



Planning and Development Services


PB-12-76 ZON

**Presentation to City Commission
June 6, 2013
Legistar #120235**

120235G



AERIAL PHOTOGRAPH

	Name	Petition Request	Map(s)	Petition Number
 <p>No Scale</p>	City of Gainesville, applicant	Rezone from Alachua County PD to City of Gainesville PS district	4143	PB-12-76 ZON

Site Information

- **497 square feet County property**
- **Annexed in 2009 (Urban Village)**
- **Urban Mixed-Use 2 land use**
- **City zoning required**
- **Contains a portion of the drainage structure for SW 43rd St.**

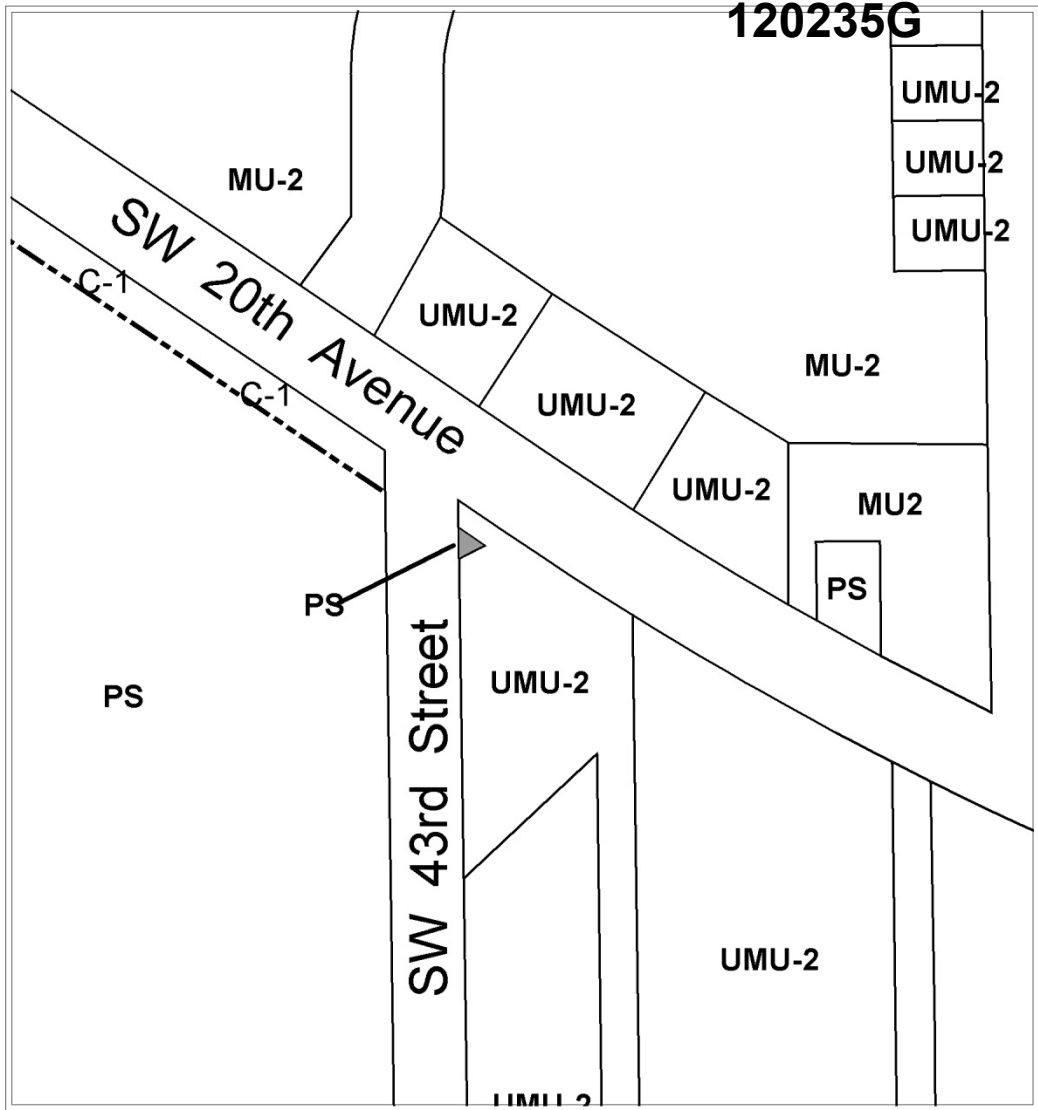
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**City of Gainesville
Zoning Districts**

- UMU-2 Urban Mixed Use 2 (UMU-2: 10 to 100 units/acre; & up to 25 additional units/acre by special use permit)
- MU-2 12-30 units/acre Mixed Use Medium Intensity
- PS Public Services and Operations

**Alachua County
Zoning Districts**


- C-1 Conservation



Area under petition consideration

- Division line between two zoning districts
- City Limits

PROPOSED ZONING

 No Scale	Name	Petition Request	Map(s)	Petition Number
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BIKE LANE

WARNING
TRAFFIC
MUST
YIELD TO
PEDESTRIANS

L.A. MATT'S
SUPER STORE





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The proposed list of permitted uses by right for this site includes:

- Stormwater retention and treatment;
- Utility transmission and distribution lines;
- Utility buildings or facilities as defined in Section 30-23 of the Land Development Code; and
- Accessory uses customarily and clearly incidental to any permitted principal use.

The following conditions also apply to the use and development of this property:

- Expansion of existing uses or new uses shall require development plan approval in accordance w/the requirements of the City's LDC and the adopted PS zoning ordinance
- The subject property shall be regulated in accordance with the requirements of the City's Land Development Code and all other applicable regulations.

Consistency and Compatibility

- **PS zoning is consistent with UMU-2 land use**
- **Consistent with Goal 1 of Stormwater Management Element and Future Land Use Element Objective 3.4**
- **Proposed uses are compatible with surrounding development**

Recommendation

- **Approve Petition PB-12-76 ZON and Adopt Ordinance 120235 with permitted uses as listed in the ordinance and waiving the requirement for a preliminary development plan.**
- **Plan Board voted 6-0 to approve Petition PB-12-76 ZON**