



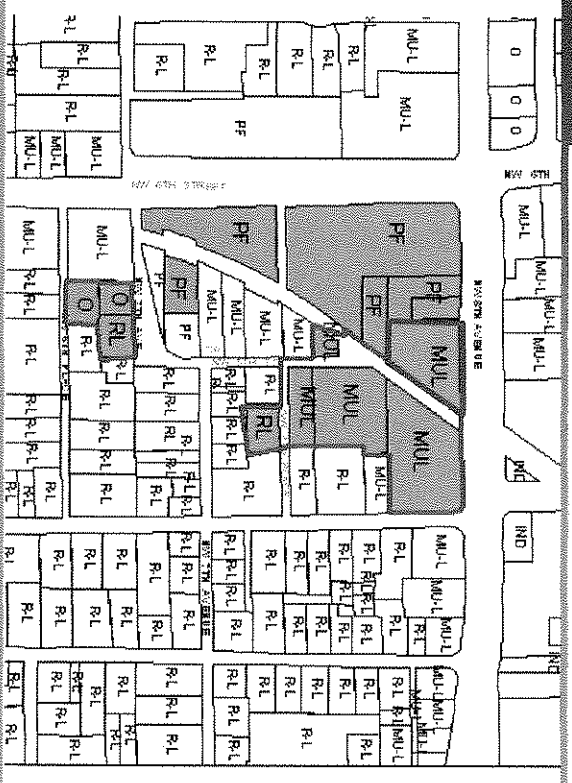
Planning and Development Services

**94LUC-08PB & 17PSZ-08PB**  
Land use change to Public  
Facilities & rezoning to PS District  
for GPD Headquarters Expansion

