

City of  
**Gainesville**

PB-20-153 ZON NE 39<sup>th</sup> Henderson  
Rezoning

Legistar #200887

Department of Sustainable Development

Nathaniel Chan

January 6<sup>th</sup>, 2022



# Rezoning

Agent of Applicant: eda consultants, inc.  
 Address: 755-1100 block on the south side of NE 39<sup>th</sup> Ave  
 Current Use: Vacant  
 Current Zoning: Planned Development (PD)  
 Current Land Use: Planned Use District (PUD)  
 Property Size: 83.79 +/- acres  
 Related Petitions: PB-20-00152 LUC

	EXISTING USE(S)	ZONING DESIGNATION(S)
<b>North</b>	Immediate North: NE 39 <sup>th</sup> Ave North of NE 39 <sup>th</sup> Ave: Vacant	Automotive-Oriented Business (BA); General Office (OF)
<b>South</b>	Single-family dwellings; Vacant	Single-Family Residential (RSF-2 and RSF-4)
<b>East</b>	Single-family dwellings	Single-Family Residential (RSF-2)
<b>West</b>	Vehicle Sales (automobile dealerships)	Automotive-Oriented Business (BA); Public Services and Operations (PS)



# Legislative History

## Ordinance 960937 (1998) Rezoning

Rezoning from Single-Family Residential (RSF-4) and Conservation (CON) to Planned Development (PD)

Permitted uses (as defined in the Comprehensive Plan)

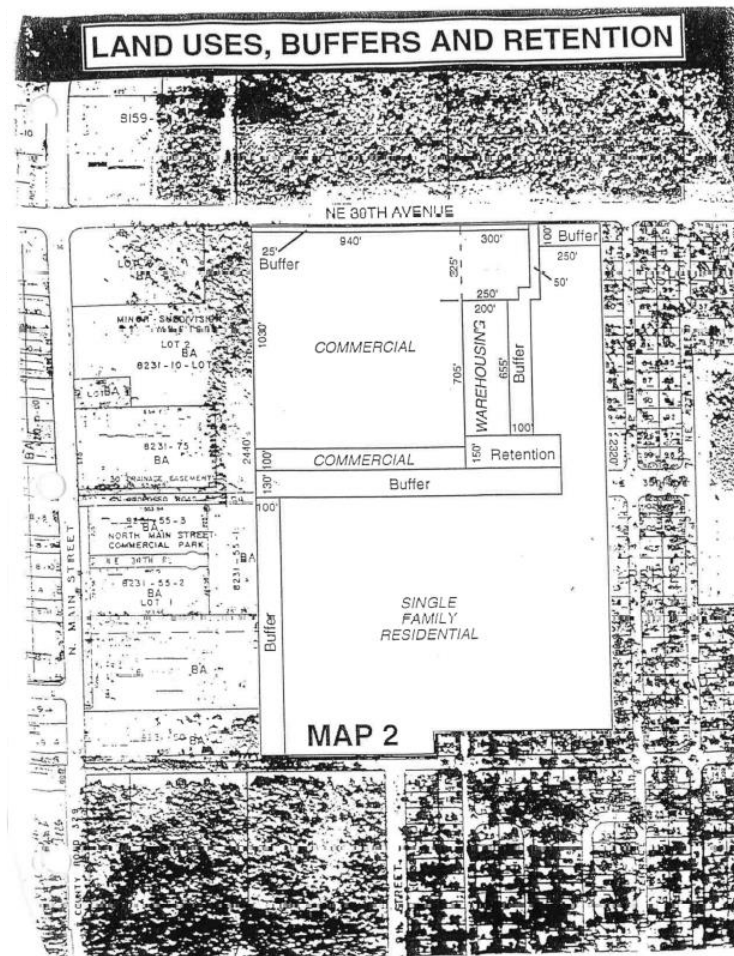
- Business-Automotive uses (BA)
- Warehousing (W, self-service storage)
- Office (OF, CP)
- Residential (RSF-4 Single-Family, up to 8 du/acre)

Residential Density

- Maximum of 8 units/acre

Other regulations:

- Signage
- Traffic Study required
- Wetlands Study and Tree Survey required
- Buffer zones





# Staff recommends **Approval** of Petition PB-20-00153 ZON NE 39<sup>th</sup> Meets Review Criteria ✓

1. Compatibility of permitted uses and allowed intensity and density with surrounding existing development
2. Character of the district and its suitability for particular uses
3. The proposed zoning districts of the property in relation to surrounding properties and other similar properties
4. Conservation of the value of buildings and encouraging the most appropriate use of land throughout the city
5. The applicable portions of any current city plans and programs such as land use, traffic ways, recreation, schools, neighborhoods, stormwater management and housing
6. The needs of the city for land areas for specific purposes to serve population and economic activities
7. Whether there have been substantial changes in the character or development of areas in or near an area under consideration for rezoning
8. The goals, objectives, and policies of the Comprehensive Plan



Date	Action
2/25/2021	Petition heard by City Plan Board
1/6/2022	Petition heard by City Commission
TBD	Second reading of petition/ordinance

**Thank You**