



Planning and Development Services

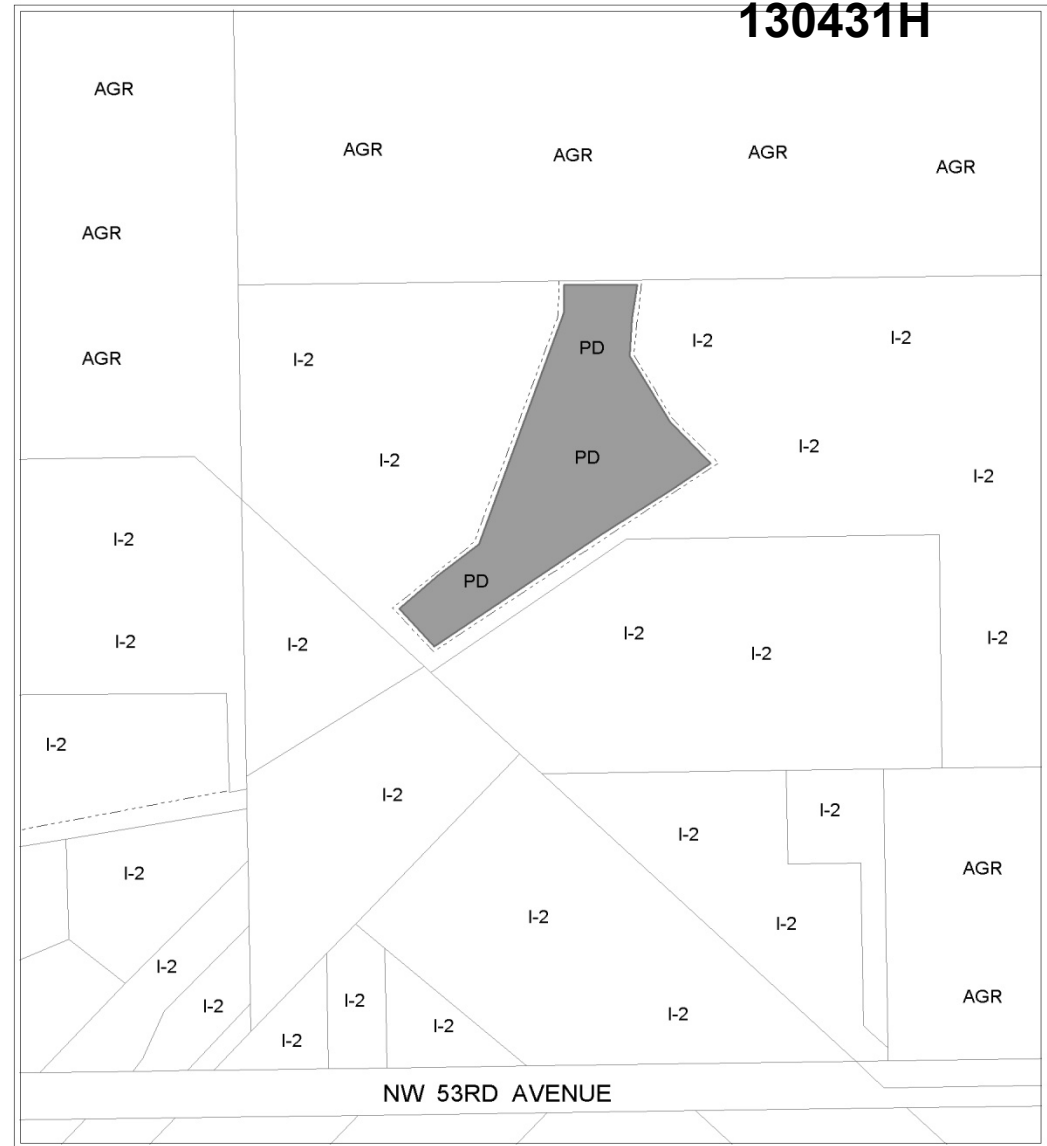
Legistar Item No. 130431 PB-13-92 ZON April 3, 2014

Prepared by Jason Simmons

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City of Gainesville Zoning Districts

