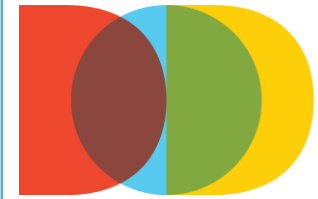


# Moore Property

Rezoning

Petition PB-19-86 ZON

Bedez E. Massey, Planner

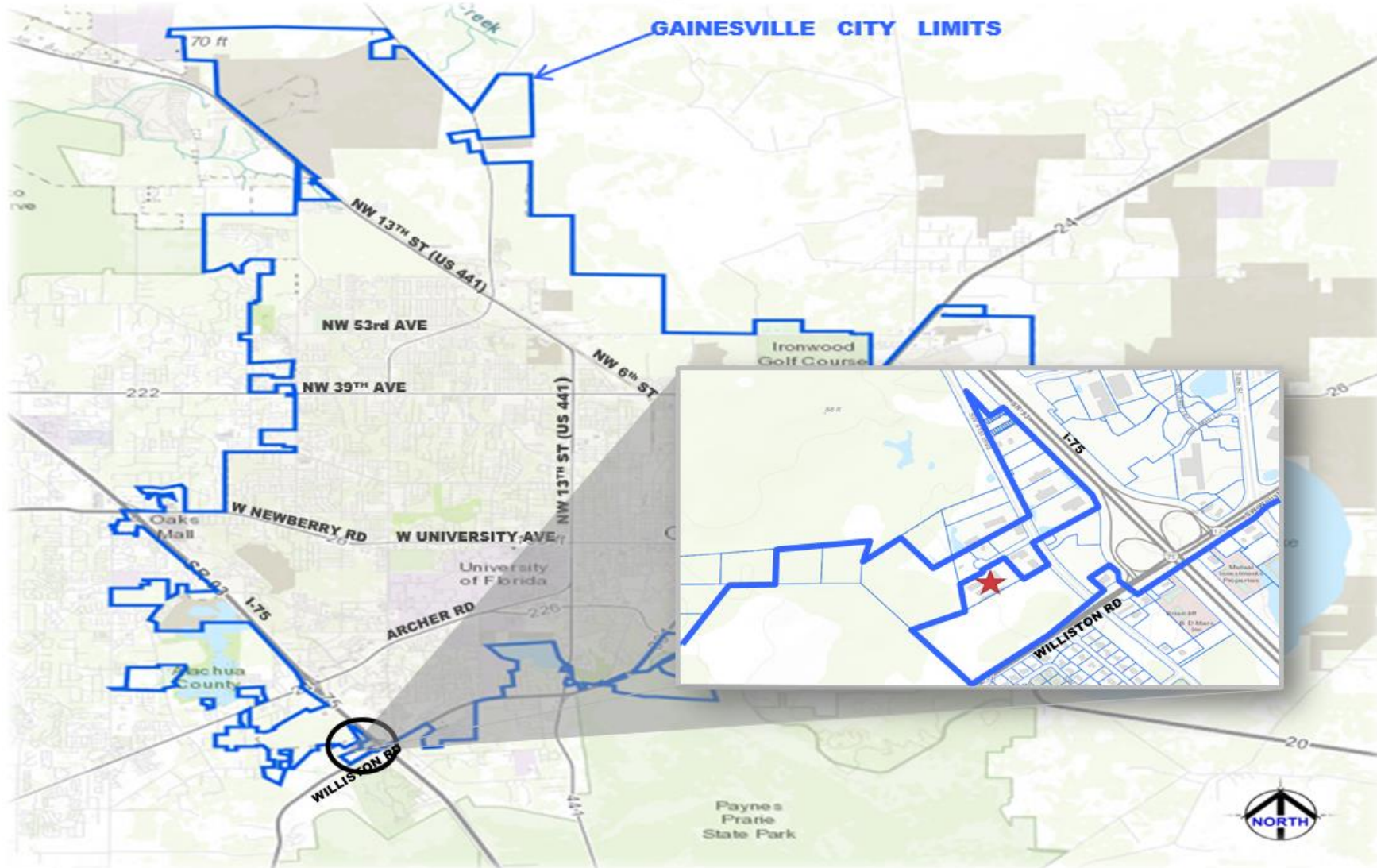


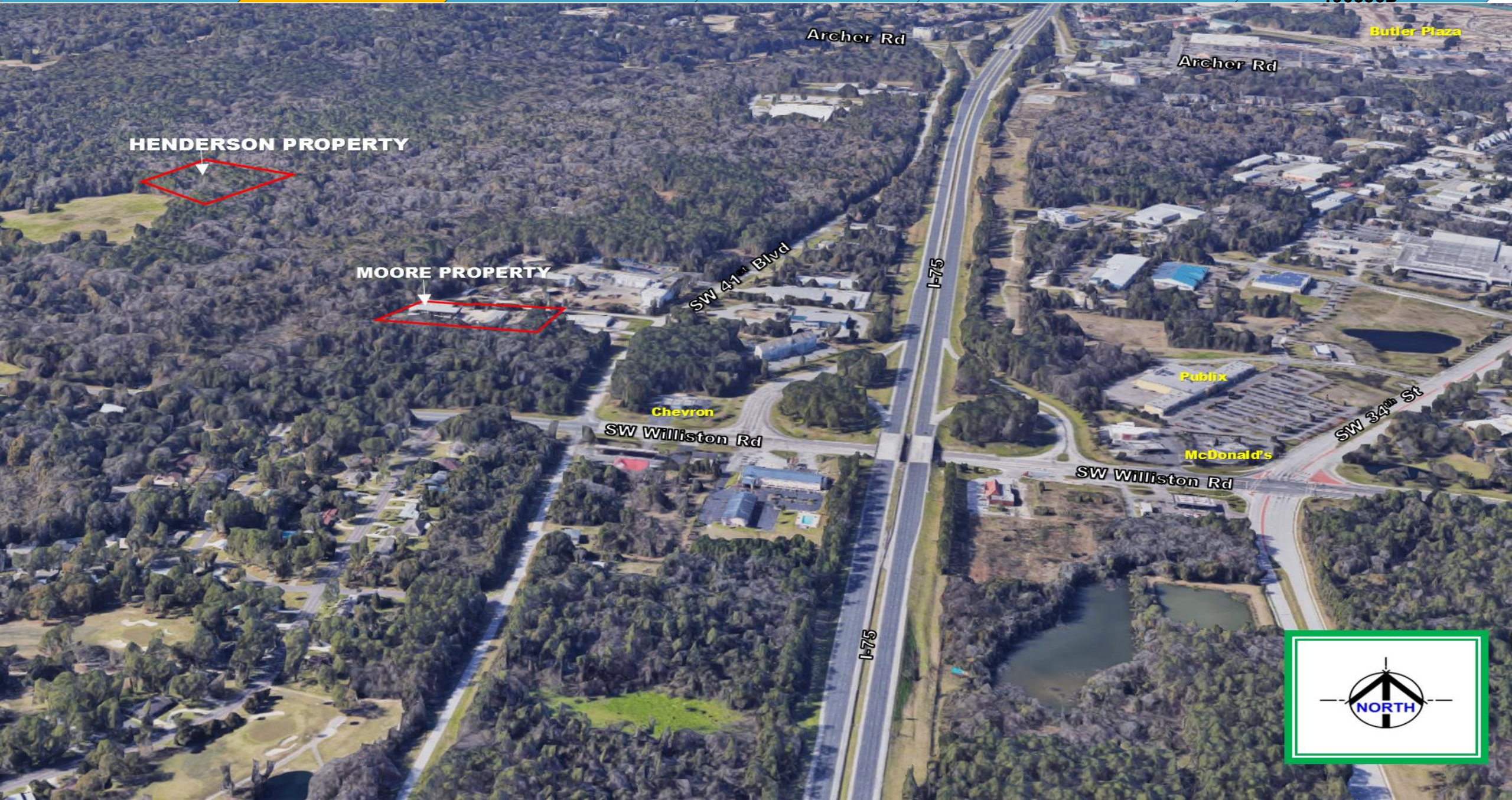
DEPT  
OF  
DOING

# City-Initiated Request

Rezone ± 3.85 acres (i.e., Moore Property)  
from Alachua County Industrial Services  
and Manufacturing (MS) to City of  
Gainesville General Industrial (I-2).

