



## Planning and Development Services

# PB-13-95 ZON

**City Commission**  
**May 1, 2014**

**Prepared by Dean Mimms, AICP**

## **PB-12-95 ZON**

**Rezoning of property in East Gainesville  
area**

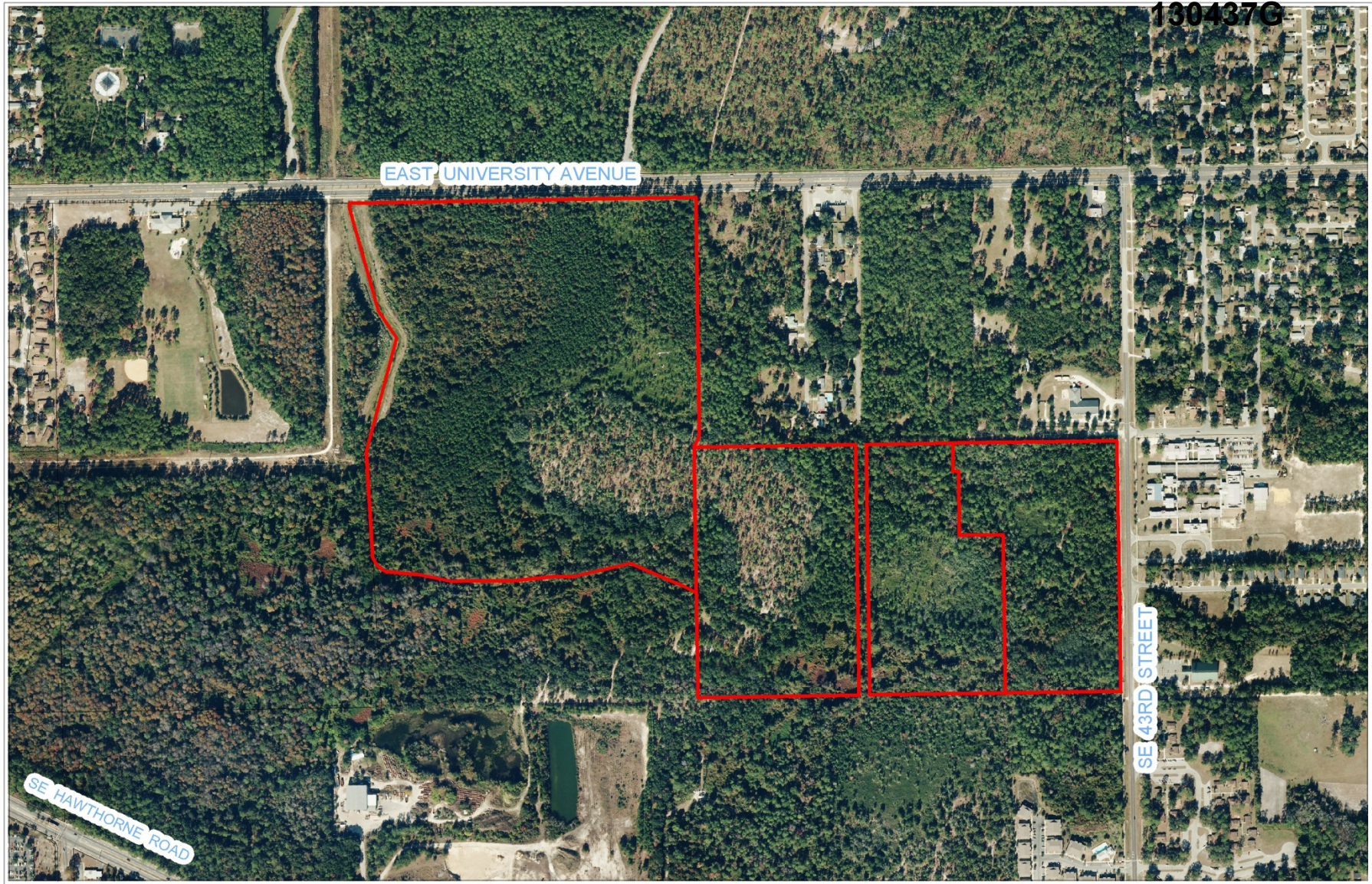
**(Related to Large-scale Land Use Amendment  
PB-13-94 LUC)**

# Proposals for 134-ac property


	Existing	Proposed
Zoning	Alachua Co. R-1B (Single Fam. Res.: 4-8 du/ac); R-2 (Multiple Fam. Res.: 4-8 du/ac)	<b>RMF-5</b>  (12 units/ac single- family/multiple family residential district)



130437G



AERIAL PHOTOGRAPH

 No Scale	Name	Petition Request	Petition Number
	City Plan Board, applicant	Rezone from Alachua County Single family, medium density (R-1b) district and Multiple family, medium density (R-2) district to City of Gainesville RMF-5 (12 units/acre single family/multiple family residential district).	PB-13-95 ZON