AGR Agricultural
 PD Planned Development
 I-2 General Industrial




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

Area
 under petition
 consideration



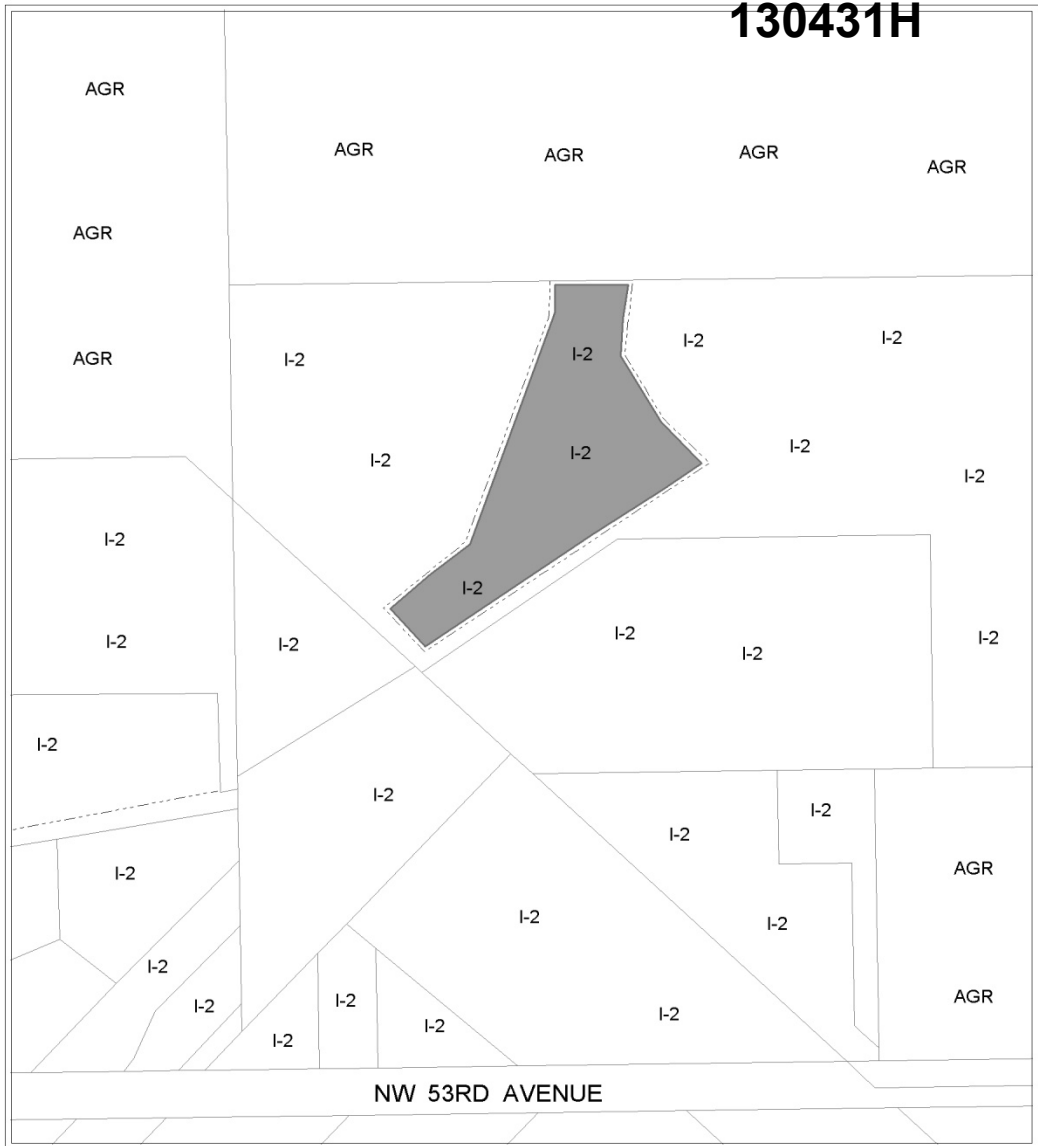
EXISTING ZONING

 No Scale	Name	Petition Request	Petition Number
	City of Gainesville, agent for ADC Development & Investment Group, LLC	Rezone a portion of tax parcel #07877-001-004 from Planned Development district (PD) to General Industrial district (I-2).	PB-13-92 ZON

