

LEGISLATIVE #

110130H



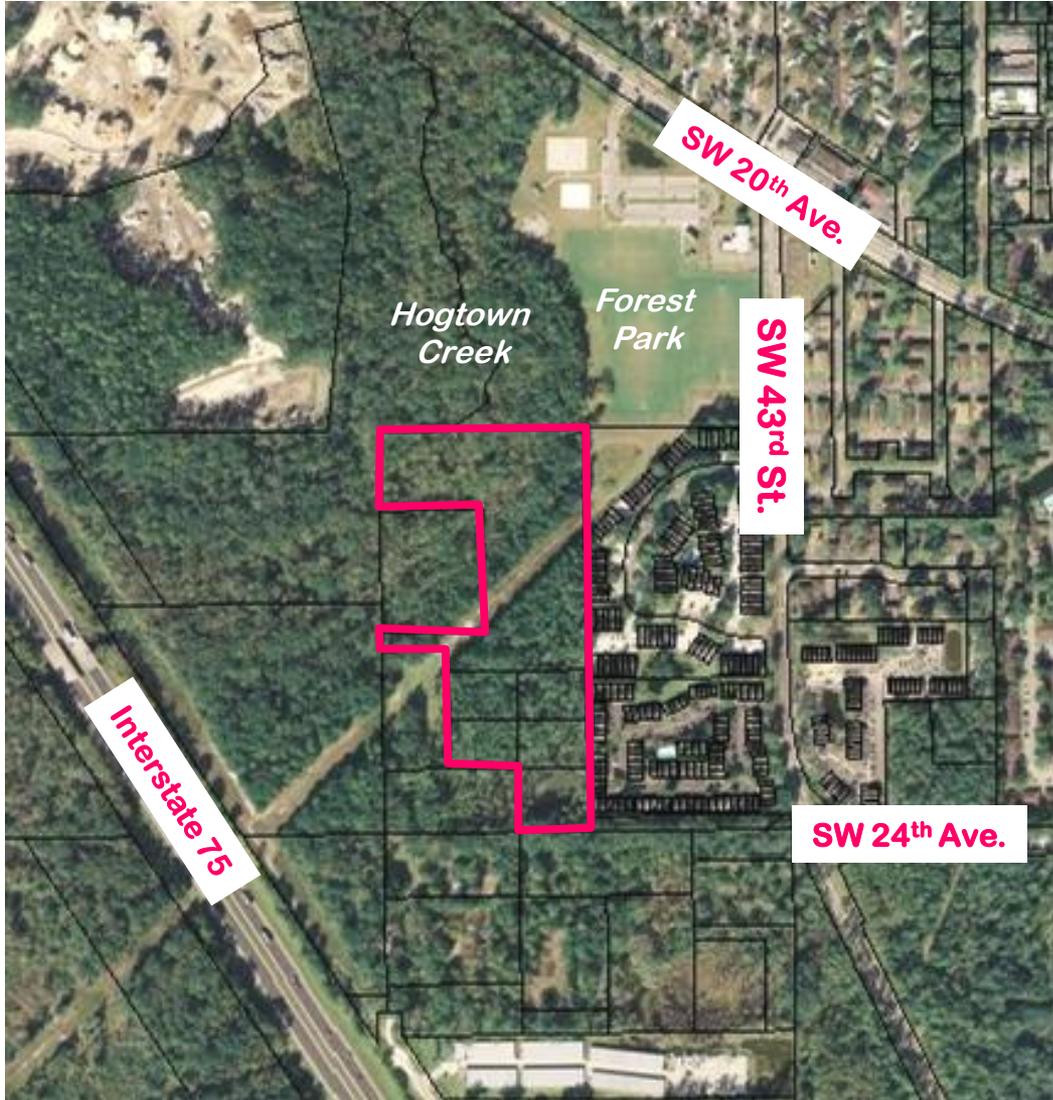
Planning & Development Services Department

**PB-11-78 ZON
&
Ordinance 110130
9/1/11**

- Land annexed in November 2007
- Land use amendment passed in July 2009
 - City Residential Medium Density (8-30 du/ac)
 - City Conservation
- Proposed Zoning change
 - From County Multiple family, medium-high density (R-2A) (8-14 du/ac)
 - To City RMF-8 (8-30 du/ac)
 - To City Conservation