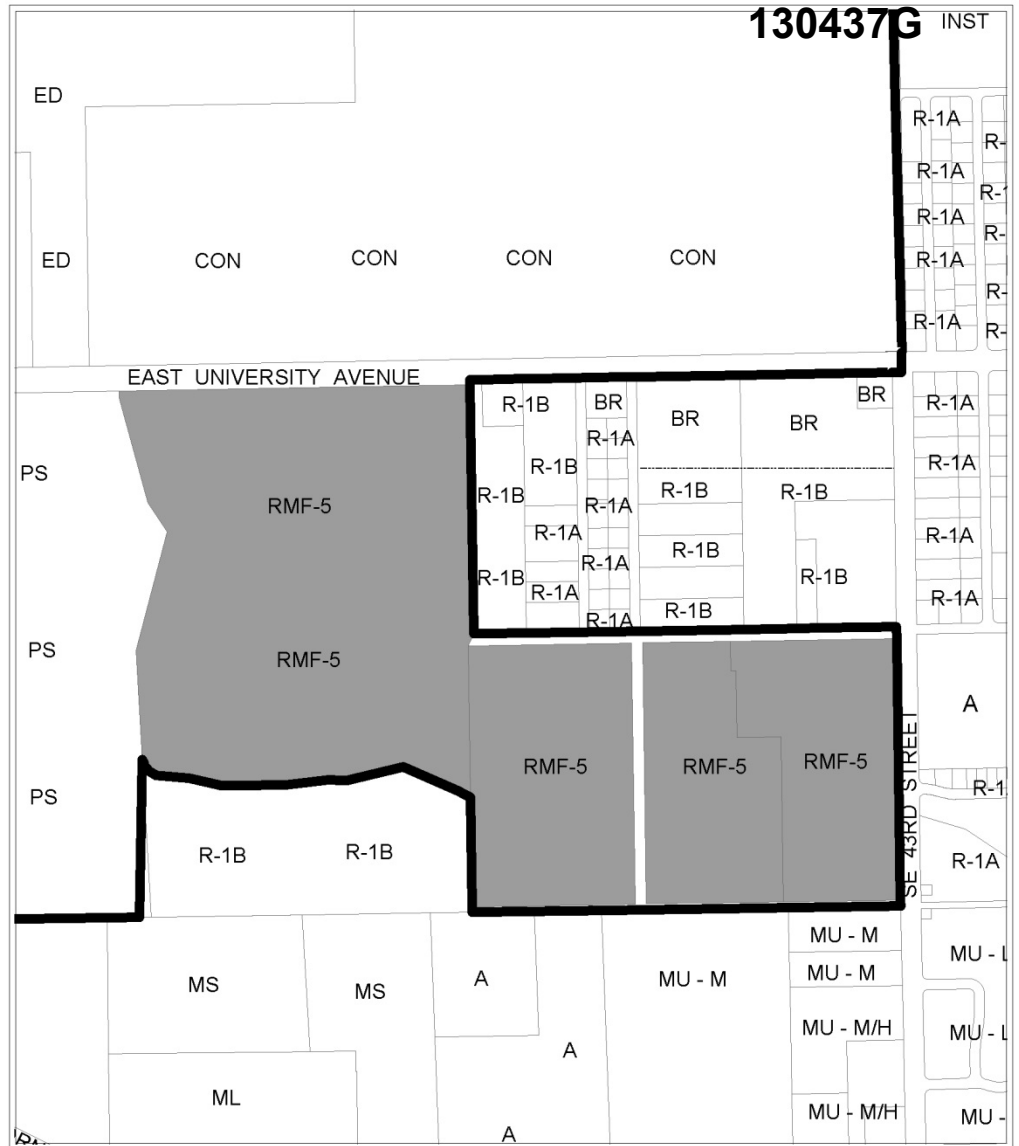
## City of Gainesville Zoning Districts

- CON Conservation
- PS Public services and operations
- ED Educational services
- RMF-5 12 units/acre Single-family/multiple family residential

## Alachua County Zoning Districts

- A Agricultural
- R-1A Single Family Residential (1-4 DU/acre)
- R-1B Single Family Residential (4-8 DU/acre)
- R-2 Multiple-Family Residential (4-8 DU/acre)
- INST Institutional
- MU-L Mixed Use Low Density Res (1-4 DU/acre)
- MU-M Mixed Use Medium Density Res (EAC, 4-8 DU/acre)
- MU-M/H Mixed Use Medium-High Density Res (8-14 DU/acre)
- BR Business, Retail Sales/Service
- MS Manufacturing/Services
- ML Light Industrial


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Area under petition consideration

