



Planning and Development Services

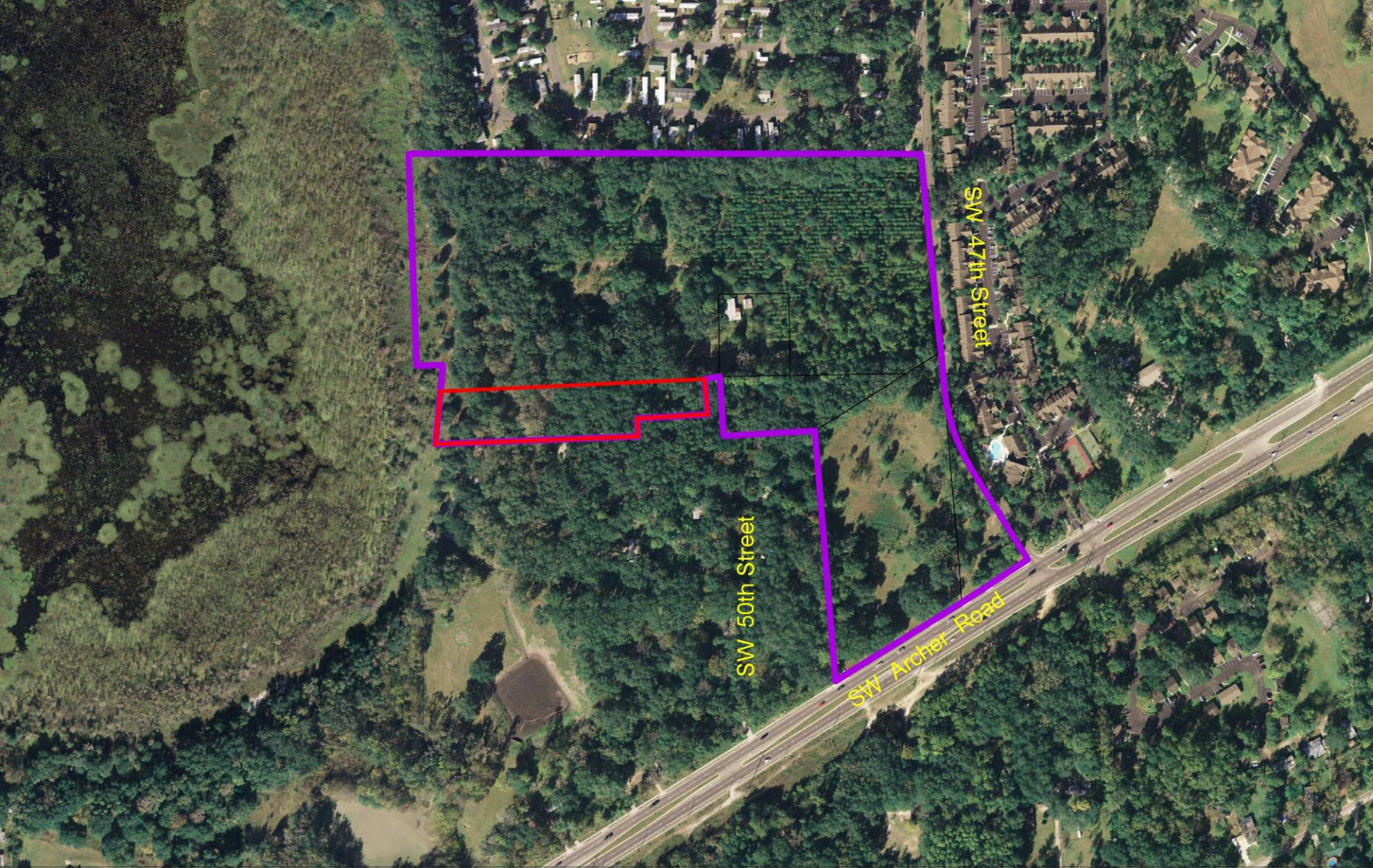
PB-09-177 LUC & PB-09-178 ZON Small-scale Amendment & Rezoning

July 15, 2010

(City Legistar No.090952 & 090953)

Petitions re: 2.37 acres

	Existing	Proposed
Land Use PB-09-177 LUC	Co. Low Density Res (1-4 du/ac)	RL (up to 12 du/ac)
Zoning PB-09-178 ZON	Single Family Low Density, R-1a (1-4 du/ac)	RSF-4 (8du/ac)



