

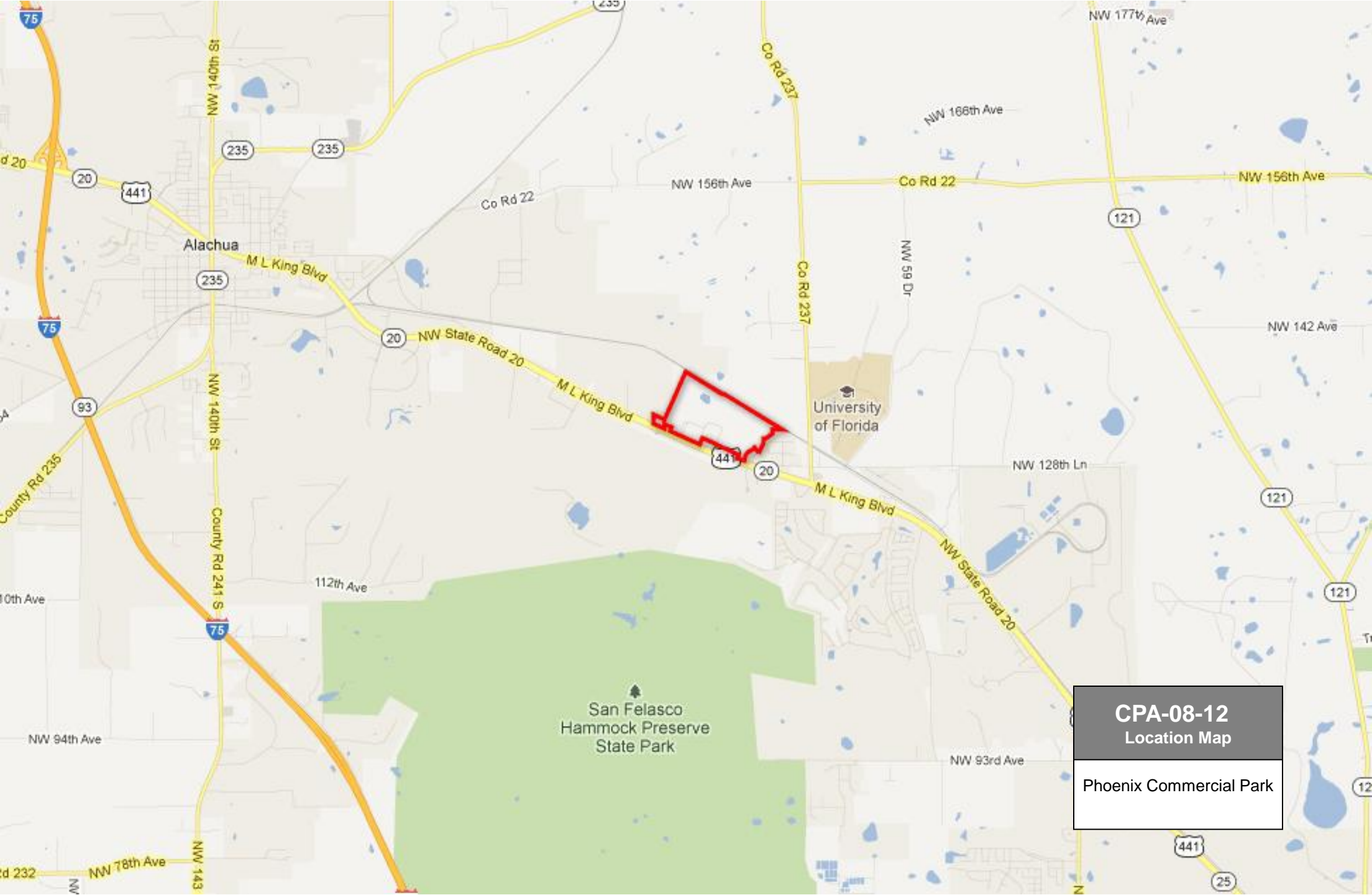
Proposed Modification of Policies for Rural Employment Centers

Policy 6.3 of the Future Land Use
Element of the Alachua County
Comprehensive plan

CPA-08-12

Background

- The Alachua County Comprehensive Plan (Plan) Future Land Use Element adopted in 1984 recognized Rural Employment Centers (“REC’s”) containing a major employer outside of the urban cluster and provided for supporting commercial or industrial and residential uses at a limited density. Two REC’s remain (Hague REC and McGinley Industrial Park). The Hague REC remains in unincorporated Alachua County, but there have been significant changes in the use of the property including the closure of the “General Electric at Hague” industrial facility and economic and other factors including designation of the site as a “Brownfield” that warrant modification of the policies to tailor them to the circumstances in this area.



