

LEGISLATIVE #

110130H



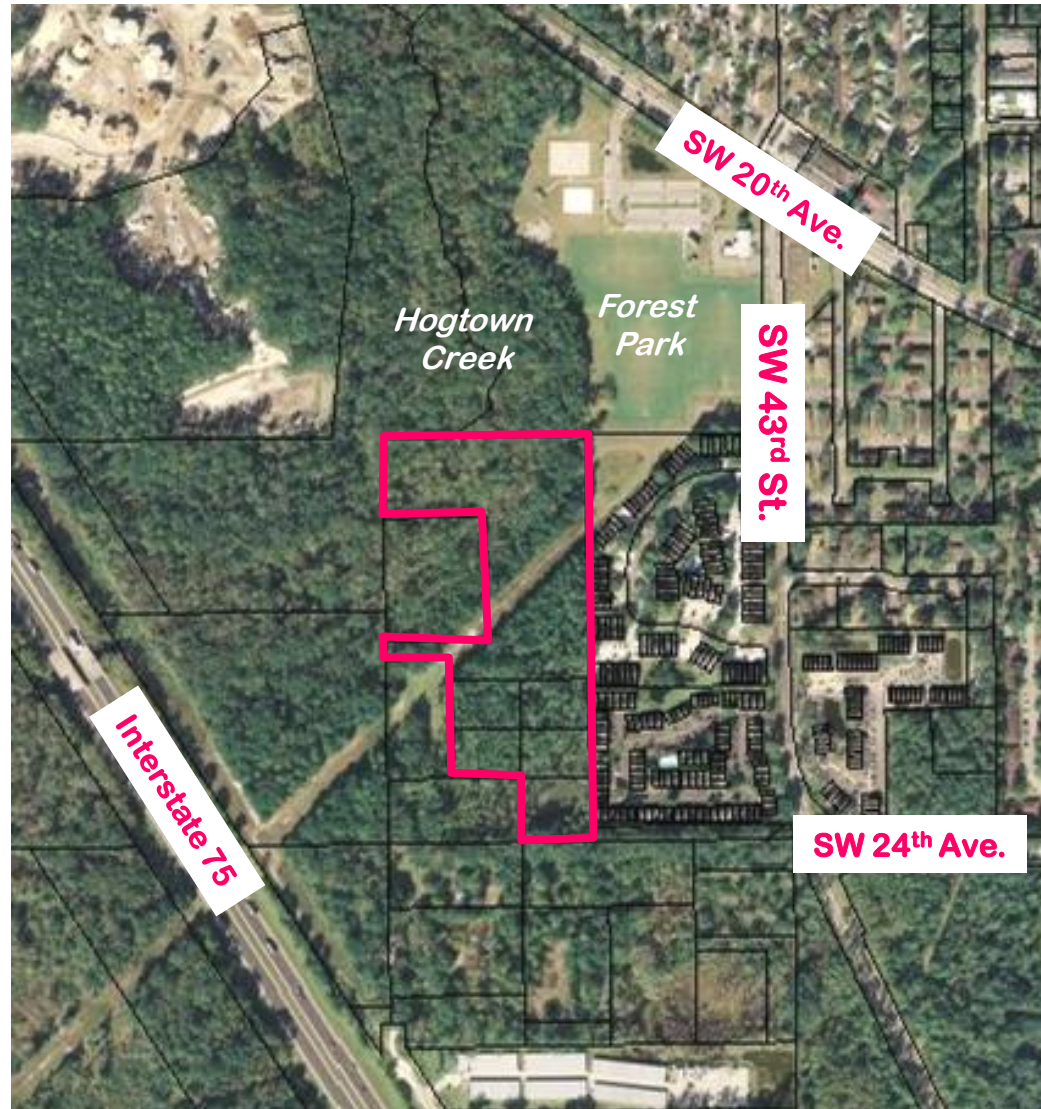
Planning & Development Services Department

