

160982E

# Petition PB-17-30 ZON

Legistar No. 160982

City Commission  
July 6th, 2017

Presentation by Dean Mimms, AICP



DEPT  
OF  
DOING

# PB-17-30 ZON

## PB-17-30 ZON

## Existing (County)

## Proposed

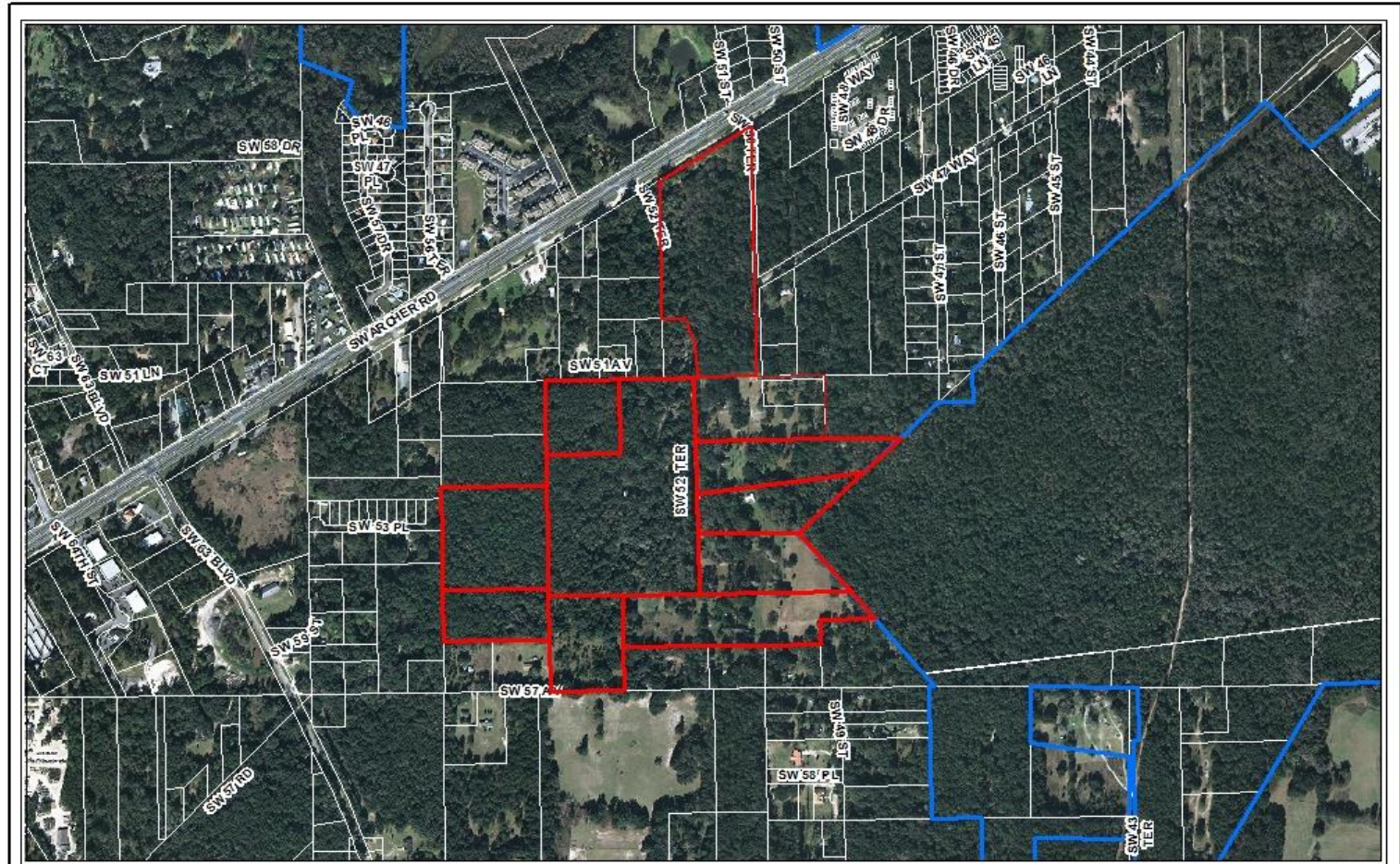
**Zoning**  
(108 ac)

