

Ordinance No. 190087

Sterling Place
Rezoning
Petition PB-19-48 ZON

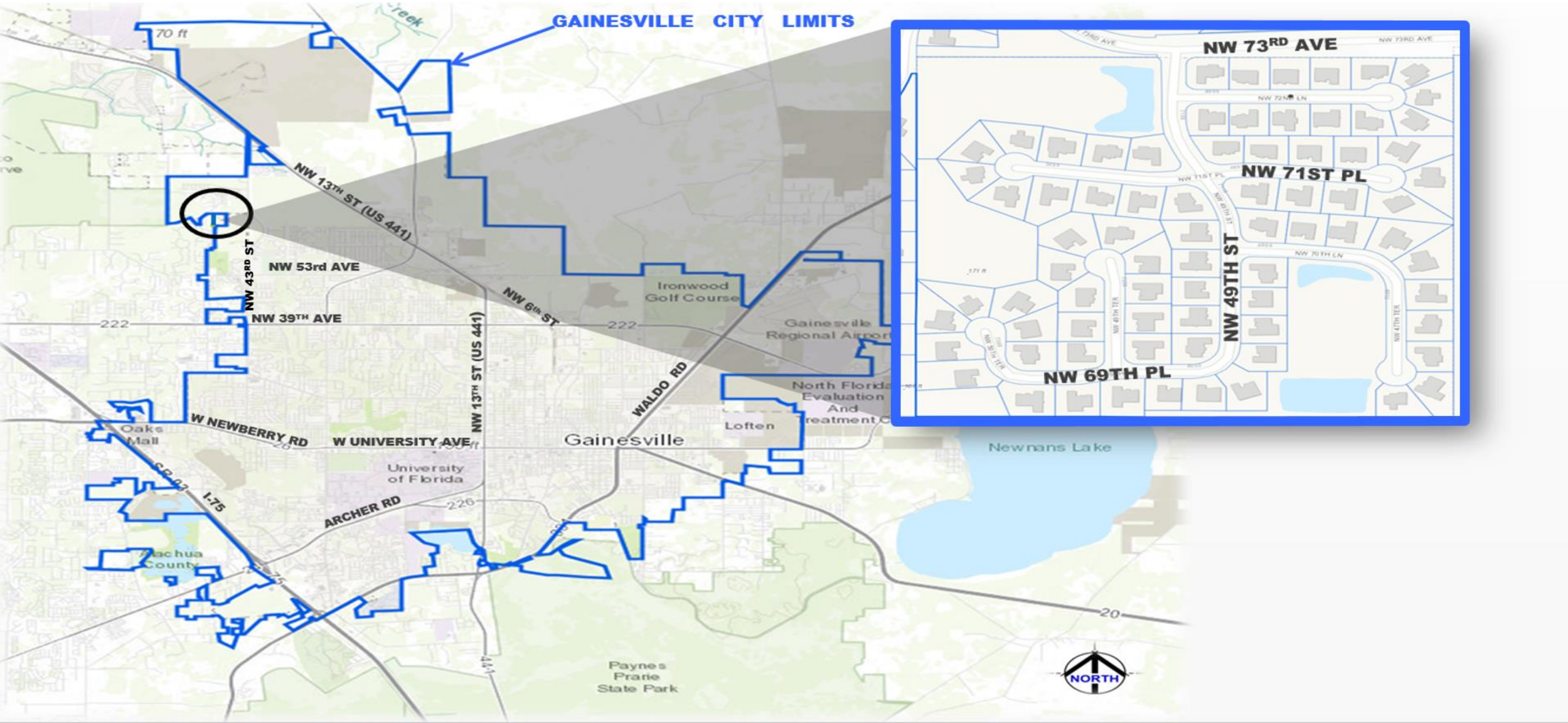
Bedez E. Massey, Planner



City-Initiated Request

Rezone property (i.e., Sterling Place subdivision) consisting of ± 38.95 acres from Alachua County Single-family, Low Density (R-1a): 1-4 dwelling units per acre to City of Gainesville Single-Family Residential (RSF-1): maximum 3.5 dwelling units per acre.

