



Planning and Development Services

PB-16-108 ZON

**City Commission
December 15, 2016**

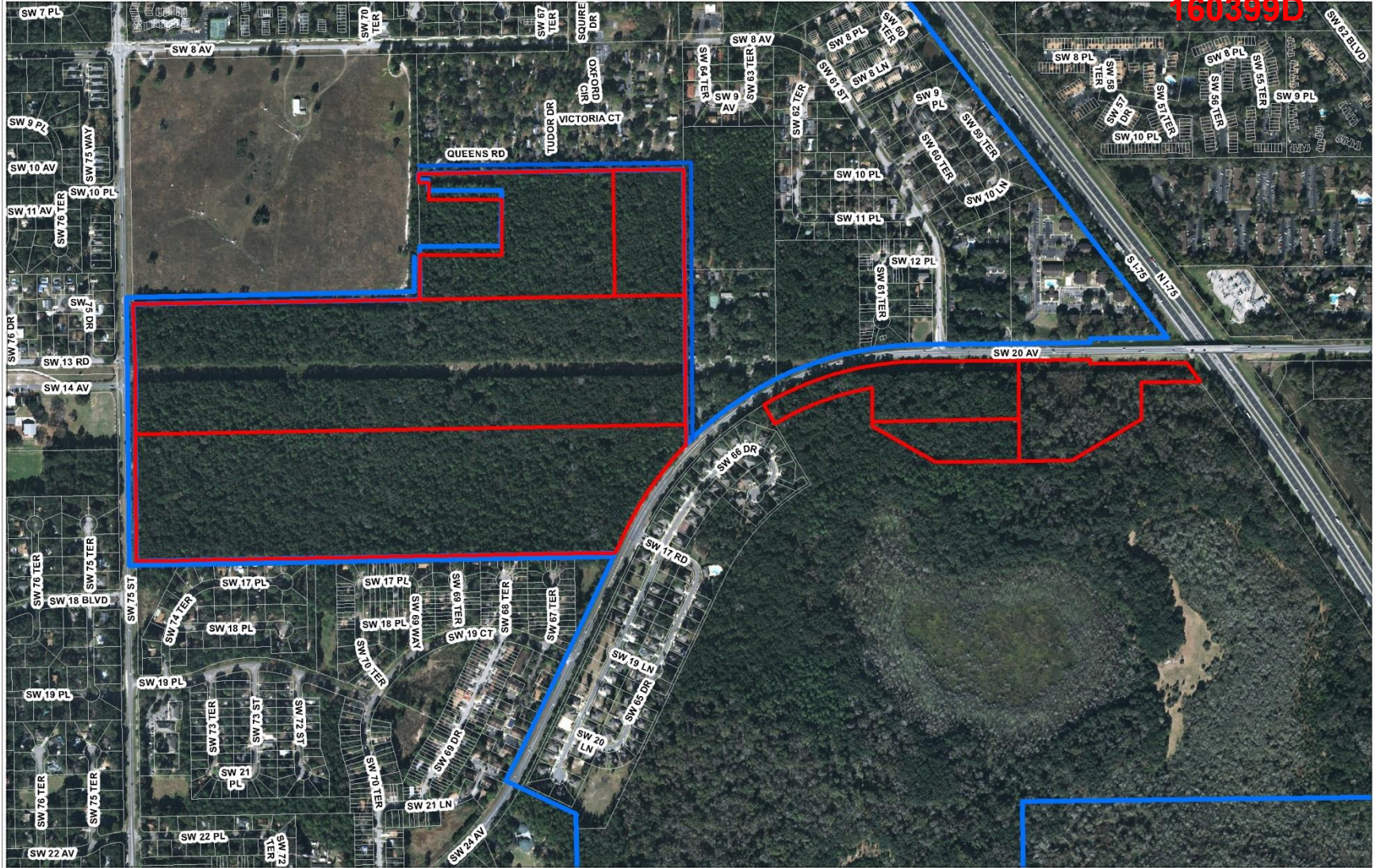
Legistar No. 160399

Presentation by Dean Mimms, AICP

Rezoning

PB-16-108 ZON	Existing (Alachua County)	Proposed
Zoning <i>156.7 ac</i>	R-2A – Multi-Family, Medium-High Res'l (8-14 du/ac) <i>134.5 ac</i>	MU-2 : 12-30 units/ac Mixed- Use Medium Intensity <i>20 ac</i>
	R-1A – Single-Family, Med- High Res'l (1-4 du/ac) <i>22.2 ac</i>	MU-1: 8-30 units/ac Mixed- Use Low-Intensity <i>2.2 ac</i>
		RMF-7: 8-21 units/ac Multi-family res'l <i>21.7 ac</i>
		RMF-5: 12 units/ac Single-/Multi-Family Res'l <i>90.6 ac</i>