--- Division line between two zoning districts  
 — City Limits

## PROPOSED ZONING

 No Scale	Name	Petition Request	Petition Number
	City Plan Board, applicant	Rezone property from Alachua County single family, medium density (R-1b) district and Multiple family, medium density (R-2) district to City of Gainesville RMF-5 (12 units/acre single family/multiple family residential district)	PB-13-95 ZON

- **134-ac, undeveloped wooded property in east Gainesville (and w/in Plan East Gainesville area)**
- **Property was voluntarily annexed in 2012**

# Key Issues

- **Annexed property requires City zoning**
- **Proposed RMF-5 zoning consistent w/Comp Plan and will implement RL land use**
- **Extensive areas w/regulated natural resources; majority of property has strategic ecosystem designation**
- **RMF-5 may help meet future housing needs in east Gainesville, is supportive of economic development in east Gainesville**
- **Located w/in Plan East Gainesville area**



- **Proposed RMF-5 zoning may facilitate future residential development of property**
- **Increase in maximum density of up to 4 units per acre**
- **City RMF-5 and County R-2 (but not County R-1b) zoning allow attached units**
- **RMF-5 compatible w/adjacent properties & surrounding area**
- **No major transportation issues**

## Conformance w/Land Development Code

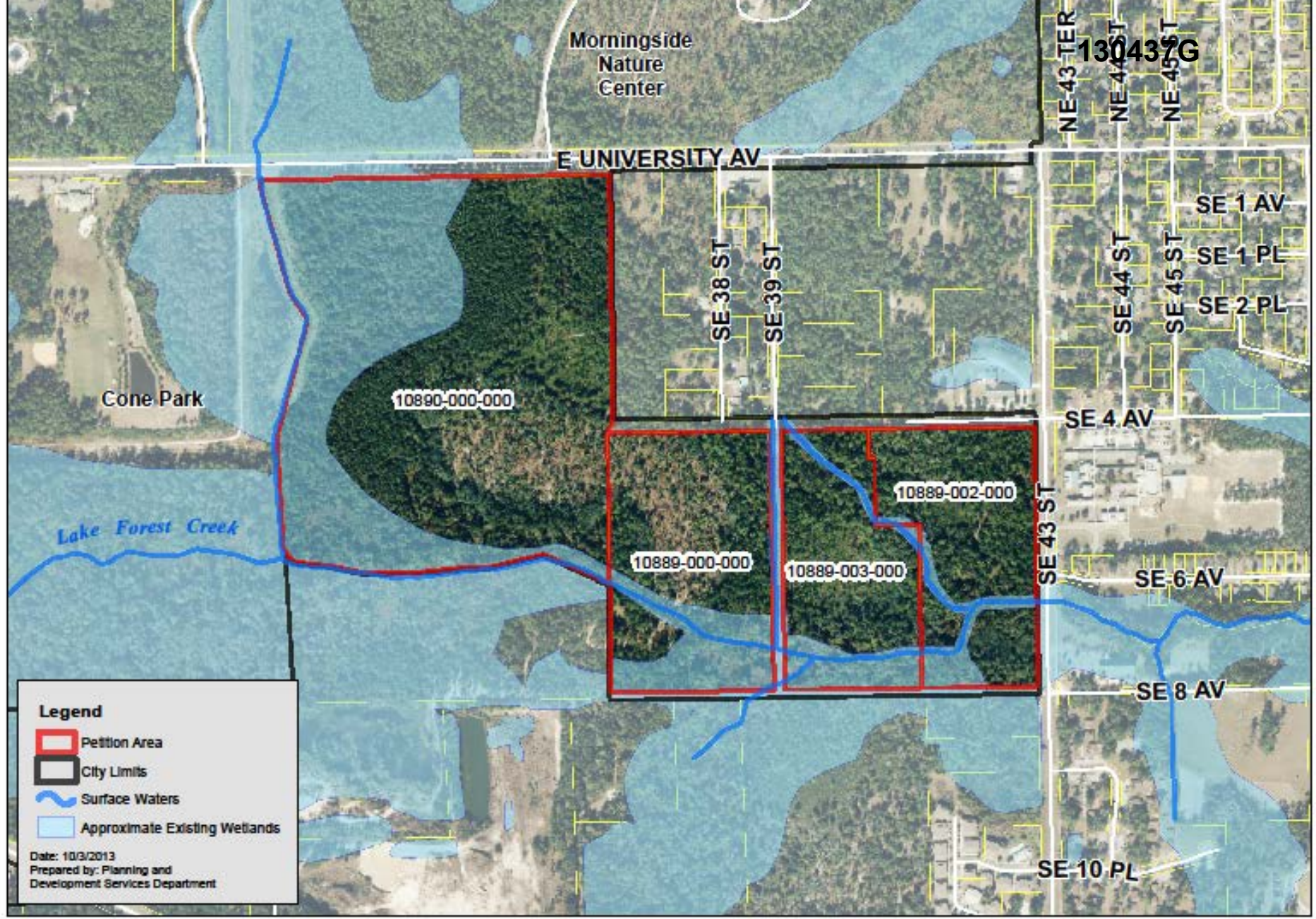
- RMF-5 will implement RL
- Any proposed development must meet LDC requirements. Due to the sensitive environmental areas on the property, development must comply w/Div. 4 – Regulated Natural & Archaeological Resources, and Subdivision III – Surface Waters and Wetlands
- RMF-5 allows detached, duplex, triplex, quadraplex, and up to 6 attached townhouses or rowhouses by right

