

City of
Gainesville

PB-21-31 ZON

Rezoning

Legistar #210033

Brittany McMullen, AICP

November 4, 2021

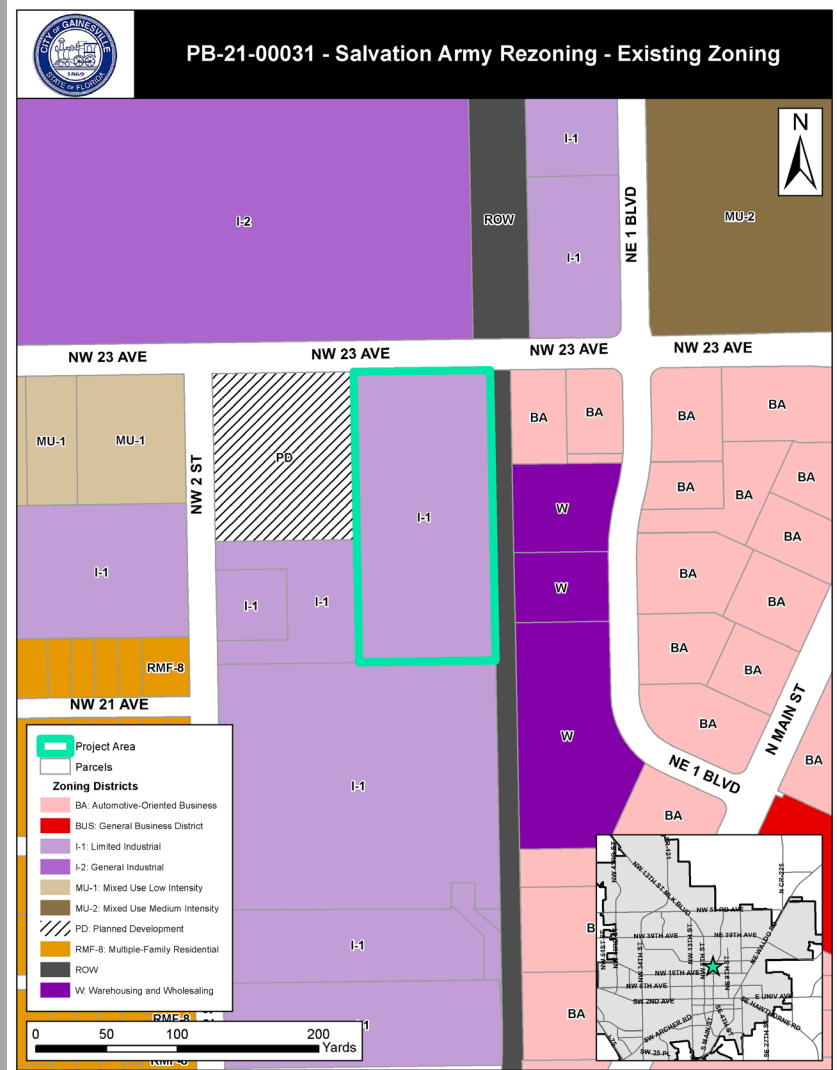
PB-21-31 ZON Rezoning

Location: 55 NW 23rd Ave

Property Size: ±4.1 acres

Existing Zoning: Limited Industrial (I-1)

Request: Rezone property from City of Gainesville Limited Industrial (I-1) to City of Gainesville Warehouse (W).



210034C

NW 23rd Ave

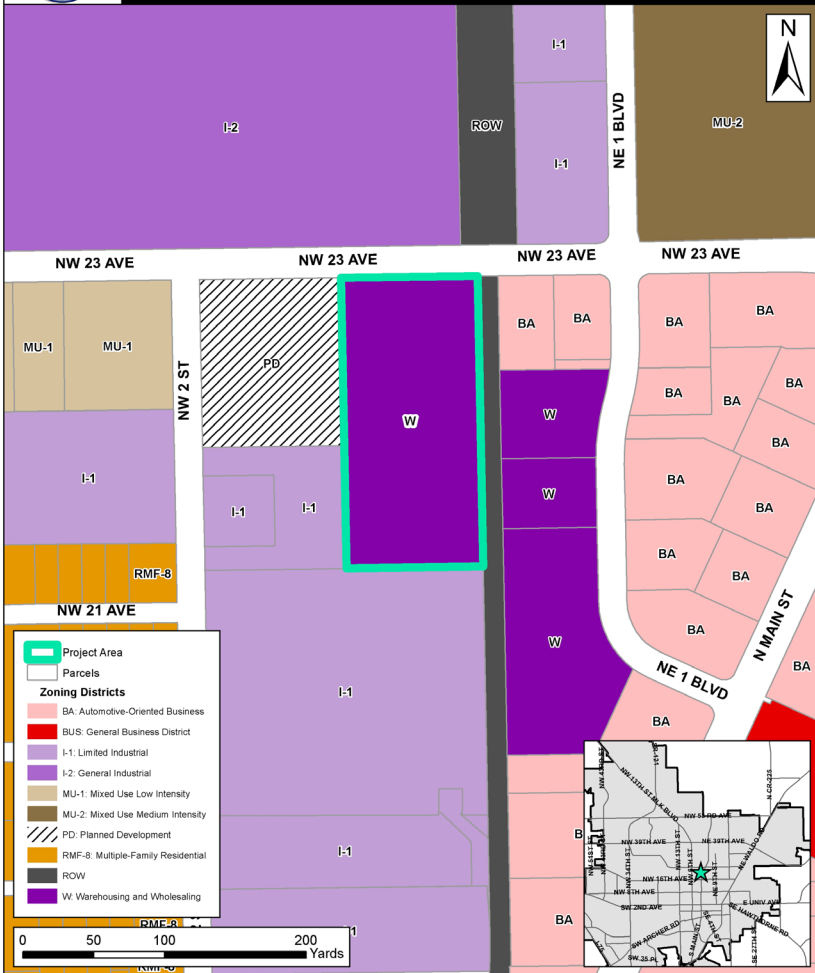




Staff recommends Approval

Meets Review Criteria Sec. 30-3.14

- A. Compatibility of permitted uses and allowed intensity and density with surrounding existing development.
- B. The character of the district and its suitability for particular uses.
- C. The proposed zoning district of the property in relation to surrounding properties and other similar properties.
- D. Conservation of the value of buildings and encouraging the most appropriate use of land throughout the city.
- E. The applicable portions of any current city plans and programs such as land use, traffic ways, recreation, schools, neighborhoods, stormwater management and housing.
- F. The needs of the city for land areas for specific purposes to serve population and economic activities.
- G. Whether there have been substantial changes in the character or development of areas in or near an area under consideration for rezoning.
- H. The goals, objectives, and policies of the Comprehensive Plan.
- I. The facts, testimony, and reports presented at public hearings.



Recommendation:

Staff – Approve

City Plan Board - Approve