		RSF-4: 8 units/ac Single-Family Res'l <i>22.2 ac</i>

160399D



AERIAL PHOTOGRAPH



Name	Petition Request	Petition Number
City of Gainesville	Rezone property from Alachua County Multiple-Family, medium-high density district (R-2A) and Single Family, low-density district (R-1A) to City of Gainesville MU-1, MU-2, RMF-5, RMF-7 and RSF-4	PB-16-108 ZON

City of Gainesville Zoning District Categories

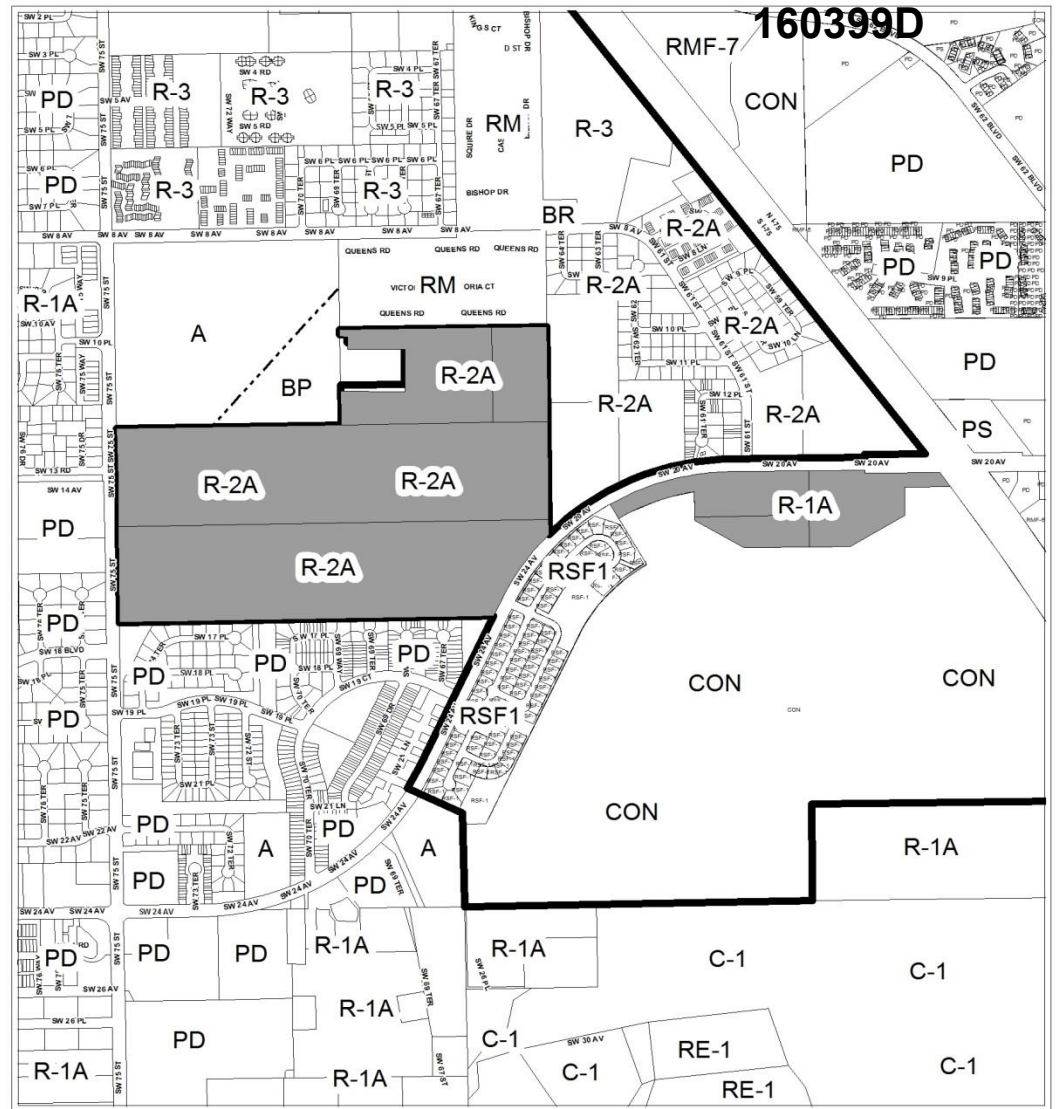
- RSF-1 3.5 units/acre Single-Family Residential
- RMF-7 8-21 units/acre Multiple-Family Medium Density Residential
- PD Planned Development
- CON Conservation
- PS Public Services and Operations

