



## Planning and Development Services

# **PB-15-74 ZON**

**City Commission  
November 5, 2015**

**Legistar No. 150306**

**Presentation by Dean Mimms, AICP**

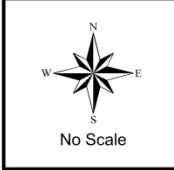
# Zoning Change

<b>PB-14-74 ZON</b>	<b>Existing</b>	<b>Proposed</b>
<b>Zoning (2.84 ac)</b>	<b>CON (Conservation)</b>	<b>RSF-1 (3.5 units/acre single-family residential)</b>



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AERIAL PHOTOGRAPH

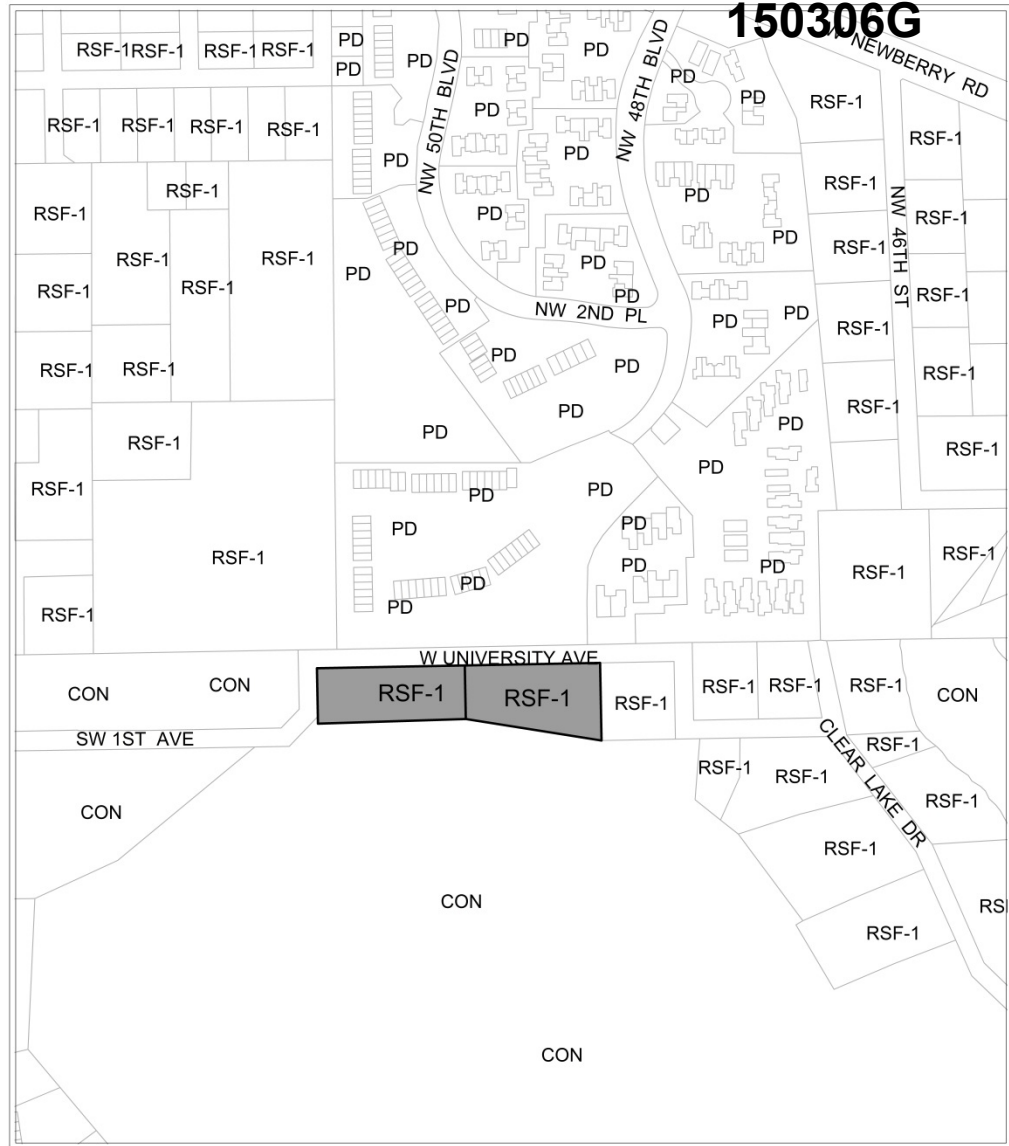


Name	Petition Request	Petition Number
City Plan Board, applicant	Rezone property from Conservation to RSF-1: 3.5 units/acre single-family residential district	PB-15-74 ZON

150306G


### City of Gainesville Zoning Districts

RSF-1 Single-Family Residential (3.5 du/acre)  
 PD Planned Development  
 CON Conservation



Area  
under petition  
consideration

### PROPOSED ZONING

 No Scale	Name	Petition Request	Petition Number
	City Plan Board, applicant	Rezone property from Conservation to RSF-1: 3.5 units/acre single-family residential district	PB-15-74 ZON

# Key Points

- **RSF-1 (3.5 units/acre) consistent w/City's Comprehensive Plan, supportive of urban infill**
- **RSF-1 will change long-established, legally nonconforming use to conforming use**
- **Severe environmental constraints re: potential for additional development (e.g., one-half to two-thirds of property within regulated wetlands of Hogtown Creek Basin)**

## City Plan Board to City Commission

**Approve Petition PB-15-74 ZON**  
(Plan Board voted 6-0)

## Staff to City Commission

**Approve Petition & Ordinance**