**R-1A** - Single  
Family, Low density  
(1-4 du/ac)  
(25 ac)


**RSF-4:** 8 units/ac  
Single-Family Res'l

**R-1C** -Single Family,  
Low density) (1-4  
du/ac),  
**RE-1** (1 per 2 du/ac  
to 2 du/ac)  
(83 ac)

# Property & Vicinity

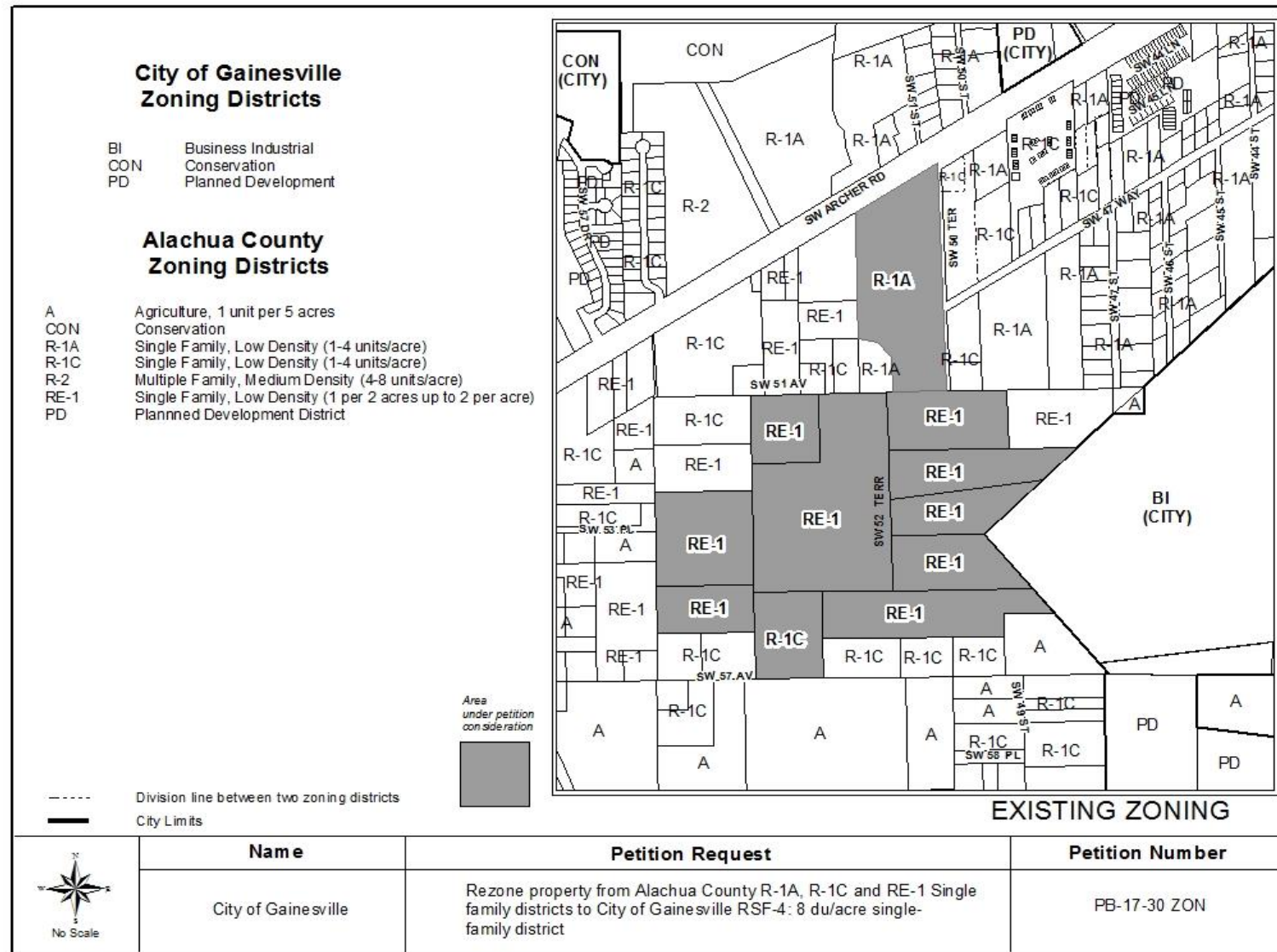


AERIAL PHOTOGRAPH

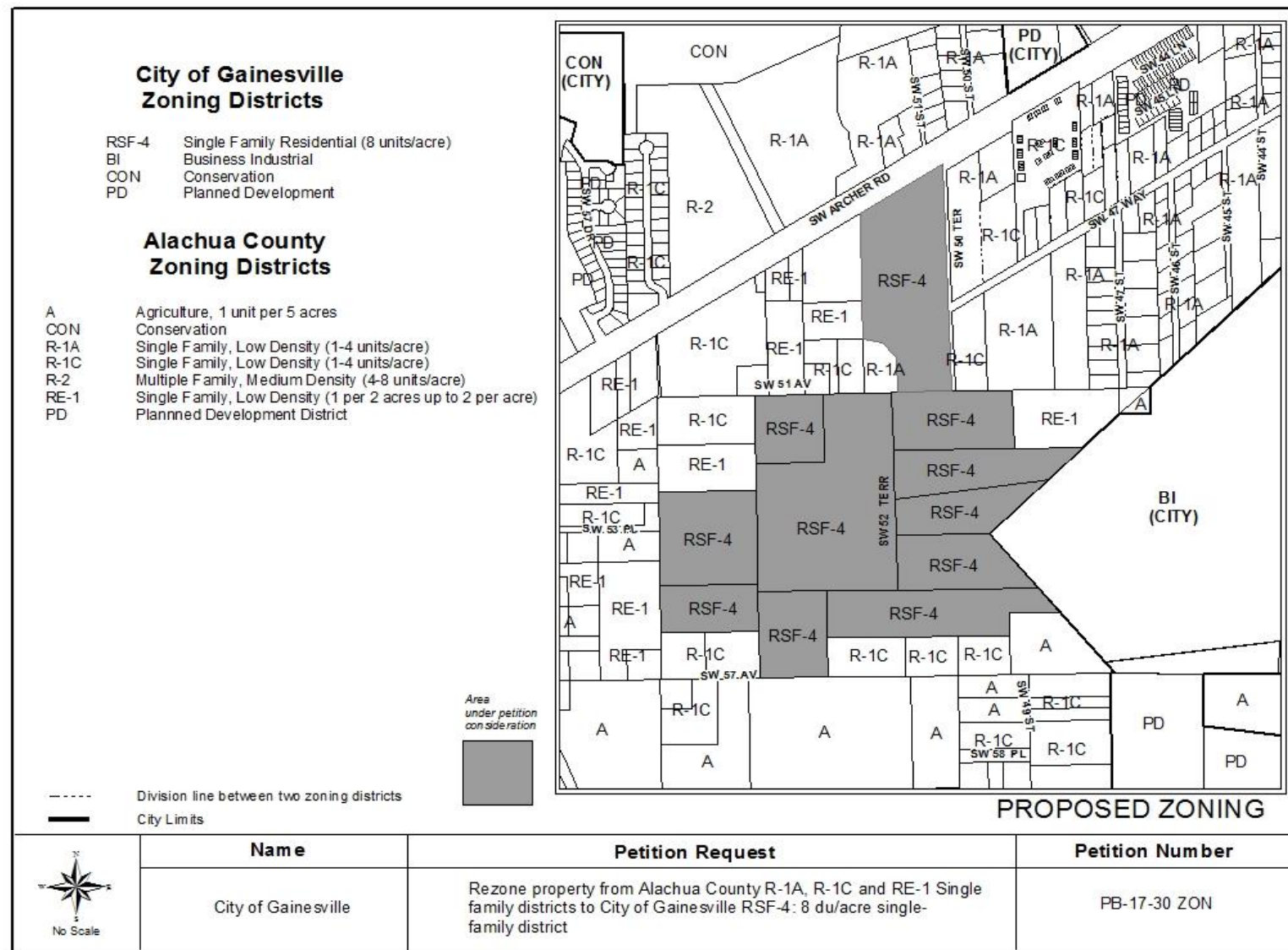
	Name	Petition Request	Petition Number
	City of Gainesville	Rezone property from Alachua County R-1A, R-1C and RE-1 Single family districts to City of Gainesville RSF-4: 8 du/acre single-family district	PB-17-30 ZON



# Existing Zoning



# Proposed Zoning



# Review

- 108-ac property (recent voluntary annexation) - dispersed single-family residential & undeveloped. No paved roads.
- Requested RSF-4 (8 units/ac) - net increase in potential residential units (relative to County zoning)
- Supportive of City objectives of discouraging urban sprawl & encouraging infill development

# Review

- Public Schools: West Urban CSA for Elementary Schools currently deficient
- No significant environmental issues
- TMPA Zone D
- City staff committed to coordinating long-range transportation planning with County staff

