



Planning and Development Services

City Commission Legistar Item No. 140472 PB-14-121 ZON May 21, 2015

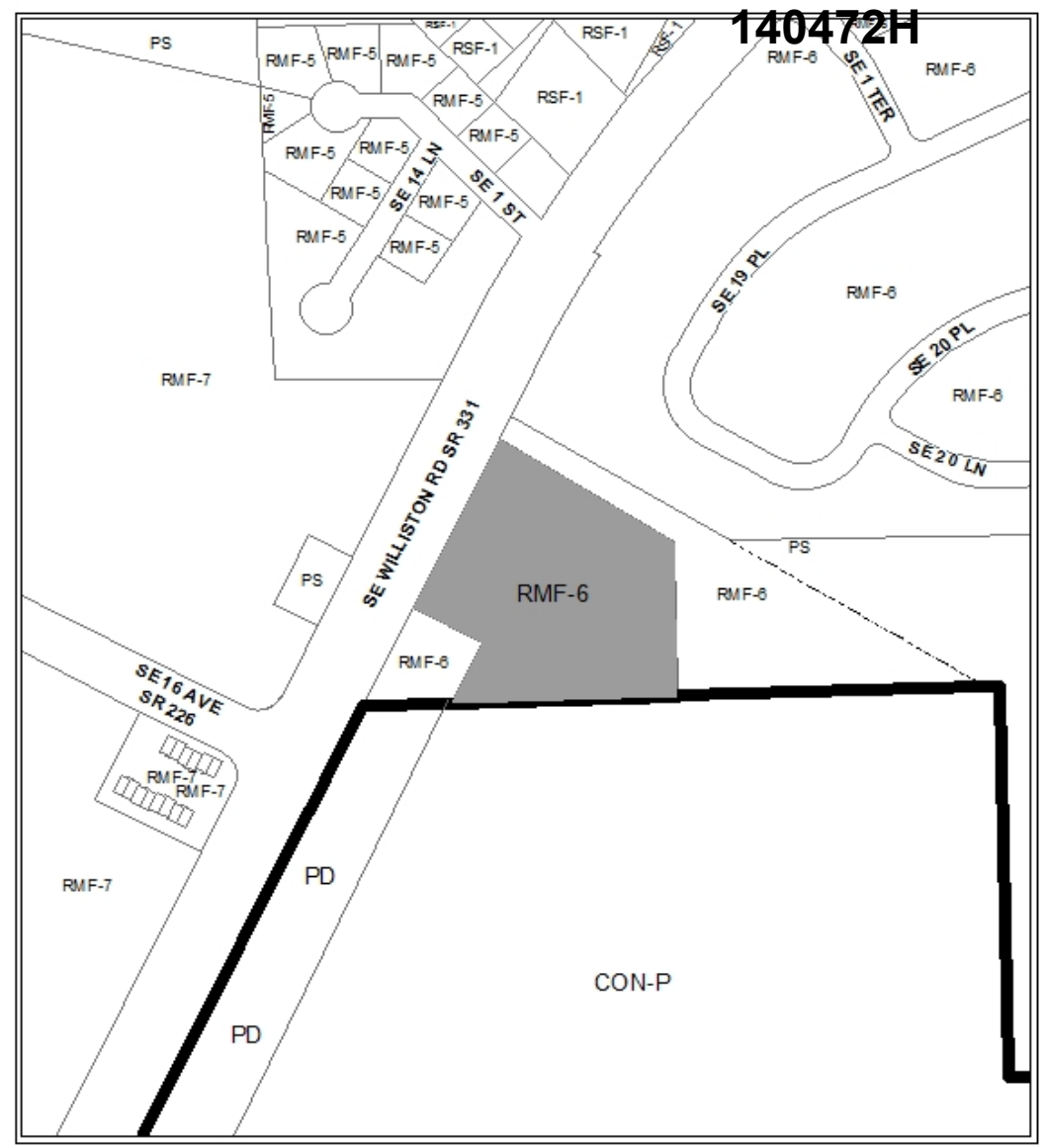
Prepared by Jason Simmons

City of Gainesville Zoning Districts


- RSF-1 3.5 units/acre Single-Family Residential
- RMF-5 12 units/acre Single-Family/Multiple-Family Residential
- RMF-6 8-15 units/acre Multiple-Family Residential
- RMF-7 8-21 units/acre Multiple-Family Residential
- PS Public Services and Operations