AERIAL PHOTOGRAPH



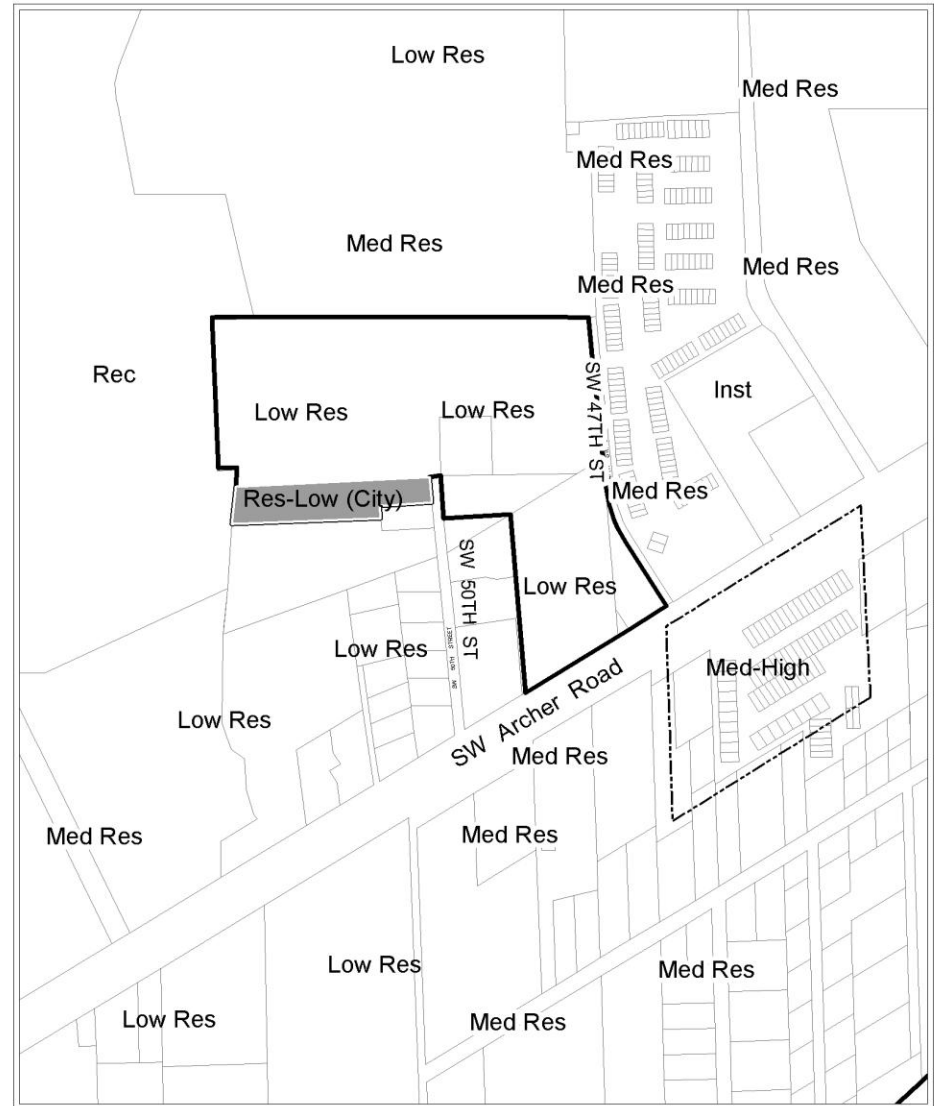
Name	Petition Request	Map(s)	Petition Number
<p>Causseaux, Hewett & Walpole, Inc agents for Eaglesrock International, LLC</p>	<p>Change FLUM from Low Density Residential (Alachua Co, 1-4 DU/acre) to Low Density Residential (City of Gainesville, up to 12 DU/acre). Change Zoning from Alachua County</p>	<p>4442, 4443, 4542, 4543</p>	<p>PB-09-177LUC PB-09-178ZON</p>

Alachua County Land Use Designations


Low Density Residential (1-4 DU/acre)
 Medium Density Residential (4-8 DU/acre)
 Medium-High Density Residential (8-14 DU/acre)
 Institutional
 Recreation