CELEBRATION POINTE  
TOD

160982E

SW ARCHER ROAD

INTERSTATE  
75

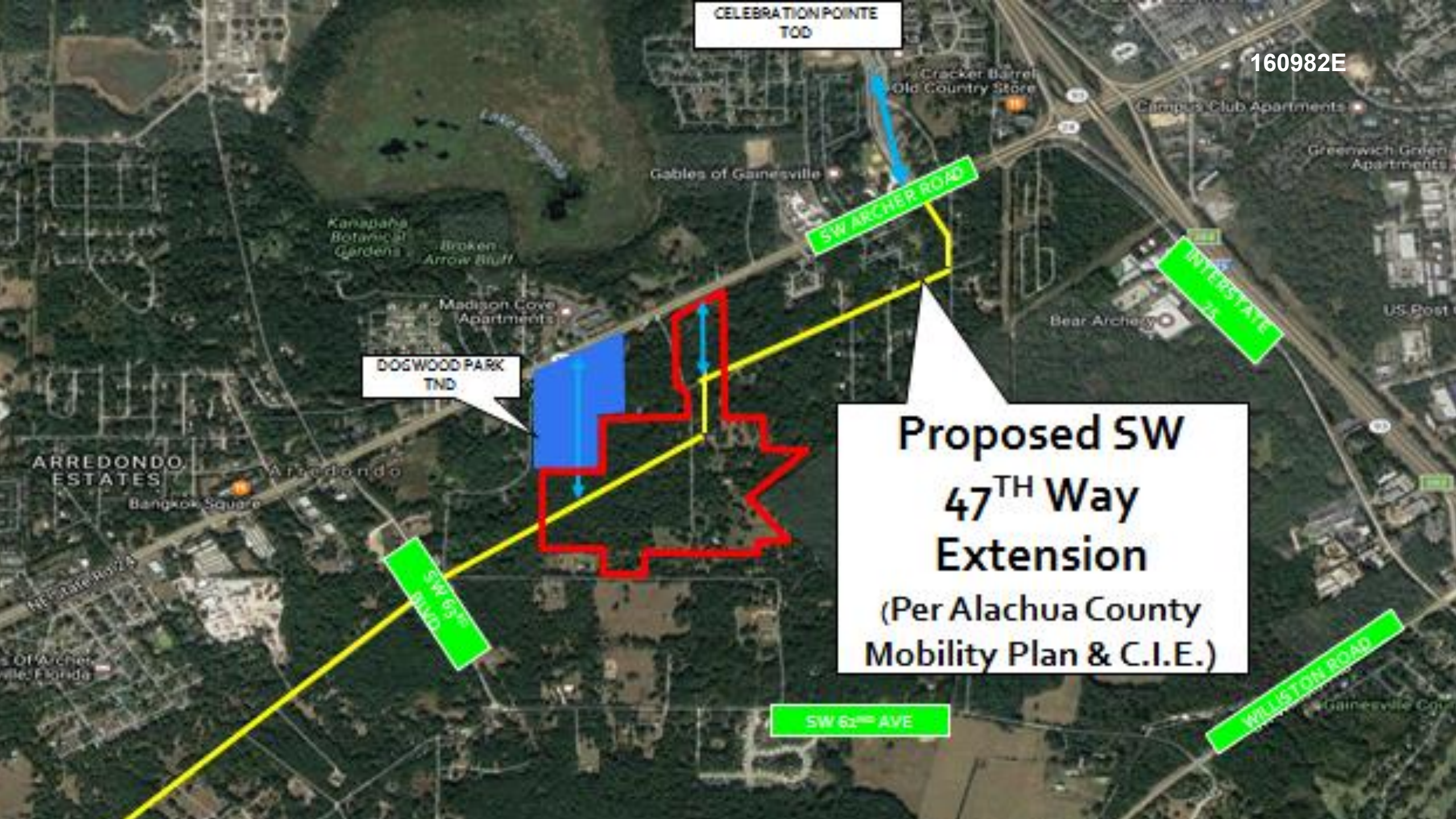
DOGWOOD PARK  
TND

**Proposed SW  
47<sup>TH</sup> Way  
Extension**  
(Per Alachua County  
Mobility Plan & C.I.E.)

SW 65<sup>TH</sup>  
AVENUE

SW 62<sup>ND</sup> AVE

WILKINSON ROAD





# Key Points

- City zoning required
- Consistent w/ Comp. Plan
- Developer required to construct portion of SW 47th Way Extension
- Proposed update 5-Year Schedule of Capital Improvements of City CIE includes SW 47th Way Extension

Recommendation

Staff to City Commission  
Approve Petition & Ordinance

City Plan Board to City Commission  
Approve Petition PB-17-30 ZON  
(Plan Board voted 5-0)