Alachua County Zoning Districts

- PD Planned Development
- CON-P Conservation/Preservation




Area
under petition
consideration



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

EXISTING ZONING

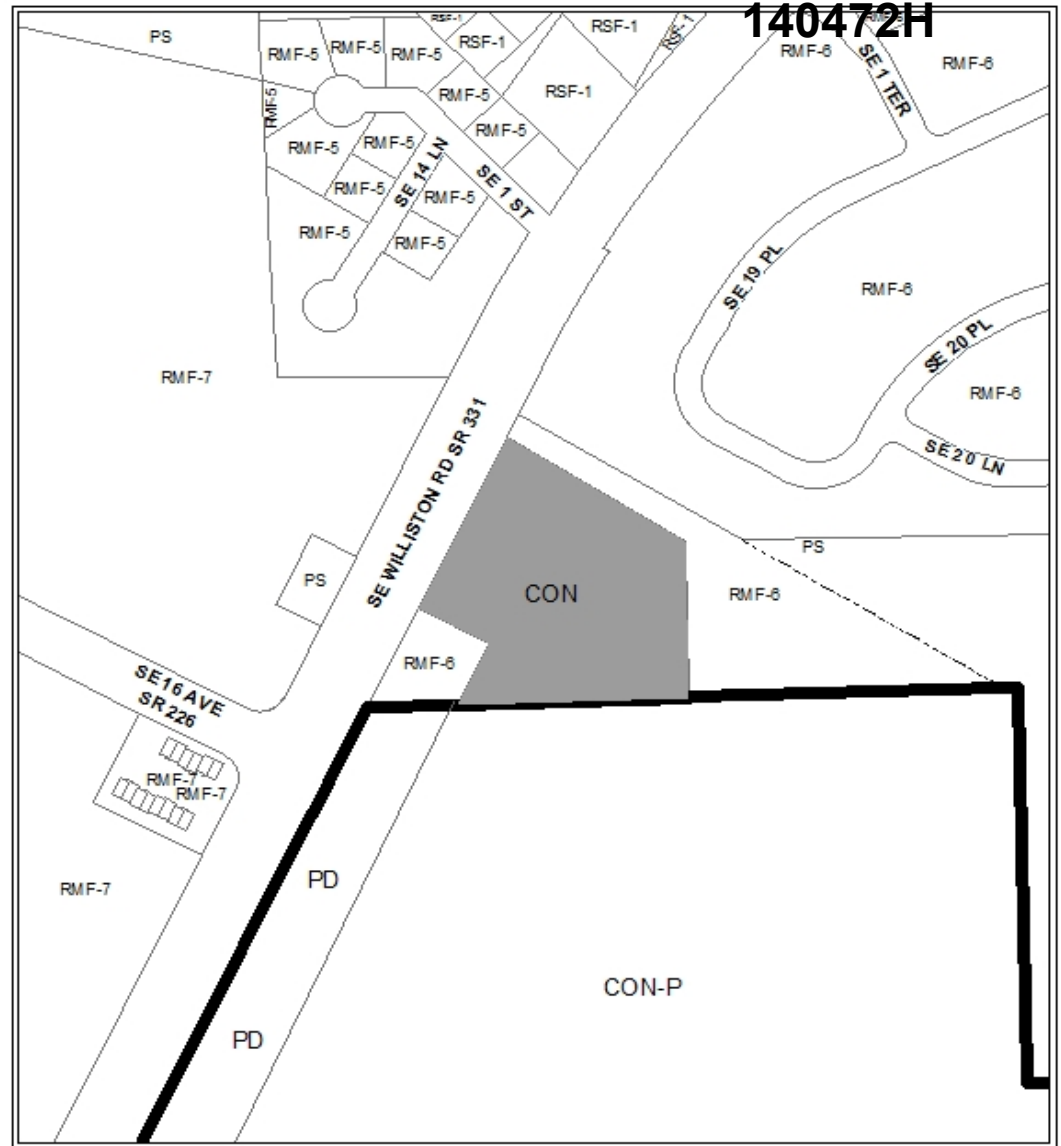
	Name	Petition Request	Petition Number
 No Scale	Alachua County Growth Management Department, agent for Alachua County Board of County Commissioners	Rezone property from RMF-6 (8-15 units/acre multiple-family residential district) to Conservation	PB-14-121 ZON

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PROPOSED ZONING

	Name	Petition Request	Petition Number
 <p>No Scale</p>	Alachua County Growth Management Department, agent for Alachua County Board of County Commissioners	Rezone property from RMF-6 (8-15 units/acre multiple-family residential district) to Conservation	PB-14-121 ZON



AERIAL PHOTOGRAPH

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2612 SE Williston Rd



Exit Street View

140472H



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29°37'47.03" N 82°19'17.29" W elev 112 ft eye alt 97 ft



SE Williston Rd



Exit Street View

140472H



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29°37'51.08" N 82°19'14.55" W elev 112 ft eye alt 98 ft

- Subject property is part of Paynes Prairie Sweetwater Preserve, owned by Alachua County
- Bulk of 113.5 acre preserve is in unincorporated area, with Alachua County Preservation land use & zoning. The 4.4 acre portion within city limits has Residential Medium-Density (8-30 units/acre) land use & RMF-6 zoning
- Proposed Conservation zoning is most compatible with Alachua County Preservation land use & zoning categories

- No further development anticipated on the property. Property is managed as part of Paynes Prairie Sweetwater Preserve
- Conservation zoning will protect and preserve unique natural & cultural resources found on property and provide passive recreational opportunities

- CON zoning is compatible with surrounding uses including vacant land & lift station to the west; Evergreen Cemetery to the east; vacant strip of land to north adjacent to multi-family; and the nature preserve to the south
- Site within TMPA Zone A; not expected to create significant traffic impacts because property is part of managed natural area with nature-based recreation component
- Proposed Conservation zoning is consistent with Comprehensive Plan

- Approve Petition PB-14-121 ZON
- Adopt Ordinance 140472
- Plan Board approved petition 5-0 on October 23, 2014.