

LEGISLATIVE #

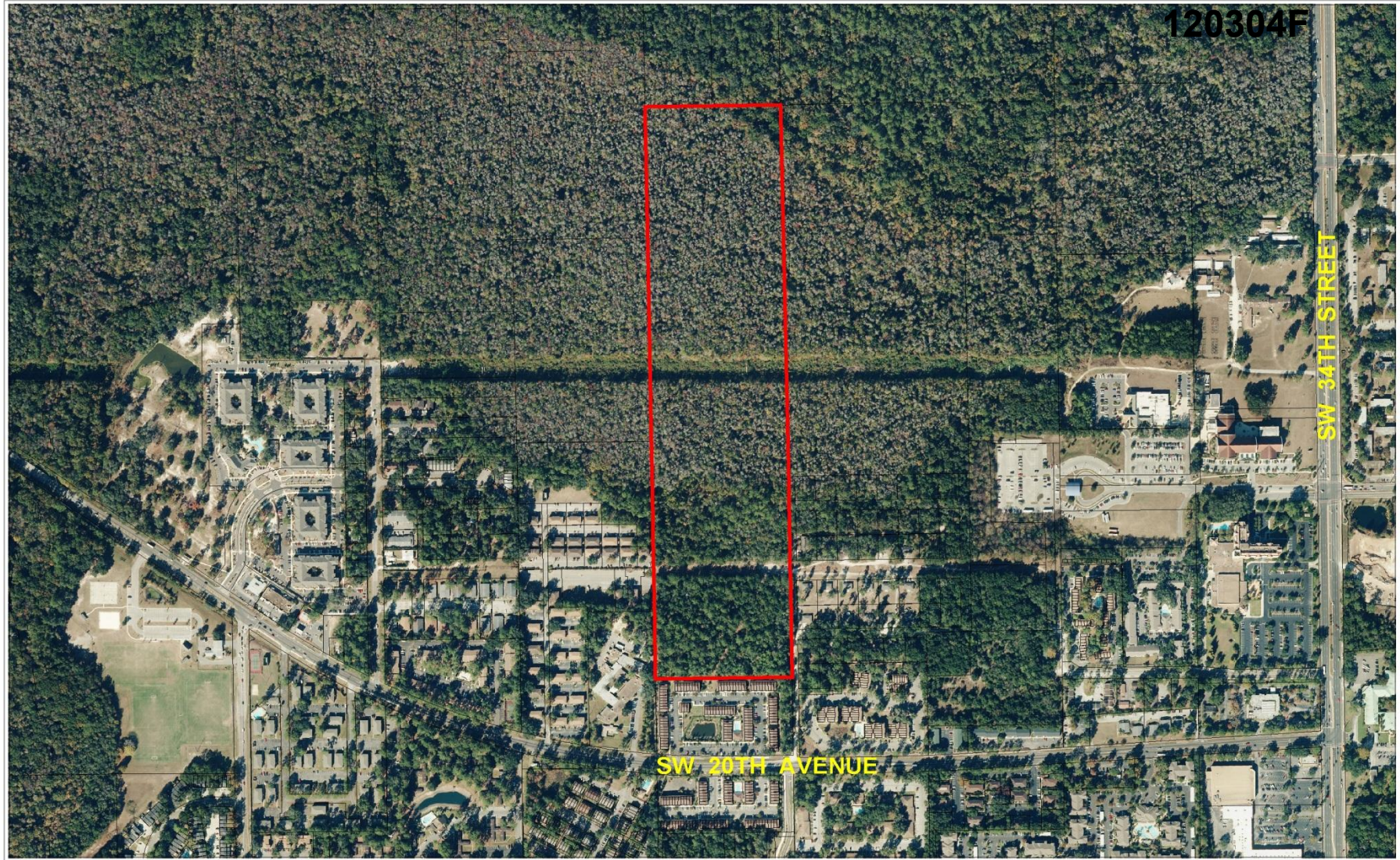
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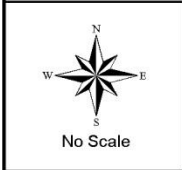
Planning and Development Services

PB-12-86 ZON

**Presentation to the City Commission
December 6, 2012
(Legislative # 120304)**



AERIAL PHOTOGRAPH



Name	Petition Request	Map(s)	Petition Number
City Plan Board, applicant	Rezone from Alachua County A and R-3 to CON and UMU2	4144	PB-12-86 ZON

Site Information

- 44-acre property
- Annexed in 2009 (Southwest Annex.)
- Wetlands, 10-year flood channel, and Hogtown Creek on northern portion.
- Parcel removed from PB-12-73 ZON based on revised 10-year flood channel line
- Conservation and Urban mixed-use 2 land use
- Related small-scale land use amendment (PB-12-85 LUC)