**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

110130H



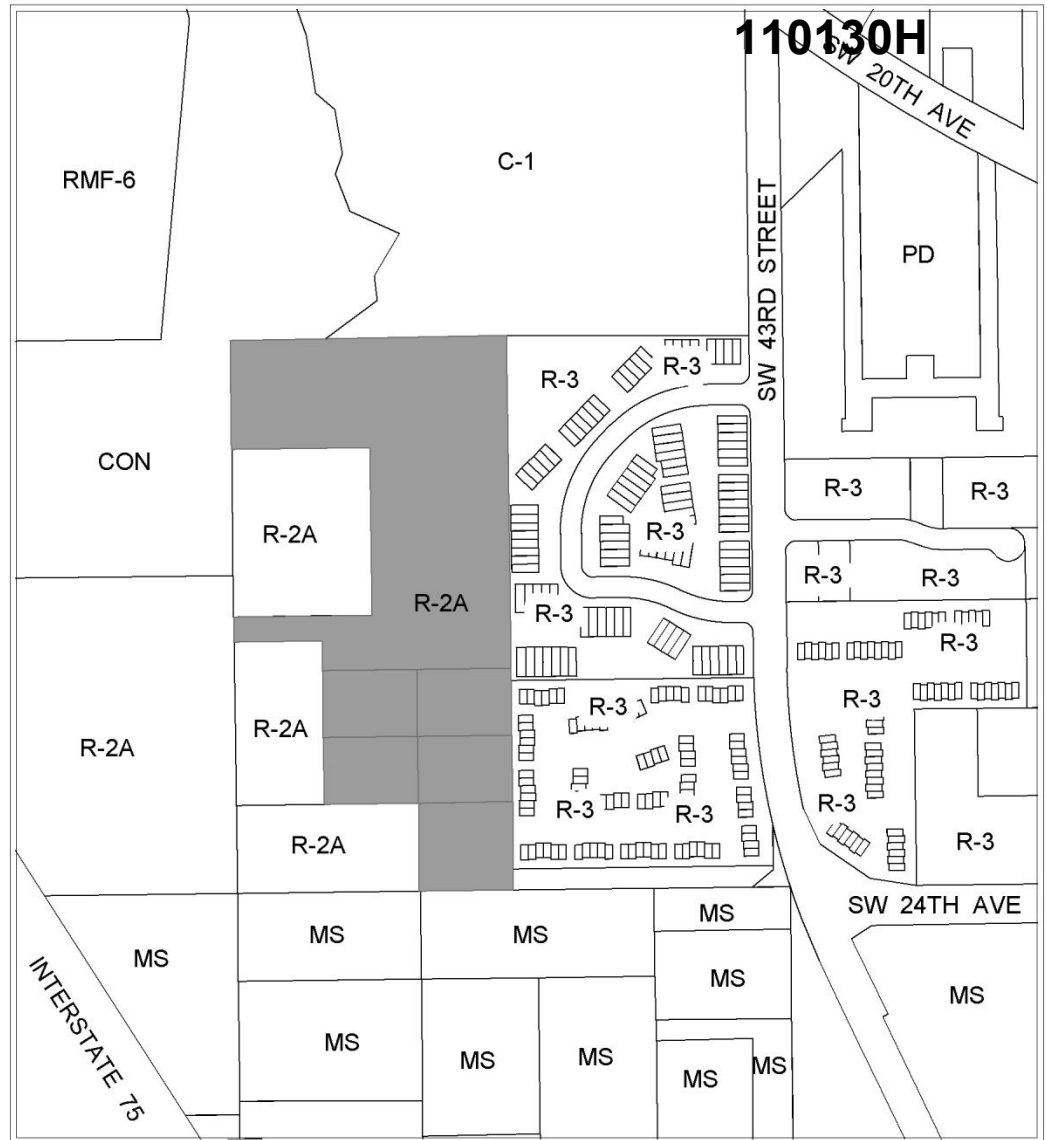
City of Gainesville Zoning Districts

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



EXISTING ZONING

