

**LEGISLATIVE #**

**120210H**



Planning and Development Services

**PB-12-38 ZON**  
**Legistar Item No. 120210**  
**Jason Simmons**  
**December 20, 2012**



# City of Gainesville Zoning Districts

- RMF-5 12 units/acre Single-Family/Multiple-Family Residential
- RMF-6 8-15 units/acre Multiple-Family Residential
- RMF-7 8-21 units/acre Multiple-Family Residential
- RMF-8 8-30 units/acre Multiple-Family Residential
- MU-2 12-30 units/acre Mixed Use Medium Intensity
- PS Public Services and Operations
- PD Planned Development

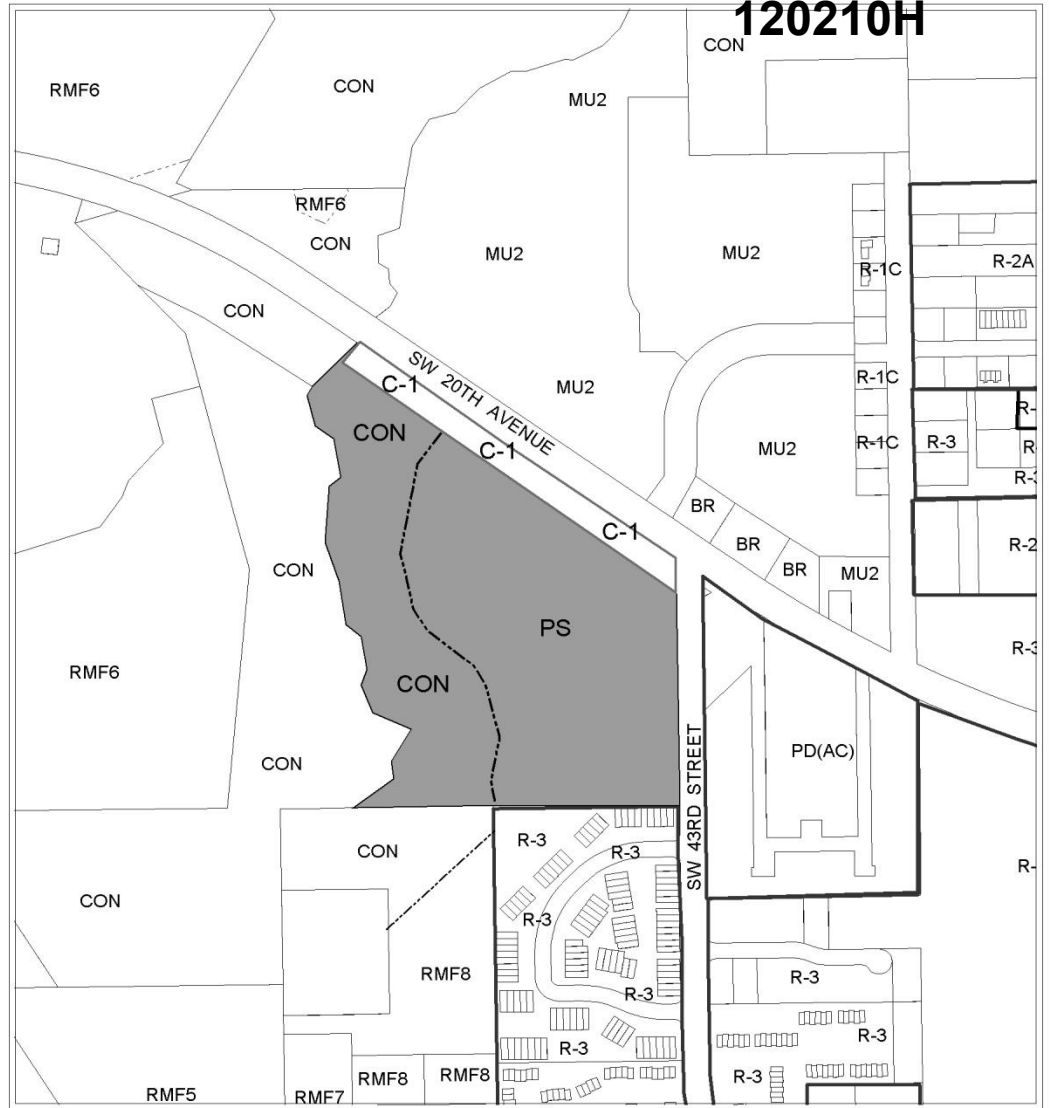
# Alachua County Zoning Districts

- BR Retail Sales and Services
- C-1 Conservation
- R-1A 1-4 units/acre Single Family
- R-1B 4-8 units/acre Single Family
- R-1C 1-4 units/acre Single Family
- R-2 4-8 units/acre Multiple Family
- R-2A 8-14 units/acre Multiple Family
- R-3 14-24 units/acre Multiple Family
- PD(AC) Planned Development