# Environmental Review

**Environmental resources regulated under the land development code are present on the petition parcels**

- **Creeks & Wetlands**
- **Significant Natural Communities**
- **Listed Species Habitat**
- **Strategic Ecosystem**





**Legend**

- Petition Area
- City Limits
- ~ Surface Waters
- Approximate Existing Wetlands

Date: 10/3/2013  
 Prepared by: Planning and Development Services Department



**Exhibit 1 - Wetlands & Creeks**

**Petition Request**

—Amend FLUM from Alachua County Medium Density Residential (4-8 du/ac) to City of Gainesville Residential Low-Density (up to 12 units per acre)  
 —Rezone property from Alachua County R-1b and R-2 districts to City of Gainesville RMF-5 district

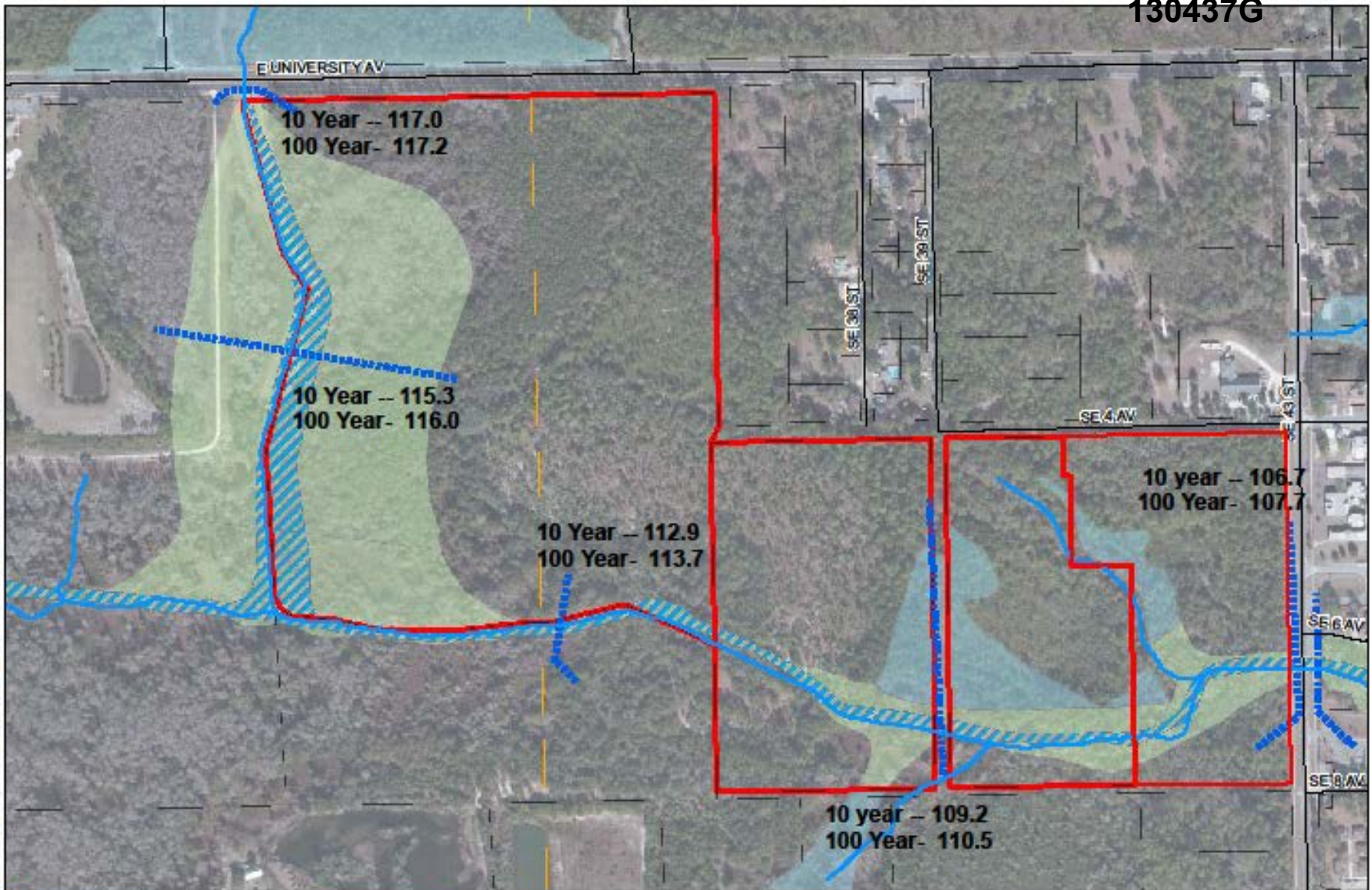
**Petition Number**

PB-13-94 LUC  
 PB-13-76 ZON





This map is for informational purposes only. Do not rely on this map for accuracy of dimensions, size, or location. The City of Gainesville does not assume responsibility to update this information or for any error or omission on this map.



10 Year -- 117.0  
100 Year- 117.2

10 Year -- 115.3  
100 Year- 116.0

10 Year -- 112.9  
100 Year- 113.7

10 year -- 106.7  
100 Year- 107.7

10 year -- 109.2  
100 Year- 110.5

	Subject Parcels		A
	10 Year Flood Line		AE
			AO
			X
			X500

N  
▲  
1 inch = 500 feet

BFE elevation data , NAVD 1988,  
from FEMA FIS June 2006  
Aerial Image shown from 2011