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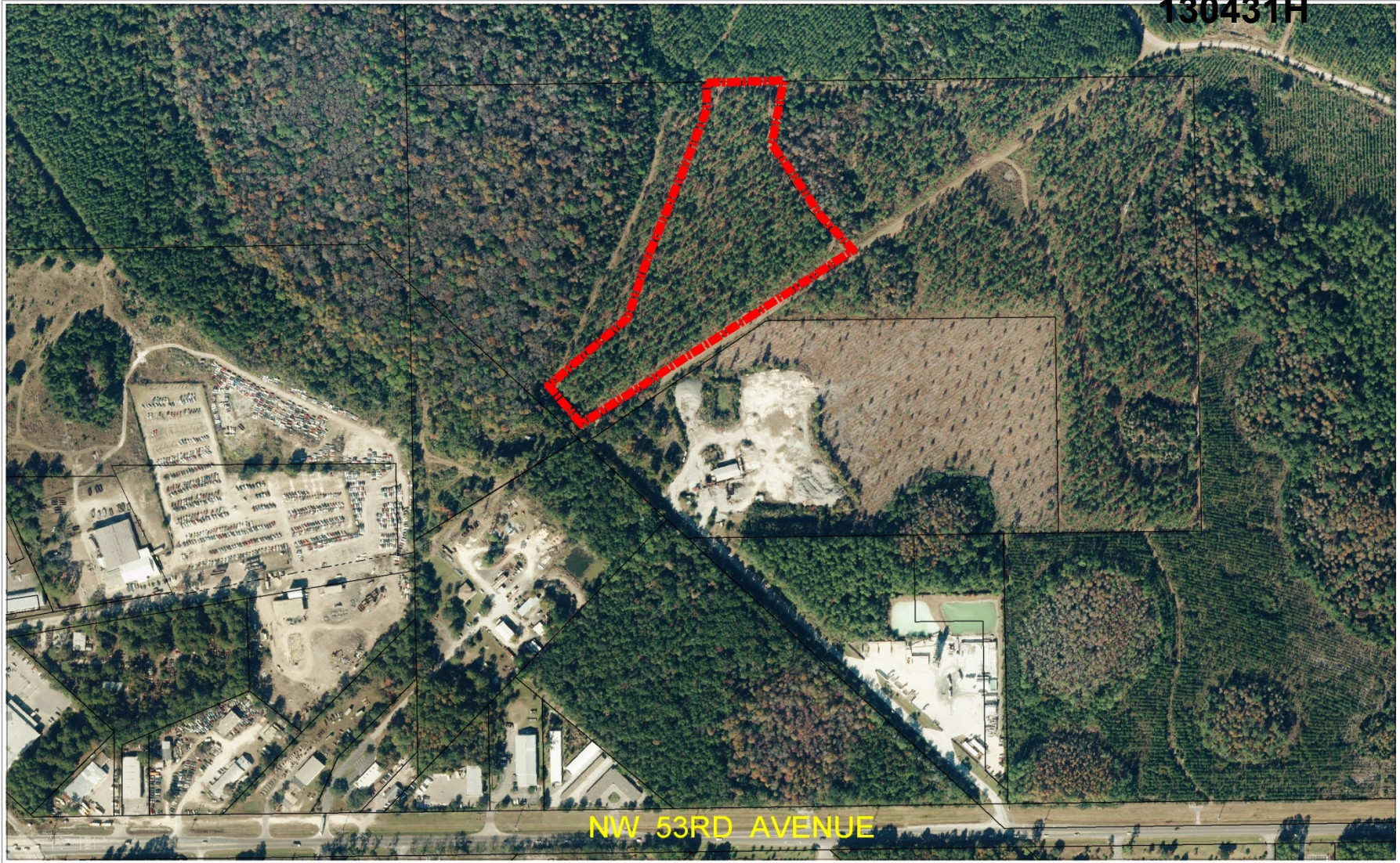
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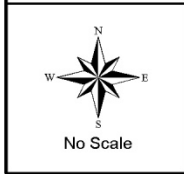
PROPOSED ZONING

 No Scale	Name	Petition Request	Petition Number
	City of Gainesville, agent for ADC Development & Investment Group, LLC	Rezone a portion of tax parcel #07877-001-004 from Planned Development district (PD) to General Industrial district (I-2).	PB-13-92 ZON

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AERIAL PHOTOGRAPH



Name	Petition Request	Map(s)	Petition Number
City of Gainesville, agent for ADC Development & Investment Group, LLC	Rezone a portion of parcel #07877-001-004 from Planned Development district (PD) to General Industrial district (I-2).	3250	PB-13-92 ZON

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Legistar Item No. 130431

- The existing PD zoning would be replaced by I-2, the previous zoning on the property
- I-2 zoning is consistent with zoning to the east, west, and south and will implement existing Industrial land use
- Vacant land zoned Agriculture to the north
- Currently parcel is split with I-2 zoned land on either side of PD portion of property

Legistar Item No. 130431

- Current PD zoning was for 1-Stop Center; with the City no longer having an interest to buy property for 1-Stop Center, PD provisions are no longer applicable & would restrict future industrial development on the overall parcel
- Change will help promote marketing of entire tax parcel with one zoning category
- I-2 is consistent with existing land use and is in conformance with Comp Plan

- Approve Petition PB-13-92 ZON.
- Adopt Ordinance 130431 on Adoption Reading.
- Plan Board approved petition 6-0 on October 24, 2013.