CPA-08-12
Location Map
Phoenix Commercial Park











CPA-08-12
Aerial Map

Phoenix Commercial Park

CITY OF ALACHUA

Existing Land Use

-  Agricultural
-  Commercial
-  Government
-  Industrial
-  Institutional
-  Miscellaneous
-  Mobile Homes
-  Residential
-  Vacant Commercial
-  Vacant Industrial
-  Vacant Residential

NW 89 ST

SITE

5949

CITY OF ALACHUA

5949-5

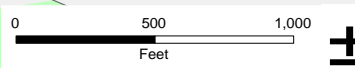
NW US HWY 441

NW 77 TER

NW 128 PL

CPA-08-12
Existing Land Use

Phoenix Commercial Park



5949-5

CITY OF ALACHUA

5859-2

5961-2

5962-2

NW 89 ST

5863

Zoning: Agricultural (A)

5858

LL. DELL ESTATE
PB A PG 47

SITE

5855-5

5855-4

5855

5858-1

Zoning: (BH)

LOT 5

Zoning: Manufacturing and Processing Industrial (MP)

5962-1

5949

NW 128 PL

5949-5-2

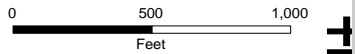
CITY OF ALACHUA

NW US HWY 441

NW 77 TER

CPA-08-12
Zoning

Phoenix Commercial Park



5949-5

5949-5-2

5949-5-1

5920

5894

5894-2

5894-4

5894-5

5895

(RE-1)