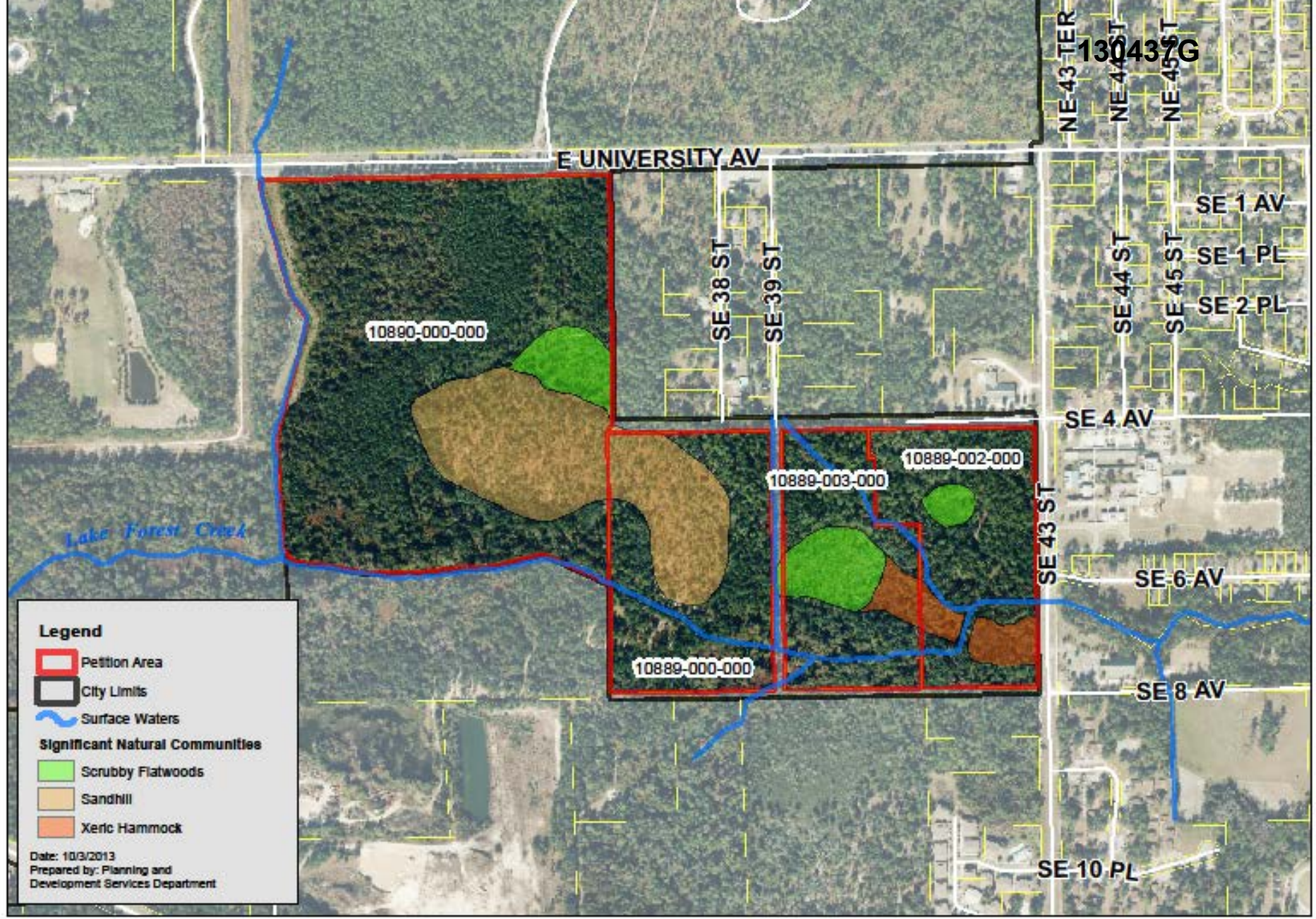




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**Legend**

- Petition Area
- City Limits
- ~ Surface Waters

**Significant Natural Communities**

- Scrubby Flatwoods
- Sandhill
- Xeric Hammock

Date: 10/3/2013  
 Prepared by: Planning and Development Services Department