Property Location

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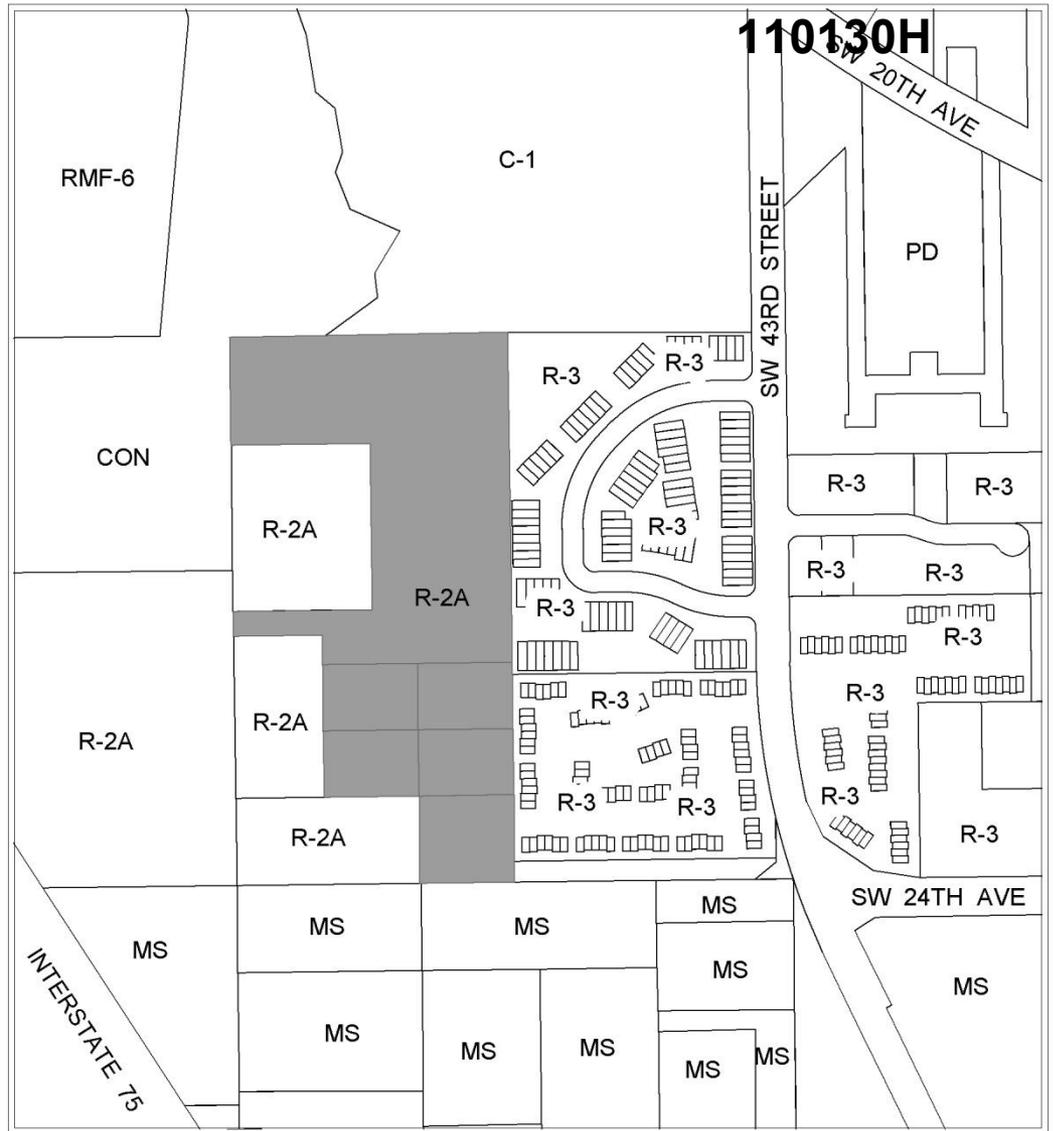
City of Gainesville Zoning Districts

RMF-6 8-15 units/acre Multiple -family residential
 CON Conservation

Alachua County Zoning Districts

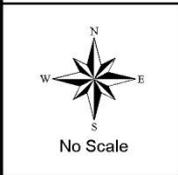
C-1 Conservation
 PD Planned Development
 R-2A Multiple-Family Residential (8-14 units/acre)
 R-3 Multiple-Family Residential (14-24 units/acre)
 MS Industrial Services and Manufacturing

