

**TO:** City Plan Board  
**FROM:** Planning Division Staff  
**SUBJECT:** Petition 32ZON-08 PB, City of Gainesville. Rezone the annexed area from Alachua County Manufacturing and Services Industrial (MS) to City of Gainesville Limited industrial (I-1). Located at 5901 Northeast Waldo Road. Related to 33LUC-08PB.

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**Recommendation**

Planning Division staff recommends approval of Petition 32ZON-08 PB.

**Explanation**

This petition pertains to a property owned by Gain Development, a 51.50-acre parcel on Waldo Road that was annexed by the City on November 26, 2007. The majority of the property consists of planted pines, and wetlands are mapped as approximately one-half of the property. In addition, there is an existing 100,000 square foot warehouse that was built in 1974. See attached map for parcel location.

This petition requests rezoning of this property from Alachua County Manufacturing and Services Industrial (MS) to City of Gainesville Limited industrial (I-1), which is consistent with the Industrial land use requested in 33LUC-08PB.

**Character of the District and Suitability**

All surrounding parcels are designated with Industrial land use and zoning. The proposed Limited industrial (I-1) zoning district is compatible with the surrounding land use and zoning. Any future development of the property will have to meet all applicable land development code requirements, including those of the City's Surface Waters And Wetlands District.

**Conservation of the Value of Buildings and Encouraging Appropriate Land Use**

The proposed zoning is appropriate for the surrounding area and the underlying land use.

**Applicable Portions of Current City Plans**

There are no current City plans for the area.

The subject property is outside of the TCEA (Transportation Concurrency Exception Area). Future development or redevelopment of the subject property will be required to meet all applicable concurrency requirements (i.e., transportation, potable water, wastewater, stormwater management, solid waste, and recreation and open space), or sign a Proportionate Fair Share agreement for transportation concurrency.

**Needs of the City for Land Areas for Specific Purposes to Serve Populations or Economic Activities**

The proposed zoning will provide additional potential for industrial development within City limits.

**Whether there have been Substantial Changes in the Character or Development of Areas In or Near Area Under Consideration**

There have been no recent developments, or changes to land use or zoning in the vicinity.

**Applicable Goals, Objectives and Policies of the Comprehensive Plan**

**Future Land Use Element**

Policy 4.1.1 Land Use Categories on the Future Land Use Map shall be defined as follows:

...

**Industrial.** The Industrial land use category identifies those areas appropriate for manufacturing, fabricating, distribution, extraction, wholesaling, warehousing, recycling and other ancillary uses, and, when designed sensitively, retail, office, service, and residential uses, when such non-industrial uses are no more than 25 percent of industrial area, or when part of a Brownfield redevelopment effort. Land development regulations shall determine the appropriate scale of uses and consider the externalities of such uses. Intensity will be controlled by adopting land development regulations that establish height limits of 5 stories or less and requiring buildings to face the street.

**Objective 4.4**

Newly annexed lands shall retain land uses as designated by Alachua County until the Future Land Use Element of this Plan is amended.

Policy 4.4.1 Land use amendments shall be prepared for all annexed properties within one year of annexation.

Policy 4.4.2 Alachua County LOS standards shall apply until newly annexed lands are given land use designations in this Plan.

**Petition Information**

**Applicant** City of Gainesville

**Request** Rezone from County Manufacturing and Services Industrial

071195

(MS) to City of Gainesville Limited industrial (I-1)

**Existing Land Use** Alachua County Heavy Industrial

**Existing Zoning** Alachua County Manufacturing and Services Industrial (MS)

**Purpose of Request** To complete annexation of the property by changing from County to City zoning designation

**Location** 5901 Northeast Waldo Road

**Existing Use** Warehouse/distribution center, forestry (planted pine)

**Surrounding Uses**

North:	undeveloped land
South:	Airport Industrial Park
West:	Waldo Road, County industrial
East:	County solid waste transfer station

**Surrounding Controls**

	<u>Future Land Use</u>	<u>Zoning</u>
<b>North:</b>	Alachua County Heavy Industrial	Alachua County Manufacturing and Processing Industrial (MP)
<b>West:</b>	Alachua County Heavy Industrial	Alachua County Manufacturing and Processing Industrial (MP)
<b>East:</b>	Alachua County Heavy Industrial	Alachua County Manufacturing and Processing Industrial (MP)
<b>South:</b>	City of Gainesville Industrial	City of Gainesville General Industrial (I-2)

**Summary**

This petition requests a zoning change for a recently annexed property from Alachua County Manufacturing and Services Industrial (MS) to City of Gainesville Limited industrial (I-1).

The proposed rezoning is consistent with the 2000-2010 Gainesville Comprehensive Plan, and is recommended for approval.

