

**Petition PB-16-108 ZON.** City of Gainesville. Rezone property from Alachua County Multiple-family, medium-high density district (R-2A), and Single family, low density district (R-1a) to City of Gainesville MU-2: 12-30 units /acre mixed use medium intensity, MU-1: 8-30 units/acre mixed use low intensity, RMF-7: 8-21 units/acre multiple-family residential district, RMF-5: 12 units/acre single-family/multiple-family residential district, and RSF-4: 8 units/acre single-family residential district The property is generally located between the 1300-1800 block of Tower Road (75<sup>th</sup> Street) and the 1800 block of SW 20<sup>th</sup> Avenue, and includes an area south of SW 20<sup>th</sup> Avenue and west of I-75. Related to PB-16-107 LUC.

Lead Planner Dean Mimms, AICP, gave a combined presentation on this zoning petition and on the related petition for a large-scale land use amendment for this undeveloped property that was voluntarily annexed in June of 2016. City land use and zoning are required for annexed properties. He noted that the property is adjacent to County regulated roadways that are at capacity, and that a major traffic study will be required for the entire property prior to development. Mr. Mimms also noted that the West Urban Concurrency Service Area (CSA) is currently deficient for elementary schools, and said that this CSA is currently under review by Alachua County Public Schools.

Kristin Compson, nearby resident, spoke during the public comments portion of the petition hearing, and expressed concerns about traffic on Tower Road (which part of the property fronts). Gerry Dedenbach, AICP, and Vice-President of CHW Professional Consultants, spoke on behalf of the future (under-contract) property owners. Mr. Dedenbach explained potential development under County land use and zoning, and gave an overview of their vision for future development of the property.

Jeff Hayes, AICP, Transportation Planning Manager in the Alachua County Growth Management Department, whose letter dated 9/21/16 was previously provided to the Plan Board, spoke on behalf of County staff. The following residents spoke, and expressed concerns (generally with respect to traffic impacts and school capacity) about the proposed land use and zoning requests: Jackie Dose, Brandon Tetterick, Jeff Garcia, and Justin Fleischman. Board Member Dave Ferro noted that Tower Road has been in bad physical condition for years. Board Member Adam Tecler said that Tower Road has been a problem for many years. Board Member Terry Clark asked Mr. Mimms to explain the hearing/approval process for these land use and zoning petitions and Mr. Mimms did so.

<b>Motion By:</b> Adam Tecler	<b>Seconded By:</b> Dave Ferro
<b>Moved To:</b> Approve Petition PB-16-108 ZON	<b>Upon Vote:</b> 4-1 (Nay, Clark)