**Exhibit 2 - Significant Natural Communities**

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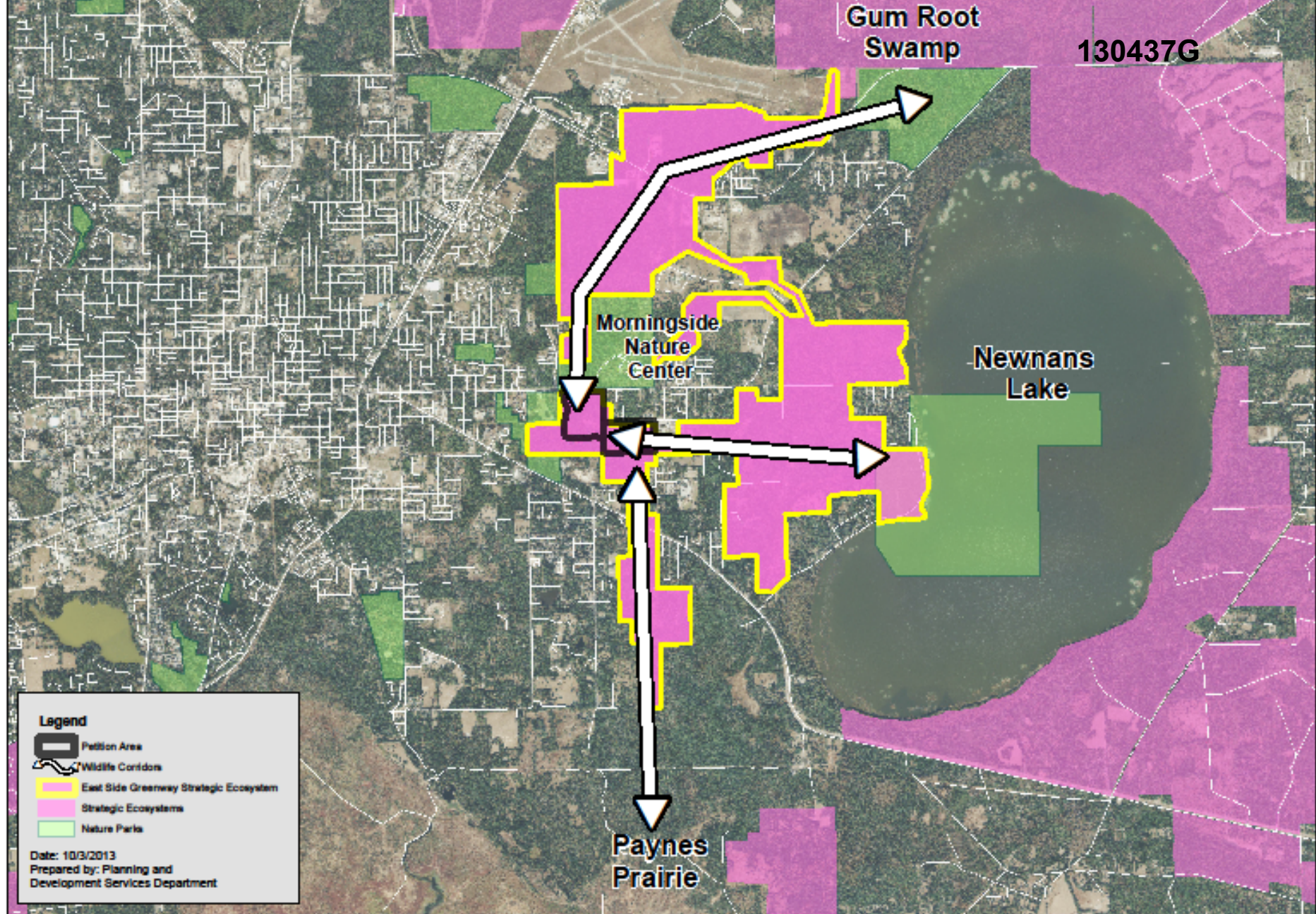




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Gum Root  
Swamp

130437G

Morningside  
Nature  
Center

Newnans  
Lake

Paynes  
Prairie

**Legend**

- Petition Area
- Wildlife Corridors
- East Side Greenway Strategic Ecosystem
- Strategic Ecosystems
- Nature Parks