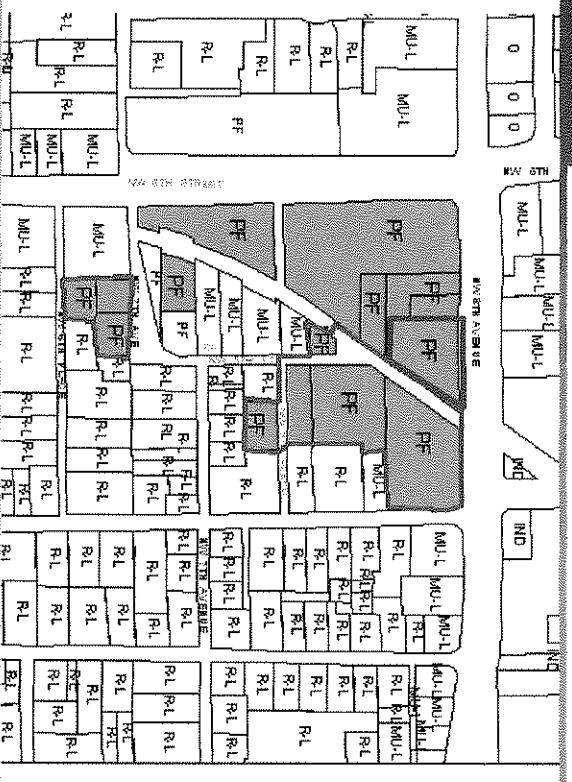
October 2, 2008

080351A

**Existing Land Use**



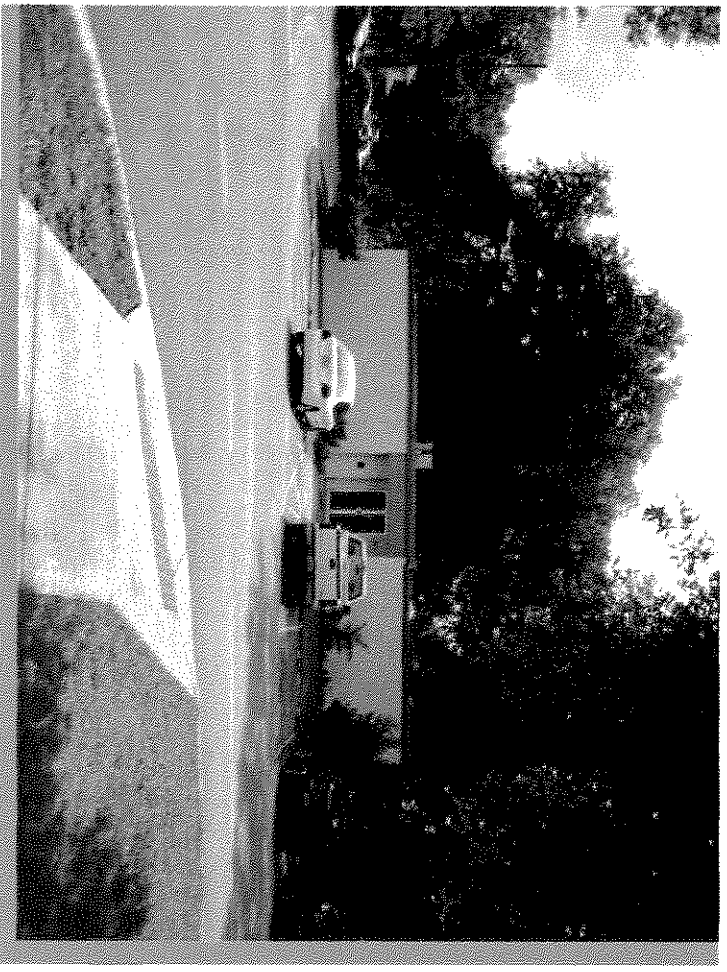
