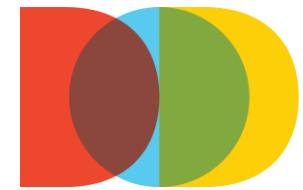


# Nalbandian Barr System Rezone

PB-18-138 ZON

February 21, 2019

Presented by: Megan Echols



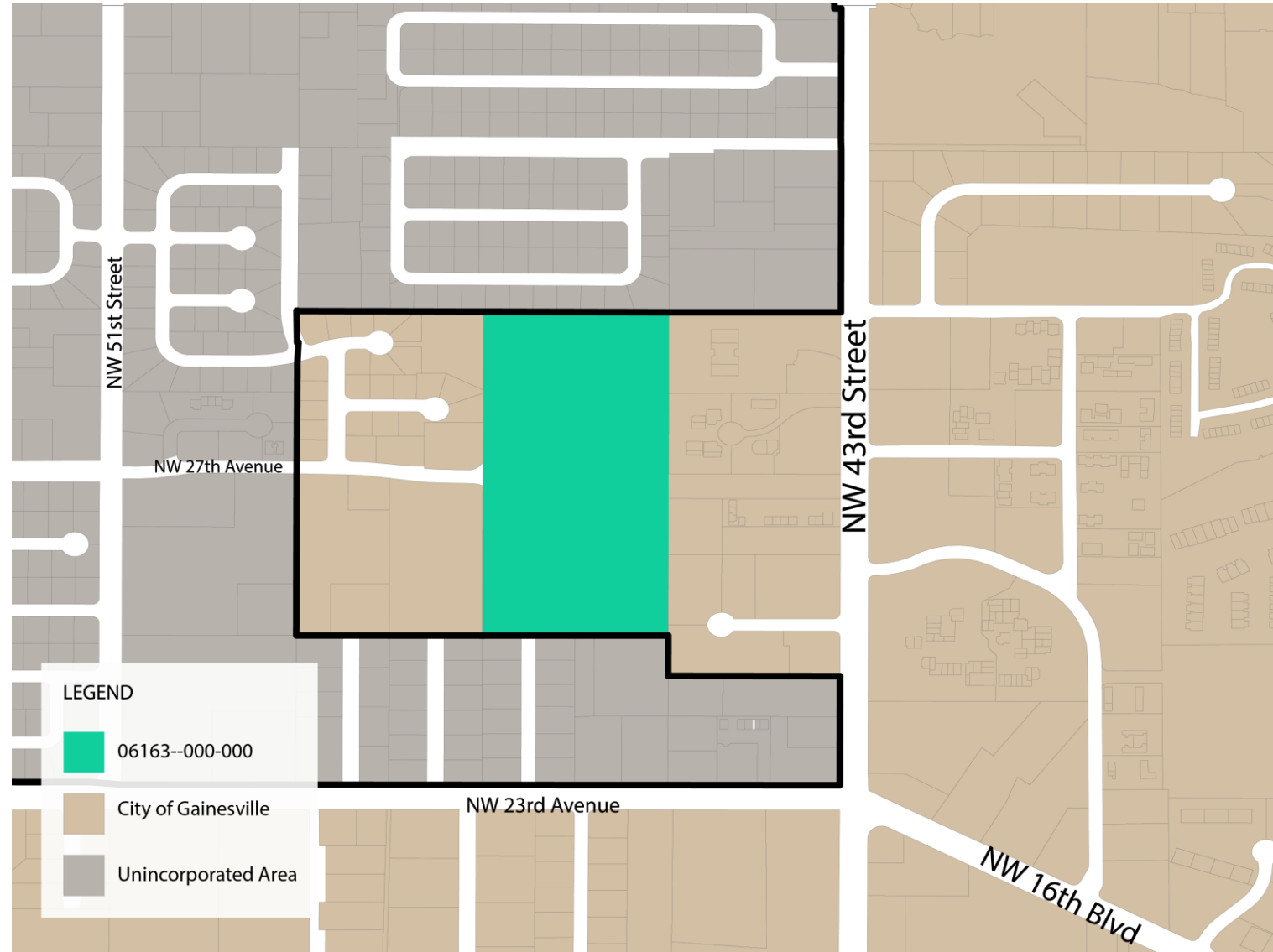
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# Overview

- Proposed zoning category amendment of parcel o6163-000-000 from Planned Development (PD) to **Office (O)**