Respectfully Submitted,



Ralph Hilliard  
Planning Manager

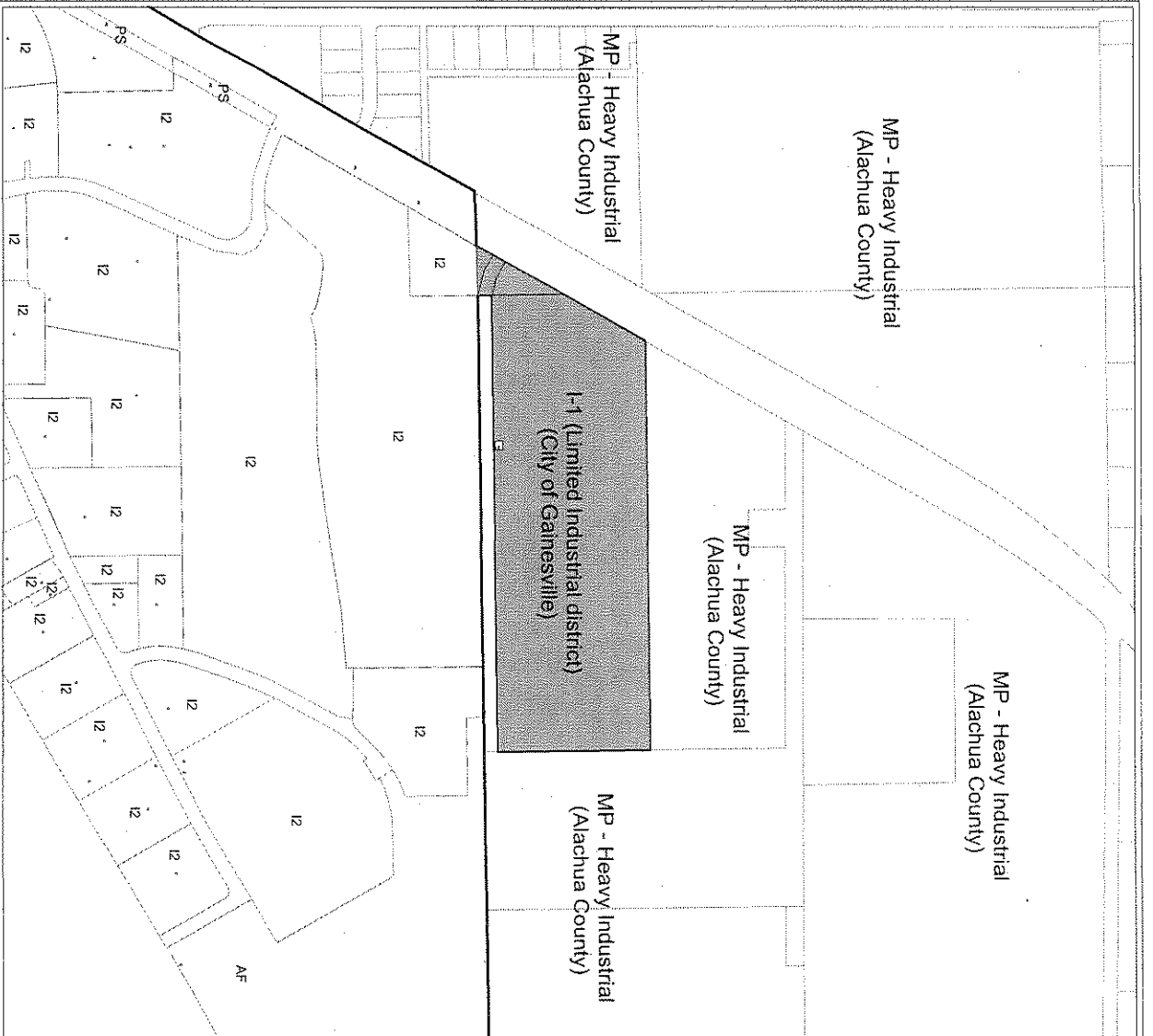
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# Zoning District Categories

- RSF1 Single-Family Residential (3.5 du/acre)
- RSF2 Single-Family Residential (4.6 du/acre)
- RSF3 Single-Family Residential (5.8 du/acre)
- RSF4 Single-Family Residential (8 du/acre)
- RMF5 Residential Low Density (12 du/acre)
- RC Residential Conservation (12 du/acre)
- MH Mobile Home Residential (12 du/acre)
- RMF6 Multiple-Family Medium Density Residential (8-15 du/acre)
- RMF7 Multiple-Family Medium Density Residential (8-21 du/acre)
- RMF8 Multiple-Family Medium Density Residential (8-30 du/acre)
- RMU Residential Mixed Use (up to 75 du/acre)
- RH1 Residential High Density (8-43 du/acre)
- RH2 Residential High Density (8-100 du/acre)
- OR Office Residential (up to 20 du/acre)
- OF General Office
- PD Planned Development
- BUS General Business
- BA Automotive-Oriented Business
- BT Tourist-Oriented Business
- MU1 Mixed Use Low Intensity (8-30 du/acre)
- MU2 Mixed Use Medium Intensity (12-30 du/acre)
- UMU1 Urban Mixed Use District 1 (up to 75 du/acre)
- UMU2 Urban Mixed Use District 2 (up to 100 du/acre)
- CCD Central City District
- W Warehousing and Wholesaling
- I1 Limited Industrial
- I2 General Industrial
- AGR Agriculture
- CON Conservation
- MD Medical Services
- PS Public Services and Operations
- AF Airport Facility
- ED Educational Services
- CP Corporate Park

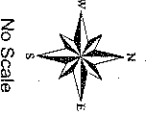
- Historic Preservation/Conservation District
- Special Area Plan
- Division line between two zoning districts
- City Limits

Area under petition consideration



## PROPOSED ZONING

071195



Name	Petition Request	Map(s)	Petition Number
City Plan Board, applicant for Gain Development	Change zoning from Alachua County MS Industrial district to the City of Gainesville I-1 (limited industrial) district	3257, 3258	32ZON-08PB