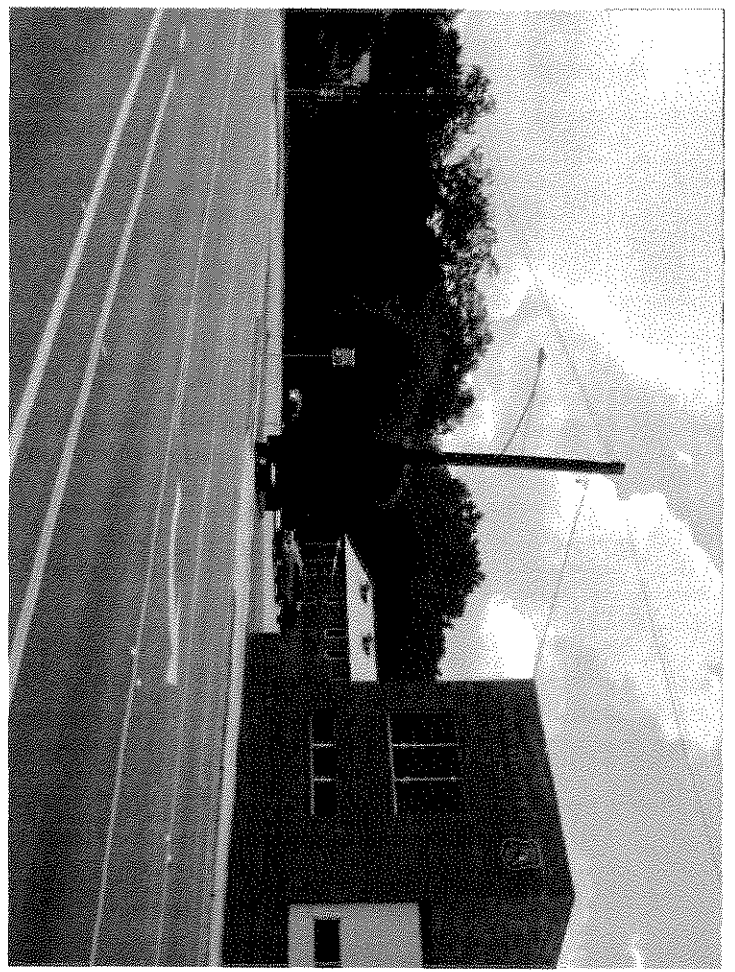
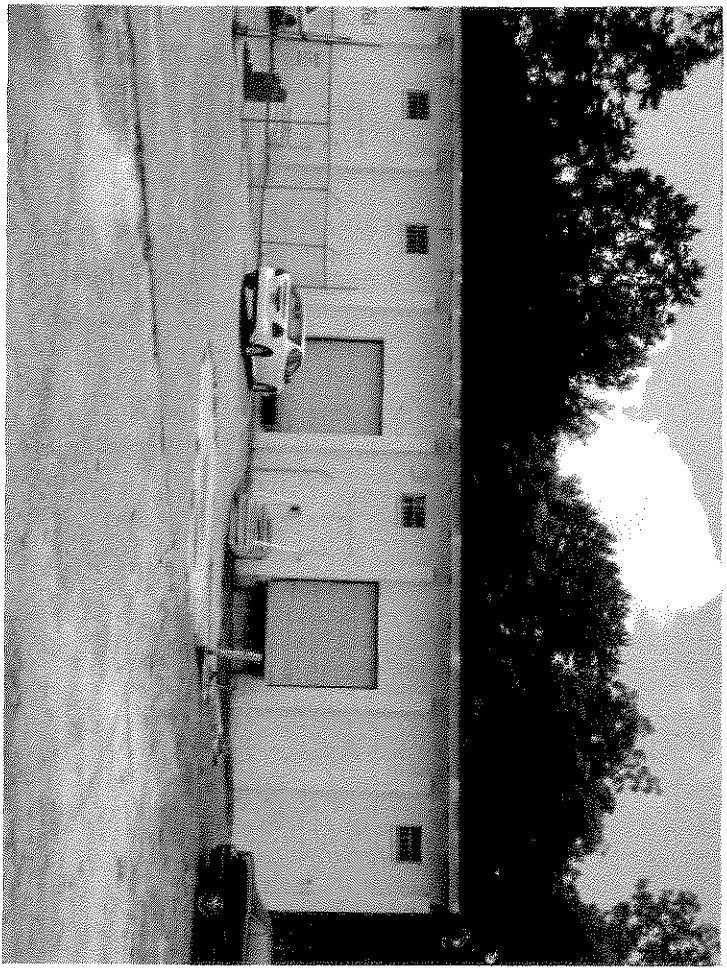
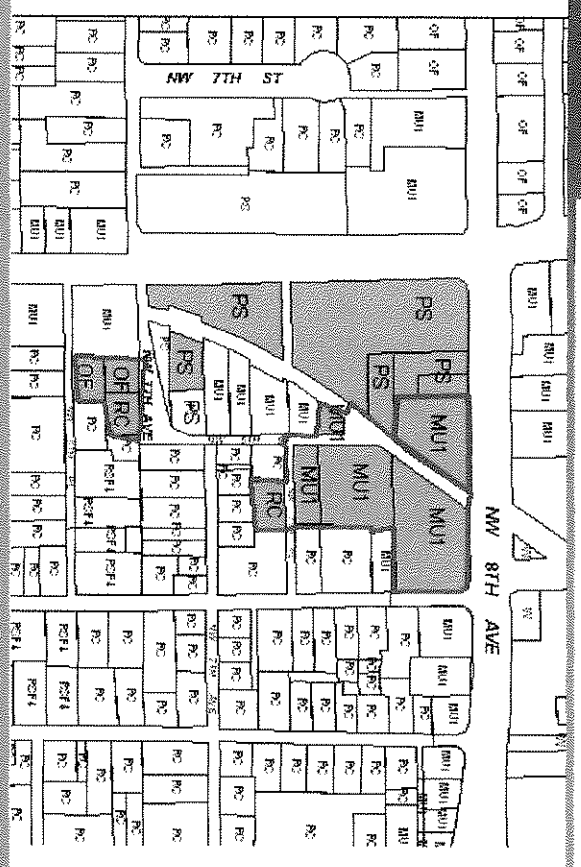
**Proposed Land Use**