# Property Location





HENDERSON PROPERTY

MOORE PROPERTY

Archer Rd

Archer Rd

Butler Plaza

SW 41<sup>st</sup> Blvd

I-75

Chevron

SW Williston Rd

Publix

McDonald's

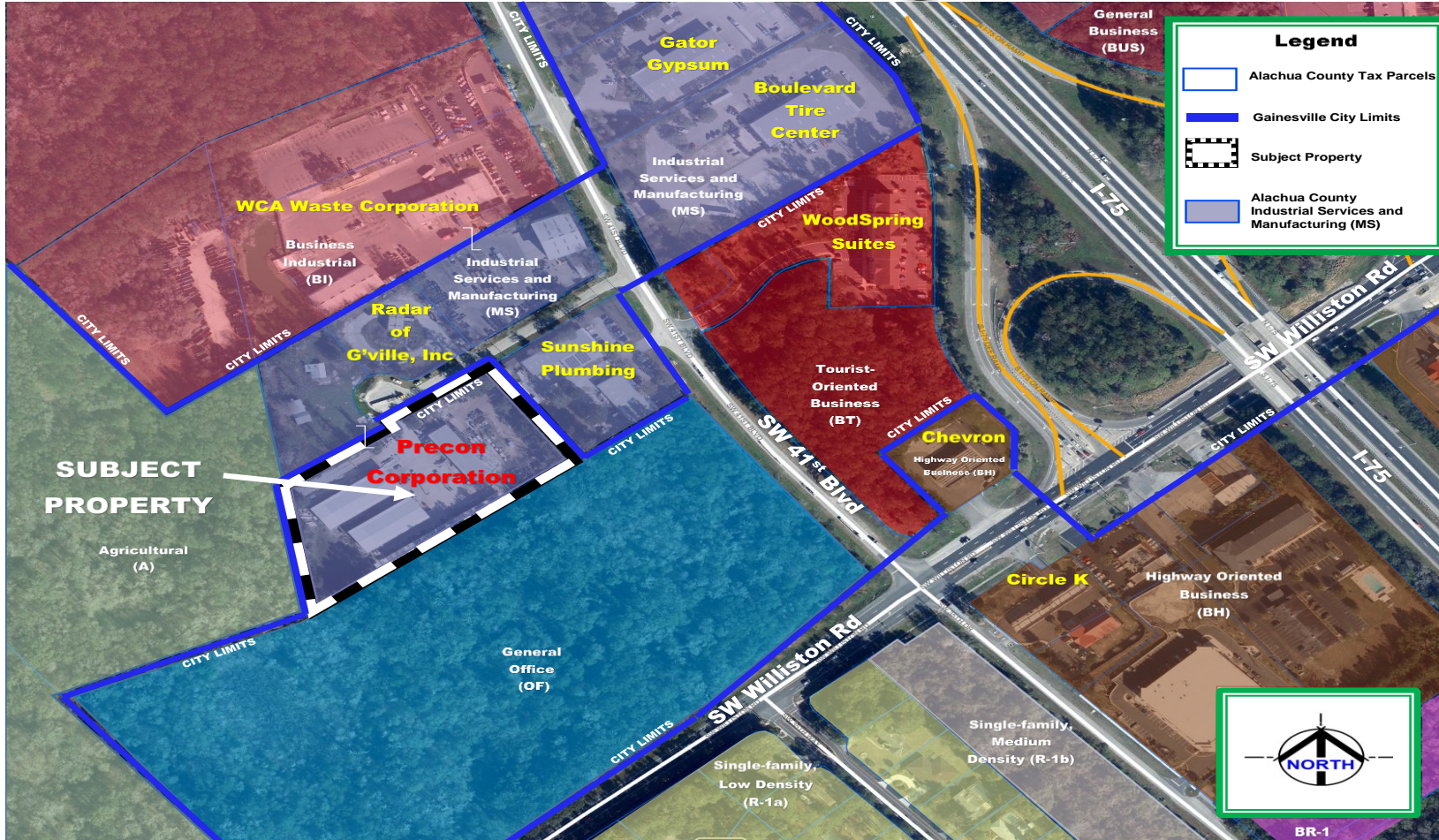