| No Scale | 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 |

City of Gainesville Zoning Districts

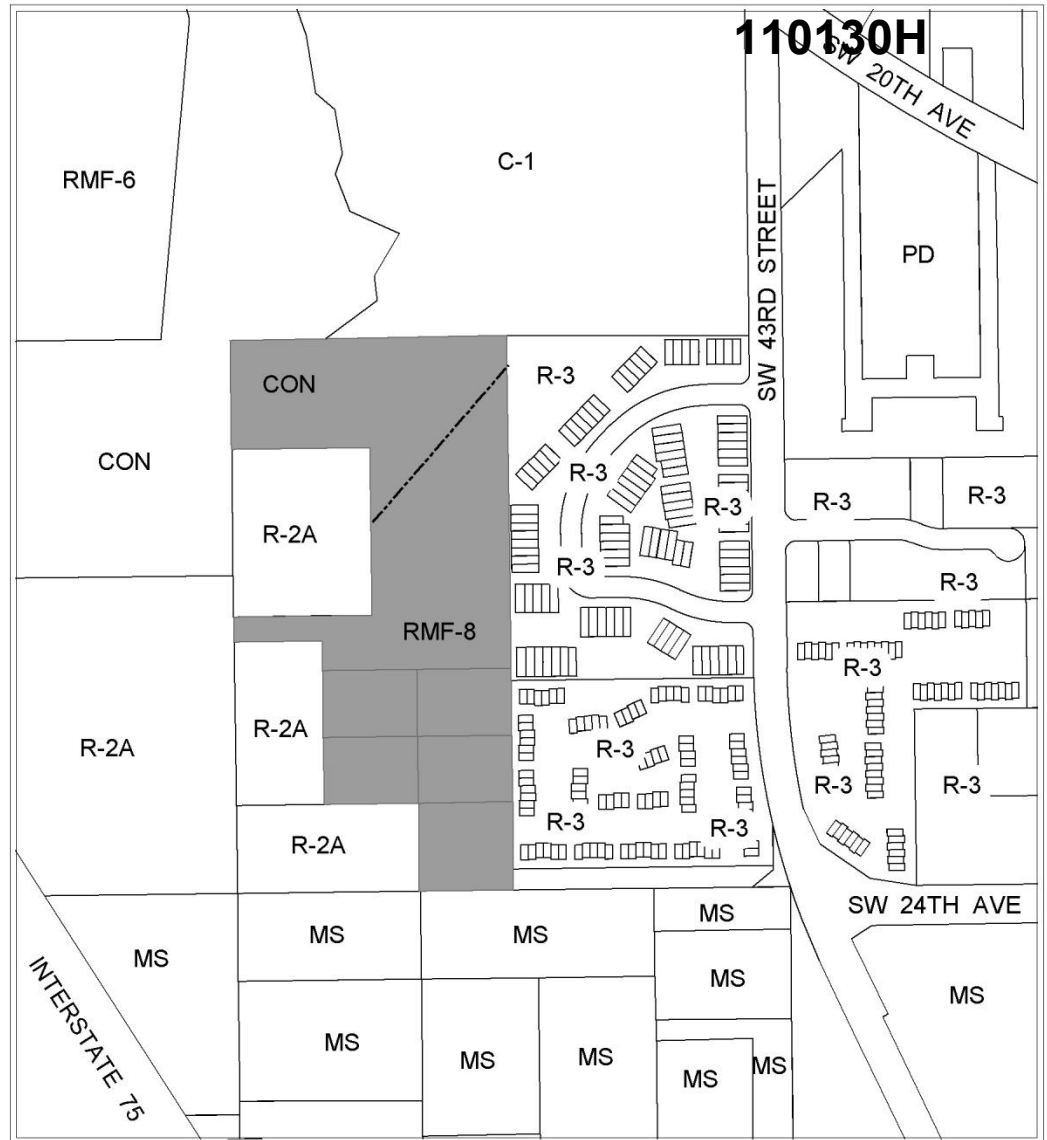
RMF-6 8-15 units/acre Multiple-family residential
 RMF-8 8-30 units/acre Multiple-family residential
 CON Conservation