080351A

GAINESVILLE  
FLORIDA

# Existing Zoning





# PS Rezoning

**OBJECTIVES:**

- Ensuring public awareness of potential new facilities and providing opportunity for input
- Evaluating location and compatibility with surrounding uses
- Minimize negative impacts on surrounding properties through development plan review
- Preliminary development plan may or may not be included with rezoning application

080351A

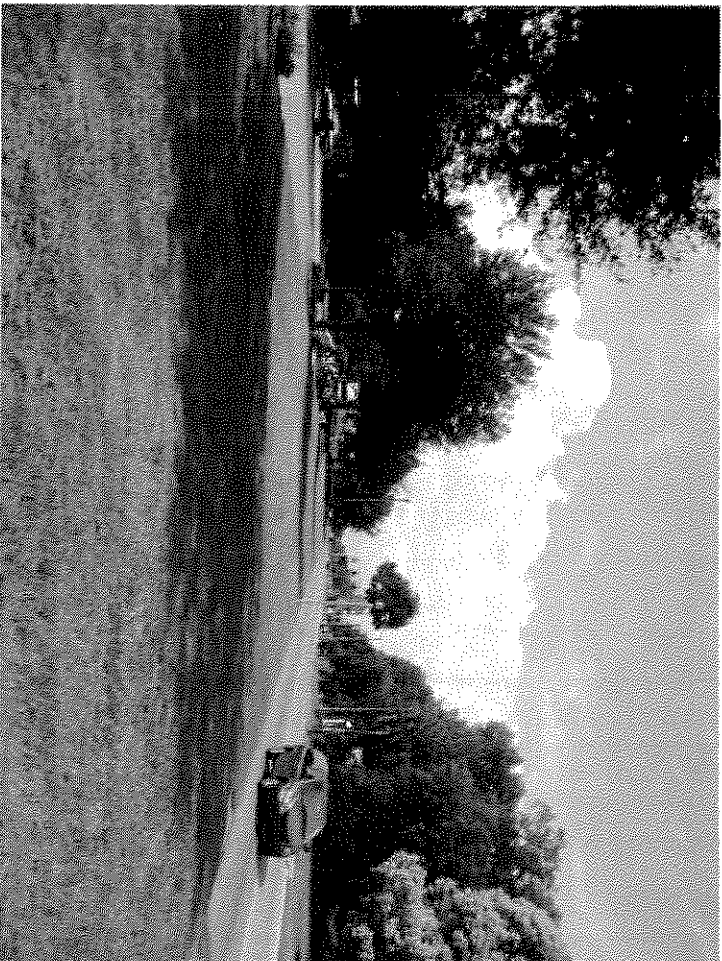
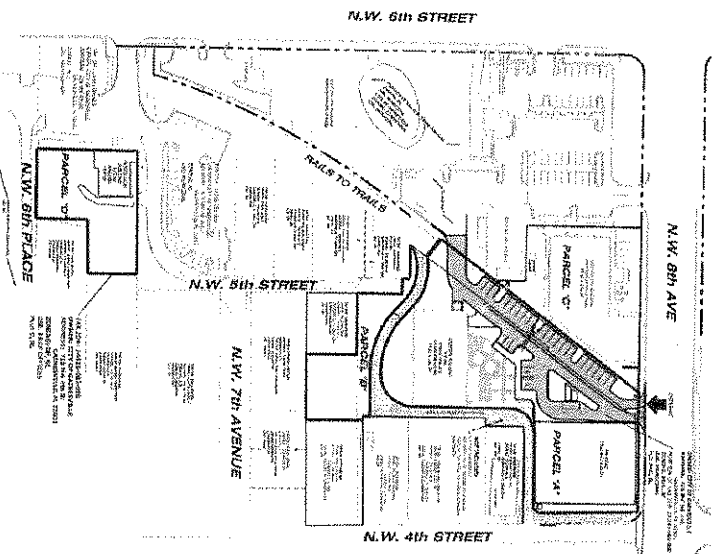
# PS Rezoning

