



## Planning and Development Services

# PZ-09-81 ZON

**Related to Large-scale Comp. Plan  
Amendment**

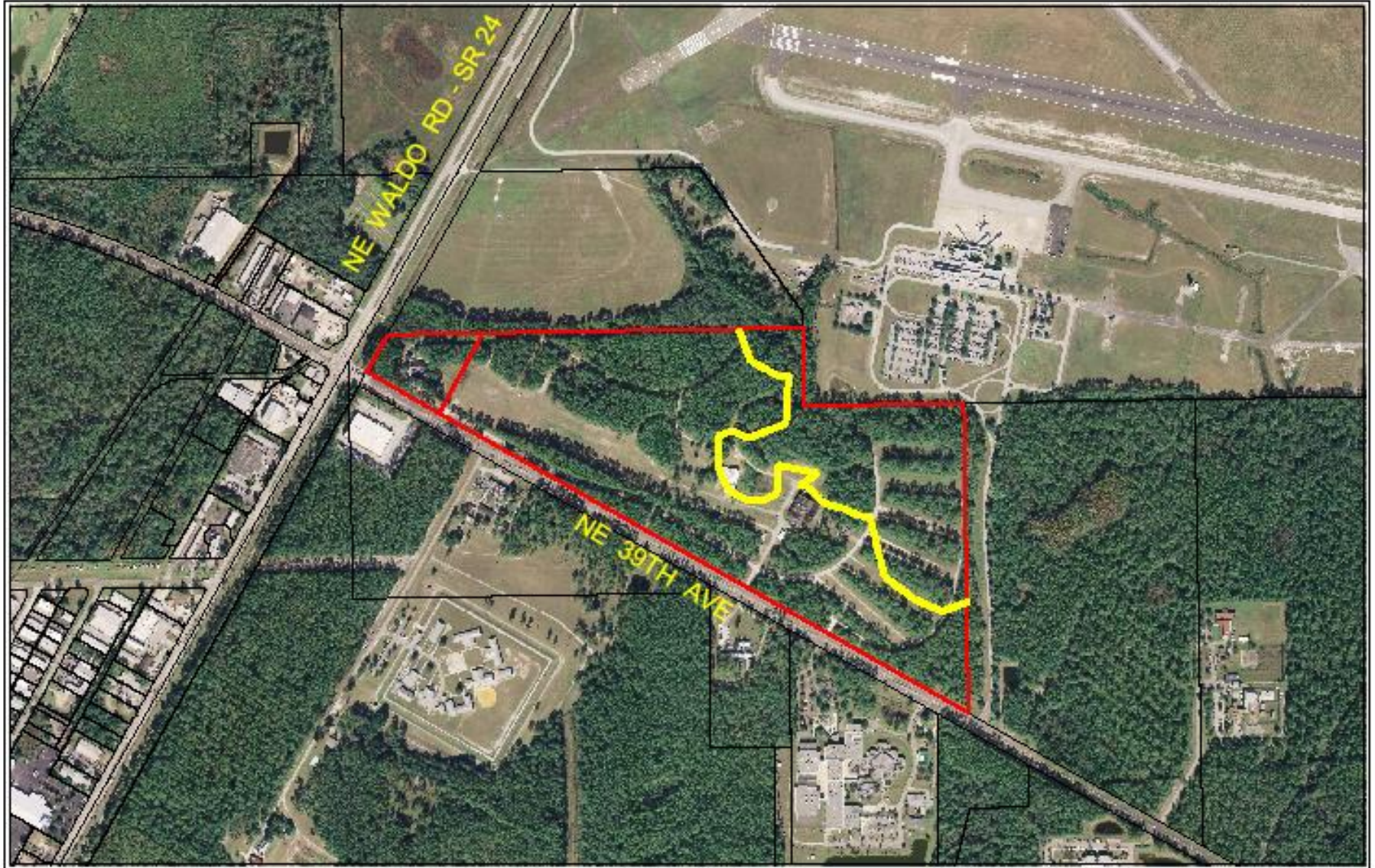
**October 21, 2010**

(City Legistar No. 090299)

# Petition

- **BI (Business Industrial) zoning**
- **Western 74.5 acres of County Fairgrounds & Cooperative Extension Service site**
- **5 ac PS**
- **69.5 ac CON**
- **Does not incl. eastern 27.6 ac (wetlands - remains CON)**





**AERIAL PHOTOGRAPH**







No Scale

Name	Petition Request	Map(s)	Petition Number
Causseaux, Hewett & Walpole, Inc agents for Alachua County	Rezone Subject Property from PS and Conservation to BI (Business-Industrial). Change FLUM from PF and CON designations to BI (Business Industrial).	3558	PZ-09-80 LUC PZ-09-81 ZON

