

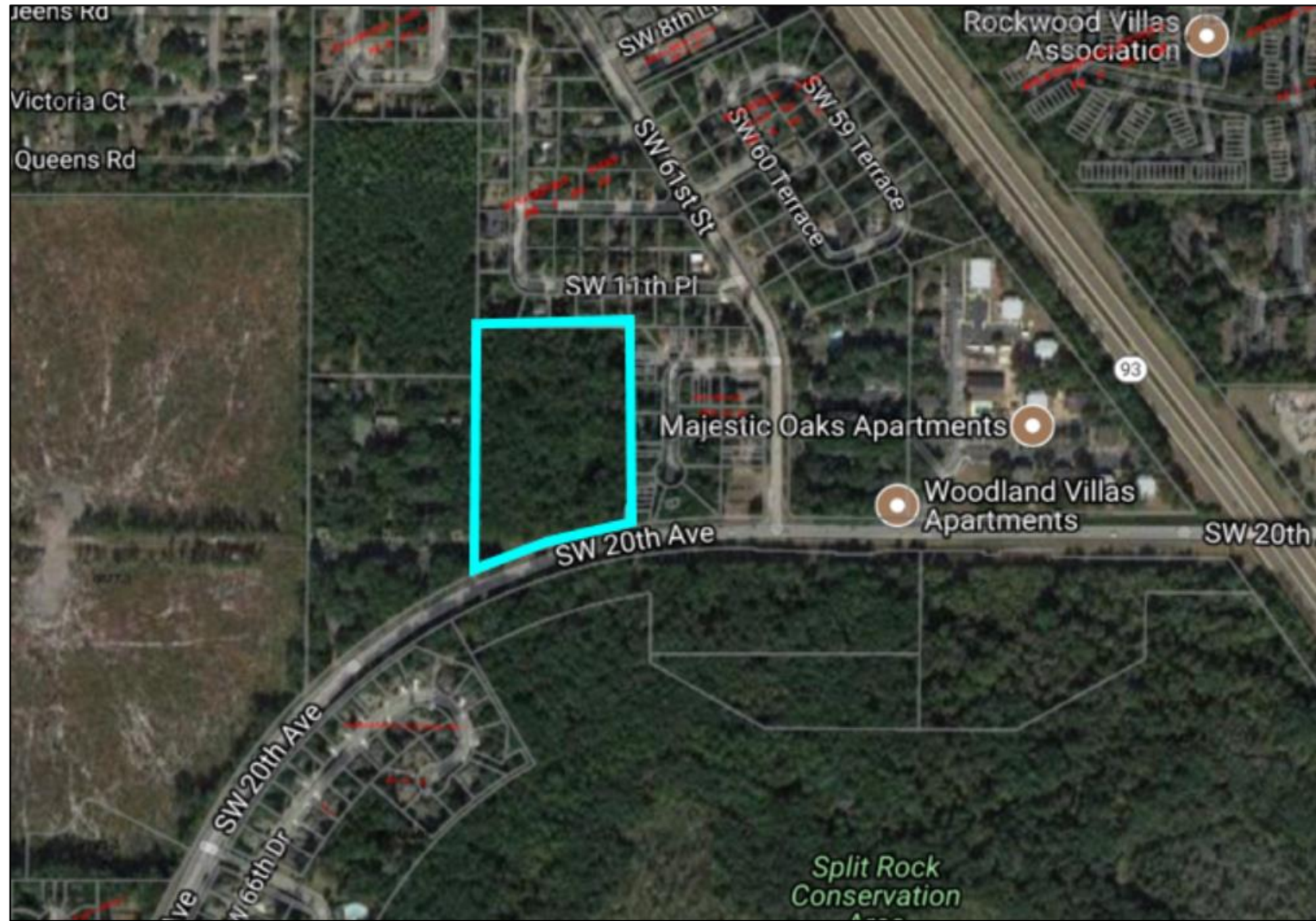
PB-17-113 ZON Legistar #170626

City Commission: May 3, 2018

Prepared and Presented by: Megan Echols



Parcel
06675-006-000



Background

- Parcel was annexed in November 2017
- Parcel is currently undeveloped (no paved roads or structures)
- There are no submitted development plans for this area
- Related to Petition PB-112-LUC; January 25, 2018 approved by Plan Board