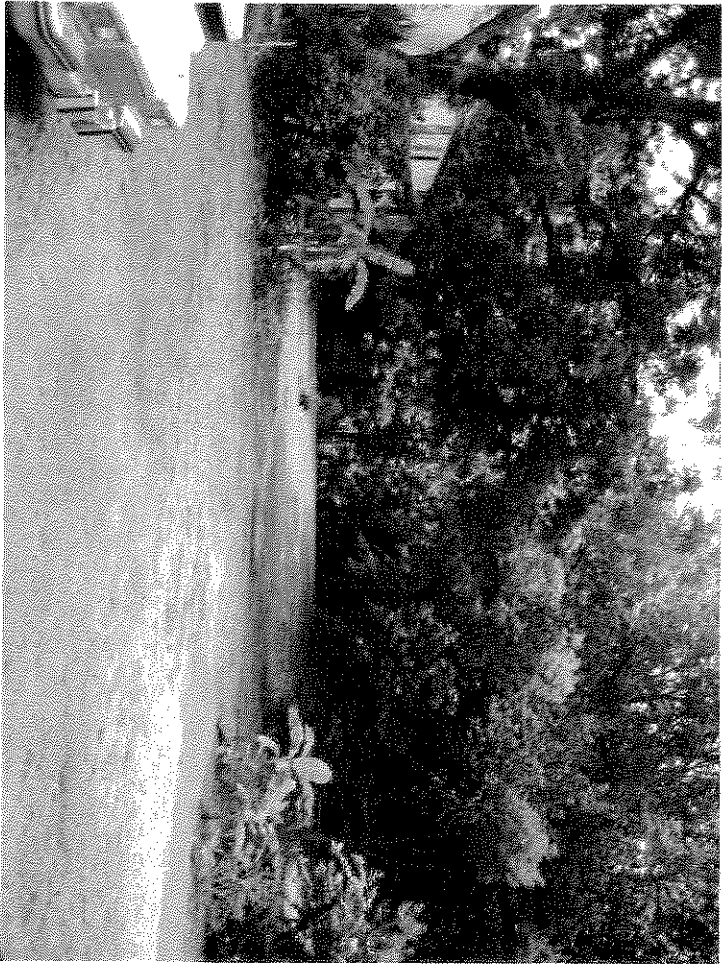
**Specific standards:**

- 10' building setback around site; no setback required adjacent to rail trail parcel
- Type C Buffer adjacent to residential uses; no buffer required adjacent to rail trail parcel
- Compliance with standard noise regulations
- Permitted uses – includes typical public administration uses & transmitter towers, indoor firing range, analysis center

