



Planning and Development Services

Legistar Item No. 120220
PB-11-50 ZON
Jason Simmons
February 21, 2013

**City of Gainesville
Zoning Districts**


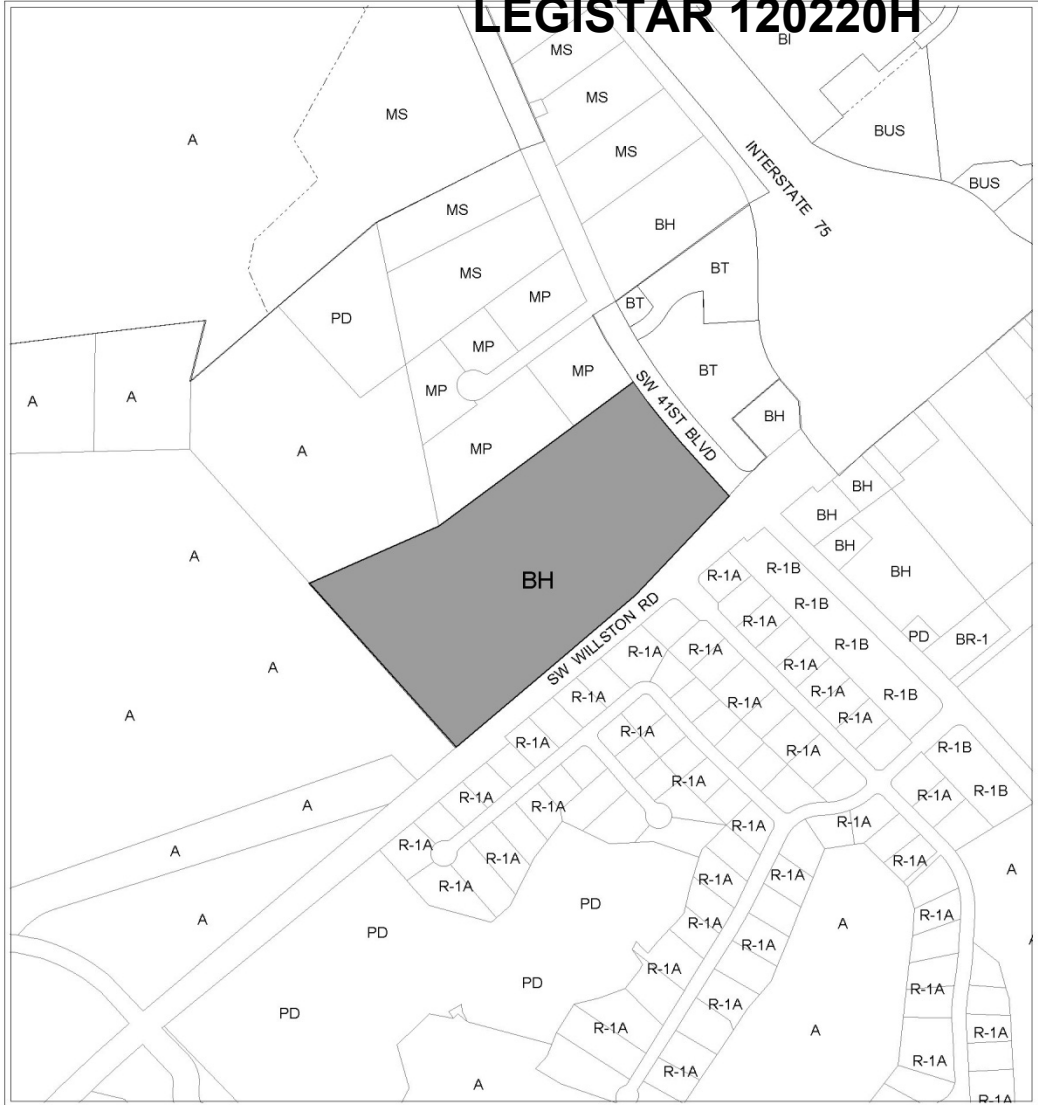
- BUS General Business
- BT Tourist-Oriented Business
- BI Business Industrial

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


**Alachua County
Zoning Districts**

- A Agricultural
- R-1A Single Family Residential (1-4 units per acre)
- R-1B Single Family Residential (4-8 units per acre)
- BH Highway Oriented Business
- BR-1 Business, Retail Sales/Service
- PD Planned Development
- MS Manufacturing/Services
- MP Manufacturing/Processing

Area
under petition
consideration

EXISTING ZONING

	Name	Petition Request	Map(s)	Petition Number
 <p>No Scale</p>	City of Gainesville, applicant	Rezone from Alachua County Highway Oriented Business Services (BH) to City of Gainesville General Office district (OF).	4745	PB-11-50 ZON