Area  
under petition  
consideration



----- Division line between two zoning districts

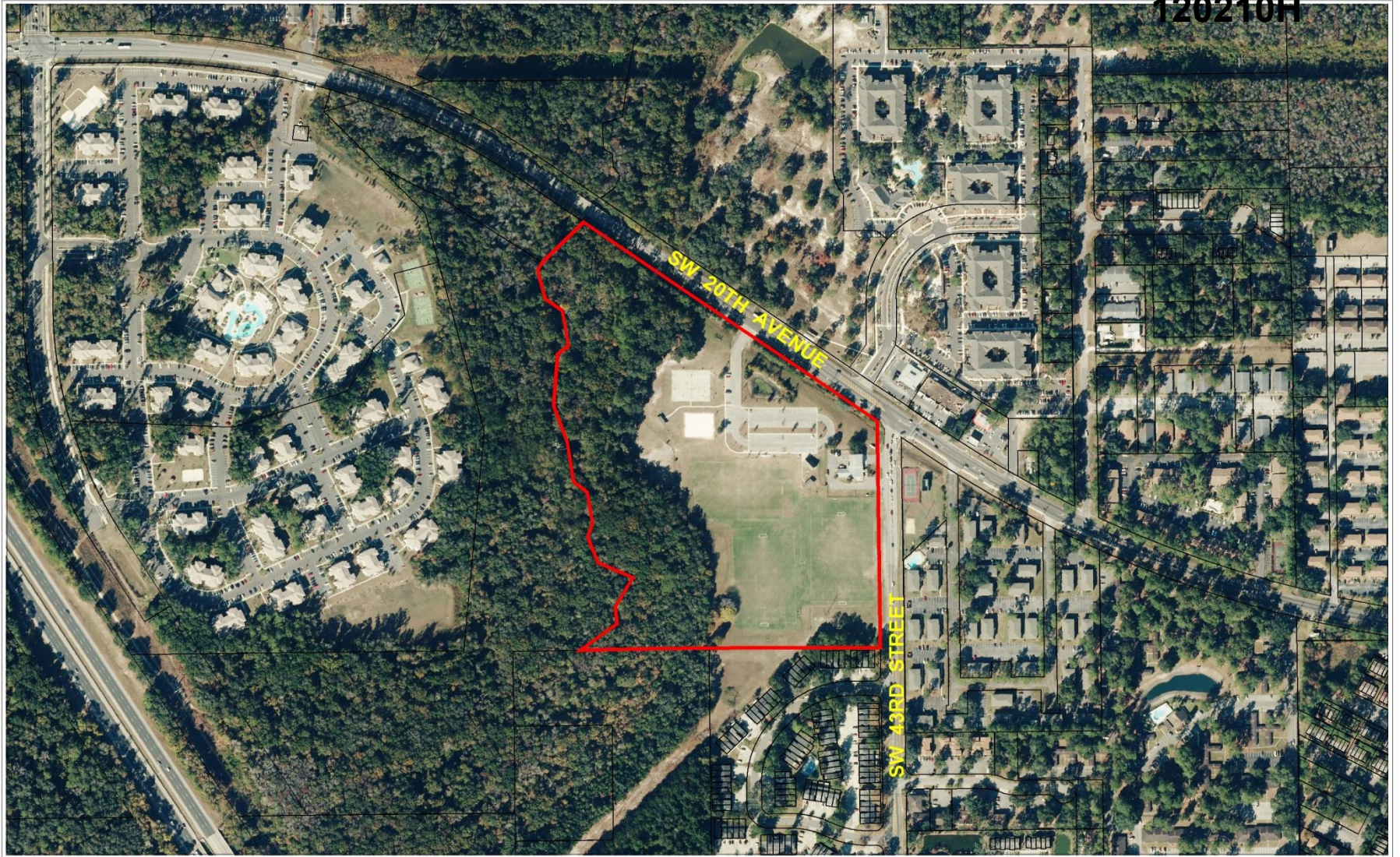


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## PROPOSED ZONING

	Name	Petition Request	Map(s)	Petition Number
	City Plan Board, applicant	Rezone property from Alachua County Conservation district (C-1) to City of Gainesville Public Services and Operations district (PS) and Conservation district (CON)	4243	PB-12-38 ZON

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**AERIAL PHOTOGRAPH**

	<b>Name</b>	<b>Petition Request</b>	<b>Map(s)</b>	<b>Petition Number</b>
 <p>No Scale</p>	City Plan Board, applicant	Rezone property from Alachua County Conservation district (C-1) to City of Gainesville Public Services and Operations district (PS) and Conservation district (CON)	4243	PB-12-38 ZON

- City of Gainesville zoning designations must be applied to annexed property
- Petition related to PB-11-137 LUC
- PS zoning is consistent with city proposed Recreation LU for the active recreation portion of the site and the Public Facilities LU proposed for the fire rescue station
- CON zoning is appropriate for portions of site with environmental features

## **PB-12-38 ZON**

- About 7.5 acres of the property designated a Strategic Ecosystem by Alachua County
- Hogtown Creek and 10-year flood channel also present in area to be designated Conservation
- Petition PB-12-38 ZON promotes continuation of existing uses, enhancing existing urban infill development in the Urban Village area and protecting sensitive environmental features
- LU and Zoning proposals are consistent with the Comprehensive Plan

# Proposed Uses for Forest Park

- Public parks and recreational areas;
- Off-leash dog park;
- Arboreta and botanical gardens;
- Public lands designated for open space or conservation;
- Fire station;
- Police substation;
- Water conservation areas, water reservoirs and control structures;



# Proposed Uses for Forest Park

- Utility buildings or facilities as defined in Section 30-23 of the Land Development Code;
- Utility transmission and distribution lines;
- Transit stops; and
- Accessory uses customarily and clearly incidental to any permitted principal use.

- Approve Petition PB-12-38 ZON and waive requirement for a preliminary development plan for all existing uses at the site.
- Approve Ordinance 120210 on First Reading.