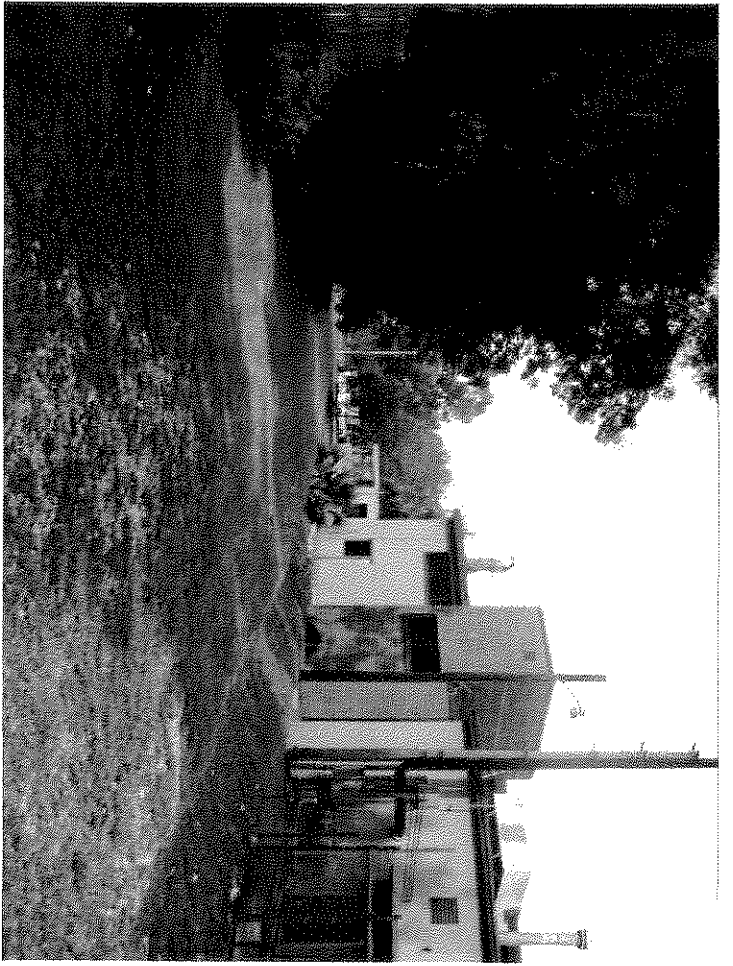
**Proposed rezoning includes:**

- Training center building and offices
- Warehouse renovation – firing range, situation rooms
- Dentist office renovation – analysis center
- New access drive and parking area
- Realignment of rail trail





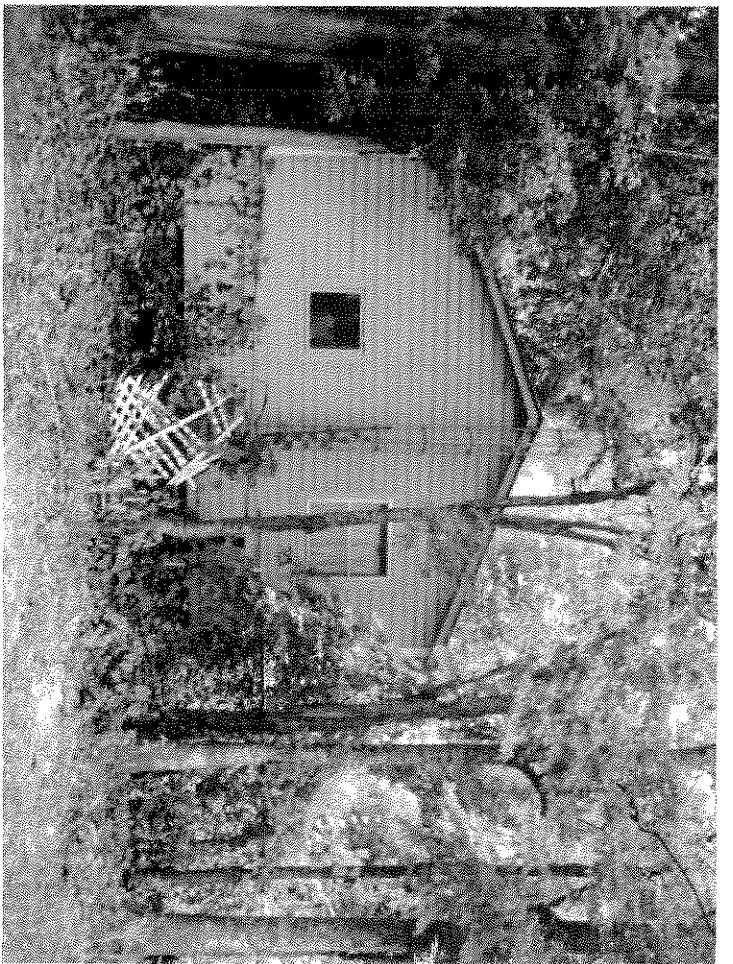
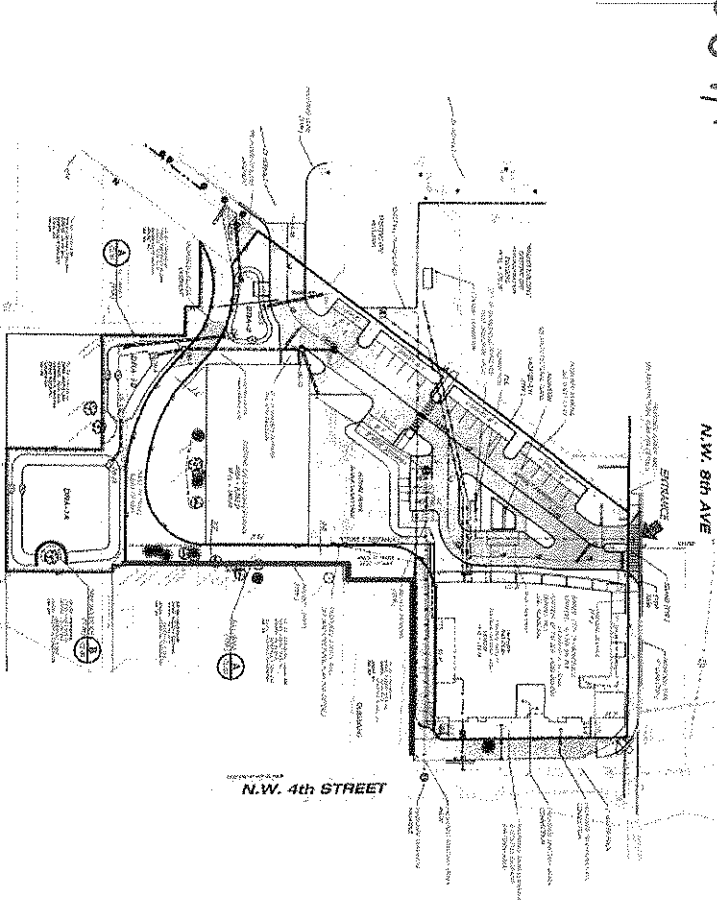
080351A