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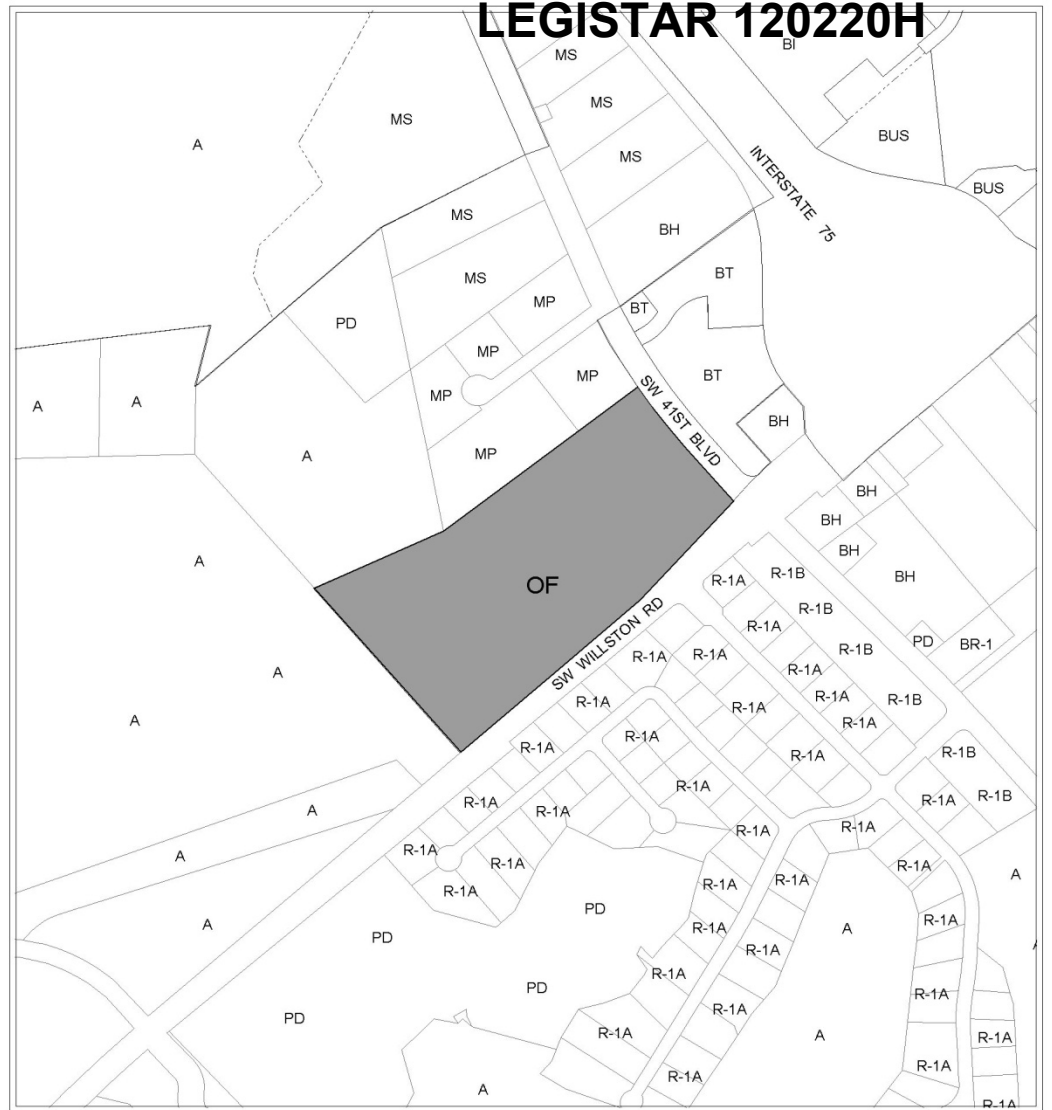
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LEGISTAR 120220H

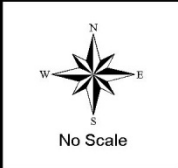


PROPOSED ZONING

	Name	Petition Request	Map(s)	Petition Number
	City of Gainesville, applicant	Rezone from Alachua County Highway Oriented Business Services (BH) to City of Gainesville General Office district (OF).	4745	PB-11-50 ZON



AERIAL PHOTOGRAPH



Name	Petition Request	Map(s)	Petition Number
City of Gainesville, applicant	Amend the FLUM from Alachua County Heavy Industrial to City of Gainesville Office (O). Rezone from Alachua County BH (Highway Oriented Business) to City of Gainesville OF (General Office district)	4745	PB-11-49 LUC PB-11-50 ZON



LEGISTAR 120220H





LEGISTAR 120220H





- City of Gainesville zoning designation must be applied to annexed property
- OF zoning is more compatible with residential properties across Williston Road
- OF zoning can act as buffer between residential area on Williston Rd. and industrial designated land north of subject property

- About 2/3 of the 24 acre vacant property designated a Strategic Ecosystem by Al. County
- Sensitive environmental areas are mapped in general way until specific proposal comes forth requiring actual ground determination for specific boundaries
- Petition PB-10-143 TCH (adopted 8/2/12) added and updated environmental protections, including adopting regulations for strategic ecosystems
- Zoning is consistent with Comprehensive Plan

STAFF RECOMMENDATION:

- APPROVE Petition PB-11-50 ZON.
- APPROVE Ordinance No. 120220 for First Reading.
- Plan Board approved petition 4-0 on August 25, 2011.