Area
under petition
consideration



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EXISTING ZONING



Name	Petition Request	Map(s)	Petition Number
City Plan Board, applicant	Rezone parcels from Alachua County Multiple-family, medium-high density district (R-2a) to City of Gainesville RMF-8 (8-30 units/acre multiple family residential district) and CON (Conservation) district.	4243	PB-11-78 ZON

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City of Gainesville Zoning Districts

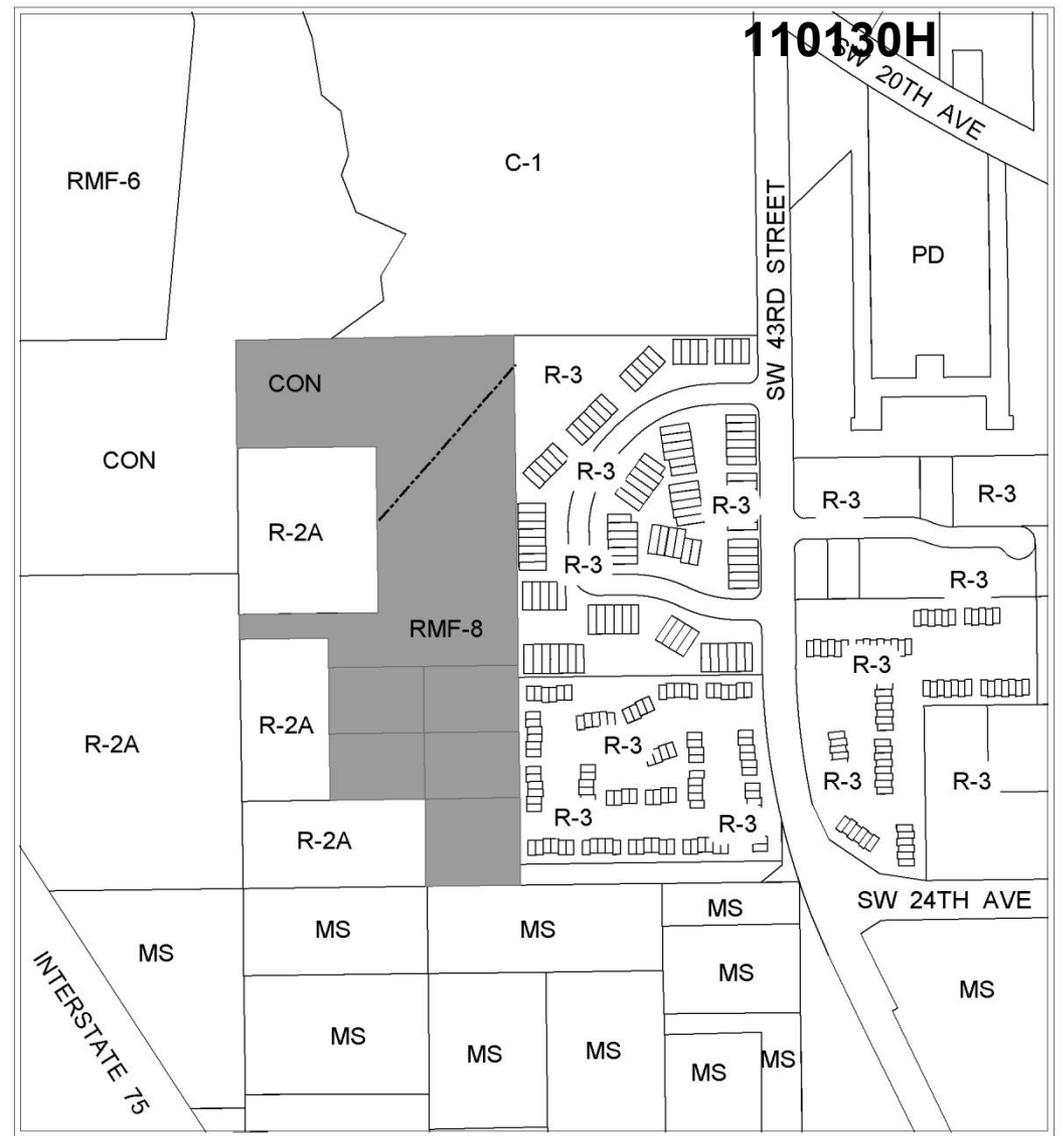
- RMF-6 8-15 units/acre Multiple-family residential
- RMF-8 8-30 units/acre Multiple-family residential
- CON Conservation