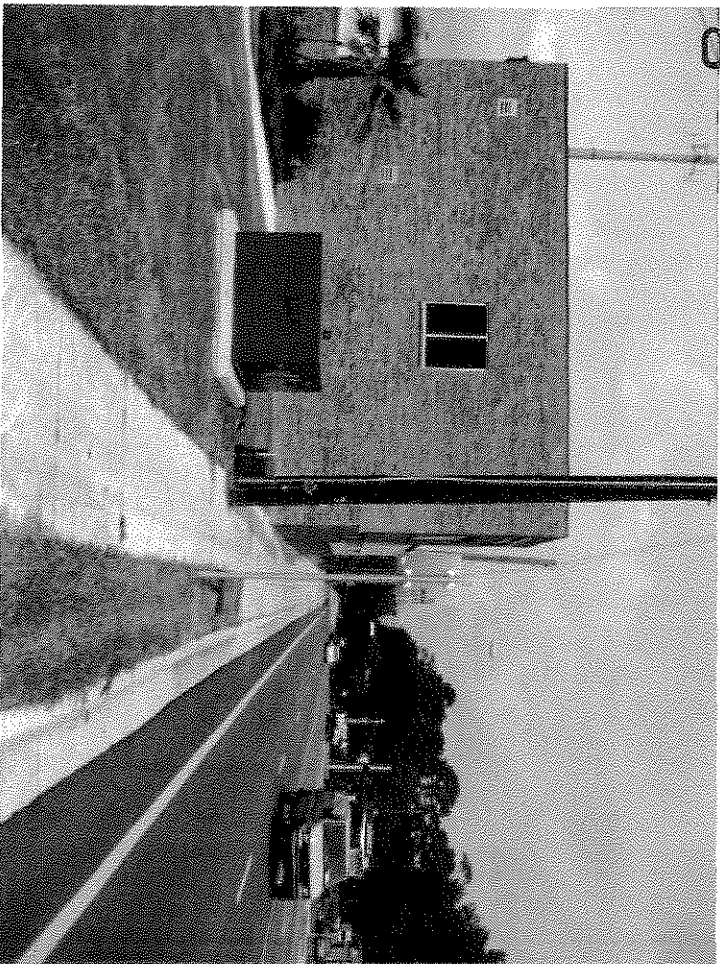
080351A



**PS Zoning Conditions:**

- Minor subdivision prior to ordinance
- Development plan consistent with zoning standards and layout
- CRA streetscape standards on NW 8<sup>th</sup> Ave
- Streetlights on NW 8<sup>th</sup> Avenue
- 8' fence or wall along boundary of trail
- Compliance with noise ordinance

080351A



**Staff Recommendation:**

**Approval of GPD Headquarters Expansion  
land use change (94LUC-08PB) and  
rezoning (17PSZ-08PB)**