Proposed Zoning

Current Zoning	Proposed Zoning
Alachua County: Multiple-family, high density (R-3)	City of Gainesville: Urban mixed-use 2 (UMU-2) (13.7- acres)
Alachua County: Agriculture (A)	City of Gainesville: Conservation (30.4-acres)

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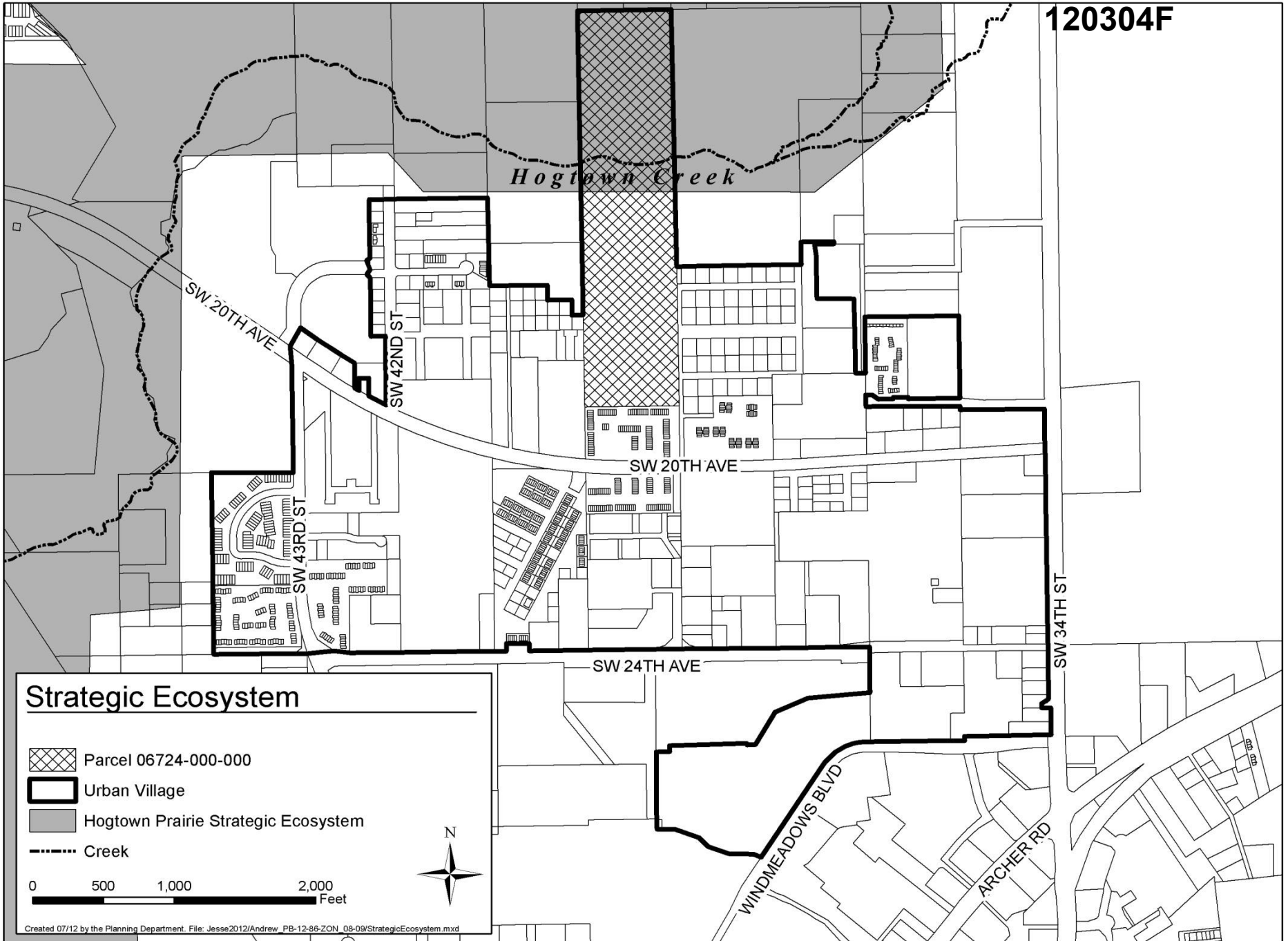








