



Planning and Development Services

PB-13-125 ZON Ordinance #130691


Presentation to City Commission August 21, 2014

Prepared by Andrew Persons

130691G



AERIAL PHOTOGRAPH

| | | | |
|--|------------------|--|------------------------|
|  <p>No Scale</p> | Applicant | Petition Request | Petition Number |
| | City Plan Board | Rezone property from Alachua County Industrial Services and Manufacturing (MS) and Planned Development (PD) districts to City of Gainesville Business Industrial district (BI) | PB-13-125 ZON |

Background Site Information

- **11.42-acres (3 parcels)**
- **Voluntary annexation – November 2013**
- **Current location of WCA waste transfer station and fleet maintenance**

Proposed zoning

| Current Zoning | Proposed Zoning |
|--|------------------------|
| Alachua County Industrial services and manufacturing (MS) and Planned development (PD) districts | Business Industrial |

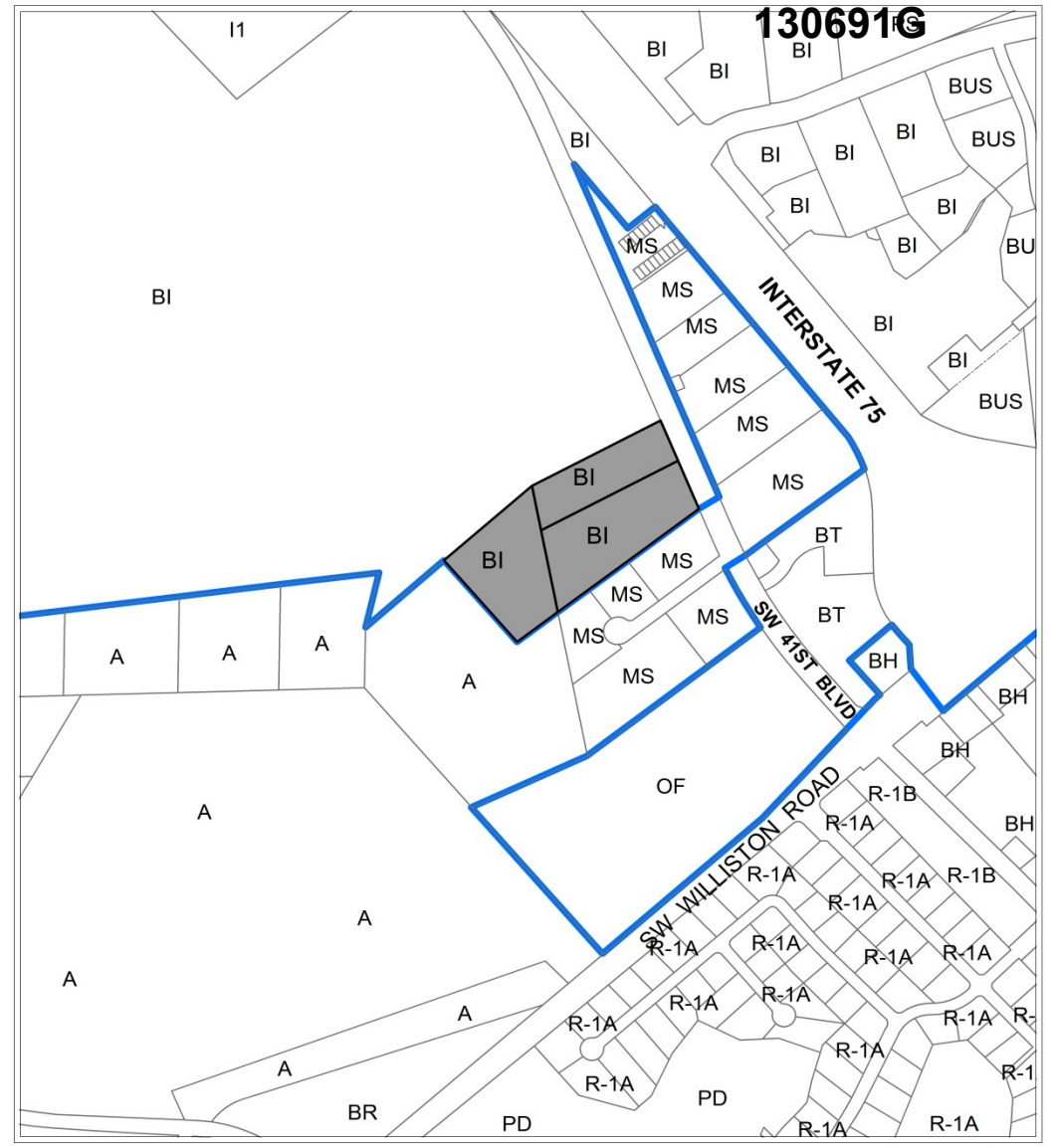
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City of Gainesville Zoning Districts

- OF General Office
- BUS General Business
- BI Business Industrial
- I-1 Limited Industrial
- PS Public Services and Operations

Alachua County Zoning Districts


- A Agricultural
- R-1A Single Family Residential
- BH Highway Oriented Business
- BR Business, Retail Sales/Service
- PD Planned Development
- MS Manufacturing/Services



Area under petition consideration

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

PROPOSED ZONING

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Key Issues

- **Bordered by Business Industrial zoning to north and Alachua County industrial zoning to south and east**
- **City zoning is required for annexed property**
- **Business Industrial zoning is consistent with current uses on the site**
- **Portion of the site is located within Strategic Ecosystem area and future development will be required to comply with LDC 30-310 Natural and Archaeological Resources**

- **Staff recommends approval of Petition PB-13-125 ZON and adoption of Ordinance 130691.**