CITY OF ALACHUA

5859-2

5961-2

5962-2

NW 89 ST

5863

FLU: UF Campus Master Plan

LL. DELL ESTATE
PB A PG 47

5858

FLU: Rural/Agriculture

SITE

5855-5

FLU: Rural Employment Center

5855

5858-1

LOT 5

5855-4

5963

5962-1

5949

5901-2-1

5901-2-1

5905

5949-5-2

CITY OF ALACHUA

5949-1

5949-5

NW US HWY 441

5855-2

NW 77 TER

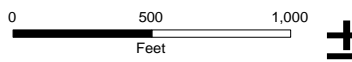
NW 128 PL

CPA-08-12

Future Land Use

Phoenix Commercial Park

FLU: Rural



5949-5

5949-5-2

5949-5-1

5920

5894

5894-2

5894-4

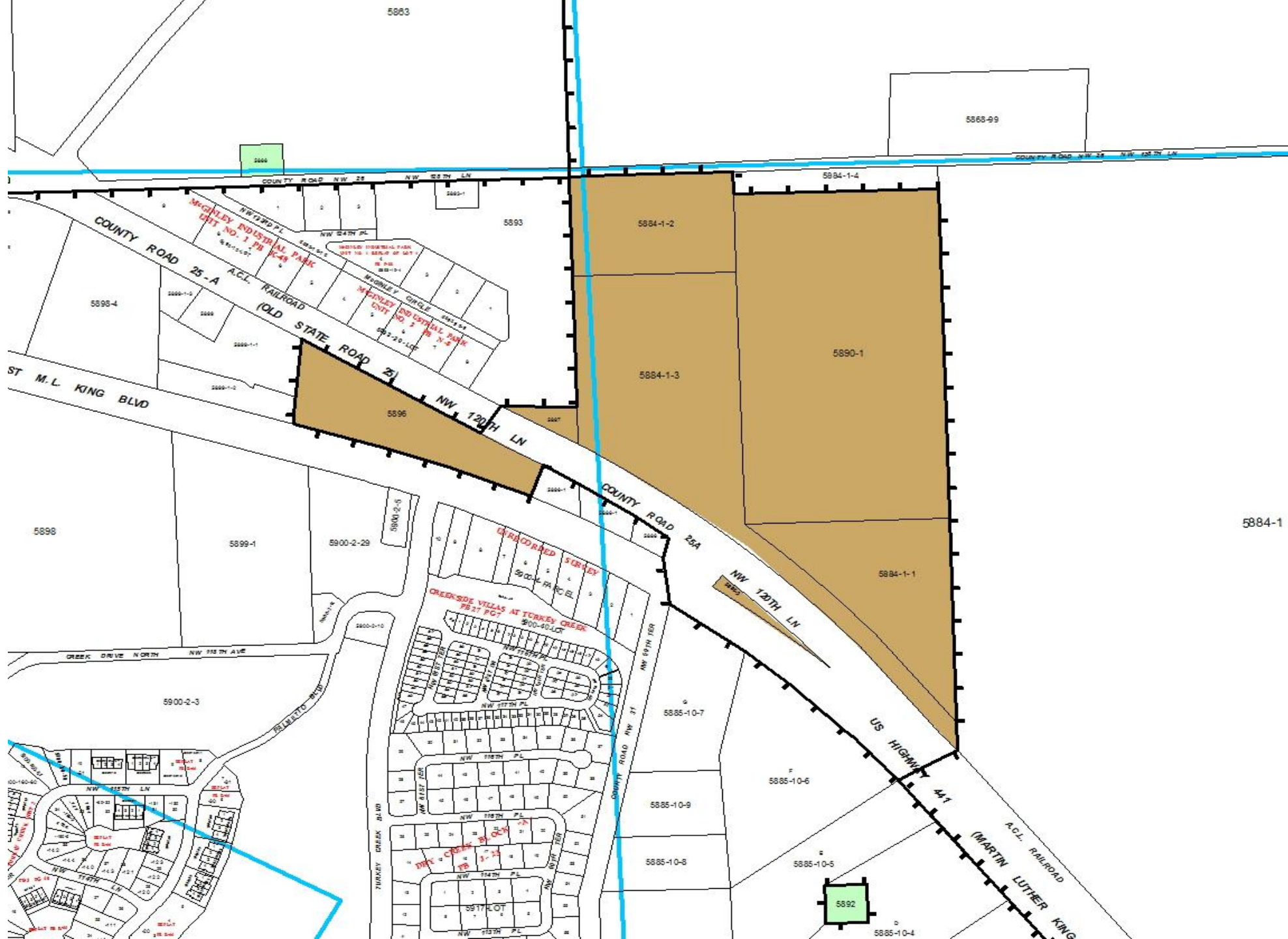
5894-5

5895

Rural Cluster

Background

- The McGinley Industrial Park has been annexed by the City of Alachua. However, properties surrounding the McGinley Industrial Park retain the REC land use designation. Staff is recommending that these undergo a land use change in the future to either Institutional or Rural/Agriculture.



5884-1

Proposed Changes

- Staff is proposing amending language in the Future Land Use Element (Policy 6.3) for Rural Employment Centers to expand the range of permitted uses allowed within the rural employment center. This will provide flexibility in marketing the site as well as acknowledging the changing character of the center away from industrial uses and toward a greater mix of uses including, but not limited to, commercial, technology-based businesses and recreational uses.

Proposed Changes

- **OBJECTIVE 6.3 - RURAL EMPLOYMENT CENTERS**
- ~~Recognize existing industrial uses in conjunction with related residential and supporting uses outside the urban area. Rural Employment centers are characterized by at least one employer of 100 or more persons outside of an urban cluster. Rural Employment Centers are recognized as areas outside the urban cluster that can support light industrial and limited commercial uses not otherwise associated with surrounding rural/agricultural land uses.~~

Proposed Changes

- **Policy 6.3.1** The Future Land Use Map shall depict existing Rural Employment Center boundaries. The Planned Development (PD) zoning mechanism shall be used for the Employment Center to ensure that proposed development is consistent with the goal, objectives and policies of the Plan. The PD zoning process shall ensure that level of service standards identified in the Plan are met; that proposed development does not adversely impact surrounding properties and that environmental resources are adequately protected.

Proposed Changes

- **Policy 6.3.2** Development in a rural employment center may be permitted with lot sizes of one acre or greater for development on private wells and septic tanks (or on lots as small as one-half acre with both a central water and sewer system), consistent with the Potable Water/Sanitary Sewer Element and Conservation and Open Space Element Policy 4.5.5(f). As part of a designated brownfield site, Alachua County may assist with redevelopment efforts in the Hague Employment Center taking place under the Brownfield Redevelopment Act (F.S. 376.77) including expedited review of development applications.

Proposed Changes

- **Policy 6.3.3** The following ~~supporting activities~~ uses may be permitted within a rural employment center provided that the appropriate policies and standards within the Comprehensive Plan are met.
 - ~~a. Commercial uses consistent with Policy 3.11.1~~ Within the Hague Rural Employment Center Only: Business and professional services, retail sales and services, food service, personal services, entertainment and recreation activities and the processing, packaging, warehousing and distribution of agricultural products. Retail sales and services uses shall not exceed 10% of the existing gross square footage within the rural employment center.
 - b. Office uses consistent with 3.9.1 and light industrial uses consistent with Policy 4.53.1.
 - c. Conference and training facilities

Staff Recommendation

- Staff finds the proposed changes consistent with the Comprehensive Plan. Acting as the Local Planning Agency (LPA), staff recommends that the Commission find the requested changes consistent with the Comprehensive Plan and recommends approval of CPA-08-12.