



Planning and Development Services


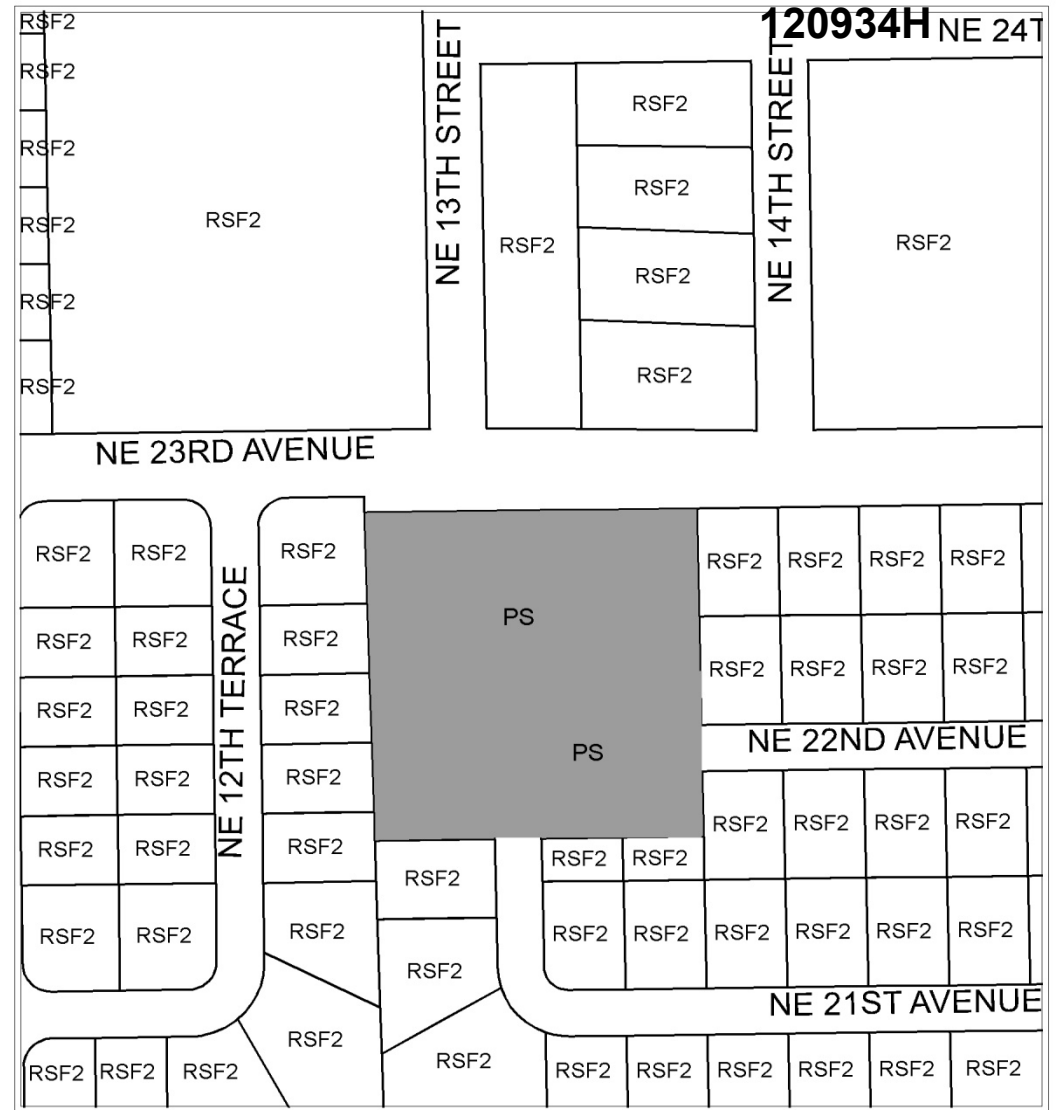
Legistar Item No. 120934
PB-13-008 ZON
Jason Simmons
May 16, 2013