Alachua County Zoning District Categories


- A Agriculture
- C-1 Conservation
- RE-1 Single-Family, Low Density (1 unit per 2 acres to 2 units per acre)
- R-1A Single-Family, Low Density (1-4 units/acre)
- R-2A Multiple-Family, Medium-High Density (8-14 units/acre)
- R-3 Multiple-Family High Density (14-24 units/acre)
- PD Planned Development
- BP Business and Professional
- BR Business, Retail
- RM Manufactured-Mobile Home Park

Area
under petition
consideration

- Division line between two zoning districts
- City Limits



EXISTING ZONING

	Name	Petition Request	Petition Number
 No Scale	City of Gainesville	Rezoning property from Alachua County Multiple-Family, medium-high density district (R-2A) and Single-family, low-density district (R-1A) to City of Gainesville MU-2, MU-1, RMF-5, RMF-7 and RSF-4	PB-16-108 ZON

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City of Gainesville Zoning District Categories

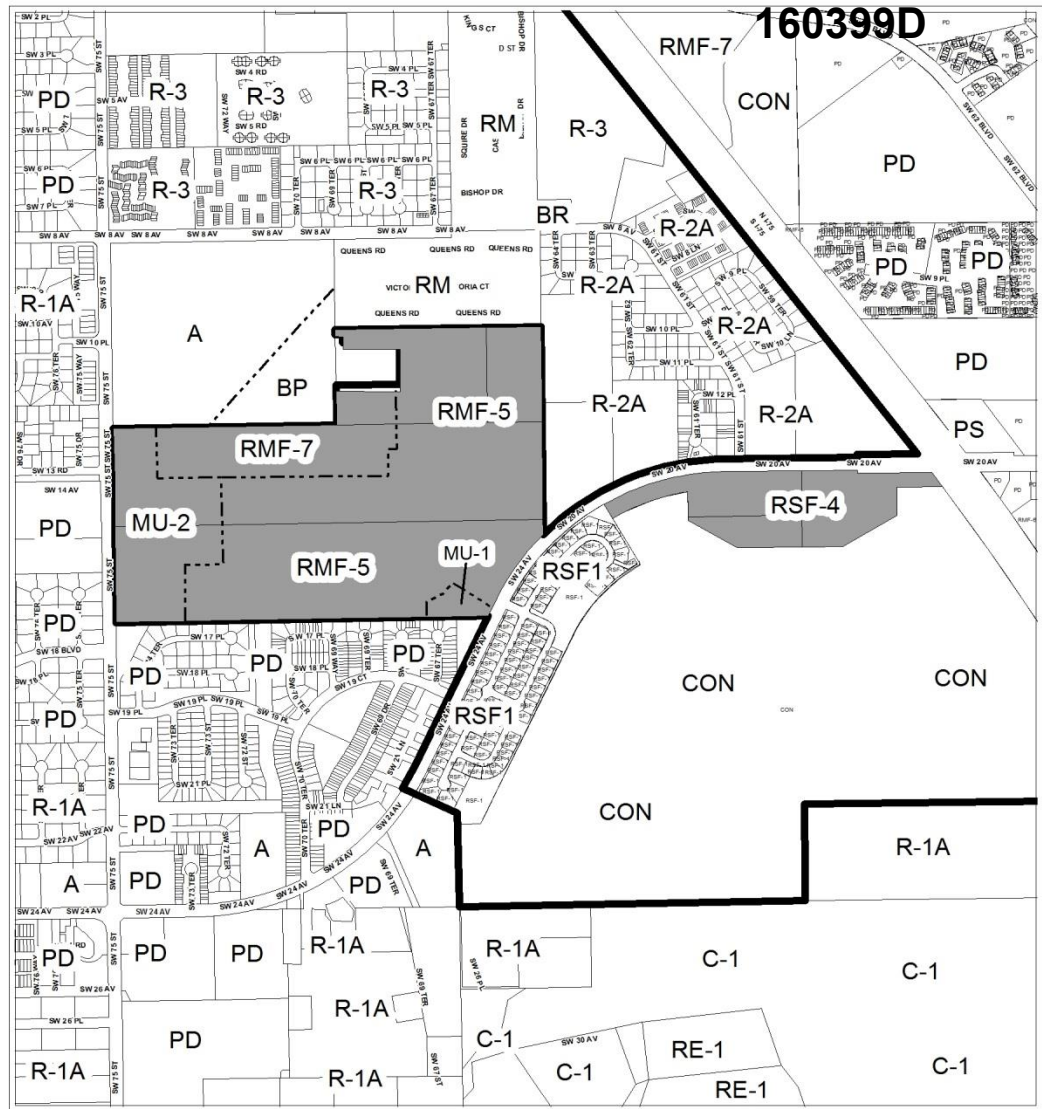
- RSF-1 3.5 units/acre Single-Family residential
- RSF-4 8 units/acre Single-Family residential
- RMF-5 12 units/acre Single-Family/Multiple Family residential
- RMF-7 8-21 units/acre Multiple Family residential
- MU-1 8-30 units/acre Mixed-Use low intensity
- MU-2 12-30 units/acre Mixed-Use medium intensity
- PD Planned Development
- CON Conservation
- PS Public Services and Operations

