



Planning and Development Services


**Petition**  
**PB-16-46 ZON**  
**Ordinance 150944**

**City Commission**  
**June 16, 2016**



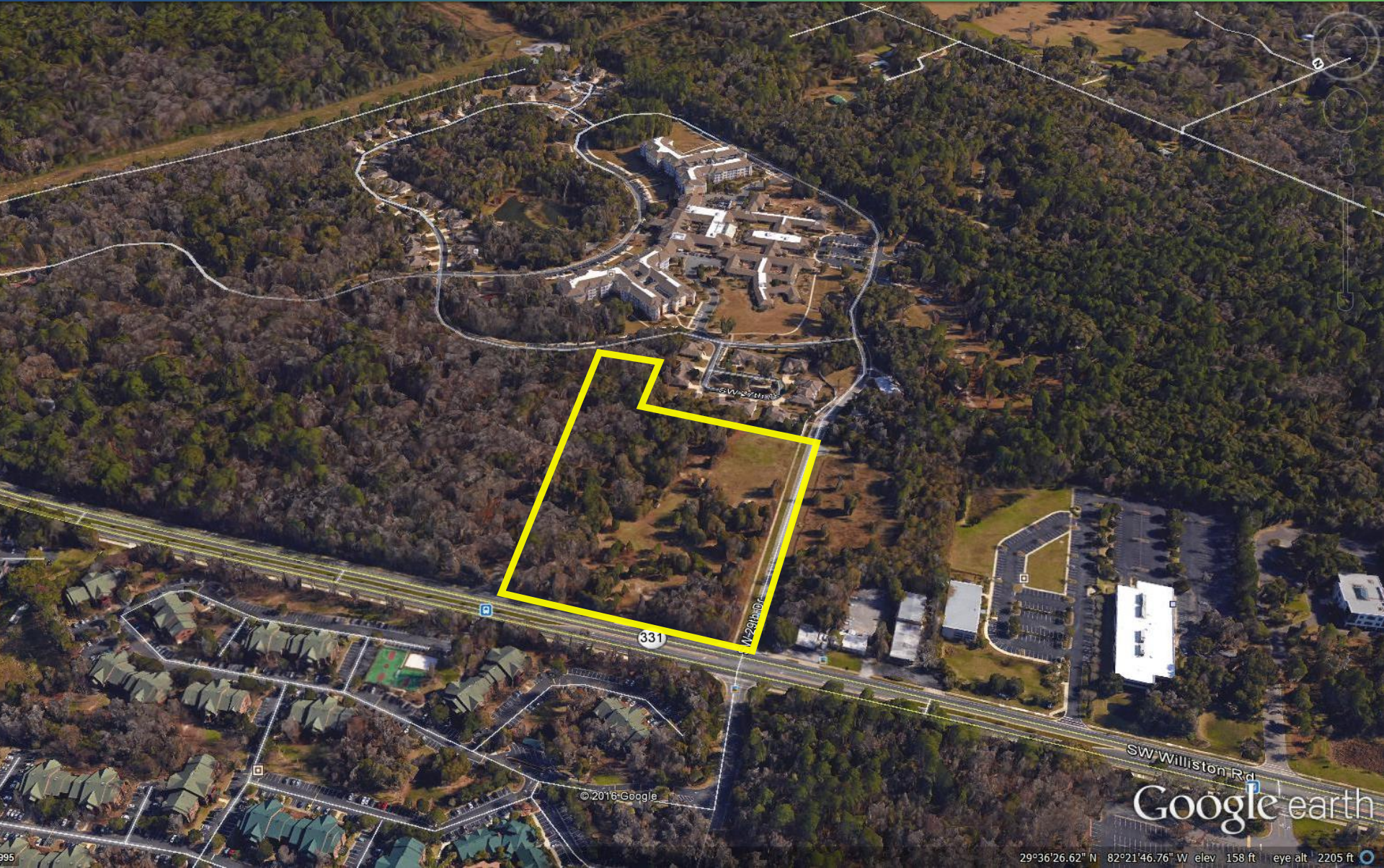
150944D

AERIAL PHOTOGRAPH

 No Scale	Name	Petition Request	Petition Number
	City of Gainesville, applicant	Rezone property from Alachua County Residential Professional (RP) to City of Gainesville RMF-7: 8-21 units/acre multiple-family district	PB-16-46 ZON

# Subject Property

150944D



# Proposed Rezoning

PB-16-46 ZON	Existing	Proposed
<p><b>Zoning</b>                      (13.33 acres)</p>	<p>Alachua County:                      Residential                      Professional                      (4-8 DU/acre)                      (13.33 acres)</p>	<p>City of                      Gainesville:                      RMF-7                      (8-14 DU/acre by                      right up to 21                      DU/acre w/density                      bonus points)</p>

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### City of Gainesville Zoning Districts

- RMF-8 8-30 units/acre Multiple-Family Residential
- OF General Office
- BUS General Business
- BI Business Industrial
- PS Public Services and Operations
- CP Corporate Park
- PD Planned Development

### Alachua County Zoning Districts

- RE Residential Estate: 1 unit per 2 acres or less
- RP Residential Professional:
- BH Highway oriented business services



Area under petition consideration

--- Division line between two zoning districts  
 — City Limits

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### PROPOSED ZONING

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# Intersection of SW Williston Rd. and SW 29<sup>th</sup> Dr.









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Google earth

29°36'26.74" N 82°21'50.16" W elev 113 ft eye alt 112 ft

# View of Campus Lodge Apartments on the north side of SW Williston Rd. opposite site



150944D  
View of commercial uses along south side of  
SW Williston Rd. adjacent to site



# View of SW 29<sup>th</sup> Dr. entrance to Oak Hammock: Site on the left



# Petitions / Background

- Subject property was voluntarily annexed into the City of Gainesville (Ordinance 150818 passed on 2<sup>nd</sup> reading May 5<sup>th</sup> CCOM)
- Site is currently developed with a 3,100 square foot office building (Parcel 07176-002-000). Western portion of the site is undeveloped/pasture
- Annexed properties require City of Gainesville land use and zoning designations in accordance with state law and the City's Comprehensive Plan policies

## Key Issues

- RMF-7 is consistent with Comp. Plan (FLUE Objective 4.1, Policy 4.2.1, 4.4.1, and 4.6.1) and will support compatible development within the urban area where adequate infrastructure is in place to serve future development of the site
- The proposed zoning district is consistent and compatible with the densities and uses of adjacent and nearby properties (Oak Hammock, Campus Lodge apartments, commercial and office uses along Williston Rd.)

## Key Issues

- City's environmental coordinator performed a preliminary review of the site and found:
- The southern portion of the site is located within the "Serenola Forest Strategic Ecosystem" (SE) overlay. A small area (3-4 acres) near the southeastern corner of the property may potentially qualify for the SE designation. This will be determined during any future development of the site by the environmental coordinator in accordance with the City's Natural and Archeological Resources regulations and may require set aside/preservation of upland habitat.
- A small (less than 0.2-acre) low-quality sinkhole wetland area is located along the site's eastern boundary.

# Recommendation

**City Plan Board recommendation:**  
Approve Petition PB-16-46 ZON.

**Staff recommendation:** (1) approve  
Petition No. PB-16-46 ZON; and (2)  
adopt the proposed ordinance.