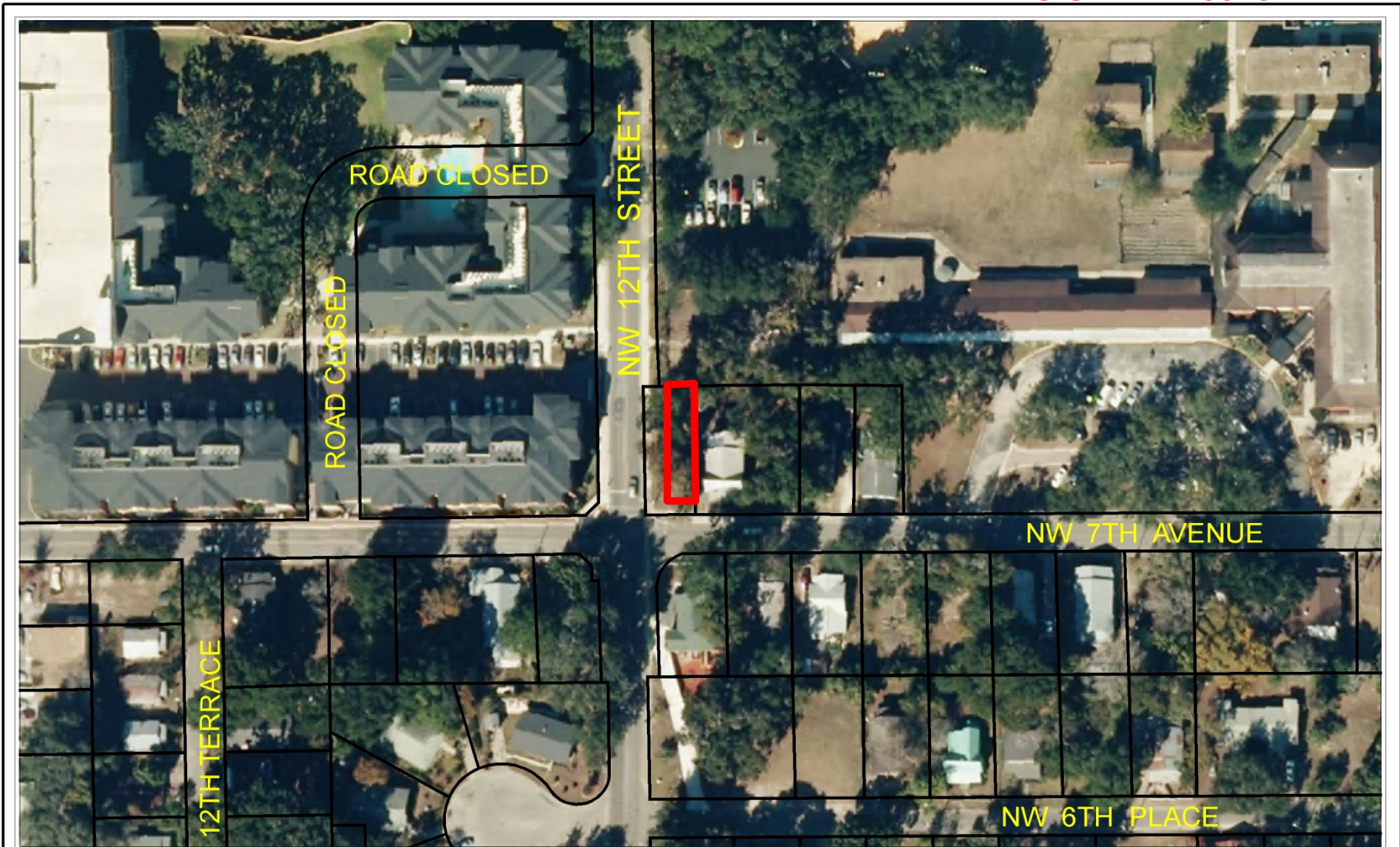





Planning and Development Services

PB-12-111 ZON

**Presentation to City Commission
February 21, 2013
Legistar #120525**



AERIAL PHOTOGRAPH

 No Scale	Name	Petition Request	Map(s)	Petition Number(s)
	City of Gainesville, applicant	Change zoning district from PS to RSF-4 on portion of parcel indicated	3950	PB-12-111 ZON