Alachua County Zoning District Categories

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- RE-1 Single-Family, Low Density (1 unit per 2 acres to 2 units/acre)
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Area
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consideration

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PROPOSED ZONING

	Name	Petition Request	Petition Number
<p>No Scale</p>	City of Gainesville	Rezone property from Alachua County Multiple-Family, medium-high density district (R-2A) and Single-family, low-density district (R-1A) to City of Gainesville MU-2, MU-1, RMF-5, RMF-7 and RSF-4	PB-16-108 ZON

Petition / Background

- Undeveloped property annexed voluntarily June 2016, City zoning required
- MU-2 (12-30 du/ac) & MU-1 (8-30 du/ac) will increase range of development opportunities by allowing mix of residential & non-residential uses
- RMF-7 (8-21 du/ac), RMF-5 (12 du/ac), and RSF-4 (8 du/ac), plus potential residential use in proposed mixed-use (MU-2 and MU-1) areas, will allow potential net increase of 84 residential units (relative to current County zoning)

Petition / Background

- **TMPA Zone D, and University of Florida Context Area.**
- **Public Schools: West Urban CSA for Elementary Schools is currently deficient. No capacity enhancements programmed. Status is currently under review by Alachua County Public Schools.**
- **No environmental constraints N of SW 20th Avenue.**
- **Wooded area S of SW 20 AVE may contain minor wetland areas, and part is in Strategic Ecosystem. Property owner has been proactive in evaluation process and discussing set-aside mitigation.**

Key Points – ZON

- **City zoning required for annexed property**
- **Proposed MU-2 (12-30 du/ac), MU-1 (8-30 du/ac), RMF-7 (8-21 du/ac), RMF-5 (12 du/ac), and RSF-4 (8 du/ac) are consistent w/Comp Plan, support mixed use development & residential development of vacant property w/in urbanized area.**
- **Proposed ZON allows for future development that exceeds DRI (Development of Regional Impact, Section 390.06, F.S.) threshold for multi-use development. FLUE Policy 3.4.4 & TME Policy 10.8.1 pertain, which require large developments to address regional impacts.**
- **Major traffic study required for entire property. Study will identify any needed functional and safety improvements.**

Recommendation

City Plan Board to City Commission
Approve Petition PB-16-108 ZON
(Plan Board voted 4-1)

Staff to City Commission
Approve Petition & Ordinance