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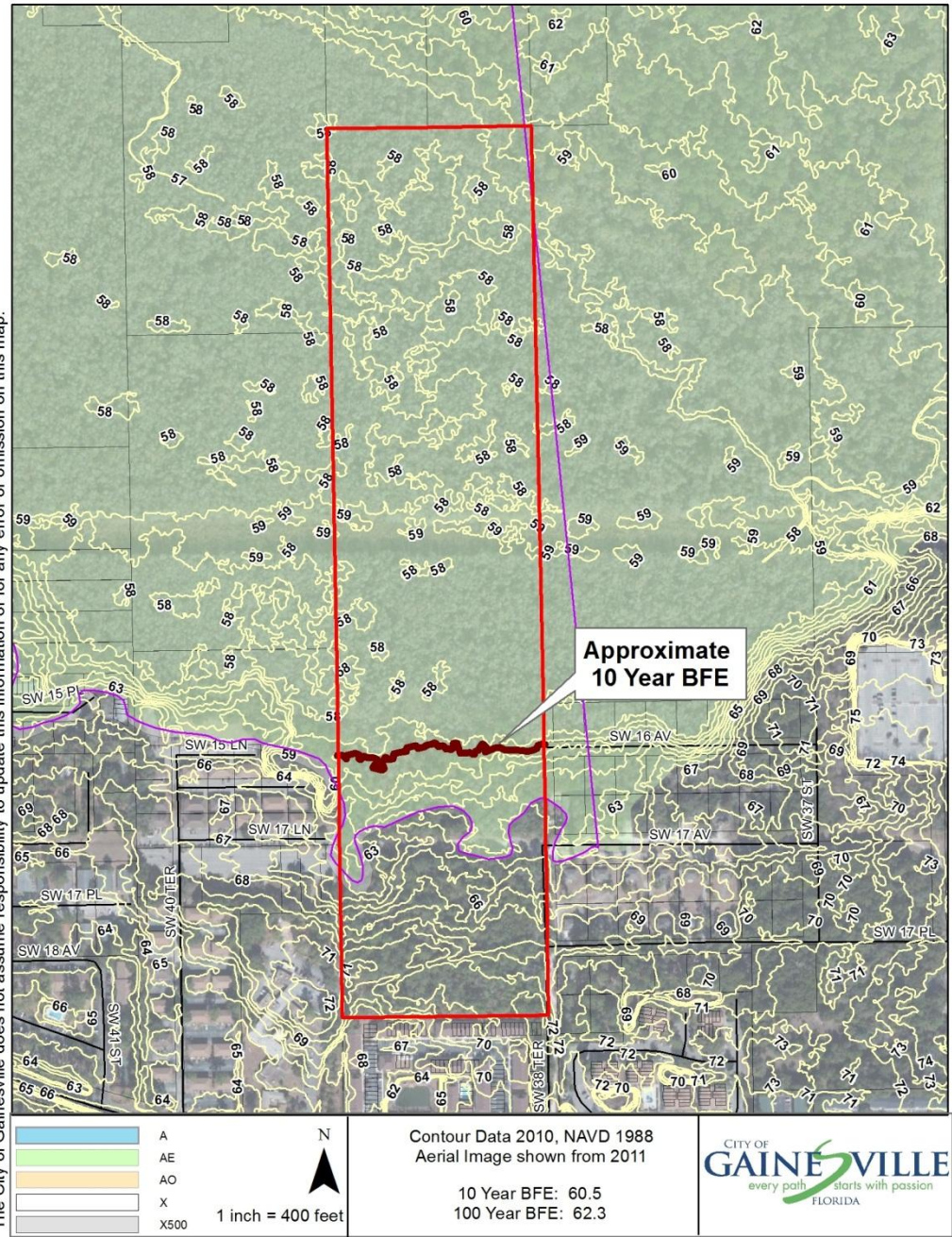
Strategic Ecosystem

-  Parcel 06724-000-000
-  Urban Village
-  Hogtown Prairie Strategic Ecosystem
-  Creek

0 500 1,000 2,000 Feet



This map is for informational purposes only. Do not rely on this map for accuracy of dimensions, size, or location. The City of Gainesville does not assume responsibility to update this information or for any error or omission on this map.



	A
	AE
	AO
	X
	X500

N
▲
1 inch = 400 feet

Contour Data 2010, NAVD 1988
Aerial Image shown from 2011

10 Year BFE: 60.5
100 Year BFE: 62.3

- **City zoning required for the property.**
- **Wetlands, 10-year flood channel, and Hogtown Creek limit development potential on the northernmost 30.4 acres of the site.**
- **The remaining portion of the site (13.7 acres) contains developable upland area.**

Key Issues

- **Proposed UMU-2 zoning is fully compatible with and implements the UMU-2 land use designation including revised future land use designation split recommended in related Petition PB-12-85 LUC.**
- **Conservation zoning is consistent with the location of the environmental features on site.**

- **Consistent with FLUE Obj. 2.1 (Redevelopment) and Obj. 3.1 (Protection of natural resources)**
- **Compatible with existing conservation areas to the north, east, and west and UMU-2 zoning to the south.**

Recommendation

**City Plan Board to City Commission:
Approve Petition PB-12-86 ZON
Plan Board voted 6:0**

**Staff to City Commission: Approve
Petition PB-12-86 ZON**

**Staff to City Plan Board: Approve
Petition PB-12-86 ZON**