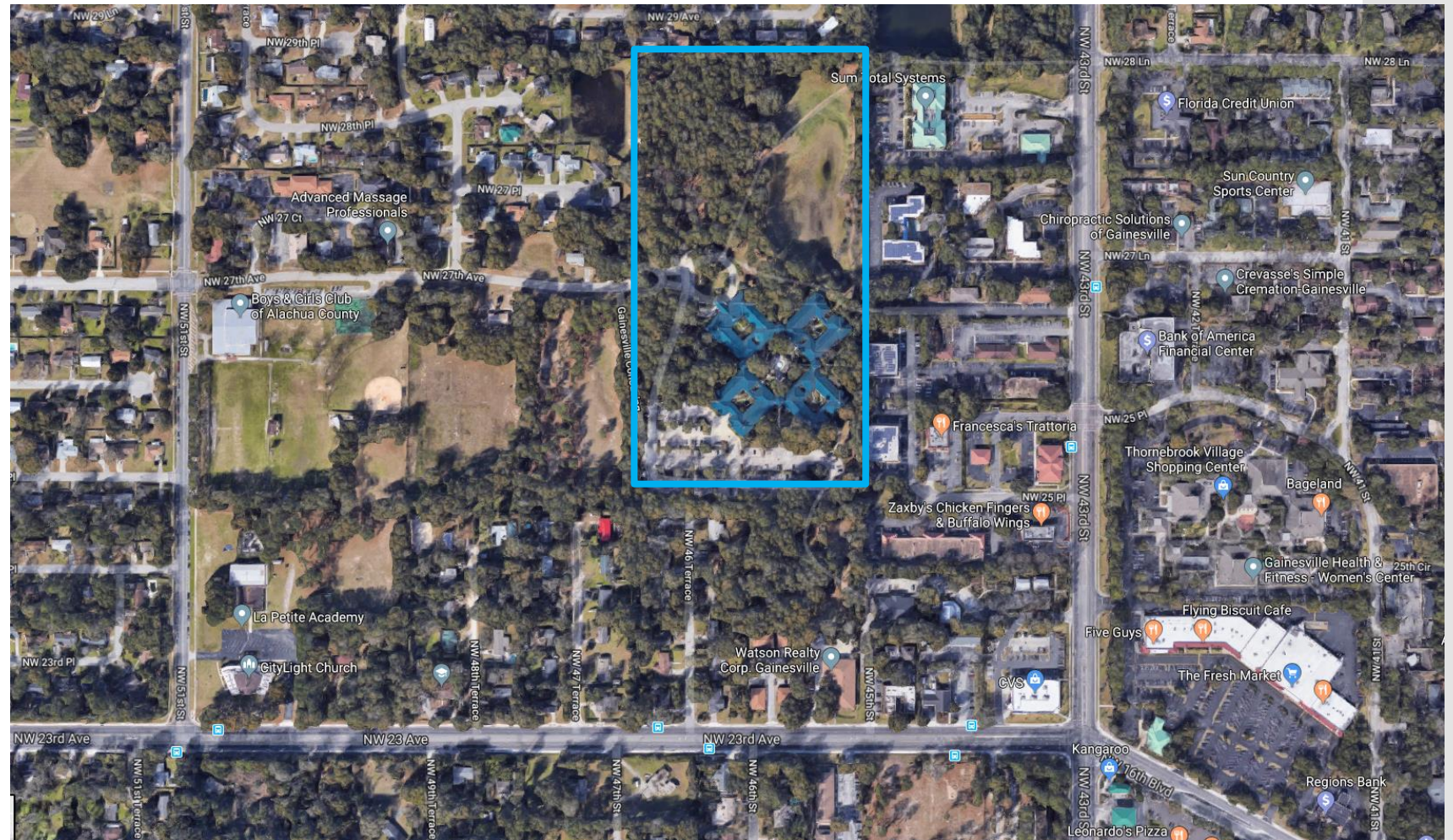
# Overview



Approx. 20 acre parcel



# Overview





# Overview



View South



# Overview



View North

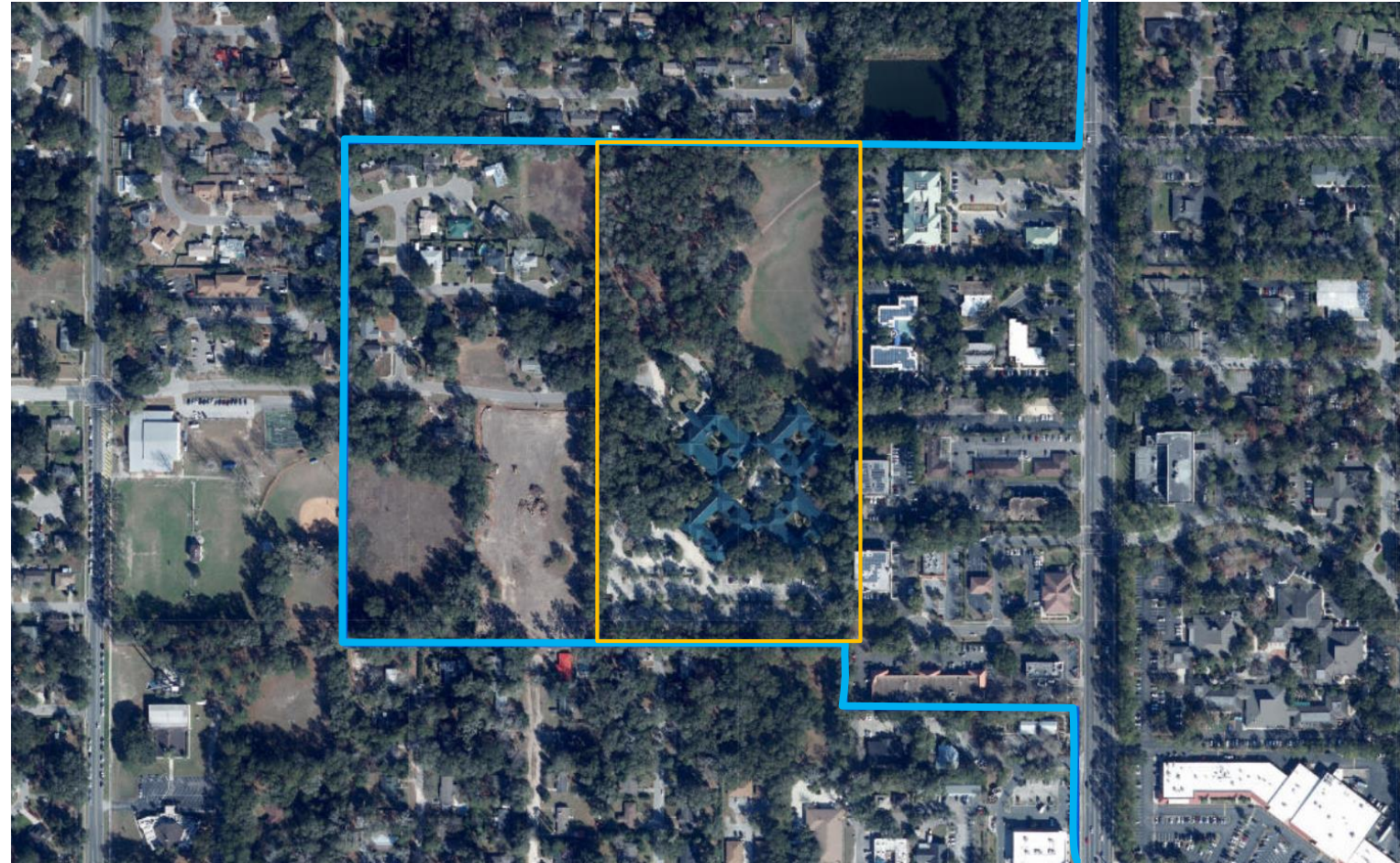
# Legislative History

- February 1995
- September 2002
- September 2003

Alachua County PUD (Z-95-1) Adoption  
Buckridge Annexation Ord. #002394  
COG Land Use and Zoning Adoption



# Existing Site



- 20 acres
- 50% of the site is constructed
- Vehicular and pedestrian circulation
- Land Use: Office; Zoning: PD

## Existing PD

- Regulates building square footage, site circulation, vegetation
- Site buffers required
- Requires a master plan; built in phases
- Requires review using Alachua County regulations

# Office Zoning (O)

- Compatible w/ Office Land Use
- Bring zoning for the area up to date
- Allows similar administrative professional uses
- Allows residential uses