Property Location



Current Zoning District



Alachua County

Single-family, Low Density (R-1a): 1-4 dwelling units per acre

Proposed Zoning District



City of Gainesville

Single-Family Residential (RSF-1): maximum 3.5 dwelling units per acre

Review Criteria:

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

City of Gainesville

Corresponding Future Land Use Categories and Zoning Districts

Section 30-4.2. Correspondence with Future Land Use Categories.

The following table establishes the zoning districts allowable within the future land use categories from the Comprehensive Plan.

Future Land Use Category	Zoning Districts	Special Districts
Single-Family (SF)	U1, RSF-1 to 4, RSF-R	PD, CON, PS
Residential Low-Density (RL)	U2, RSF-4, RMF-5, MH, RC	PD, CON, PS
Residential Medium-Density (RM)	RMF-6 to 8	PD, CON, PS
Residential High-Density (RH)	N/A	PD, CON, PS
Mixed-Use Residential (MUR)	U5	PD, CON, PS
Mixed-Use Office/Residential (MOR)	U4, U3	PD, CON, PS
Mixed-Use Low-Intensity (MUL)	MU-1	PD, CON, PS
Mixed-Use Medium-Intensity (MUM)	MU-2, CP	PD, CON, PS
Urban Mixed-Use (UMU)	U6, U7, U8	PD, CON, PS
Urban Mixed-Use High-Intensity (UMUH)	U9	PD, CON, PS
Urban Core (UC)	DT	PD, CON, PS
Office (O)	OR, OF, CP	PD, CON, PS, MD
Commercial (C)	W, BA, BT, BUS, BI	PD, CON, PS
Business Industrial (BI)	BI, CP	PD, CON, PS
Industrial (IND)	W, I-1, I-2, BI	PD, CON, PS
Education (E)	N/A	PD, CON, PS, ED
Recreation (REC)	N/A	PD, CON, PS
Conservation (CON)	N/A	PD, CON, PS
Agriculture (AGR)	N/A	PD, CON, PS, AGR
Public and Institutional Facilities (PF)	N/A	PD, CON, PS, AF
Planned Use District (PUD)	N/A	PD

Source: Article IV, City of Gainesville Land Development Code

Alachua County R-1a Zoning District

Permitted Use	Limited Use	Special Exception	Special Use	Accessory Use
Resource-based recreation	Agricultural Uses	Farmworker housing	Gov't buildings and facilities (L)	Poultry or livestock raising
Dock	Community garden	Adult or child care center	Cemetery (L)	Mobile farmers market
Public Park or Historic Site	Community Res. Home (small)	Major utilities	Homeless shelter (principal use)	Accessory living unit
Single-family detached dwelling	Family child care home		Soup kitchen (principal use)	Security quarters
Single-family attached dwelling	Civic organizations & places of worship		Personal wireless service facility (L)	Mobile Home
Educational Facilities (public and private)	Museum		Package treatment plant	Homeless shelter
	Minor utilities			Soup kitchen
	Golf course			Amateur radio tower
	Bed and breakfast			Home-based business (general)
	Spray irrigation			Parking of trucks, recreational vehicles and trailers

Source: Article 3, Alachua County Unified Land Development Code

City of Gainesville RSF-1 Zoning District

Allowed By Right	Special Use Permit Approval
Adult day care homes	Bed and breakfast establishments
Community residential homes (up to 6 attached units)	Places of religious assembly
Family child care homes	Schools (elementary, middle and high)
Public Parks	
Single-family dwellings	

Source: Article IV, City of Gainesville Land Development Code

Legislative History



- **State Land Planning Agency;**
- **Water Management District;**
- **Dept. of Environmental Protection;**
- **Department of State;**
- **Department of Transportation (FDOT);**
- **Department of Education**
- **Alachua County, FL; etc.**

- **State Land Planning Agency; and**
- **other agencies with comments**

Rezoning

Recommendation

The City Commission approve Petition PB-19-48 ZON with the adoption of Ordinance No. 190087 based on a finding of compliance with all applicable review criteria.



NW 49th Street Entrance to Sterling Place



View of Sterling Place on NW 73rd Avenue Looking East



View of Sterling Place on NW 73rd Avenue Looking West