Alachua County Zoning Districts

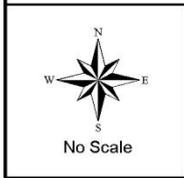
- C-1 Conservation
- PD Planned Development
- R-2A Multiple-Family Residential (8-14 units/acre)
- R-3 Multiple-Family Residential (14-24 units/acre)
- MS Industrial Services and Manufacturing

----- Division line between two zoning districts

Area under petition consideration

PROPOSED ZONING



Name	Petition Request	Map(s)	Petition Number
City Plan Board, applicant	Rezone parcels from Alachua County Multiple-family, medium-high density district (R-2a) to City of Gainesville RMF-8 (8-30 units/acre multiple family residential district) and CON (Conservation) district.	4243	PB-11-78 ZON

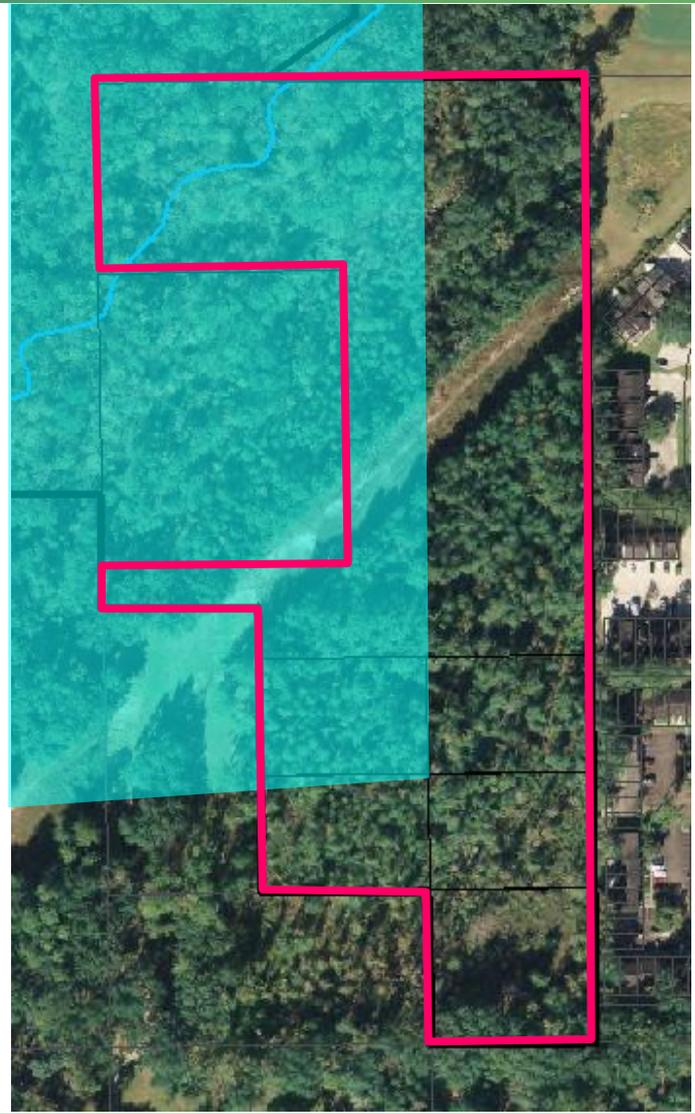
- **Hogtown Creek**
- **Forest Park**
- **Powerline easement**
- **Surrounded by Urban Village and Southwest Annexation**



- **Creek**
 - Subject to 35'- 150' buffer
- **Surveyed wetland line**
 - subject to 50' buffer
- **Ten-year flood channel district**
 - Approximately at 60' contour line
 - No permanent structures allowed



- In Strategic Ecosystem
- Generalized area requires ground-truthing
- Informal assessment by City & County staff: easement would be boundary of protected area



- **Zoning to match Future Land Use Map Categories:**
 - Conservation (north)
 - RMF-8 (8-21 du/ac) (south)



Existing County	Proposed City
Residential Single Family (R-2A, 8-14 du/ac)	Conservation (north – 3.79 acres) RMF-8 (8-30 du/ac) (south – 9.24 acres)

Staff recommends approval of

Petition PB-11-78ZON

&

Ordinance 110130