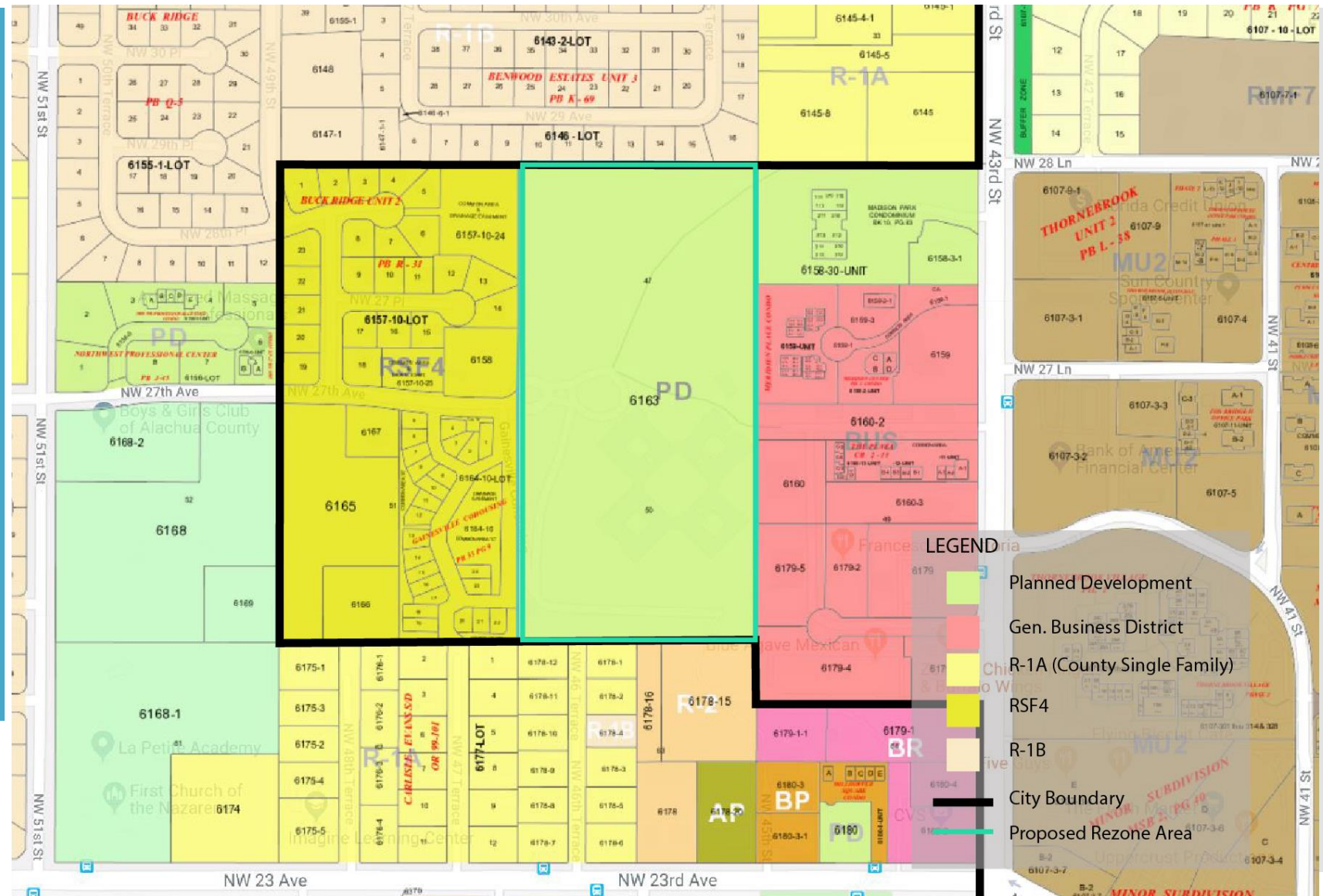


# Office Zoning

	Existing PD Zoning	Proposed Office Zoning
Site Area	Buffers (25- 50 feet)	Setbacks (10 feet min)
Intensity	Square footage maximum (160,000 sq ft)	Density for residential uses
Uses	Office	Office, Residential
Fencing	Required	Not regulated

180559C

# Office Zoning



# Basis for Decision

LDC Sec. 30-3.14

## Rezoning Criteria

1. Compatibility of permitted uses and allowed intensity and density
2. The character of the district and its suitability for particular uses.
3. The proposed zoning district of the property in relation to surrounding properties
4. Conservation of the value of buildings
5. The applicable portions of any current city plans and programs
6. The needs of the city for land areas for specific purposes
7. Whether there have been substantial changes in the character or development of areas in or near an area under consideration for rezoning.
8. The goals, objectives, and policies of the Comprehensive Plan.



## Recommendation

- Approve Ordinance 180559