SW Williston Rd

SW 34<sup>th</sup> St

I-75

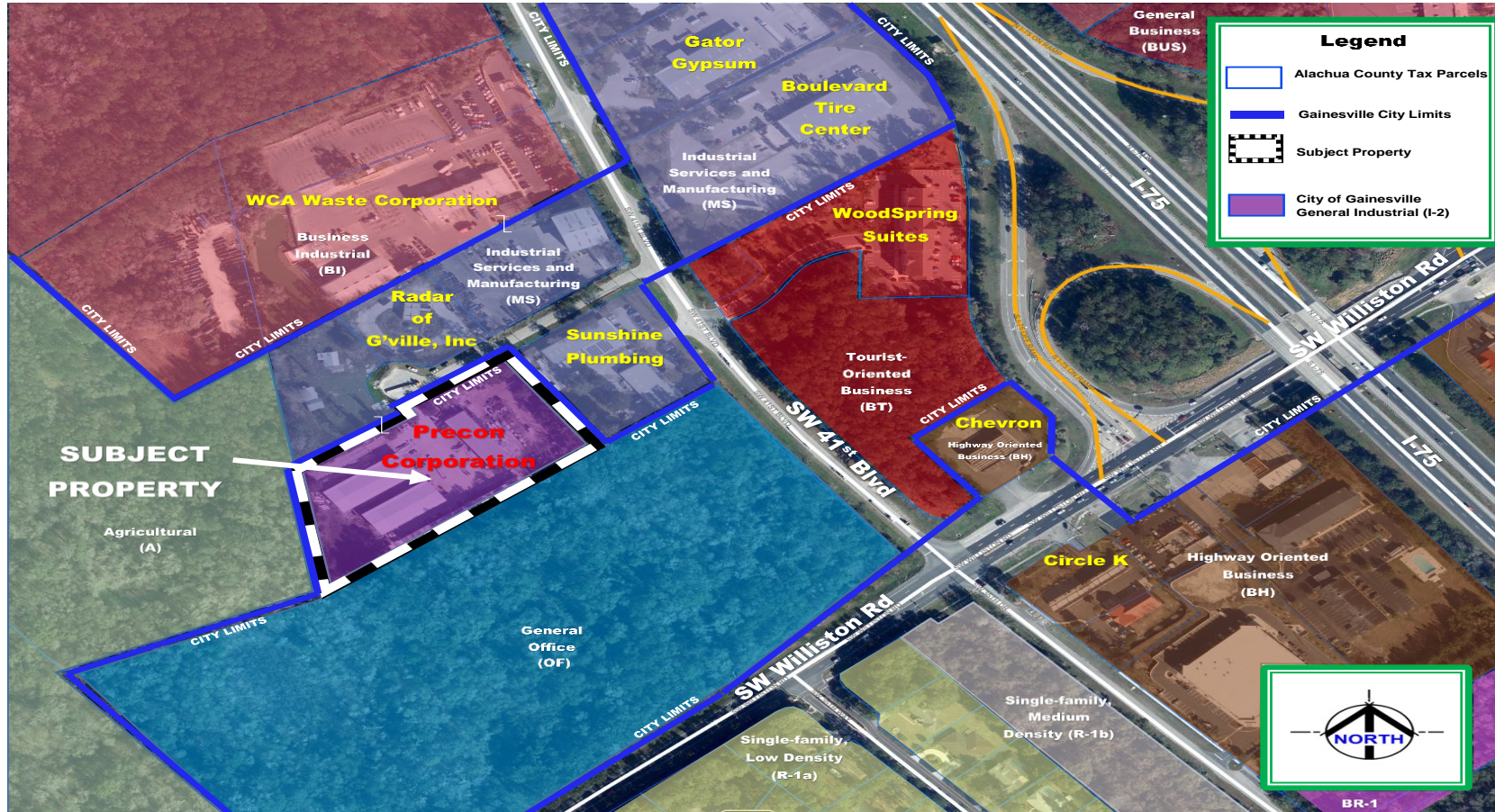


# Current Zoning District



Alachua County  
Industrial Services and Manufacturing (MS)