City of Gainesville Zoning Districts

RSF-2 4.6 units/acre Single-Family Residential
PS Public Services and Operations


----- Division line between two zoning districts

Area
under petition
consideration

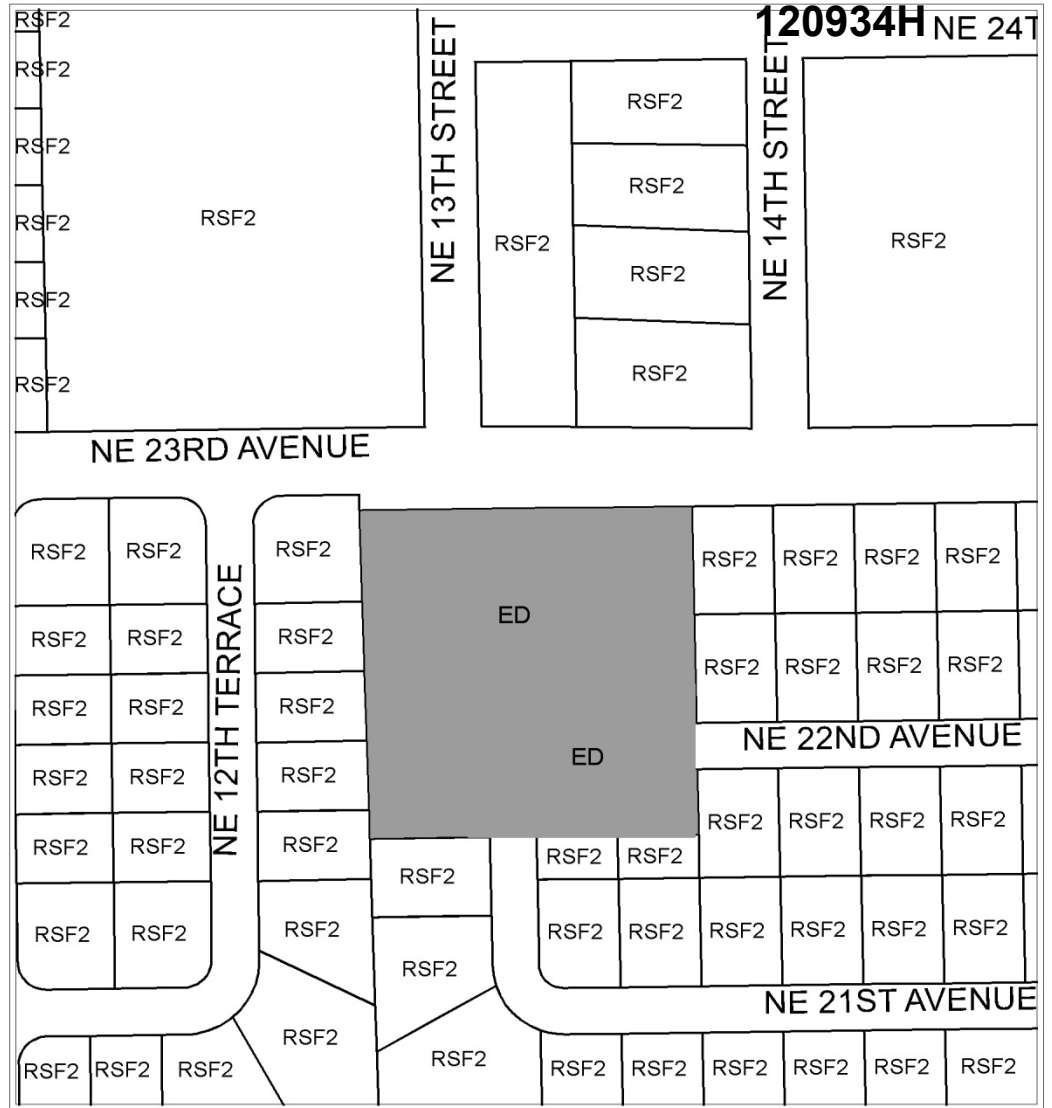
120934H NE 24T

EXISTING ZONING

	Name	Petition Request	Map(s)	Petition Number
	Eng, Denman & Associates, agent for ABC Appletree Inc	Rezone property from Public Services and Operations district (PS) to Education (ED)	3753	PB-13-0008 ZON

City of Gainesville Zoning Districts

RSF-2 4.6 units/acre Single-Family Residential
ED Educational Services



----- Division line between two zoning districts

Area under petition consideration

PROPOSED ZONING

	Name	Petition Request	Map(s)	Petition Number
<p>No Scale</p>	Eng, Denman & Associates, agent for ABC Appletree Inc	Rezone property from Public Services and Operations district (PS) to Education (ED)	3753	PB-13-008 ZON

120934H



AERIAL PHOTOGRAPH



Name	Petition Request	Map(s)	Petition Number
Eng, Denman & Associates, agent for ABC Appletree Inc	Amend the Future Land Use map from Recreation (REC) to Education (E)	3753	PB-13-0007 LUC

- Proposed charter school use is not allowed in current PS zoning district
- Property was a YMCA; charter school will have similar impacts on surrounding area
- Proposal is compatible with nearby RSF-2 zoning and the residential character of area
- RSF-2 zoning on surrounding properties allows siting of public & private schools

- ED zoning identifies and locates public educational facilities at appropriate locations throughout the community
- NE 23rd Avenue is arterial road that provides convenient access to & from site
- Zoning is consistent with Land Development Code

- Redevelopment & reuse of vacant site will improve site conditions & provide educational opportunities for the area
- TCEA Zone A is intended to promote redevelopment and infill in eastern part of the city
- RTS route 15 provides service to the site
- Zoning is consistent with Comprehensive Plan

- No major environmental issues; wetlands on far southern end of site are not near developed area or near proposed development activity
- No impact on the amount of affordable housing

- Approve Petition PB-13-008 ZON
- Approve Ordinance 120934 on First Reading
- Plan Board approved petition 6-0 on February 28, 2013.