



## Planning and Development Services

# PB-14-12 ZON

**City Commission  
August 21, 2014**

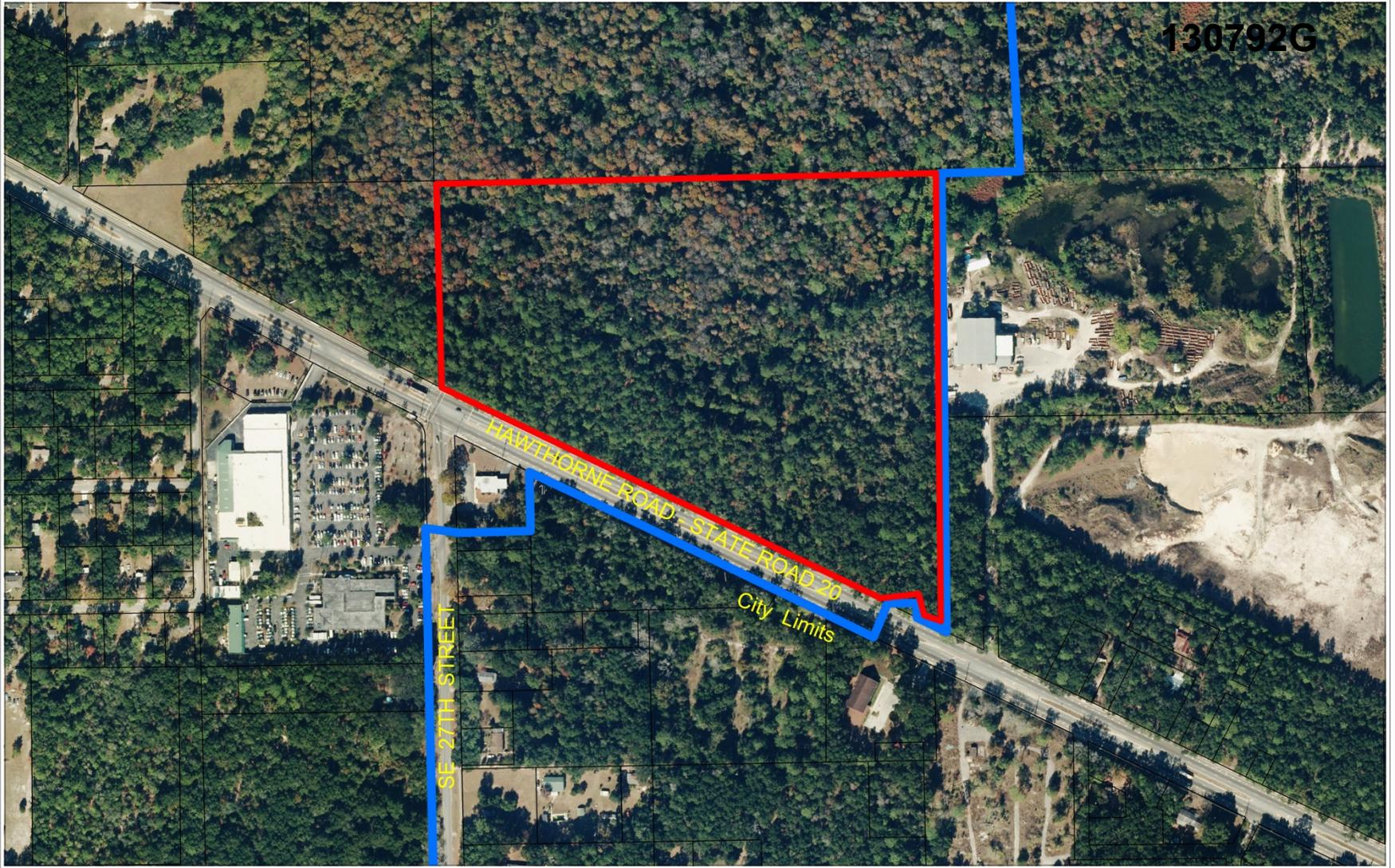
**Legistar No. 130792**

Prepared by Dean Mimms, AICP

# Zoning Change

	Existing	Proposed
<b>Zoning (31.7 ac)</b>	<b>BR</b> <b>(Retail sales and services - Alachua Co.)</b>	<b>CON</b> <b>(Conservation)</b>

130792G



AERIAL PHOTOGRAPH



No Scale

Name	Petition Request	Petition Number
City Plan Board, applicant	Rezone property from Alachua County Retail sales and services (BR) district to City of Gainesville Conservation (CON) district	PB-14-12 ZON