----- Division line between two land use districts
 ——— City Limits

Area
 under petition
 consideration
 for City of
 Gainesville Land Use



PROPOSED LAND USE

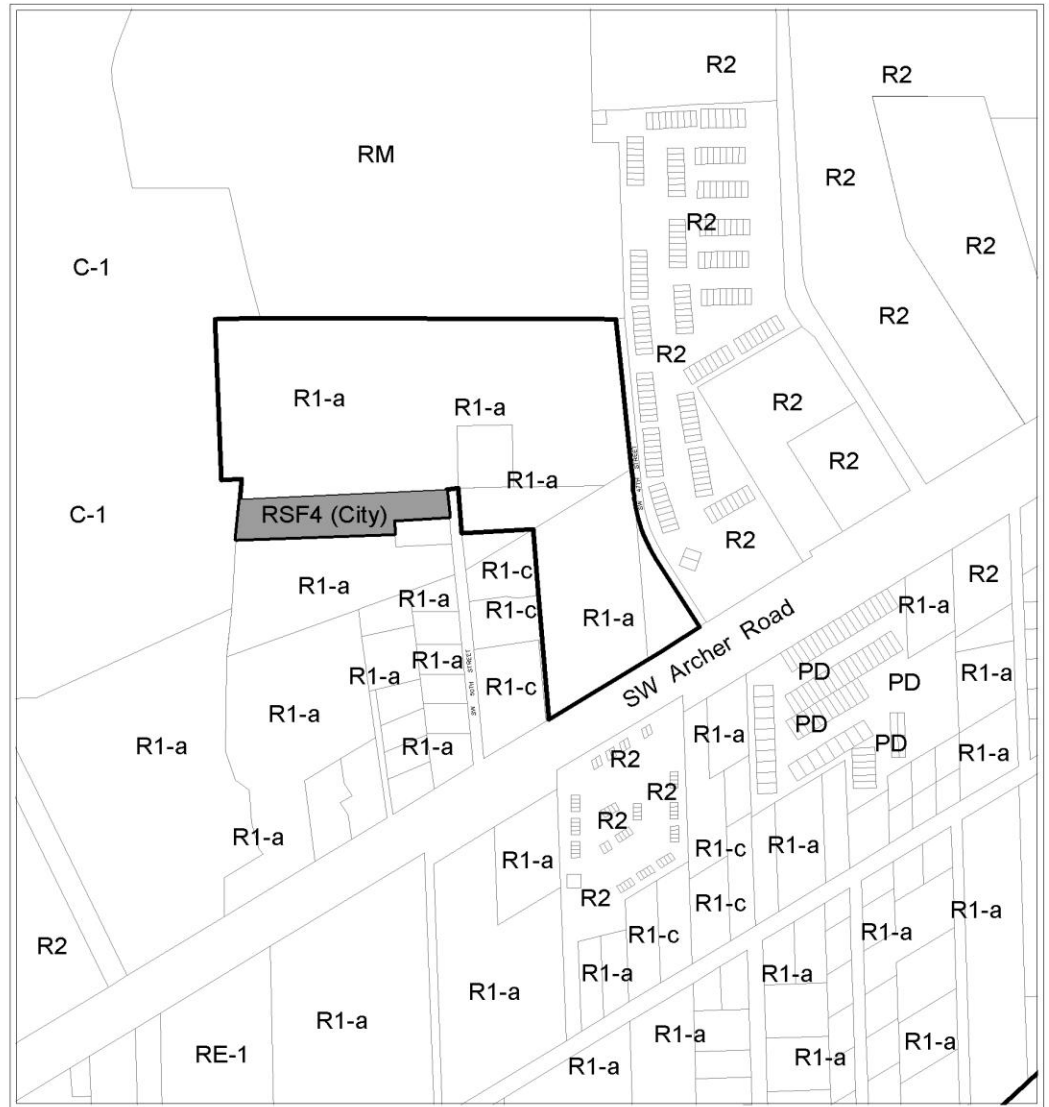
	Name	Petition Request	Map(s)	Petition Number
 No Scale	Causseaux, Hewett & Walpole, Inc agents for Eaglesrock International, LLC	Change FLUM from Low Density Residential (Alachua Co, 1-4 DU/acre) to Low Density Residential (City of Gainesville, up to 12 DU/acre).	4442, 4443, 4542, 4543	PB-09-177LUC

Alachua County Zoning District Categories

- RE-1 Single Family, Low Density (1 per 2 acres to 2 per acre)
- R-1a Single Family, Low Density (1-4 DU/acre)
- R-1c Single Family, Low Density (1-4 DU/acre)
- R-2 Multi-Family, Med Density (4-8 DU/acre)
- RM Manufactured/Mobile Home Park (up to 8 DU/acre)
- C-1 Conservation

- Historic Preservation/Conservation District
- Special Area Plan
- - - - - Division line between two zoning districts
- City Limits

Area
under petition
consideration
for City of
Gainesville zoning



PROPOSED ZONING

	Name	Petition Request	Map(s)	Petition Number
 No Scale	Causseaux, Hewett & Walpole, Inc agents for Eaglesrock International, LLC	Change Zoning from Alachua County Single Family R-1a (1-4 DU/acre) to City of Gainesville RSF4 (up to 8 DU/acre).	4442, 4443, 4542, 4543	PB-09-178ZON



Hogtown

HOGTOWN PRAIRIE STRATEGIC ECOSYSTEM

FRED BEAR HAMMOCK ST



Private SW 50th ST

A photograph of a wooded area with a fence and houses in the background. The scene is filled with tall, thin trees and dense foliage. In the foreground, there is a large, dark, textured tree trunk on the right side. A metal fence runs across the middle ground. In the background, several houses with light-colored walls and dark roofs are visible through the trees. The lighting is bright, suggesting a sunny day, with some lens flare visible in the upper left corner.

