with the eastern portion of the Urban Cluster, making use of available urban infrastructure, while designating the Eastside Greenway strategic ecosystem as Conservation.

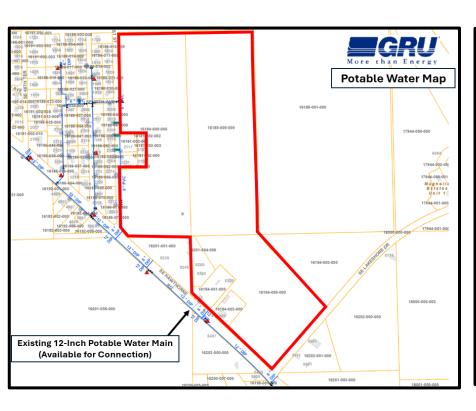
Policy 1.5.1 New residential development shall meet all of the requirements for adequate facilities based on the level of service standards adopted in this Plan for roads, potable water, sanitary sewer, solid waste, stormwater, public schools, recreation and open space facilities, and mass transit and the concurrency provisions of this Plan.

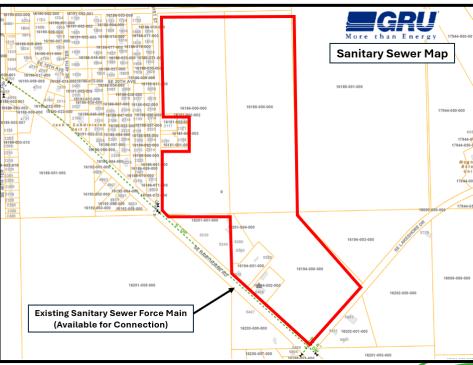
<u>Consistency</u>: The proposed amendments will meet all LOS standards adopted in this Plan.

Public Facilities Analysis

Utilities

- GRU Water & Sewer Service Available
- No septic tanks







Public Facilities Analysis

- Roads / Bike / Pedestrian
 - Abutting Roads on 3 sides (Including State Arterial Roadway)
 - Roads Operating at Acceptable Level of Service
 - Map Changes will Reduce Potential Traffic Totals

Trip Generation Development Scenario - Existing FLU Map

ITE CODE	SF / UNITS	DESCRIPTION	RATE	DAILY TRIPS (ADT)
821	120,400 SF	Shopping Plaza	94.49 / KSF	11,376 ADT
210	131 Units	Single Family	9.43 / UNIT	1,235 ADT
			TOTAL:	12,611 ADT

Trip Generation Development Scenario - Proposed FLU Map

ITE CODE	SF / UNITS	DESCRIPTION	RATE	DAILY TRIPS (ADT)
210	221 Units	Single Family	9.43 / UNIT	2,084 ADT
			TOTAL:	2,084 ADT

Mass Transit

 RTS Mobility on Demand Area

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Existing Map	12,611 ADT
Proposed Map	2,084 ADT
Net Change	-10,527 ADT (-84%)





Public Facilities Analysis

- Emergency Services
 - ACFR Station #60 >1 Mile
- Public Schools
 - Elementary CSA
 - 2,503 Available Stations 70% capacity
 - Lincoln Middle
 - 364 Available Stations 65% capacity
 - Eastside High
 - 1,054 Available Stations 57% capacity





FUTURE LAND USE ELEMENT

OBJECTIVE 8.5 - East Gainesville Urban Area

Policy 8.5.4 HOUSING: Diversify housing choices in the area by creating incentives for more market rate housing The County shall develop strategies to expand the range of housing choices to attract and retain residents with varied income levels.

<u>Consistency</u>: Proposed map amendments will promote housing choice in the East Gainesville Urban Area.

Policy 8.5.7 The County shall promote and incentivize redevelopment of areas already in development or impacted by prior development.

Consistency: From county staff report:

"County shall promote and incentivize redevelopment of areas already in development or impacted by prior development for the East Gainesville Urban Area. The site is located in the East Gainesville Urban Area and is impacted by prior commercial development along the southern portion of the site. The commercial uses have been abandoned for several years. This amendment provides a means to redevelop the site for residential development."



FUTURE LAND USE ELEMENT

OBJECTIVE 1.1 – GENERAL

Encourage development of residential land in a manner which promotes social and economic diversity, provides for phased and orderly growth consistent with available public facilities, and provides for access to existing or planned public services such as schools, parks, and cultural facilities.

<u>Consistency:</u> The subject property is proposed to be developed as a single family neighborhood that will provide new housing opportunities in eastern Gainesville and has access to all required public facilities to serve the site, including paved public streets, school, GRU centralized potable water and sanitary sewer.

Policy 1.1.3 Urban Residential development shall be consistent with the Conservation policies of Alachua County.

<u>Consistency:</u> The application proposes to place approximately 26.5 acres of the subject property into conservation land use designations to protect the most environmentally sensitive areas.

OBJECTIVE 1.2 - LOCATION, MIX OF USES, AND IMPLEMENTATION CONSISTENT WITH MARKET DEMAND

Provide for adequate future urban residential development that includes a full range of housing types and densities to serve different segments of the housing market, designed to be integrated and connected with surrounding neighborhoods and the community, with opportunities for recreation and other mixed uses within walking or bicycling distance.

<u>Consistency:</u> The future development of this property with new single family housing construction would be the first of its kind (size and location) in many years in eastern Gainesville and would help contribute to the housing stock in the urbanized area.



ECONOMIC ELEMENT

Policy 1.1.9 Consistent with Energy Element Policy 3.1.4, Alachua County shall promote redevelopment and infill within the Urban Cluster. Recognizing that such redevelopment and infill is an efficient use of land, infrastructure, energy resources, and existing public services, redevelopment of existing sites and buildings shall be encouraged.

<u>Consistency</u>: The subject property is located within the designated Urban Cluster and as such, is consistent with what this policy was intended to promote – infill development that efficiently utilizes land, infrastructure, public services, etc.

ENERGY ELEMENT

Objective 3.1 Promote energy-efficient land use patterns that reduce travel costs and encourage long-term carbon sequestration.

Policy 3.1.4 Promote redevelopment and infill within the Urban Cluster, and within municipal boundaries consistent with Policy 1.1.7 of the Intergovernmental Coordination Element.

<u>Consistency:</u> The proposed amendment promotes energy efficient land use patterns that makes use of existing urban infrastructure and reduce travel costs within the eastern portion of the Urban Cluster.

CONSERVATION AND OPEN SPACE ELEMENT

Policy 3.4.1

From County Staff Report:

Policy 3.4.1 states that all applications for land use change, zoning change and development approval shall be required to submit an inventory of natural resource information. In the land use and zoning context, the County shall use this information to determine whether the requested change is consistent with protection of natural resources. Staff from the Alachua County Environmental Protection Department have reviewed the application and found that the proposed amendment is consistent with the protection of natural resources. Evaluation of specific protection strategies will be made when a development plan is proposed.

Summary

Proposed Land Use Map & Zoning Map Amendments

- ✓ Strikes Balance
 - Economic Development / Providing Housing / Respects Environment
- ✓ Consistent with Comprehensive Plan
- ✓ Public Facilities Available at Appropriate Level of Service
- ✓ Consistent with Surrounding Land Use Pattern within Urban Cluster
- ✓ Promotes Policy Initiatives Related to Economic Development and Housing in East Gainesville
- ✓ Conservation Areas for Most Environmentally-Sensitive Area
- County Staff Recommendation: APPROVAL based on Land Development Code & Comprehensive Plan compliance.





Proposed Future Land Use Map

Proposed Zoning Map