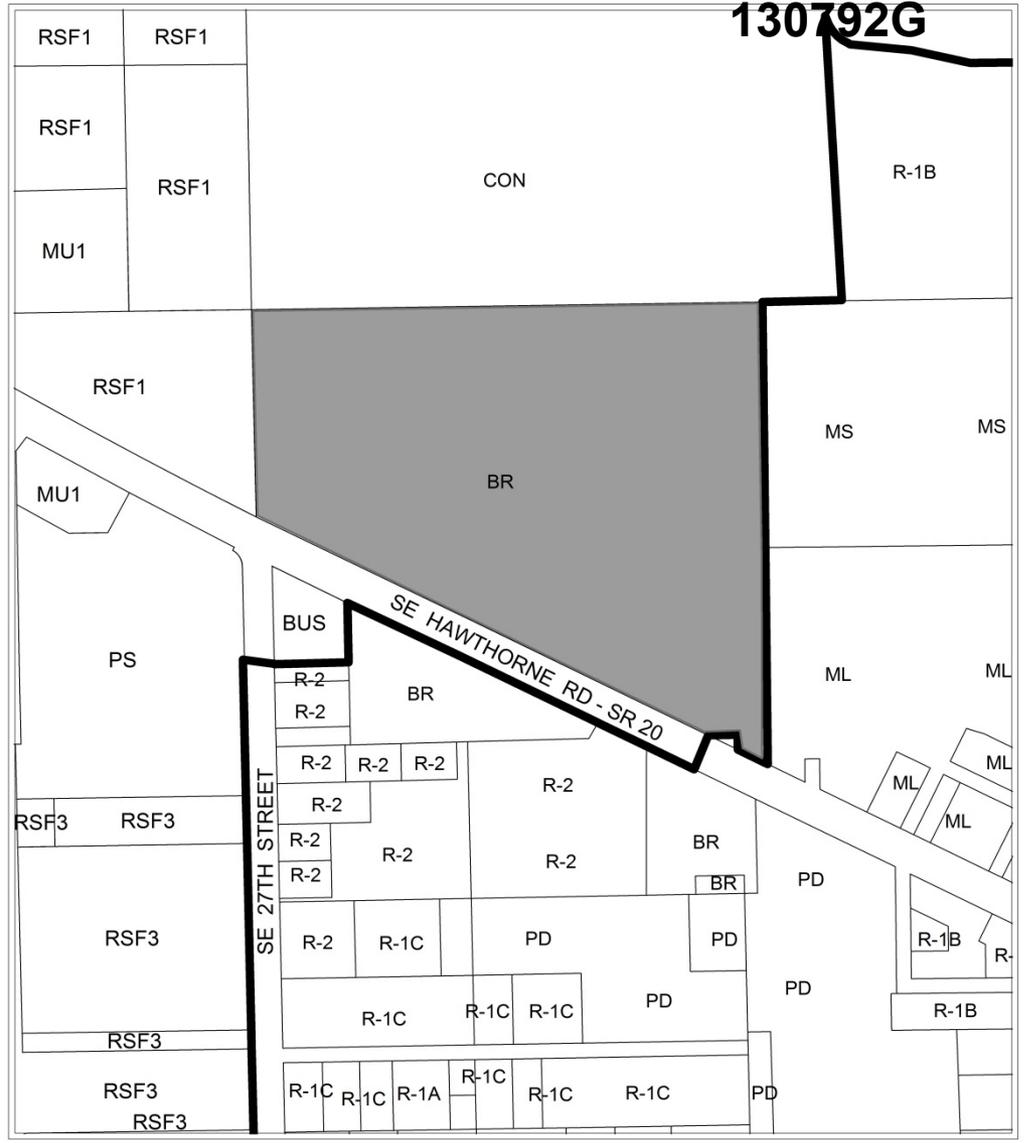
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### City of Gainesville Zoning Districts

- RSF-1 3.5 units/acre Single-Family Residential
- RSF-3 5.8 units/acre Single-Family Residential
- BUS General Business
- MU-1 8-30 units/acre Mixed Use Low Intensity
- PS Public Services and Operations
- CON Conservation

### Alachua County Zoning Districts

- R-1A Single Family Residential, 1-4 du/acre
- R-1B Single Family Residential, 4-8 du/acre
- R-1C Single Family Residential, 1-4 du/acre
- R-2 Multi-Family Residential, 4-8 du/acre
- BR Retail Sales and Service
- PD Planned Development
- ML Light Industrial
- MS Industrial Services and Manufacturing