South Neighbor



West to house



To Northwest



West of House



Hogtown Prairie



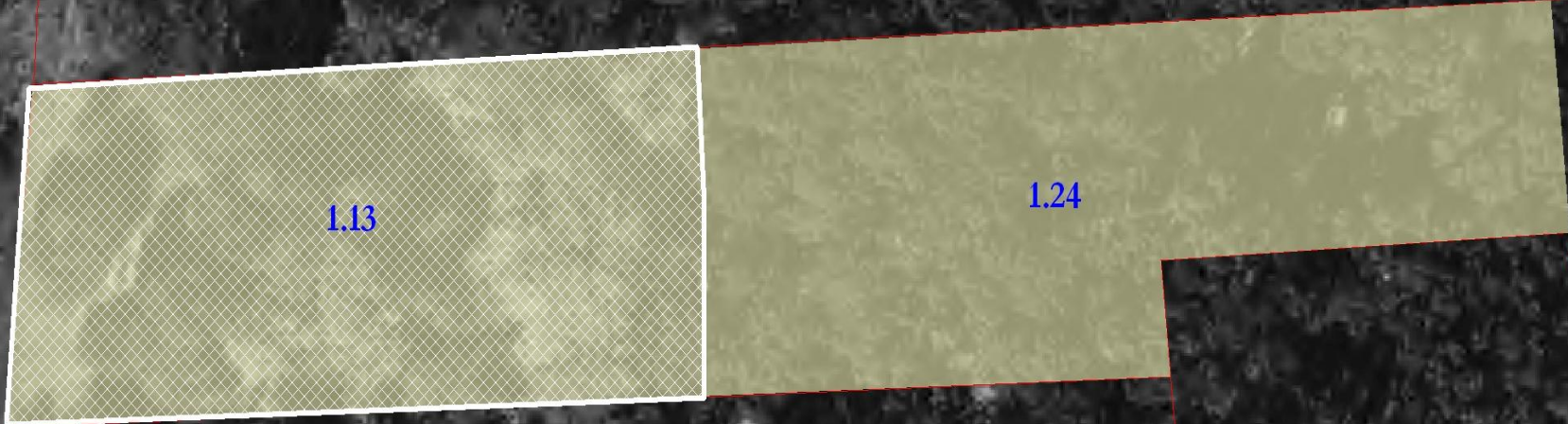
Hogtown Prairie

FEMA Flood Plain Map



FEMA Flood Plain Map

**Parcel 06916-000-000 City of Gainesville
Proposed Conservation Area 1.13 Acres**



1.13

1.24

Highlights

- **Environmentally significant west half: live oak hammock, L. Kanapaha, Floridan Aquifer, Hogtown Prairie Strategic Ecosystem. In Special Flood Hazard Area (100 yr flood zone)**
- **East half: Res Low and RSF-4 compatible w/uses & designations of adjacent properties**
- **Urban services available**

Highlights, cont'd

- **TCEA**
- **RTS along Archer Rd**
- **As recommended is consistent with
Comp. Plan**

Petition Summary

	Existing	Proposed Applicant	Proposed Staff
<p>Land Use PB-09-177 LUC</p>	<p>SF Low (1-4du/a)</p>	<p>RL (12 du/a) 2.37 ac</p>	<p>RL east 1.24 ac CON west 1.13 ac</p>
<p>Zoning PB-09-178 ZON</p>	<p>R-1a (1-4 du/a)</p>	<p>RSF-4 2.37 ac</p>	<p>RSF-4 east 1.24 CON west 1.13 ac</p>

Density Comparisons

	Current	Applicant	Staff
Land Use PB-09-177 LUC	9 du	28 du	14 du
Zoning PB-09-178 ZON	9 du	18 du	9 du

Approval of Petition - City Plan Bd Voted 4 : 0 to approve

**(staff-recommended & applicant-
supported CON for western half;
RL eastern half)**

Approval of Petition - City Plan Bd Voted 4 : 0 to approve

**(staff-recommended & applicant-
supported CON for western half;
RSF-4 eastern half)**

LUC & ZON Ordinances

**Staff recommends
Approval**