Site Information

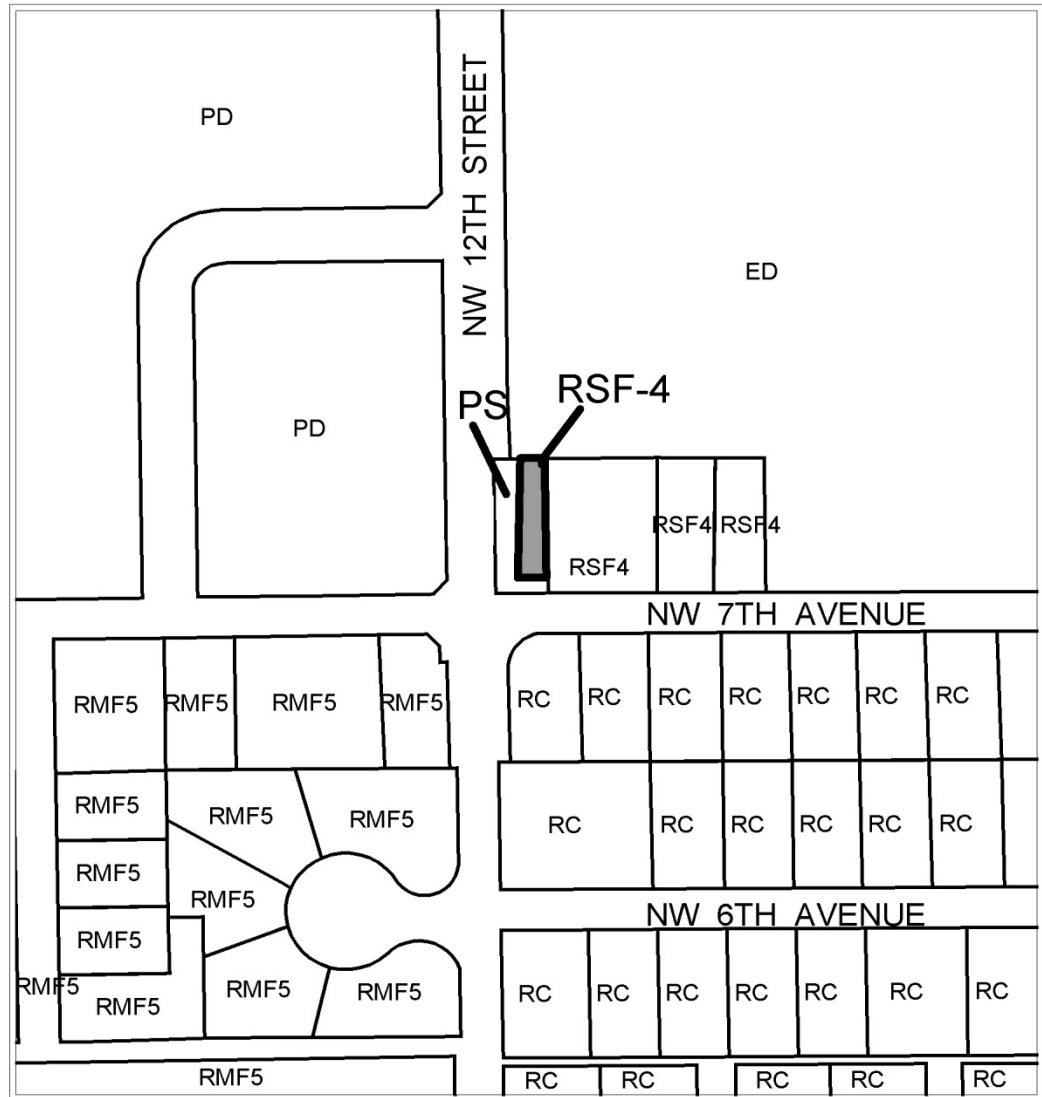
- **0.04-acre portion of Parcel 13861-000-000**
- **Acquired by City in 1979 for right-of-way**
- **Purchased in 2009 by adjacent owner**
- **Site is currently developed with single-family residence**

Proposed zoning district

Current zoning district	Proposed zoning district
RSF-4: 8 units/acre single-family residential district (RSF4) (0.18-acres)	RSF-4: 8 units/acre single-family residential district (RSF4) (0.22-acres)
Public Services and Operations district (PS) (0.04-acres)	

**City of Gainesville
Zoning Districts**


- RSF-4 8 units/acre Single-Family Residential
- RMF-5 12 units/acre Single-Family/Multiple-Family Residential
- RC 12 units/acre Residential Conservation
- PS Public Services and Operations
- ED Educational Services
- PD Planned Development



----- Division line between two zoning districts

Area
under petition
consideration

PROPOSED ZONING

	Name	Petition Request	Map(s)	Petition Number
 No Scale	City of Gainesville, applicant	Change zoning district from PS to RSF-4 on portion of parcel indicated	3950	PB-12-111 ZON



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REALTOR
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License #
068AL0715

1127 NW 7th Ave
Gainesville, FL 32601

LEGISTAR 120525H



LEGISTAR 120525H



Key Issues

- **0.04-acre portion sold to adjacent property owner for residential purposes in 2009**
- **Current PS zoning no longer reflects current use or private ownership status**
- **RSF-4 zoning is consistent with proposed Residential Low-Density land use and will create one unified zoning district for entire site.**

Key Issues

- **Proposed RSF-4 zoning will implement related Petition PB-12-110 LUC (Ord. 120524).**
- **Compatible with surrounding residential, multi-family, and educational uses**

Recommendation

**City Plan Board to City Commission:
Approve Petition PB-12-111 ZON
Plan Board voted 6:0**

**Staff to City Commission: Approve
Petition PB-12-111 ZON and Adopt
Ordinance 120525**

**Staff to City Plan Board: Approve
Petition PB-12-111 ZON**