# Proposed Zoning District



City of Gainesville  
General Industrial (I-2)

# 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 **MS** Zoning District

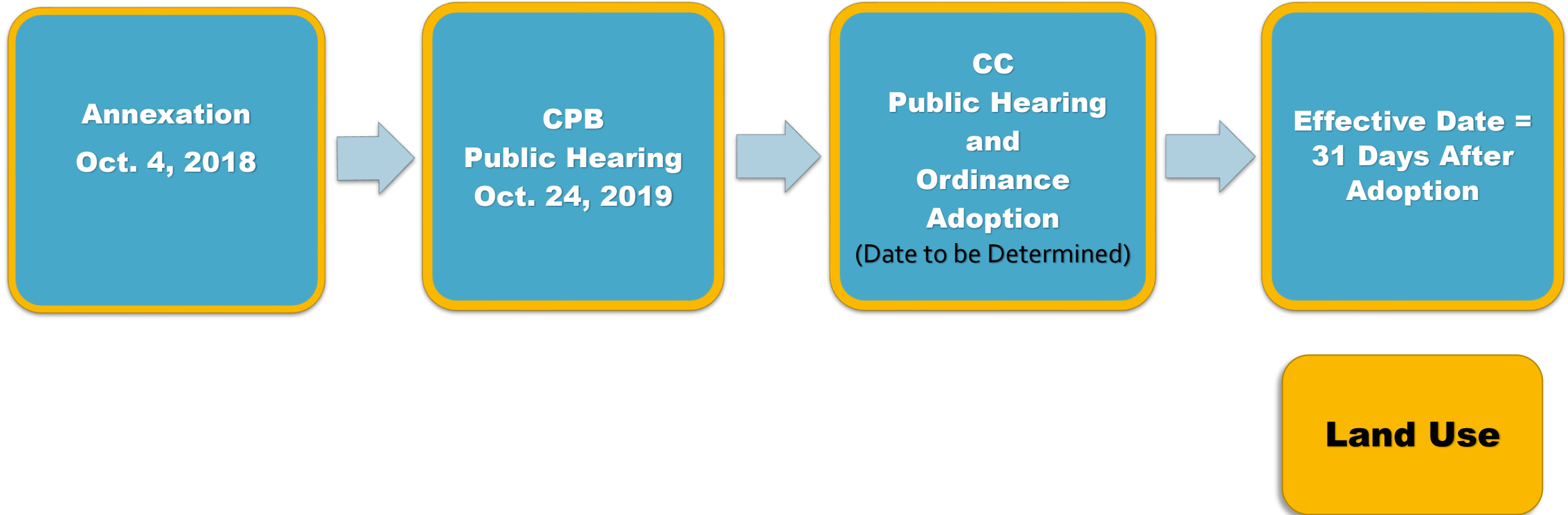
Permitted Use	Limited Use	Special Exception	Special Use	Accessory Use
Farm machinery and lawn and garden equipment repair	Agricultural uses	Farmworker housing	Gov't buildings and facilities	Mobile farmers market
Resource-based recreation, as listed	Agriculture Processing, offsite	Commercial animal boarding or training facility	Cemetery	Security quarters
Public Park or Historic Site	Community Garden	Bus or train station	Homeless shelter (principal use)	Amateur radio tower
Civic organizations and places of worship	Adult or child care center	Airport	Soup kitchen (principal use)	Restaurant
Medical clinic or lab	Government buildings and facilities	Helicopter landing pad	Personal wireless service facility	Restaurant w/drive-through
Educational facilities, public and private, (pre-K-12)	Museum	Major utilities, as listed	Package Treatment Plant	Incidental food and beverage sales
Educational facility vocational, business or technical school; college or university	Dock	Broadcasting or communications tower		Homeless shelter
Vehicle Repair	Cemetery	Storage yard		Soup kitchen
Vehicle sales and service	Veterinary clinic or hospital	Asphalt or concrete batching plant		Outdoor storage
Vehicle and trailer rental	Personal wireless service facility	Waste-related service, except as listed		Outdoor display
Business and professional services, as listed	Self-service storage facilities	Junk, salvage or recycles metal yard		
Radio or television station, excluding towers	Mobile food sales	Materials Recovery, Recycling and Composting		
Wholesaling, Warehousing, Storage and distribution, as listed	Indoor sports training facility	Storage, transfer or treatment of hazardous waste		
Building supply and lumber sales	Neighborhood convenience center	Materials Recovery, Recycling and Composting		
Manufactured and mobile home sales	Storage yard	Storage, transfer or treatment of hazardous waste		
Light Industrial, as listed	Solid Waste Transfer Station			
Research, development or experimental lab	Spray irrigation			
Heavy machinery and equipment sales and repair	Public Fairground			
Cab company or limousine service				
Heavy Industrial				