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

|  No Scale | 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 |

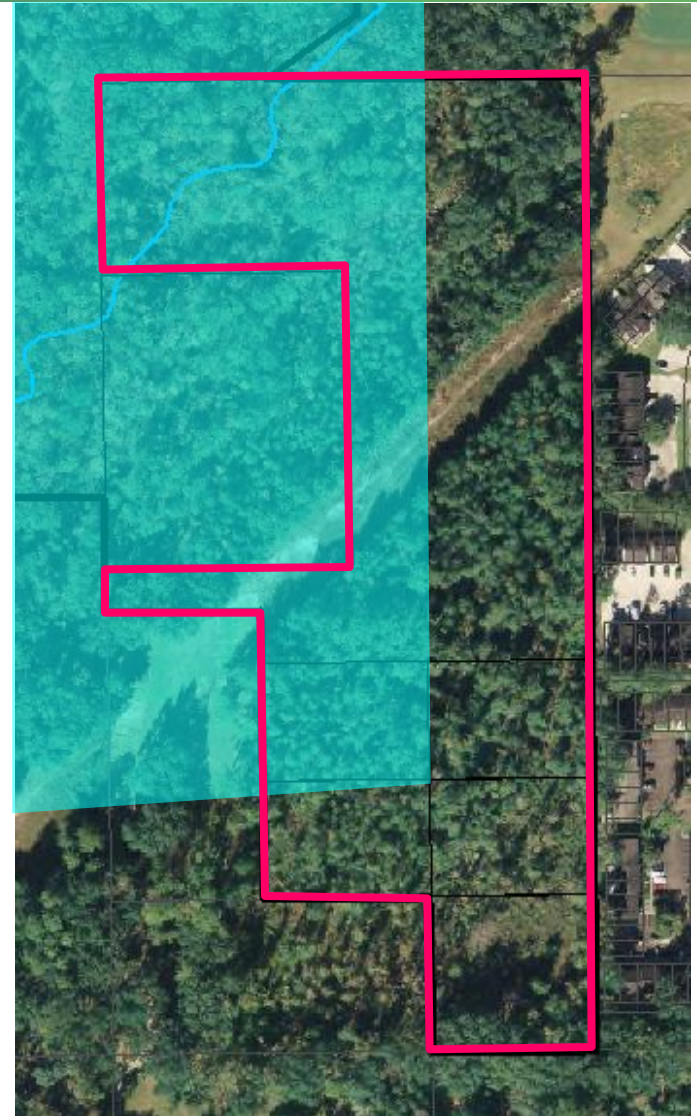
- **Hogtown Creek**
- **Forest Park**
- **Powerline easement**
- **Surrounded by Urban Village and Southwest Annexation**



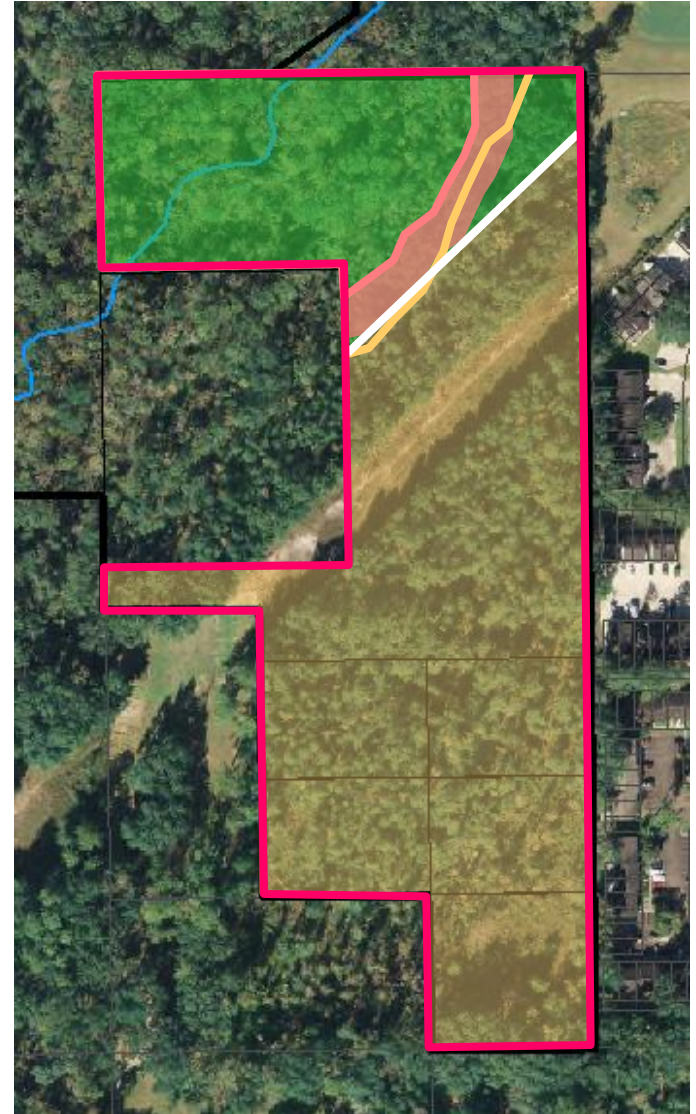
- **Creek**
 - Subject to 35'- 150' buffer
- **Surveyed wetland line**
 - subject to 50' buffer
- **Ten-year flood channel district**
 - Approximately at 60' contour line
 - No permanent structures allowed



- 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)



Petition Summary

110130H

| 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