Area under petition consideration

--- Division line between two zoning districts  
 — City Limits

EXISTING ZONING

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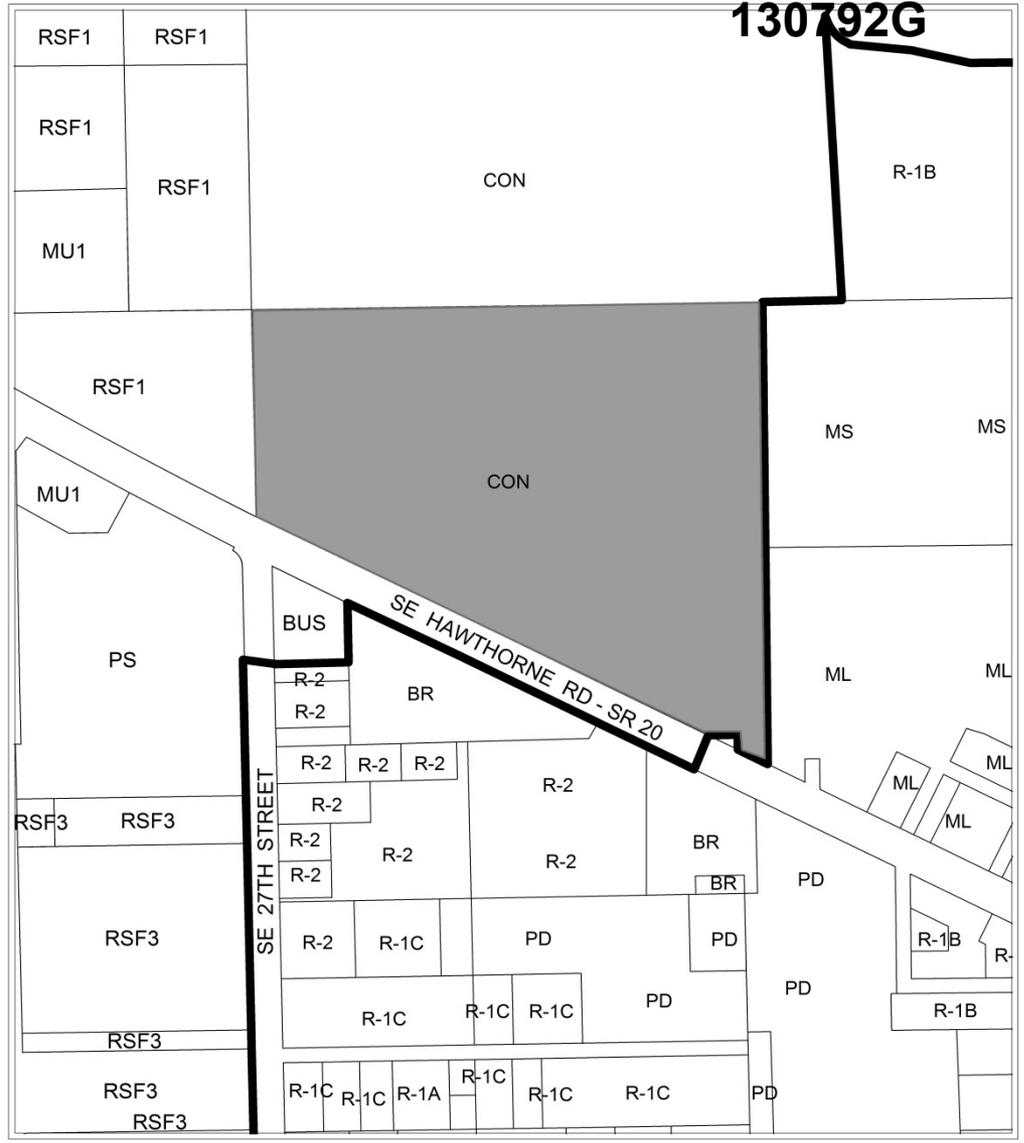
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### PROPOSED ZONING

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East along SR 20

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**Forested upland and  
wetland communities**

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**Forested wetlands**



- **Dec. 2013 Voluntary Annexation**
- **Oct. 2012 Wild Spaces Public Places  
City land acquisition**
- **Acquired for conservation & passive  
recreation – will expand Cone Park**
- **Increases green space & passive  
recreation in East Gainesville**

- **Pine-dominated uplands on S side, hardwood wetlands on N side w/in headwater floodplain of Lake Forest Creek watershed**
- **Good quality pine flatwoods & forested wetland communities, but soil subsidence in forested wetland from past channelization of Lake Forest Creek**

# Petition / Background

- **Adjacent parcels to N & NE in East Side Greenway (Morningside Greenway) Strategic Ecosystem, which connects East Gainesville natural areas & parks w/Gum Root Swamp, Newnan's Lake, Paynes Prairie**
- **CON zoning optimal for surface water quality, flood storage capacity, protection of natural resources & public parkland in East Gainesville**

# Petition / Background

- **No transportation issues. TMPA Zone A. RTS Route 7 nearby service @ 60 minutes weekdays Downtown and Eastwood Meadows (SE 43rd ST, north of Eastside High School)**
- **FEMA Flood Zone X (minimal flood hazard)**

# Highlights

- **City zoning required for annexed properties**
- **Proposed CON zoning compatible w/adjacent properties & surrounding area, consistent w/Comp. Plan**
- **Located in Plan East Gainesville area**
- **This Wild Spaces Public Places land acquisition will expand conservation & passive recreation area of City's Cone Park**

## **City Plan Board to City Commission**

**Approve Petition PB-14-12 ZON**

**(Plan Board voted 4-0)**

## **Staff to City Commission**

**Approve Petition and Ordinance**