# City of Gainesville **I-2** Zoning District

Permitted By Right	Permitted by Right (Cont'd)	190536D Special Use Permit
Alcoholic beverage establishments	Truck or bus terminal/maintenance facilities	Gasoline/alternative fuel stations
Business services	Vehicle repair	Go-cart raceway and rentals (indoor and outdoor)
Car wash facilities	Vehicle sales (with outdoor display)	Medical marijuana dispensing
Drive-through facility	Vehicle services	Retail sales (not elsewhere classified)
Emergency shelters	Veterinary services	Social service facility
Equipment sales, rental and leasing, heavy	Warehouse/distribution facilities	
Equipment sales, rental and leasing, light	Waste management facilities	
Food truck	Wholesale trade	
Fuel dealers	Wireless communication facilities	
Industrial		
Junkyard/Salvage Yard		
Laboratories, medical and dental		
Light assembly, fabrication, and processing		
Microbrewery, Microwinery, Microdistillery		
Mini-warehouses, self-storage		
Offices		
Outdoor storage, principal use		<b>Accessory</b>
Personal services		Ice manufacturing/vending machines
Public maintenance and storage facilities		
Public parks		
Recreation, indoor/outdoor		
Recycling centers		
Research, development and testing facilities		
Restaurants		
Schools, professional		
Schools, vocational and trade		
Sexually-oriented cabarets		
Sexually-oriented motion picture theaters		
Sexually-oriented retail store		
Solar generation station		



# Legislative History



# Staff Recommendation

Staff recommends approval of Petition PB-19-86 ZON based on a finding of compliance with all applicable review criteria.

# Motion

I move to recommend approval of Petition PB-19-86 ZON based on a finding of compliance with all applicable review criteria.


What's going on?  
 Amend City of Gainesville Future Land Use Map from Alachua County Heavy Industrial to City of Gainesville Industrial (IND).  
 Generally located at 5200 SW 41st Boulevard, west of Interstate 75 and north of SW Williston Road.

Project ID  
**PB-19-85LUC**

MOORE Property Small-scale Comprehensive Plan Amendment  
 Meeting Date/Time  
**City Plan Board Meeting**  
**October 24, 2019, 6:30 PM**  
 City Hall Auditorium  
 200 East University Avenue

**PUBLIC MEETING**

Want to learn more?  
 352-334-5050 | cogplanning@cityofgainesville.org



Gainesville.  
 Citizen centered  
 People empowered


What's going on?  
 Rezone property from Alachua County Industrial Services and Manufacturing (MS) to City of Gainesville General Industrial (I-2).  
 Generally located at 5200 SW 41st Boulevard, west of Interstate 75 and north of SW Williston Road.

Project ID  
**PB-19-86ZON**

MOORE Property Rezoning  
 Meeting Date/Time  
**City Plan Board Meeting**  
**October 24, 2019, 6:30 PM**  
 City Hall Auditorium  
 200 East University Avenue

**PUBLIC MEETING**

Want to learn more?  
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 Citizen centered  
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**Public Notice Signs**



**Gated Entrance Looking West**



**View of Subject Property Looking Southwest**



**View of Subject Property Looking West**





**View of Subject Property Looking Southwest**



**View of Subject Property Looking South**



**View of Subject Property Looking East**



**North of Subject Property Looking West**



**North of Subject Property Looking East**