Date: 10/3/2013  
Prepared by: Planning and  
Development Services Department



**Exhibit 4 -  
East Side Greenway  
& Wildlife Corridors**

**Petition Request**

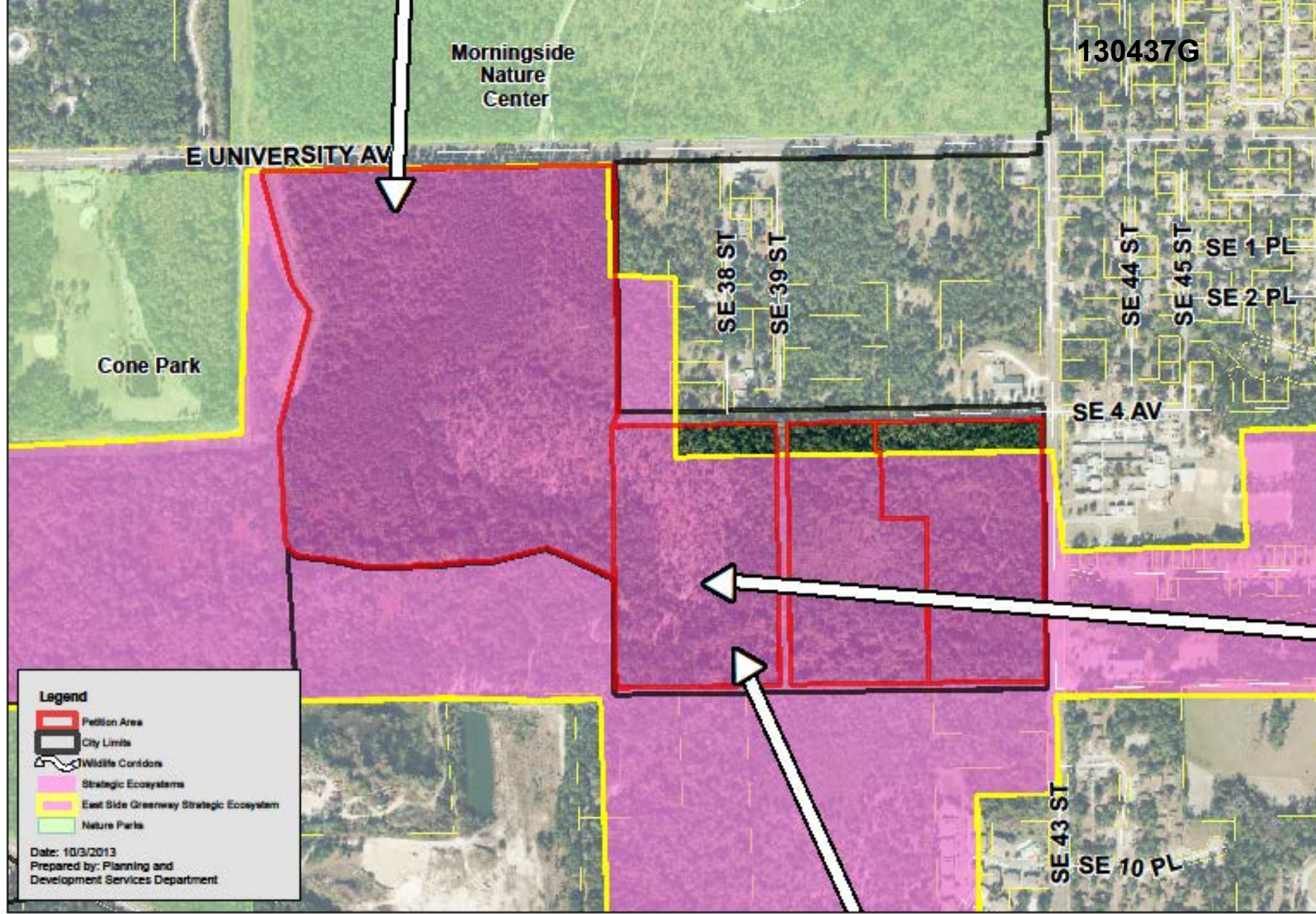
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**Petition Number**

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Morningside  
Nature  
Center

E UNIVERSITY AV

Cone Park

SE 38 ST

SE 39 ST

SE 44 ST

SE 45 ST

SE 1 PL

SE 2 PL

SE 4 AV

SE 43 ST

SE 10 PL

**Legend**

- Petition Area
- City Limits
- Wildlife Corridors
- Strategic Ecosystems
- East Side Greenway Strategic Ecosystem
- Nature Parks

Date: 10/3/2013  
Prepared by: Planning and  
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**Exhibit 5 -  
Strategic Ecosystem  
on Petition Area**