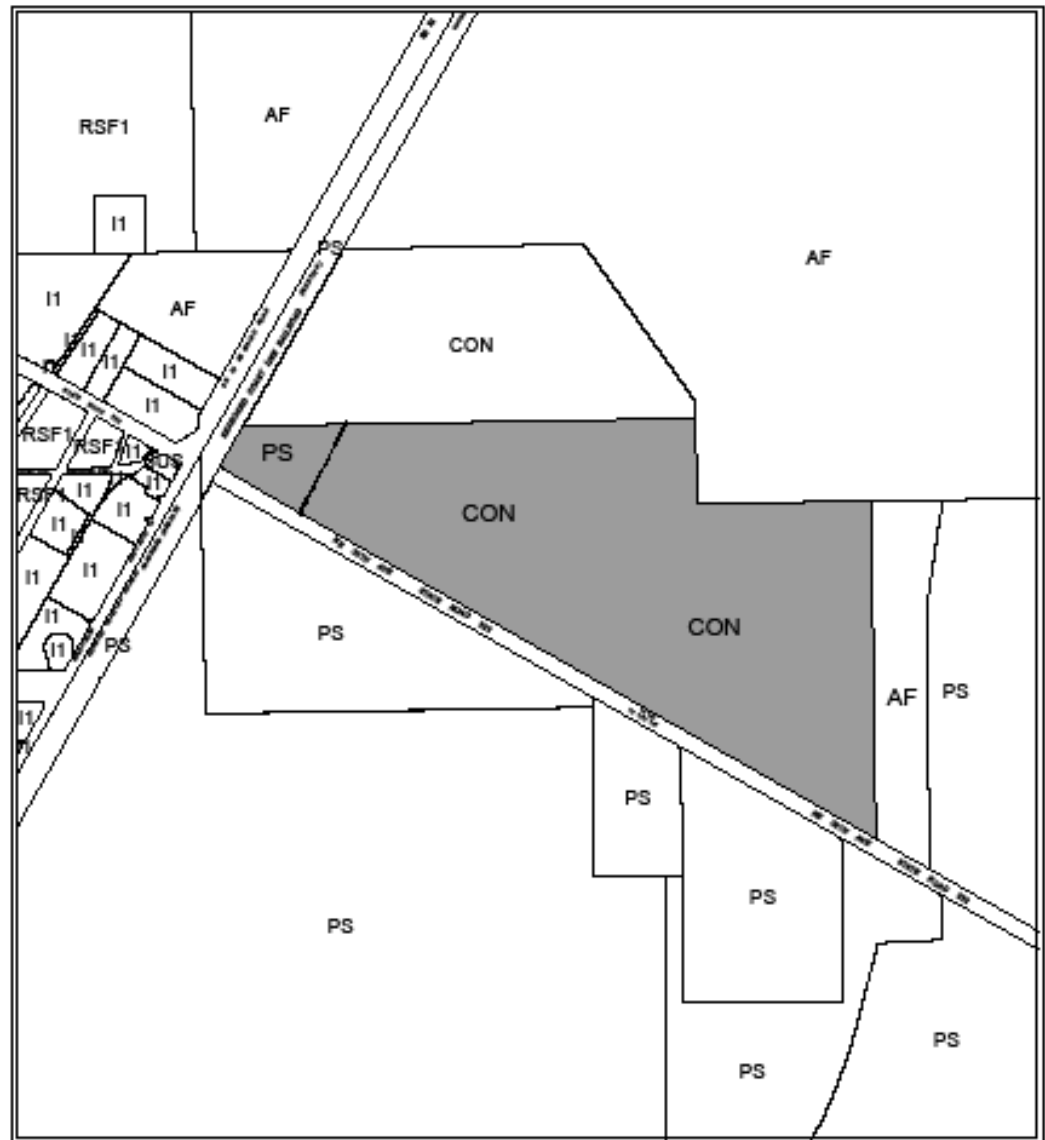


## Zoning District Categories


RSF1	Single-Family Residential (3.5 du/acre)
RSF2	Single-Family Residential (4.8 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
BI	Business Industrial
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



**EXISTING ZONING**


 No Scale	Name	Petition Request	Map(s)	Petition Number
		Causseaux, Hewett & Walpole, Inc agents for Alachua County	Rezone Subject Property from PS and Conservation to BI (Business-Industrial).	3556

# 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)
- RSFR Singel-Family Rural Residential (1.0 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
- BI Business Industrial
- 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

	Name	Petition Request	Map(s)	Petition Number
	Causseaux, Hewett & Walpole, Inc agents for Alachua County	Rezone Subject Property from PS and Conservation to BI (Business-Industrial).	3556	PB-09-81 ZON

# Background

- **Property served by urban services, adjoins major transp. facilities (airport, arterial roadways)**
- **Disturbed & drained former flatwoods**

# Background

- **BI primarily for properties near Airport and appropriate for office, business, commercial & industrial uses**
- **BI will further Plan East Gainesville vision of “office and industrial mixed-use employment center”**
- **County to relocate fairgrounds 2 mi N to Weseman property**

# Petition Summary

	Existing Zoning	Proposed Zoning
<b>Zoning PZ-09- 811ZON</b>	<b>PS (Public services &amp; operations); CON</b>	<b>Business Industrial</b>



# Recommendation

## Approve Petition

- City Plan Board voted 7:0 to approve
- Staff recommends approval

## Approve Ordinance

- Staff recommends approval