Governing Regulations

Florida Statute

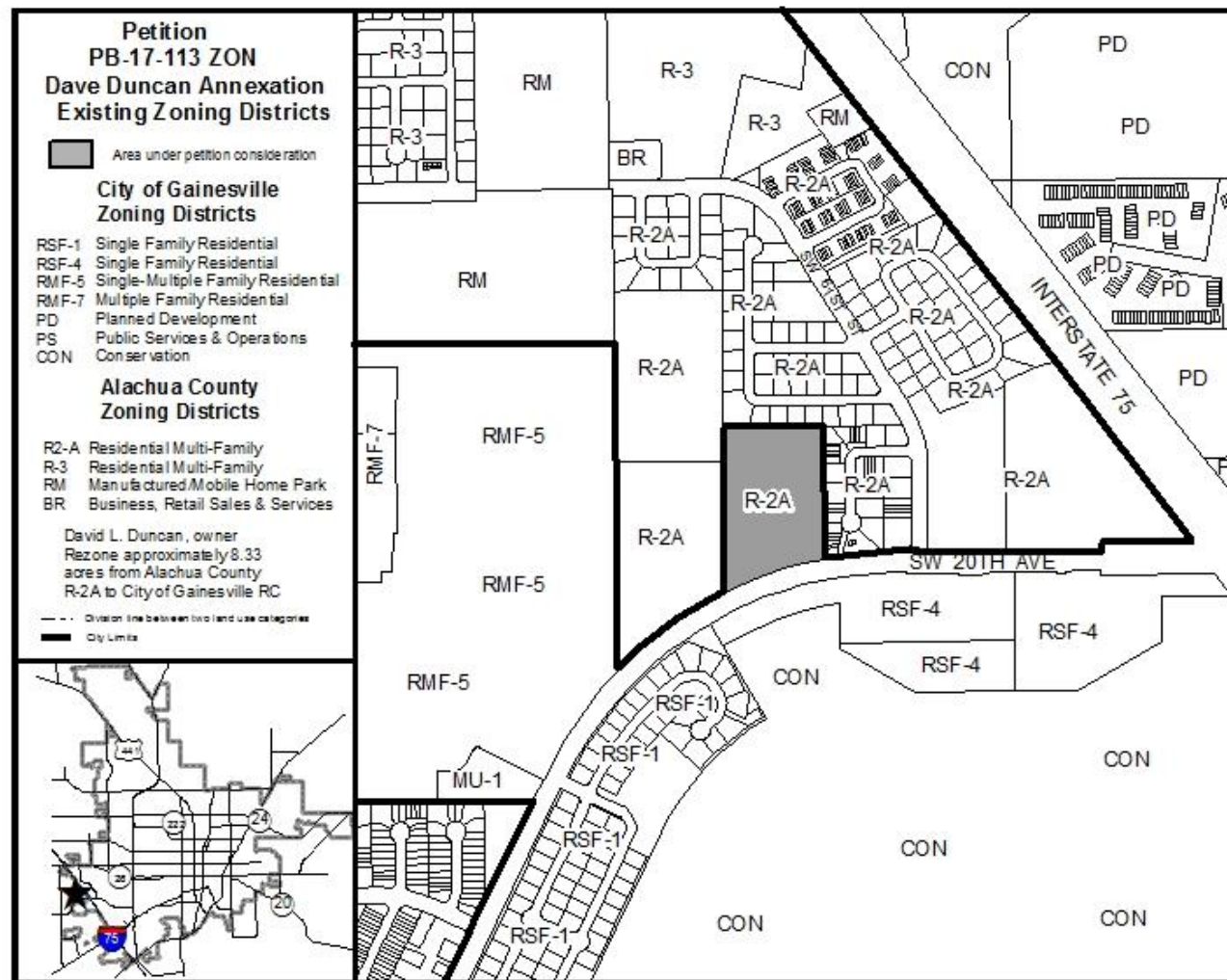
- **171.062 Effects of annexations or contractions.—**
 - (2) If the area annexed was subject to a county land use plan and county zoning or subdivision regulations, these regulations remain in full force and effect until the municipality adopts a comprehensive plan amendment that includes the annexed area.

Governing Regulations

Gainesville Land Development Code

- **Sec. 30-4.3 – Zoning Map. E. Unzoned property generally.** If property in newly annexed territory is unzoned; or if the zoning of any property is vacated or invalidated for any reason, either judicially or legislatively, then the classification of any of such properties shall be deemed to be conservation district (CON), unless and until a different zoning is provided...
- **Sec. 30-4.4 – Annexed Territory.** When lands are annexed into the city, such lands shall be rezoned in accordance with this chapter to an appropriate city zoning district(s). The county zoning district and applicable regulations shall apply prior to rezoning to a city zoning district.

Existing Zoning



Adjacent Development



- North and East, R-2A, Alachua County

Adjacent Development



- West- The Grove Apartments, R-2A, Alachua County

Adjacent Development



- South- RSF-1; City of Gainesville

Proposed Zoning Changes

	Existing Zoning Category	Proposed Zoning Category
Zoning Category	R-2A Alachua County	RMF-5 (Single/ Multi Family) City of Gainesville
Permitted Uses	Single Family detached and attached dwelling, multi-family dwelling, dorms, fraternity house, and adult or child care center	Accessory Dwelling Units, attached dwelling units, multi-family dwellings, dorms, schools,

Review Criteria

The staff recommendation is based on the five following factors:

1. Conformance with the Comprehensive Plan;
2. Conformance with the Land Development Code;
3. Changed Conditions;
4. Compatibility;
5. Impacts on Affordable Housing.

Analysis of Criteria

- Conformance with the Comprehensive Plan
- Conformance with the Land Development Code
- Minimal changed conditions due to similar permitted uses between zoning categories
- No immediate impact on affordable housing
- Similarities of Zoning categories show no major long term impacts due to zoning change

Recommendation

- Approve Petition PB-17-113 ZON