**Petition Request**

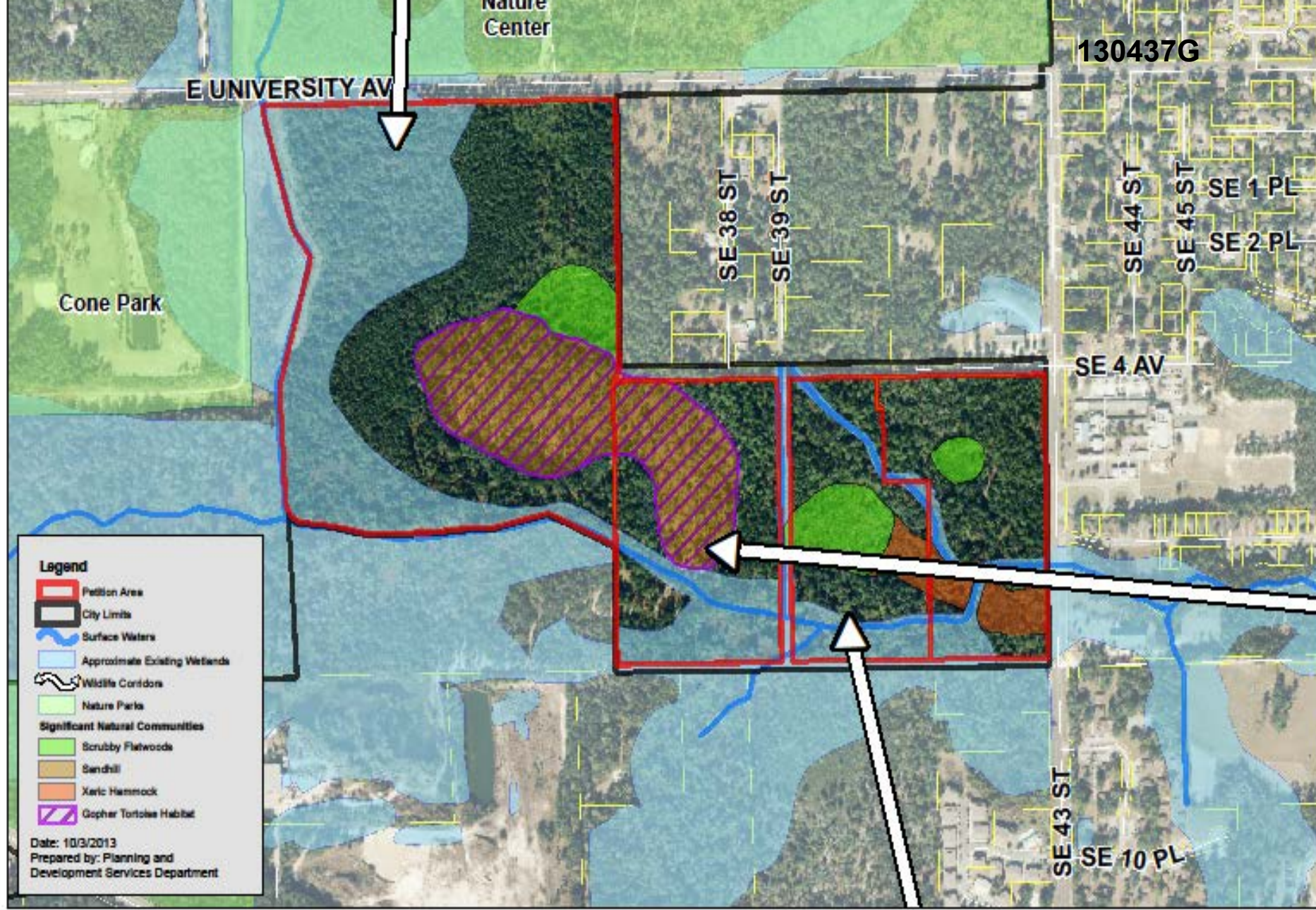
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**Petition Number**

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**Exhibit 6 - Overall Environmental Resources**

**Petition Request**

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 --Rezone property from Alachua County R-1b and R-2 districts to City of Gainesville RMF-5 district

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# Environmental Summary

## 30-300 LDC – Surface Waters/Wetlands

- Avoidance & Minimization
- Creek and Wetland Buffers
- Mitigation for Unavoidable Impacts

## 30-310 LDC – Natural & Archaeological Resources

- Resources Assessment
- Conservation Management Area & Management Plan
- Set-aside of up to 50% of uplands for resource protection at the development plan stage



**The proposed zoning change to RMF-5 is consistent with the Comprehensive Plan and meets all applicable requirements for approval**

## City Plan Board to City Commission

Approve Petition PB-13-95 ZON

(Plan Board voted 6-0)

## Staff to City Commission

Approve Petition and Ordinance